

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Major, Erica \(BOS\)](#)
Subject: FW: Comment re: Strategies to Maximize Affordable Housing on Public Land (File 200926)
Date: Monday, December 14, 2020 2:02:57 PM

From: Stephen Reichling <smreichling@gmail.com>
Sent: Monday, December 14, 2020 1:59 PM
To: Major, Erica (BOS) <erica.major@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; info@sfclimateemergency.org
Subject: Comment re: Strategies to Maximize Affordable Housing on Public Land (File 200926)

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Hello Members of the Board of Supervisors,

I am a San Francisco resident in district 5 and a renter as well as someone deeply concerned about the impacts of climate change. I'd like to comment about today's hearing before the Land Use Committee regarding the use of Proposition K funds.

I urge you to make the most of this historic opportunity to publicly acquire and rehabilitate housing units with all-electric appliances and weatherization retrofits. Please follow Supervisor Preston's lead by investing up to 100% of Proposition I revenue as well as other funding over the coming years to acquire 10,000 social housing units as provided for under Prop. K. The recently passed Municipal All-electric New Construction & Rehabilitation Ordinance will go a long way towards decarbonizing our housing stock, however, we need to consider enacting new legislation as soon as possible to ensure that any public funding provided by the City to non-profits or other entities for housing is subject to all-electric and weatherization requirements.

Climate friendly, affordable and comfortable housing is a human right. Like many cities across the world such as Vienna, Berlin, Singapore, and Hong Kong, we need to begin decommodifying our housing stock. In Vienna, for example, 62% of residents live in social housing and spend no more than 20-25% of their income on rent. We should strive to make our city just as liveable.

Please expand the Municipal All-electric Ordinance, and invest Prop I and other funds into low-carbon social and affordable housing!

Thank you for your time and your attention to this issue,

Stephen Reichling

From: [Stephen Reichling](#)
To: [Major, Erica \(BOS\)](#)
Cc: [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); info@sfclimateemergency.org
Subject: Comment re: Strategies to Maximize Affordable Housing on Public Land (File 200926)
Date: Monday, December 14, 2020 1:59:19 PM

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Stephen Reichling

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Major, Erica \(BOS\)](#)
Subject: FW: Supervisor Peskins' Cavalier Rejoinder — Additional Testimony on LUT Agenda Item #2, Strategies to Maximize Affordable Housing on Public Land
Date: Monday, December 14, 2020 12:44:43 PM
Attachments: [Additional Testimony to BoS LUT Affordable Housing on Public Land 20-12-13.pdf](#)

From: pmonette-shaw <pmonette-shaw@earthlink.net>

Sent: Monday, December 14, 2020 9:59 AM

To: Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>

Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Yu, Angelina (BOS) <angelina.yu@sfgov.org>; Fregosi, Ian (BOS) <ian.fregosi@sfgov.org>; Chelsea.Boilard@sfgov.org; Herzstein, Daniel (BOS) <daniel.herzstein@sfgov.org>; Bennett, Samuel (BOS) <samuel.bennett@sfgov.org>; Mullan, Andrew (BOS) <andrew.mullan@sfgov.org>; Falzon, Frankie (BOS) <frankie.falzon@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Yan, Calvin (BOS) <calvin.yan@sfgov.org>; Souza, Sarah (BOS) <sarah.s.souza@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>; Wong, Alan (BOS) <alan.wong1@sfgov.org>; Wright, Edward (BOS) <edward.w.wright@sfgov.org>; RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>; Mcdonald, Courtney (BOS) <courtney.mcdonald@sfgov.org>; Mahogany, Honey (BOS) <honey.mahogany@sfgov.org>; Zou, Han (BOS) <han.zou@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Maybaum, Erica (BOS) <erica.maybaum@sfgov.org>; Vejby, Caitlin (BOS) <caitlin.vejby@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Temprano, Tom (BOS) <tom.temprano@sfgov.org>; Mundy, Erin (BOS) <erin.mundy@sfgov.org>; Adkins, Joe (BOS) <joe.adkins@sfgov.org>; Goossen, Carolyn (PDR) <carolyn.goossen@sfgov.org>; Monge, Paul (BOS) <paul.monge@sfgov.org>; Beinart, Amy (BOS) <amy.beinart@sfgov.org>; Li-D9, Jennifer (BOS) <jennifer.li-d9@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Gallardo, Tracy (BOS) <tracy.gallardo@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Evans, Abe (BOS) <abe.evans@sfgov.org>; Sandoval, Suhagey (BOS) <suhagey.sandoval@sfgov.org>; Ho, Tim (BOS) <tim.h.ho@sfgov.org>; Chinchilla, Monica (BOS) <monica.chinchilla@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Kilgore, Preston (BOS) <preston.kilgore@sfgov.org>; Yu, Avery (BOS) <avery.yu@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>

Subject: Supervisor Peskins' Cavalier Rejoinder — Additional Testimony on LUT Agenda Item #2, Strategies to Maximize Affordable Housing on Public Land

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Patrick Monette-Shaw

975 Sutter Street, Apt. 6
San Francisco, CA 94109
Phone: (415) 292-6969 • e-mail:
pmonette-shaw@earthlink.net

December 13, 2020

Board of Supervisors Land Use and Transportation Committee

The Honorable Aaron Peskin, LUT Committee Chairperson

The Honorable Ahsha Safai, LUT Committee Member

The Honorable Dean Preston, LUT Committee Member

1 Dr. Carlton B. Goodlett Place

San Francisco, CA 94102

Re: **Testimony on Agenda Item #7,**

Strategies to Maximize Affordable Housing on Public Land

Dear Chairperson Peskin and Land Use Committee Members,

I provided previous written and oral testimony on this matter for the December 7 Land Use and Transportation Committee hearing, noting that for nearly two years the Board of Supervisors had dragged its feet to consider strategies to maximize creating affordable housing on public land, given that planning had been underway as far back as March 2019 (or earlier) to place “Prop E” on the November 2019 ballot.

Following my oral testimony to this Committee on December 7 via remote phone-in due to the COVID pandemic (available on-line on the SFGOV-TV web site), Supervisor Peskin — chair of this Committee — replied to my testimony, saying:

“I appreciate the fact that the City, by and through MOHCD — and I’m not responding to the speaker [Patrick Monette-Shaw] — could communicate better about affordable housing deliveries. Having said that, we actually have a good portfolio to show.”

Supervisor Peskin’s rejoinder was wholly inadequate. While he acknowledged MOHCD isn’t communicating well — with either members of the public, or with CGOBOC who performs oversight of bonds passed by voters — Peskin’s assertion that there may be a “good portfolio” of affordable housing projects being funded by over \$1 billion in affordable housing bonds was cavalier, because the portfolio of projects being funded by the 2019 Affordable Housing Bond is not available to members of the public as of today’s date.

The Board of Supervisors may have a **general** idea of proposed projects that may be funded from the first tranche of the 2019 bond now moving forward, but MOHCD has admitted that documents submitted during the recent bond approval process is not an adequate report of planned bond-funded affordable housing projects.

Sadly, voters failed to pass the November 2016 “Prop. M” ballot measure to create a board or commission over MOHCD to improve better communications with the public about what specific affordable housing projects are in the “portfolio” Supervisor Peskin referenced.

I repeat my testimony: As part of today’s hearing, this Committee should **require** that MOHCD

rapidly issue an inaugural quarterly report to CGOBOC on planned projects for the *2019 Affordable Housing Bond*. Here we are 13 months after passage of the \$600 million bond in November 2019, and CGOBOC has not yet received any written reports from MOHCD describing projects planned for any of the various categories of affordable housing promised to voters in the bond. Yes, 13 months after the bond was passed by voters neither CGOBOC nor members of the public have any idea of what specific affordable housing projects will receive funding from the *2019 Bond*.

Don't let this opportunity go to waste!

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

The Honorable Gordon Mar, Supervisor, District 4

The Honorable Matt Haney, Supervisor, District 6

The Honorable Rafael Mandelman, Supervisor, District 8

The Honorable Hillary Ronen, Supervisor, District 9

The Honorable Shamann Walton, Supervisor, District 10

Angela Calvillo, Clerk of the Board

Erica Major, Board of Supervisors Clerk to the Land Use and Transportation Committee

Patrick Monette-Shaw

975 Sutter Street, Apt. 6
San Francisco, CA 94109
Phone: (415) 292-6969 • e-mail: pmonette-shaw@earthlink.net

December 13, 2020

Board of Supervisors Land Use and Transportation Committee
The Honorable Aaron Peskin, Supervisor, LUT Committee Chairperson
The Honorable Ahsha Safai, Supervisor, LUT Committee Member
The Honorable Dean Preston, Supervisor, LUT Committee Member
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Additional Testimony on Agenda Item #2, *Strategies to Maximize Affordable Housing on Public Land*

Dear Chairperson Peskin and Land Use Committee Members,

I provided previous written and oral testimony on this matter for the December 7 Land Use and Transportation Committee hearing, noting that for nearly two years the Board of Supervisors had dragged its feet to consider strategies to maximize creating affordable housing on public land, given that planning had been underway as far back as March 2019 (or earlier) to place “Prop E” on the November 2019 ballot.

Following my oral testimony to this Committee on December 7 via remote phone-in due to the COVID pandemic (available on-line on the SFGOV-TV web site), Supervisor Peskin — chair of this Committee — replied to my testimony, saying:

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The Board of Supervisors may have a *general* idea of proposed projects that may be funded from the first tranche of the 2019 bond now moving forward, but MOHCD has admitted that documents submitted during the recent bond approval process is not an adequate report of planned bond-funded affordable housing projects.

Sadly, voters failed to pass the November 2016 “Prop. M” ballot measure to create a board or commission over MOHCD to improve better communications with the public about what specific affordable housing projects are in the “*portfolio*” Supervisor Peskin referenced.

I repeat my testimony: As part of today’s hearing, this Committee should *require* that MOHCD rapidly issue an inaugural quarterly report to CGOBOC on planned projects for the *2019 Affordable Housing Bond*. Here we are 13 months after passage of the \$600 million bond in November 2019, and CGOBOC has not yet received any written reports from MOHCD describing projects planned for any of the various categories of affordable housing promised to voters in the bond. Yes, 13 months after the bond was passed by voters neither CGOBOC nor members of the public have any idea of what specific affordable housing projects will receive funding from the *2019 Bond*.

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Respectfully submitted,

December 13, 2020

Testimony on Agenda Item #2, *Strategies to Maximize Affordable Housing on Public Land*

Page 2

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

The Honorable Gordon Mar, Supervisor, District 4

The Honorable Matt Haney, Supervisor, District 6

The Honorable Rafael Mandelman, Supervisor, District 8

The Honorable Hillary Ronen, Supervisor, District 9

The Honorable Shamann Walton, Supervisor, District 10

Angela Calvillo, Clerk of the Board

Erica Major, Board of Supervisors Clerk to the Land Use and Transportation Committee

From: [Helena B](#)
To: [Major, Erica \(BOS\)](#)
Cc: [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); info@sfclimateemergency.org; [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#)
Subject: Comment re: Strategies to Maximize Affordable Housing on Public Land (File 200926)
Date: Monday, December 14, 2020 11:15:39 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Land Use and Transportation Committee,

I am a San Francisco resident who believes that affordable housing, climate solutions, and racial justice are intertwined, and I urge you to follow Supervisor Preston's lead by investing up to 100% of Proposition I revenue as well as other funding over the coming years to acquire 10,000 social housing units as provided for under Prop. K, and make the most of this historic opportunity to publicly acquire and rehabilitate housing units with all-electric appliances and weatherization retrofits.

The recently passed Municipal All-electric New Construction & Rehabilitation Ordinance will go a long way towards decarbonizing our housing stock, however, we need to consider enacting new legislation as soon as possible to ensure that *any public funding* provided by the City to non-profits or other entities for housing is subject to all-electric and weatherization requirements.

We need to overcome segregation-era approaches to public housing (e.g. Article 34 of the California Constitution) that have exacerbated inequities. Climate friendly, affordable and comfortable housing *is a human right*, and we can join cities across the world such as Vienna, Berlin, Singapore, and Hong Kong, we need to begin decommodifying our housing stock. 62% of residents in Vienna, Austria, live in social housing and spend no more than 20-25% of their income on rent.

Let's move beyond the private real-estate market-centric approach to affordable housing, which has been a major factor in inflated housing and rental prices across San Francisco and beyond.

With low-carbon social housing, we can begin to pilot a new approach to housing that guarantees deeply affordable rents and begins the difficult process of retrofitting our building stock to efficient and all-electric heating, cooling and cooking.

Please expand the Municipal All-electric Ordinance, and invest Prop I and other funds into low-carbon social and affordable housing!

Thank you.

Helena Birecki

D9 constituent

From: [pmonette-shaw](#)
To: [Yee, Norman \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Yu, Angelina \(BOS\)](#); [Fregosi, Ian \(BOS\)](#); [Chelsea.Boillard@sfgov.org](#); [Herzstein, Daniel \(BOS\)](#); [Bennett, Samuel \(BOS\)](#); [Mullan, Andrew \(BOS\)](#); [Falzon, Frankie \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Hepner, Lee \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Souza, Sarah \(BOS\)](#); [Quan, Daisy \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Wright, Edward \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [McDonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Zou, Han \(BOS\)](#); [Low, Jen \(BOS\)](#); [Maybaum, Erica \(BOS\)](#); [Vejby, Caitlin \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Temprano, Tom \(BOS\)](#); [Mundy, Erin \(BOS\)](#); [Adkins, Joe \(BOS\)](#); [Goossen, Carolyn \(PDR\)](#); [Monge, Paul \(BOS\)](#); [Beinart, Amy \(BOS\)](#); [Li-D9, Jennifer \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Gallardo, Tracy \(BOS\)](#); [Gee, Natalie \(BOS\)](#); [Evans, Abe \(BOS\)](#); [Sandoval, Suhagey \(BOS\)](#); [Ho, Tim \(BOS\)](#); [Chinchilla, Monica \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Yu, Avery \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Supervisor Peskins" Cavalier Rejoinder — Additional Testimony on LUT Agenda Item #2, Strategies to Maximize Affordable Housing on Public Land
Date: Monday, December 14, 2020 10:01:21 AM
Attachments: [Additional Testimony to BoS LUT Affordable Housing on Public Land 20-12-13.pdf](#)

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Patrick Monette-Shaw

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San Francisco, CA 94109
Phone: (415) 292-6969 • e-mail:
pmonette-shaw@earthlink.net

December 13, 2020

Board of Supervisors Land Use and Transportation Committee
The Honorable Aaron Peskin, LUT Committee Chairperson
The Honorable Ahsha Safai, LUT Committee Member
The Honorable Dean Preston, LUT Committee Member
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Testimony on Agenda Item #7,
Strategies to Maximize Affordable Housing on Public Land**

Dear Chairperson Peskin and Land Use Committee Members,

I provided previous written and oral testimony on this matter for the December 7 Land Use and Transportation Committee hearing, noting that for nearly two years the Board of Supervisors had dragged its feet to consider strategies to maximize creating affordable housing on public land, given that planning had been underway as far back as March 2019 (or earlier) to place “Prop E” on the November 2019 ballot.

Following my oral testimony to this Committee on December 7 via remote phone-in due to the COVID pandemic (available on-line on the SFGOV-TV web site), Supervisor Peskin — chair of this Committee — replied to my testimony, saying:

“I appreciate the fact that the City, by and through MOHCD — and I’m not

responding to the speaker [Patrick Monette-Shaw] — could communicate better about affordable housing deliveries. Having said that, we actually have a good portfolio to show.”

Supervisor Peskin’s rejoinder was wholly inadequate. While he acknowledged MOHCD isn’t communicating well — with either members of the public, or with CGOBOC who performs oversight of bonds passed by voters — Peskin’s assertion that there may be a “*good portfolio*” of affordable housing projects being funded by over \$1 billion in affordable housing bonds was cavalier, because the portfolio of projects being funded by the *2019 Affordable Housing Bond* is not available to members of the public as of today’s date.

The Board of Supervisors may have a **general** idea of proposed projects that may be funded from the first tranche of the 2019 bond now moving forward, but MOHCD has admitted that documents submitted during the recent bond approval process is not an adequate report of planned bond-funded affordable housing projects.

Sadly, voters failed to pass the November 2016 “Prop. M” ballot measure to create a board or commission over MOHCD to improve better communications with the public about what specific affordable housing projects are in the “*portfolio*” Supervisor Peskin referenced.

I repeat my testimony: As part of today’s hearing, this Committee should **require** that MOHCD rapidly issue an inaugural quarterly report to CGOBOC on planned projects for the *2019 Affordable Housing Bond*. Here we are 13 months after passage of the \$600 million bond in November 2019, and CGOBOC has not yet received any written reports from MOHCD describing projects planned for any of the various categories of affordable housing promised to voters in the bond. Yes, 13 months after the bond was passed by voters neither CGOBOC nor members of the public have any idea of what specific affordable housing projects will receive funding from the *2019 Bond*.

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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

The Honorable Gordon Mar, Supervisor, District 4

The Honorable Matt Haney, Supervisor, District 6

The Honorable Rafael Mandelman, Supervisor, District 8

The Honorable Hillary Ronen, Supervisor, District 9

The Honorable Shamann Walton, Supervisor, District 10

Angela Calvillo, Clerk of the Board

Erica Major, Board of Supervisors Clerk to the Land Use and Transportation Committee

Patrick Monette-Shaw

975 Sutter Street, Apt. 6
San Francisco, CA 94109
Phone: (415) 292-6969 • e-mail: pmonette-shaw@earthlink.net

December 13, 2020

Board of Supervisors Land Use and Transportation Committee
The Honorable Aaron Peskin, Supervisor, LUT Committee Chairperson
The Honorable Ahsha Safai, Supervisor, LUT Committee Member
The Honorable Dean Preston, Supervisor, LUT Committee Member
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Additional Testimony on Agenda Item #2, *Strategies to Maximize Affordable Housing on Public Land*

Dear Chairperson Peskin and Land Use Committee Members,

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Respectfully submitted,

December 13, 2020

Testimony on Agenda Item #2, *Strategies to Maximize Affordable Housing on Public Land*

Page 2

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

The Honorable Gordon Mar, Supervisor, District 4

The Honorable Matt Haney, Supervisor, District 6

The Honorable Rafael Mandelman, Supervisor, District 8

The Honorable Hillary Ronen, Supervisor, District 9

The Honorable Shamann Walton, Supervisor, District 10

Angela Calvillo, Clerk of the Board

Erica Major, Board of Supervisors Clerk to the Land Use and Transportation Committee

From: [Mildred Coffey](#)
To: [Major, Erica \(BOS\)](#)
Subject: Balboa housing district 11 comment
Date: Monday, December 14, 2020 3:16:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We are community members based in District 11, an area of our city that is heavily working class and yet has received much less than its fair share of affordable development.

The Balboa Upper Yard is a model that we want to lift up for public lands development, but we have significant concerns regarding the back-door decision-making that has pushed up the AMIs for the project.

From: [Faye Lacanilao](#)
To: [Major, Erica \(BOS\)](#)
Subject: 12/14/20 Public comment for Land Use & Transportation Committee re: Strategies to Maximize Affordable Housing on Public Land
Date: Monday, December 14, 2020 2:47:32 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern:

My name is Faye, I'm a former resident in the Excelsior and a long-time advocate pushing for the Balboa Upper Yard housing development as well as other affordable housing projects that affect the Excelsior/Outer Mission/Ingleside/Oceanview neighborhoods. Affordable housing developments like Upper Yard and the Valente funeral site were hard-fought by regular residents like myself, brilliant youth leaders from the surrounding high schools, and other neighborhood leaders of all ages and racial identities.

We have always wanted these developments to stay truly affordable, especially to those who are categorized in the 30-50% AMI, but recently, we are hearing that the affordability is being adjusted to accommodate those that belong in the 100%+ AMI brackets. This is **not the vision that our community fought for**, and this is being decided with very little details made available to the public. We want our most vulnerable neighbors to be able to afford these housing units, and we want to urge this committee to honor the vision that our community forged in advocating for these housing projects. To be unable to do so is another failure on the BIPOC low-income communities— the ones that have been historically marginalized and the ones that were at the center in pushing for these housing developments from the beginning.

Thank you for your time.

Sincerely,
Faye Lacanilao

From: [Lily Wong](#)
To: [Major, Erica \(BOS\)](#)
Cc: [Jessie Fernandez](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#)
Subject: Strategies to Maximize Affordable Housing on Public Land - Public Comment
Date: Monday, December 14, 2020 5:22:53 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Board of Supervisors, Land Use & Transportation Committee:

I hope this email finds you well and that you are staying warm and safe during this time. I intended to call in my public comment, but had a competing meeting and was unable to verbalize it at the hearing. Please find my intended comment below.

Hello Board of Supervisors:

Thank you for this opportunity to speak on the *Strategies to Maximize Affordable Housing on Public Land* item. My name is Lily Wong, I grew up in San Francisco and continue to live here. I was previously the Program Manager for the Communities United for Health and Justice, a collaborative of working class people advocating for our fair share of **affordable** development. 10 years ago, we worked closely with the city to transfer lands at the Balboa Upper Yard for affordable housing, and that community engagement is a model that we want to lift up for public lands development. However, it also represents a cautionary tale for interests who have pushed out community voice in back-door decision-making that raised the AMIs for the project.

Our community planning process recommended AMI levels from 30-50%, which reflects the working class communities of color the project would sit in. Today, the project has been pushed up to as high as 105% of AMI and the community who worked on securing the public lands has been pushed out of the process. This is a working class community with a median household income significantly lower than the 105% AMI proposed on public land at the Upper Yard. District 11's median household income is \$75, 235, for an entire household, which much less than the \$94,150 limit to qualify for a single individual at the 105% AMI level.

Our community continues to fight for AMI's at this site that reflect our community. As you consider other opportunities for affordable housing on public land, please consider the context you are setting precedence for. San Francisco is on 7x7 miles - there are very limited land opportunities to build for the community. Advocates for deeply affordable housing may introduce this today, but different representatives in the future may have other interests than affordability for working class people. This community-led project should not be such a hard battle it is today, but without champions for deeply affordable housing on our side, it is what is necessary.

I urge the city to adjust the AMIs for the Upper Yard project to more closely reflect the community's priorities and the neighborhood incomes in our working class district.

~Lily

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*A crisis is an opportunity for you to create something new and something different.
We don't just resist, but we create something new ~Grace Lee Boggs*