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**WEST OF TWIN PEAKS CENTRAL COUNCIL – SF HOUSING ELEMENT UPDATE**

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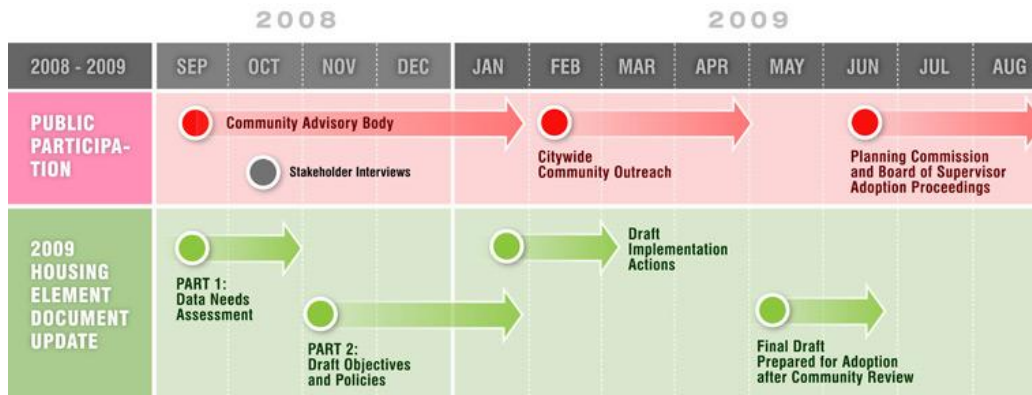
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**TO:** WTPCC  
**FROM:** MATT CHAMBERLAIN ([MATT.CHAMBERLAIN@MICROSOFT.COM](mailto:MATT.CHAMBERLAIN@MICROSOFT.COM))  
**SUBJECT:** NOTES FROM SF PLANNING DEPARTMENT, HOUSING ELEMENT CAB MEETING #4  
**DATE:** 11/24/2008  
**CC:** NEIGHBORS OF ARDENWOOD, GWPNA

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NOTES FROM HOUSING ELEMENT CAB MEETING #4

- The SF Planning Department has created a web site where all the documents and notes that are generated for and by the Housing Element CAB are stored and publicly available. That site is: <http://housingelement2009.sfplanning.org/>
  - Since the last WTPCC update on the Housing Element CAB, there have been two CAB meetings and several Housing Element Stakeholder meetings. Here are the key things to know about the progress to date, and four (4) specific action items for community members:
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- So far SF Planning staff have continued to take feedback from both the CAB and from various groups of “stakeholders” including: 1) Neighborhood Groups, 2) For Profit Builders, 3) Non-Profit Builders, 4) Renters and Rent-Related organizations like the SF Rent Board, 5) Senior Housing Advocates and, 6) Other Special Needs Groups.
  - No draft of the 2009 House Element has been shown to the HE CAB members yet. Planning Staff have continued to stress that they are writing the 2009 HE from “scratch.”
  - According to the Planning Department staff, the timeline is still to produce a DRAFT version of the 2009 HE by February and begin sharing that with community groups around the City in an outreach phase that will run from February – April, 2009.



For the time being there are four (4) actions that neighbors should take:

1. **Attend Housing Element Meetings.** Watch for announcements of HE related meetings and attend any that you can. I will continue to forward all upcoming meeting announcements to WTPCC for distribution to all members. Please share these announcements with your membership. The more we speak up now, the more likely we are to influence the document before it reaches its first draft.
  - A lot of people are attending the meetings, they just tend to be paid employees of for-profit and non-profit builders. We need more citizens to show up and speak up.
  - There are no other HE Stakeholder meetings currently planned, but I expect there will be at least a couple more before the February DRAFT is released.
2. **Speak out during meetings.** The Planning staff will take notes, but you should double-check their notes after you speak (they take notes on flip-charts). Make sure they are capturing the essence of what you say correctly. Here are some key points to bring with you that you might want to raise in the meetings:
  - Parking Pressure is great, don't reduce the ratio of parking to housing units. It just forces residents to park on the street, and compounds the problem.
  - Each Neighborhood is unique. The HE needs to respect that uniqueness and not enforce a one-size-fits-all plan for San Francisco.
  - 31,000 new units between now and 2014 seems like an awfully lot of growth. It seems that SF should officially reject the ABAG (Association of Bay Area Governments) disproportionate allocation of new housing on San Francisco.
  - Infrastructure including fresh water, sewer system, power grid. Are they ready for this sort of growth? What will the HE do to ensure that the city infrastructure can accommodate the planned growth?
  - SF is already the most densely populated urban center west of the Mississippi. Will more density make it unlivable for current residents?
3. **Email your comments.** After a meeting be sure to email your comments to the SF Planning Department. Don't trust their note-taking to capture all the nuances of your comments/suggestions.
  - Sarah Dennis, Senior Planner, [sarah.dennis@sfgov.org](mailto:sarah.dennis@sfgov.org)
  - Kearstin Dischinger, Planner, [kearstin.dischinger@sfgov.org](mailto:kearstin.dischinger@sfgov.org)
  - Abigail Kiefer, Planner, [abigail.kiefer@sfgov.org](mailto:abigail.kiefer@sfgov.org)
4. **Note who else attends** the Housing Element meetings. Pay special attending to other citizens who seem to have similar points of view as you. Meet them, get their email addresses and invite them to your group's future meetings.

#### NOTES FROM THE 11/19 HE MEETING

The 11/19 meeting was only an hour long and was intended as a "catch-up" meeting to cover content that we didn't get to during the November 5<sup>th</sup> meeting. It focused on:

- Preserving at Risk Housing
- Safeguard against excessive rent increases
- Ensuring adequate supply of BMR housing
- Addressing the special needs of the extremely low income population

- Neighborhood integration (rather than few large low-income housing units, make them smaller in unit count, but spread more evenly throughout the city)
- Removing constraints to development both governmental (Permits & Filing Fees), and non-governmental (Market Conditions, Access to Land, Community Opposition)

During the discussion several items came up that stood out:

- There are a lot of illegal in-law apartments in the City. Perhaps we could provide a route to legalization and maybe tie it to seismically retrofitting the entire property. It would provide more housing as well as a tax increase for the City since those units could be reassessed at current rates.
- The suggestion was made to convert ground level garage units into in-law apartments. This would automatically have a seismic improvement since it would add interior partition walls which would strengthen the “soft-story” building. It would clearly eliminate parking, but maybe conversions like this could be limited to 3-4 blocks on either side of a major transit route?
- The suggestion was made to encourage new development by providing an expedited permit process for smaller projects, and projects that are intended as BMR.
- One of the big complaints was that Conditional Use permit process is a long, slow process, and DR’s slow things down even further. It seemed that CU and DR were confusing to some of the participants. Conditional Use is the process for getting approval for a project that breaks zoning rules. DR is the process of complaining about a project that is within zoning guidelines, but that is objectionable for some other reason.

FAQ

Q. Have they had a meeting?

A. Yes.

Q. What is the schedule for future meetings? Where are the meetings held?

A. All meetings will be held from 9:00 am - 11:00 am at 1650 Mission St. Room 431.

~~Meeting #2: October 1, 2008~~

~~Meeting #3: November 5, 2008~~

Meeting #4: December 3, 2008

Meeting #5: January 7, 2009

Meeting #6: January 21, 2009

Q. Who else is on the committee?

A. Key City personnel include:

Abigail Kiefer – City Planner

Craig Adelman – Deputy Director from the Mayors Housing Team

Johnny Jaramillo – City Planner, Economic Development

Kearstin Dischinger – City Planner

Sarah Dennis – City Planner, Sr. Manager

Teresa Ojeda – City Planner, Sr. Manager of Analysis

<b>Representative</b>	<b>Geography/Area of Interest</b>	<b>Affiliations</b>
Jean Fraser	District 1 Representative	Public Health Advocate
Charlie Ferguson	District 2 Representative	Presidio Heights Association of Neighbors
Marc Duffett	District 4 Representative	Sunset Parkside Education & Action Committee
Jason Henderson	District 5 Representative	Hayes Valley Neighborhood Association
Jenifer Fredinbach	District 6 Representative	Housing Rights Advocate
Matt Chamberlain	District 7 Representative	NOA, GWPNA, WTPCC
Joe Curtain	District 8 Representative	Castro Area Planning and Action
Nick Pagoulatos	District 9 Representative	Mission Anti-Displacement Coalition
Regina Davis	District 10 Representative	SF Housing Development Corp
Dan Weaver	District 11 Representative	Ocean View Merced Heights Ingleside Neighbors in Action
Judy Berkowitz	Neighborhood Advocate	Coalition for San Francisco Neighborhoods; East Mission Improvement Association
Shannon Dodge	Affordable Housing Developer	Bernal Heights Neighborhood Council
Sarah Karlinsky	Urban Planning Policy	San Francisco Planning and Urban Research
N'Tanya Lee	Children and Family Advocate	Coleman Advocates for Children & Youth
Ezra Mersey	Housing Developer	Jackson Pacific Ventures
Calvin Welch	Affordable Housing Advocate	Council of Community Housing Organizations

Q. Has the Planning Department formulated an initial plan?

A. ~~They are going to use the 2004 plan as a base and modify it as necessary to meet the requirements of the lawsuit brought against it that kept it from being ratified and put into action.~~

~~That means that the City is currently operating from the 1999 plan, though when I checked on the SF Planning Department's web site I couldn't find a draft of the 1999 plan, only the 2004 plan which was challenged in court and technically never enacted.~~

During the last meeting of the CAB, Sarah Dennis from SF Planning made it very clear that they do not plan on making minor revisions to the 2004 HE and using it as the 2009 HE. In her words, "The 2009 HE is being written from the ground up, using input from all the major stakeholders."