

1 [Urging Amendments to California State Senate Bill 827 (Wiener) - Transit-Rich Housing  
2 Bonus]

3 **Resolution urging amendments to California Senate Bill 827, authored by Senator**  
4 **Wiener, to ensure the value of additional height and density is recaptured and that San**  
5 **Francisco's existing affordable housing programs and existing neighborhood character**  
6 **is preserved.**

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

12 WHEREAS, San Francisco applauds Senator Wiener's recent amendments to SB 827  
13 to strengthen tenant rights with Right to Remain which mandates that the developer must  
14 provide tenants with relocation benefits, comparable rent for 42 months, and right of first  
15 refusal in the new building offered at the previous rent; and

16 WHEREAS, SB 827 would apply to virtually all residential parcels citywide based on  
17 the definition of transit rich, essentially allowing the State to override San Francisco's charter  
18 authority, circumvent local planning laws and limit value recapture; and

19 WHEREAS, San Francisco has prioritized transit-oriented development throughout the  
20 city and in its various neighborhood area plans, particularly in the downtown core and Transit  
21 District Plan and neighborhood commercial corridors through HOME-SF; and

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

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

4           WHEREAS, San Francisco has spent years working with communities on long range  
5 planning efforts resulting in value capture for affordable housing, transportation and  
6 infrastructure impacts; and

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

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

15           RESOLVED, That the Board of Supervisors of the City of and County of San Francisco  
16 is committed to working with other jurisdictions, affordable housing and tenant advocates to  
17 address the State’s housing crisis by amending SB 827; and, be it

18           FURTHER RESOLVED, That the Board of Supervisors of the City and County of San  
19 Francisco is committed to working with its State Legislative Delegation to craft the necessary  
20 amendments to SB 827 in order to protect San Francisco’s sovereign charter authority;  
21 recapture value from the added benefits of density and height; and, be it

22           FURTHER RESOLVED, That the Board of Supervisors of the City and County of San  
23 Francisco urges state leaders to fund affordable housing streams to address the housing  
24 crises; and, be it

1           FURTHER RESOLVED, That the Board of Supervisors of the City and County of San  
2 Francisco will continue to monitor the progress of SB 827 and may provide additional  
3 comments as the bill is heard at committee hearings; and, be it

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

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