

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Ed Reiskin, Executive Director, Municipal Transportation Agency
Kate Hartley, Director, Mayor's Office of Housing and Community
Development
John Rahaim, Director, Planning Department
Nadia Sesay, Executive Director, Office of Community Investment and
Infrastructure

FROM: *ll* Alisa Somera, Legislative Deputy Director
for Land Use and Transportation Committee

DATE: February 20, 2018

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Peskin on February 13, 2018:

File No. 180162

Resolution opposing California Senate Bill 827, authored by Senator Scott Wiener, which would significantly limit San Francisco's local ability to recapture critical public value of development projects citywide and override local planning process.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: alisa.somera@sfgov.org.

c: Janet Martinsen, Municipal Transportation Agency
Kate Breen, Municipal Transportation Agency
Dillon Auyoung, Municipal Transportation Agency
Viktoriya Wise, Municipal Transportation Agency
Eugene Flannery, Office of Housing and Community Development
Amy Chan, Office of Housing and Community Development
Scott Sanchez, Planning Department
Lisa Gibson, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Joy Navarrete, Planning Department
Laura Lynch, Planning Department

1 [Opposing California State Senate Bill 827 (Wiener) - Transit-Rich Housing Bonus]

2
3 **Resolution opposing California Senate Bill 827, authored by Senator Wiener, which**
4 **would significantly limit San Francisco's local ability to recapture critical public value**
5 **of development projects citywide and override local planning process.**
6

7 WHEREAS, Senator Wiener has introduced legislation that would mandate that local
8 jurisdictions confer significant benefits upon developers in exchange for building residential
9 projects within a one-half mile radius of a major transit stop or a one-fourth mile radius of a
10 high-quality transit corridor and exempt those residential developments from local planning
11 requirements; and

12 WHEREAS, California State Senate Bill (SB) 827 would apply to virtually all residential
13 parcels citywide based on the prescribed radii, essentially allowing the State to override San
14 Francisco's charter authority, circumvent local planning laws and incentivize speculation; and

15 WHEREAS, San Francisco has prioritized transit-oriented development throughout the
16 city and in its various neighborhood area plans, particularly in the downtown core and Transit
17 District Plan; and

18 WHEREAS, San Francisco has led the region and the state in housing construction,
19 while taking a balanced approach to development that prioritizes tenant stabilization and
20 recaptures the maximum feasible value from private development for the public benefit,
21 including implementing the highest affordable housing requirements in the country; and

22 WHEREAS, San Francisco has maintained this leadership, even after the dissolution of
23 the Redevelopment Agency and related affordable housing funding streams, because of its
24 charter authority and strong local planning process; and
25

1 WHEREAS, In Planning Department analysis of SB 827, dated February 5, 2018 and
2 incorporated herein by reference, staff identified concerns about the State's attempt to
3 undermine San Francisco's sovereign local Planning Code and Design standards, which are
4 the backbone of the City's commitment to creating livable, walkable and complete
5 neighborhoods; and

6 WHEREAS, Local planning laws and regulations have proven critical and effective in
7 protecting vulnerable communities of concern from the escalating impacts of gentrification and
8 speculation; now, therefore, be it

9 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
10 joins with other local jurisdictions and a growing statewide coalition of housing advocates in
11 opposing SB 827; and, be it

12 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
13 Francisco is committed to working with its State Legislative Delegation to craft the necessary
14 amendments to SB 827 in order to protect San Francisco's sovereign charter authority; and,
15 be it

16 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
17 Francisco directs the Clerk of the Board to transmit copies of this resolution to the State
18 Legislature and the City Lobbyist upon passage.