



September 2025 News

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SAVE DECEMBER 11 FOR THE 2025 ANNUAL CELEBRATION

High-Rolling Highway Hucksters - By George Wooding

Is Eviction, Displacement & Homelessness in Your Neighborhood's Future? The only families that will benefit from Lurie's "Family Housing" plan already live on easy street.



Developers Get the Bonus Gifts From Scott Wiener

Why didn't the San Francisco Land Use and Transportation Committee's District seven (D7) Committee Chair, Myrna Melgar want to notify San Francisco residents of the massive rezoning changes to the planning code that would impact their neighborhoods? The Committee was counting on an uninformed public. Public ignorance is political bliss.

In opposition, Sup. Connie Chan (D1) introduced legislation that would require the Planning Department to send a notice by US mail to every residential or commercial tenant and every property owner within 300 feet of a proposed zoning change. Chan's legislation won at the Board of Supervisors on an eight to three vote. The three votes against the legislation were Myrna Melgar (D7), Bilal Mahmood(D11) and Matt Dorsey (D6).

Melgar said that the rezoning notification to the public is "not necessary." Why would Melgar be worried about 300,000 notifications? Well, maybe 200,000 residents might be concerned and another 50,000 residents might be angry.

Replacement of Demolished Units for Tenants and Small Businesses

"In the neighborhoods I represent, many have a lot of concerns and doubts about displacement," Chan said. "Not just tenants, but small businesses and aging homeowners, are worried they could fall victim to speculative real estate investors and be displaced."

Under the plan, stipulations require that any demolished rent-controlled unit be replaced with another rent-controlled unit and that the displaced tenants have the right to return to the new building in areas targeted for increased density and potential demolition. Real-life experience has shown that rent-control residents usually cannot afford to wait while their housing is torn down and rebuilt.

Mayor Lurie's "Family Zoning" plan in San Francisco is the subject of intense debate among tenants. Many concerns have been raised about its potential impact on existing tenants. While the plan aims to increase housing availability and affordability, opponents argue that it will lead to displacement.

While Lurie's plan will succeed in making developers rich, the quality of life in San Francisco will be greatly diminished for many tenants and small business owners. Rent and housing prices will increase — not

decrease — because of the scarcity of land. Less affordable housing will be built, and fewer small businesses will remain open. There will be less affordable housing — not more.

“This isn’t an affordable housing program. This is a real estate development plan, a plan for speculators. ... Haight Street will see the displacement of roughly 50 percent of neighborhood businesses. There is nothing in this plan to preserve neighborhood-serving retail,” Calvin Welsh writes In a 48 Hills, August 3 article, titled “Small Business Commission rejects (for now) Lurie’s upzoning plan, Further, “If you want it in this plan, this commission [Planning Commission] must come up with the language. ... You should amend the plan to require preservation of neighborhood businesses and neighborhood shopping districts.” Welsh is right.

The upzoning plan is difficult to understand

Developers and billionaires run San Francisco (Lurie is a billionaire). Billionaires and developers donate to local politicians, and this gives them immense power over City Planning. So...this provides the simplest explanation of Mayor Lurie’s “Family Zoning plan.

Ask former Planning Director Rich Hillis, “I’m looking forward to taking some time off and thinking about what is next for me,” he wrote in his May 3rd resignation letter.

The Family Zoning plan was never about affordability. The Planning Department was ordered to create as much height and square footage as possible for developers. The plan was designed to demolish huge chunks of residential housing and Neighborhood Districts (NCDs). The demolition zones are permanent. Now that most of Planning’s permit and CEQA and building guidelines have been removed or reduced, developers can do just about anything that they want to.

Developers can also dodge the affordable housing requirements by paying an inclusionary housing fee or In-Lieu fees to the Mayor’s Office of Housing and Community Development (MOHCD). By paying these fees, Developers can now purchase the Planning Department’s permission to build much more profitable Market-Rate structures. As they carve-up San Francisco’s NCDs and residential housing, developers will make a fortune.

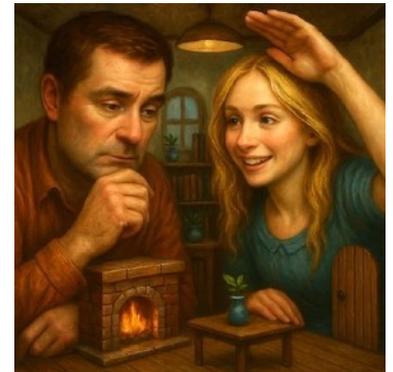
The Mayor’s “Family Zoning Plan” should be renamed “The Developer’s Demolition and Displacement of NCDs and Residential Neighborhoods” plan.

Over 50% of San Francisco’s storefronts have already closed: A San Francisco Chamber of Commerce study from August 2020 revealed that 54% of storefront businesses in San Francisco closed due to COVID-19 — approximately 1,300 closures.

Data from the city planning department suggests that a significant number of small businesses in neighborhood commercial districts (NCDs) could face displacement under Mayor Lurie’s plan to allow more housing density. Developers might be encouraged to demolish existing small buildings, which often house small businesses, to build larger residential structures. San Francisco’s small business community may start to face extinction.

No small business can survive waiting for four years to have its location rebuilt. Some San Francisco Supervisors are discussing creating a small business relocation fund. Where will the business go, and what will it cost to relocate? How much money would a developer be charged? Supervisor Myrna Melgar is trying to create legislation to develop this fund.

It’s important to note that the Mayor’s plans are multifaceted, and some aspects can potentially displace existing residents. Where will these residents go?



Families get the Crowded Family Housing Plan

Under San Francisco’s 2022 housing element and state law, the city must expand housing affordability and availability. This proposed citywide rezoning may increase the height and/or density limits of your neighborhood or other neighborhoods.

The main purpose of this massive rezoning was to build more affordable housing. The only affordable housing that will be built will be subsidized by the Mayor’s Office of Housing and Community Development (MOHCD). The MOHCD is broke. Developers will not want to build new affordable housing because it will not be profitable.

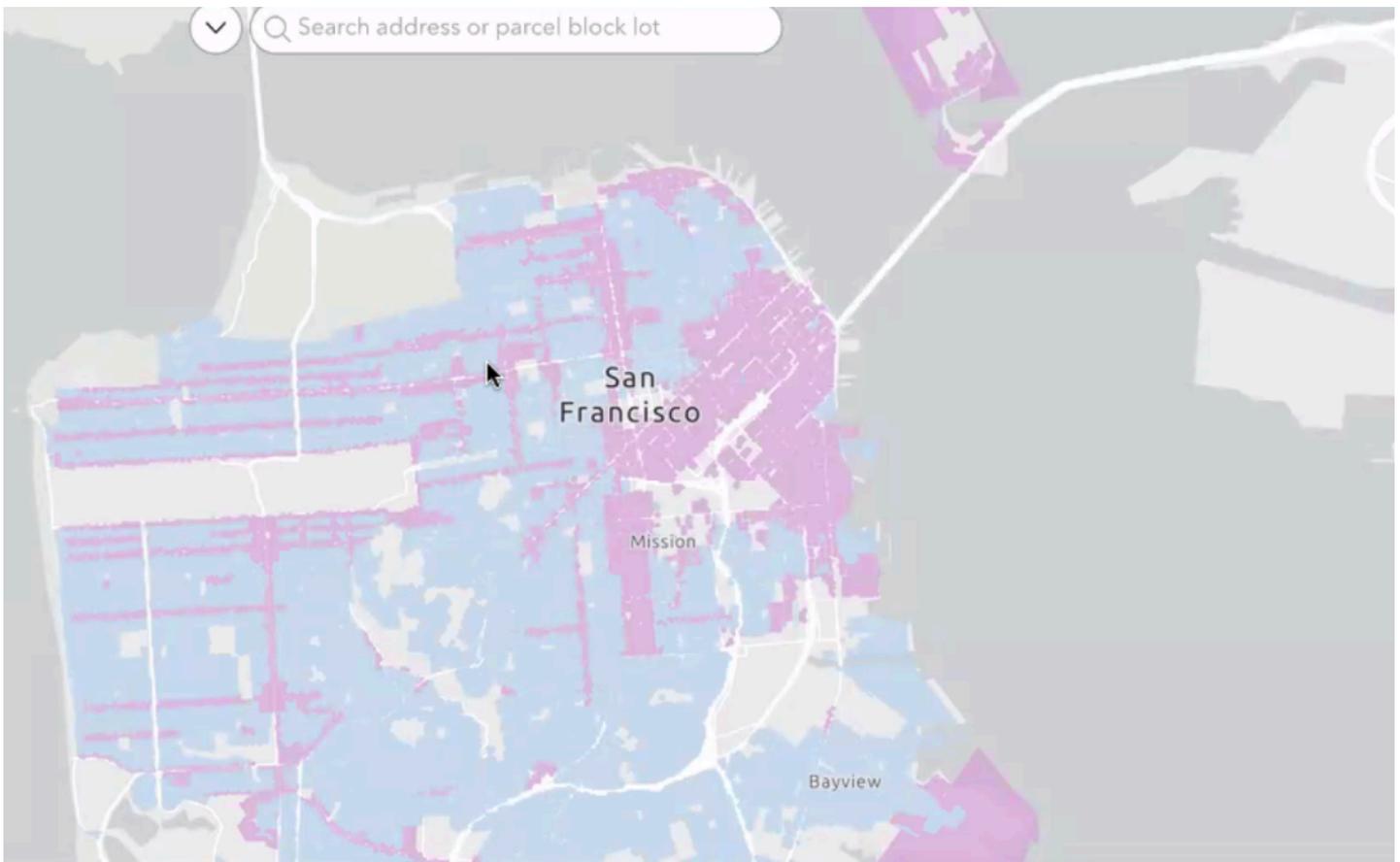
“While Lurie’s plan will succeed in making developers rich, the quality of life in San Francisco will be greatly diminished for many tenants and small business owners. Rent and housing prices will increase – not decrease – because of the scarcity of land. Less affordable housing will be built, and fewer small businesses will remain open. There will be less affordable housing – not more.”

If you love San Francisco, please don’t support Mayor Lurie’s housing plan. Neighborhood character will be destroyed as 40-foot-high housing will be allowed in residential mid-block streets and 55+ foot residential housing will be built on corner lots. NCDs will be built at 65 - 140’+.

- George Wooding, Neighborhood Activist Emeritus

LAND USE AND TRANSPORTATION

The Infamous density decontrol map that appears to cover the entire city effects parts of the city that were already upzoned and were supposed to be left out of the new upzoning plan.



SB 79 is still on the table and there are more actions you may take:
[CLICK HERE TO SEND AN EMAIL TO ALL UNDECIDED ASSEMBLY MEMBERS](#)

Thoughts on SB 79:

- Up-zoning does not increase housing supply or affordability
- Up-zoning raises land values and makes housing more expensive
- Bus transit is an unstable basis for building 50+ year structures
- Gentrification and displacement
- Many lower income families who use transit will be displaced by price hikes.
- A major usurping of the zoning authority of local jurisdictions

SUNSHINE & ETHICS

How many laws can you break without trying?



The Sunshine Task Force voted unanimously (8-0) finding Joel Engardio violated Section 67.29-5 for failure to provide a Prop G calendar in a timely manner.

Supervisor Engardio, who failed to appear OR send a designate was also charged with a failure to appear by the SOTF.

With respect to the finding of whether the actions were "willful", the SOTF voted 6-2 to refer this to the Ethics Commission to further investigate as the SOTF has no investigative arm. Members of the SOTF challenged that there were outstanding questions that could not be answered. The point was made by Rich Corriea and John Crabtree that the Petitioner shouldn't be disadvantaged by the absence of the Respondent (Joel Engardio) who COULD have answered many of these questions, but FAILED to appear.

While Joel Engardio was meeting with Todd David (political lobbyist, AbundantSF) and Lucas Lux (D4 resident, President of Great Highway Park), where were District 4 residents? In the dark!

It is worth noting that the subject of the meeting (Great Highway Park) became the ballot measure later known as Prop K, and Todd David and Lucas Lux were the Principal Officers on the Yes on Prop K Committee.

We now know from other public record requests that there was a whole operation for months (even prior to the 2022 election) to push the permanent closure of the Great Highway. In the meantime, Supervisor Engardio found no time to hold a single public meeting to inform, let alone include residents of District 4 on proposed changes that affect their neighborhood, their homes, or their lives!

CSFN cannot take a position on the Recall, but, please take these issues under consideration when you vote for supervisors and recalls. Honesty is a most important ingredient in choosing our neighborhood leaders and representatives.

PRESIDENT MESSAGE



I'm enjoying going to neighborhood meetings and learning about what's happening all over San Francisco. Our neighborhoods are having block parties, helping out at food banks, and organizing town halls. Please email me at president@csfn.net or bridgelady@earthlink.net and let me know when and where your neighborhood organization is meeting. I want to continue attending as many meetings as possible.

I attended the town hall at the Irish Cultural Center on Sept 4 and learned more about the proposed upzoning plans for our city. The current plan would be a disaster for our city and would primarily benefit real estate developers. The extreme and unnecessary height density will not solve the affordable housing shortage. We could lose many of our small neighborhood businesses. You can get more information about this critical issue at the Neighborhoods United SF website - <https://www.neighborhoodsunitedsf.org/>

Our next meeting is on Tuesday September 16. We are looking forward to our guest speaker Executive Director Sarah Daniels Phillips from the Planning Department. Please send me any questions you would like to ask her. You can register for this zoom meeting: https://us02web.zoom.us/meeting/register/VEvLYh4vQmyjwaUA9hvc_A

Deborah Murphy, CSFN President

AUGUST SPEAKERS

See the meeting videos: <https://csfn.net/media/>

And a link to a more detailed report.



Supervisor Connie Chan represents District One. She filled us in on her roll as Chair of the Budget Committee and her actions on the Board of Supervisors. She is recognized for her long time support for the neighborhood residents and merchants as the Richmond District she represents. Connie was one of the first supervisors to tangle with Rec. and Park. She suggested “the Great Highway compromise” and opposed Prop K.

The mayor cut the budget with hiring freezes across most departments and some management positions were cut as well, allowing some Supervisor add backs. Connie fielded questions about the roll government officials has in dealing with non-profits, public/private entities and fundraising activities. We will link to a more detailed report

Contact Connie: connie.chan@sfgov.org. ChanStaff@sfgov.org.



Carolyn Kenady with Dolores Heights and RescueSF updated us on what the city is doing with the homeless shelters and how the funds are being shifted from affordable housing to shelters. Overdose and deaths, seem to have abated a bit, but, severe mental illness continues to afflict too many with too few beds to treat them. Cuts in funding are a major concern. Mandelman had a meeting on conservatorship in June. \$33 million will get 76 more beds. Treatment on demand is report is coming up soon.

See the detailed article in the August newsletter for more information. <https://www.rescuesf.org/>

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ANNUAL CELEBRATION
AT FLOOD MANSION
WITH CULINARY AND VINOUS DELIGHTS
MUSIC AND SINGING AND AUCTION**

CSFN AGENDA

General Assembly Agenda for September 16, 2025:

- Call to Order
- Spotlight: Natalie Gee from Supervisor Walton's Office
- Program: Planning Department Ideas TBD
Send questions for Supervisor Chan to Deborah Murphy president@csfn.net
- Brief Recess
- Officers Reports; President, Vice President, Treasurer, Secretaries
- Committee Reports: EXCOM, Bylaws, Government & Election, Land Use, Liaison
- Approve Minutes:
- Unfinished Business:
- New Business: Plans for Celebration 2025
- For the Good of the Order
- Adjournment

PLEASE DON'T FORGET TO INFORM YOUR MEMBERS ABOUT OUR ACTIONS.

And send us your dates for the events page.

CSFN Meetings: The public is always invited to our General Assemblies on the third Tuesday of each month, and to attend committee meetings and town halls. In addition to the members of our organizations we have many Friends of CSFN that contribute! We are transparent and cast a wide net to attract all those interested in improving San Francisco and all of its neighborhoods.

Send articles and other materials you want to share to: secretary@csfn.net

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President Deborah Murphy president@csfn.net

First Vice President - Charles Head

Second Vice President - Steve Ward

Recording Secretary - Mari Eliza secretary@csfn.net

Corresponding Secretary - Dave Osgood

Treasurer - Gregory L. Scott treasurer@csfn.net

State and Federal Liaison - Eileen Boken

Officers at Large - Mary Harris, Tomasita Medal, Lee Ann Prifti

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News: <https://csfn.net/news/>

Events: <https://csfn.net/news/>

ARTICLES

Part I: A history of flawed energy investments.

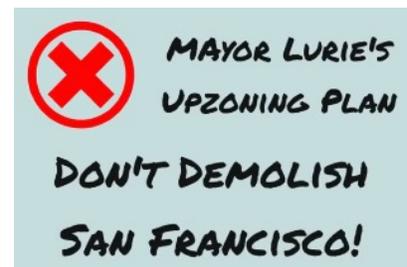
Remember the Knight King – by John Crabtree

Trump Creates New System to Impose Millions in Fines on Undocumented Immigrants

<https://votersrevenge.wordpress.com/2025/09/06/rec-park-director-knew-well-in-advance-of-major-nonprofit-problems-and-did-nothing/>

OUR AFFILIATES

Please send us your suggestions for other groups to consider as well as publications, and social media sites of interest. We shall add to our affiliates page: <https://csfn.net/affiliates/>



**Spread the Word to Protect
San Francisco and Our Neighborhoods**