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July 10, 2019

Rules Committee, San Francisco Board of Supervisors

The Honorable Hillary Ronen, Chairperson

The Honorable Shamann Walton, Supervisor, District 10

The Honorable Gordon Mar, District 4

1 Dr. Carlton B. Goodlett Place

San Francisco, CA 94102

Re: **July 11 Agenda Item #3: Charter Amendment and Initiative Ordinance
Non-Discretionary Review of 100% Affordable and Teacher Housing**

Dear Chairperson Ronen and Rules Committee Members,

I strongly recommend that if the Rules Committee entertains a motion on July 11 to submit a Rules Committee Report to the full Board of Supervisors for consideration on July 16 regarding Mayor Breed's proposed Charter change for the November 2019 ballot to eliminate discretionary review of some housing projects, that the motion be for a Rules Committee Report that strongly and unanimously *opposes this Charter change*.

If this initiative reaches the full Board of Supervisors, I also urge the full Board to reject Breed's Charter change proposal by refusing to sign on as additional co-sponsors to qualify it for the ballot.

Supervisor Peskin was absolutely correct on Tuesday, July 9 when he stated during the full Board's agenda item on the \$600 million Affordable Housing Bond on the November ballot that what is slowing down building of affordable housing isn't [nominal delays] with citizen input, it's the lack of funding.

In addition, Supervisor Mandelman was quoted in the *San Francisco Chronicle* on June 16 as having said:

*"Although appeals for additional reviews can delay developments and cause costs to balloon, Mandelman said it is **important to allow residents to weigh in on proposed changes to their own neighborhoods**. ... There's a lot of value in a role for the public and the ability to shape projects through (existing) processes. You're losing something when you give that up, and it's not insignificant."*

Breed's Charter change will eliminate review of projects under CEQA (California's Environmental Quality Act), and would end public appeals of Planning Department decisions on 100% affordable housing projects, replacing appeals with "ministerial review." There's also unease over what Breed defines as "*affordable housing*."

Breed's measure is titled "*Non-Discretionary Review of 100% Affordable Housing and Teacher Housing Projects*." The title pretty much defines that the Charter change will eliminate discretionary reviews, and the legal text on line 8 on the first page reads "*ministerial review in lieu of approvals by or certain appeals to City boards and commissions*."

The Council of Community Housing Organizations (CCHO) has reportedly declined to take a position on Breed's Charter change, saying that the main barrier to affordable housing isn't streamlining existing procedures. Like Supervisor Peskin, CCHO apparently also believes the main barrier is funding.

Breed's Charter change also proposes increasing all 100% affordable housing projects for those (*in addition* to teachers) earning up to 140% of AMI, changing the definition of 100% affordable housing.

Her Charter change measure would hand 100% affordable housing projects "by-right" status. Reducing public input on proposed developments and placing it in the Charter essentially chisels the changes in stone, which would require going back to the voters if circumstances indicate a need to revise 100% affordable housing legislation.

Please issue a Rules Committee Report strongly and unanimously opposing this proposed Charter change.

Respectfully submitted,

Patrick Monette-Shaw

Columnist

Westside Observer Newspaper

cc: The Honorable Norman Yee, Board President
The Honorable Sandra Lee Fewer, Supervisor, District 1
The Honorable Catherine Stefani, Supervisor, District 2

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Angela Calvillo, Clerk of the Board
Lee Hepner, Legislative Aide to Supervisor Peskin
Sunny Angulo, Legislative Aide to Supervisor Peskin
Calvin Yan, Legislative Aide to Supervisor Peskin
Tim Ho, Legislative Aide to Supervisor Safai
Angelina Yu, Legislative Aide to Supervisor Fewer
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Jen Low, Legislative Aide to Norman Yee
Erica Maybaum, Legislative Aide to Norman Yee
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Victor Young, Rules Committee Clerk