

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

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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.**

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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

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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.

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