

1 [Western SoMa Community Stabilization Policy]

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3 **Resolution urging the Planning Commission to incorporate into the Western SoMa**  
4 **Community Plan the Policies and Objectives of the Western SoMa Community**  
5 **Stabilization Policy adopted by the Western SoMa Citizens Planning Task Force.**

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7 WHEREAS, On November 23, 2004, by Resolution No. 731-04, the Board of  
8 Supervisors ("Board") established the 22-member Western SoMa Citizens Planning Task  
9 Force ("Task Force") to advise the Board and the Planning Commission on planning for  
10 Western SoMa and to carry out specific duties; and

11 WHEREAS, The Task Force expired on December 1, 2007, but subsequently has been  
12 extended by further resolutions of the Board; and

13 WHEREAS, On July 18, 2006, the Board finally passed Ordinance No. 206-06, which  
14 became effective on July 25, 2006 and amended the Planning Code and Zoning Map to  
15 establish the Western SoMa Planning Area Special Use District in the area generally bounded  
16 by Mission Street to the north, Townsend Street to the south, Division Street to the west, and  
17 4<sup>th</sup> Street to the east, and consisting of specified blocks and lots; and

18 WHEREAS, On August 10, 2006, the Task Force, in consultation with the Board of  
19 Supervisors and the community in a series of Town Hall meetings, adopted a set of Planning  
20 Principles meant to be a framework for preparation of a Western SoMa Community Plan,  
21 which included, among other things, a commitment to "stabilize the neighborhood against  
22 speculative land use proposals and developments;" and

23 WHEREAS, The Task Force has voted to recommend the City's adoption of a Western  
24 SoMa Community Plan for the area within the Western SoMa Special Use District as an area  
25 plan within the San Francisco General Plan; and

1           WHEREAS, On September 18, 2008, the Planning Commission voted to initiate  
2 environmental review of the Western SoMa Community Plan; and

3           WHEREAS, On April 22, 2009, The Task Force adopted a resolution that establishes a  
4 Western SoMa Community Stabilization Policy based upon specified Planning Principles  
5 ("Stabilization Policy") for the Western SoMa Community Plan; and

6           WHEREAS, on May 31, 2011, the Task Force updated the original Stabilization Policy  
7 with a new draft proposal that recognized that:

- 8           1. Recent master planned development including Mission Bay,  
9           Bayview/Hunter's Point Shipyard, and Treasure Island/Yerba Buena Island  
10           will yield developments with 30% affordable housing, inclusive of both  
11           inclusionary housing and nonprofit affordable housing.
- 12           2. A principal goal of the Western SoMa Community Plan is to ensure a mixed  
13           income community for the long term.
- 14           3. Since the 1990 SOMA zoning was adopted, the number of BMR/affordable  
15           housing units built in Western SoMa (inclusionary units and nonprofit units  
16           combined) has actually been 38 percent of the total housing units built – 707  
17           units of affordable housing, out of 1,862 total housing units.
- 18           4. Therefore the same 30 percent minimum standard for affordable housing  
19           development can reasonably be set as a community and civic goal for new  
20           residential development in Western SoMa.
- 21           5. Data used in the environmental analysis for the Western SoMa Community  
22           Plan shows a 2005 jobs/household mix of 7.67:1
- 23           6. Without the Western SoMa Community Plan, by 2030, the jobs/household  
24           mix is anticipated to be 5.81:1 as household growth is projected to outpace  
25           job growth in the neighborhood.

1                   7. With the provisions in the Western SoMa Community Plan, the 2030  
2                   projections are the jobs/household mix is anticipated to be 6.61:1.

3                   WHEREAS, The Stabilization Policy evaluates the existing conditions and sets forth  
4                   metrics for the preservation of the historic balance of housing affordability and neighborhood  
5                   land uses that are proposed for use by the Planning Commission in evaluating project  
6                   approvals and conditional uses; and

7                   WHEREAS, metrics can serve as a valuable mechanism for monitoring and evaluating  
8                   development in the City; and

9                   WHEREAS, The Task Force resolution requests the Board to enact legislation that  
10                  adopts the Stabilization Policy; and

11                  WHEREAS, The environmental review of the Western SoMa Community Plan is  
12                  nearing completion and once that review is approved and the Planning Commission adopts an  
13                  area plan for the Western SoMa, there will be trailing legislation to implement the Objectives  
14                  and Policies of the area plan; now, therefore, be it

15                  RESOLVED, That the Board urges the Planning Commission to ensure that policies to  
16                  maintain or exceed the historical balance between affordable and market rate housing and the  
17                  jobs/housing mix are incorporated into the Western SoMa Community Plan.