



# SAN FRANCISCO PLANNING DEPARTMENT

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## MISSION ACTION PLAN 2020

### Community Meeting Summary

April 22, 2015

The first community meeting of Mission Action Plan to inform the public about the Mission Action Plan 2020 and consult on ideas for solutions to the displacement pressures affecting the neighborhood took place on Wednesday, **April 22, 2014** at Cesar Chavez Elementary School. Approximately 60 participants attended. Supervisor David Campos and his staff, and a Mayor's Office representative – Jeff Buckley - were present.

Participants' ideas are summarized below:

#### ***Highlights of Issues Discussed:***

- Anti-Displacement and housing stability/preservation strategies:
  - Protect those at risk for eviction through reforms to the Ellis Act legislation, legal assistance, and rental assistance to vulnerable populations such as seniors and families.
  - Give tenants the right of first refusal (San Francisco could pass something similar to DC's Tenants' Opportunity to Purchase Act)
  - Increase funding for small sites acquisition program
- Affordable housing production
  - Increase affordable housing stock through site acquisitions and zoning.
  - Prioritize affordable housing for vulnerable populations such as low income families, seniors, undocumented persons, people with disabilities, and the homeless
  - Interim controls; incentivize the construction of affordable housing
  - Encourage cooperative housing, land banking, and land gifting to increase availability of affordable housing
- Funding strategies
  - Increase the housing bond
  - Leverage tech philanthropy, tech incubators, or other creative measures to acquire space for affordable housing and the arts
- Small business and non-profit protections
  - Vacancy rates have doubled due to gentrification; small businesses and offices are losing out to restaurants, shopping, entertainment, and night life
    - Encourage balanced mix of businesses and neighborhood services
  - Designate the Mission District as a Cultural Heritage Zone
- Job stabilization strategies
  - Fewer neighborhood small businesses mean fewer job opportunities for Mission residents
  - Provide legal, financial, marketing, and displacement assistance to small businesses and nonprofits
  - Combine community centers with incubator spaces, arts spaces, and co-working spaces

***For a detailed list of comments, please see the following pages 2 - 8.***

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## **I. Housing stability and Anti-displacement**

### **Questions:**

1. What can we do to slow evictions and displacement from existing buildings?
2. What can we do to further preserve buildings owned privately such as rent-controlled apartments and residential hotels (SROs)?
3. What can we do to support opportunities for Tenants to buy their buildings?

### **Solutions:**

#### **Anti-Displacement**

1. Rent Board and Building Department and Planning Department each have roles
2. Anti-Eviction Protections
  - a. Accountability and enforcement
  - b. Short-Term Rentals
    - i. More resources for short term rental enforcement, more transparency of registrants
    - ii. Pass additional short-term rental legislation for improvement
  - c. Tenant education (More accurate info re: eviction process)
  - d. Better dialogue with landlord
  - e. Truthful notice from landlord
  - f. Reduce intimidation
  - g. Fair warning before evictions, 3 strikes
  - h. Expand rent control
    - i. Buildings should automatically become rent controlled after 20 years
    - ii. Change rent control from “Built 1979 or before” to include “Built 2000 or before”
  - i. Limit speculation, Tax or fee from purchase
  - j. Eliminate and/or Reform Ellis Act – State Level
  - k. Moratorium on Evictions
  - l. Pass legislation to protect tenants when an property is sold
  - m. Provide more resources for legal aid to tenants at risk of being evicted
  - n. More information about how a tenant can buy a house/apartment
  - o. Community support for tenants – create an app to let people in the community know where tenants are being evicted to organize protests against landlord
  - p. Provide more funds and information about rental assistant programs giving priority to vulnerable population: seniors, women head of households with children, and families
  - q. Direct actions against landlord evicting long-term tenants
  - r. Reduce intimidation
  - s. Limit speculation, Tax or fee from purchase
  - t. Enforce legislation about relocation of tenants when landlord are repairing the building
3. SRO Protections
  - a. Establish central public online registry to thoroughly document SRO residents’ move-in and move-out dates, evictions
  - b. DBI Enforcement
    - i. Hire more inspectors at DBI
    - ii. Follow-up if owner doesn’t attend inspection date/time - Currently the inspector leaves

- c. Establish a regulated and uniform safety model (with Fire Dept input) such as the Cadillac Hotel
- 4. Fires
  - a. Faster timelines for repairs after fire, clock starts when building permit is approved
  - b. Establish permanent affordability. Ensure that buildings remain permanently rent controlled even if entirely rebuilt after a fire, for example
- 5. Parking Lot
  - a. Ballot measure for vulnerable populations- Seniors

### **Housing Stability / Preservation**

- 6. Housing Preservation
  - a. Right of first refusal for tenants in building sale
    - i. The landlord/owner should be required to notify Tenants at least 3 months in advance of putting the building up for sale, give Tenants the opportunity to organize and/or purchase their individual units (or the entire building) or get concessions from the owner/landlord
  - b. Consider using the District of Columbia (Washington, DC) legislation as a model (TOPA – Tenant Opportunity to Purchase Act). See TOPA Process Charts: <http://ota.dc.gov/page/tenant-opportunity-purchase-act-topa>; DC Office of the Tenant Advocate: <http://ota.dc.gov>; DC Tenant Bill of Rights / Law 20-147 Tenant purchases - Accrual from rent over years goes towards purchase, 10 year rent to own
  - c. Community land trust. Who, what, how? Expansion?
  - d. Pass legislation to limit the number of properties that corporations and individuals can buy in the City.
  - e. More legislation and enforcement for relocation of tenants during construction and/or repairs of units. Tenants have the right to come back to the units in the same conditions.
  - f. There is a need for more building inspectors and enforcement
- 7. Increase funding for small sites programs to buy properties and establish collective ownership.
- 8. Small Building Acquisitions
  - a. \$5 million is not enough for small site acquisitions
- 9. SRO Acquisitions
  - a. Grande Southerner Hotel has been for sale for years. Can we collaborate to improve standards and take off market (purchase)?
- 10. Community Support: organize direct actions against landlords evicting long-term residents

## II. Affordable Housing Production

### Questions:

1. What can we do to acquire large sites quickly enough for new affordable housing in the Mission?
2. Who should the housing be prioritized for? What kinds of incomes, jobs (e.g. teachers), and household sizes (e.g. families, seniors, etc.)?
3. What can we do to ensure that the units built are more accessible to Mission families, displaced residents, and undocumented residents?
4. How can affordable housing serve as anchors to support Mission residents and community-serving businesses?

### Solutions:

1. Need 2400 units of affordable housing - Populations who need affordable housing:
  - a. Low-Income Families, Single parents
  - b. Seniors
  - c. People with Disabilities
  - d. Workforce: Teachers, Social workers and shelter workers, First responders, Students
  - e. Homeless: Large cost to city, hospitals, police, shelters. It's less expensive to house homeless
2. Allocate 50% of City funding to build affordable housing in the Mission
3. Access to family-size units
4. Give priority in the application for new affordable units built in the Mission to Mission residents (Neighborhood preference)
5. Include community input in the application and selection process of tenants in the affordable housing units
6. Include in the application process for affordable housing residents without social security numbers giving priority to families with children
7. Take into consideration our ideas and solutions and make politicians accountable
8. Zoning
  - a. Raise height for housing development in the Mission
  - b. Increase incentives for additional affordable housing
9. Site Acquisitions
  - a. 30<sup>th</sup> Street Safeway?
  - b. 16<sup>th</sup> and Potrero?
  - c. Bell Market?
10. Regional Housing supply
  - a. Make buses to South Bay pay more \$\$, fine tech buses
  - b. Commute toll
  - c. Sue Mountain View and Palo Alto
  - d. Tax Google
11. Moratorium
  - a. Market Rate Housing or Luxury housing
12. Parking Lot
  - a. Fill in bay for additional tech space
  - b. Treasure Island- designate for affordable housing for Mission residents
  - c. Accountable mechanisms for politicians, elected official and nonprofits to the community

13. Review the guidelines to apply for public housing and/or affordable units. Sometimes you make too little or too much. Waiting list for more than 10 years.
14. Support cooperative housing with more resources and education/information to tenants

### **III. Funding Strategies**

#### **Questions:**

1. What are other potential sources of funds for affordable housing?
2. Should we establish a dedicated affordable housing fund for the Mission for both acquisition (of existing buildings) and new construction (underused or empty lots)? How should it be funded?

#### **Solutions:**

1. Need 2400 units of affordable housing
  - a. How much \$ is this, over what time?
2. In Lieu Fees
  - a. Make sure our community understands the role of in lieu fees
  - b. What is the city doing with the in lieu fees now?
  - c. Use in lieu fees to purchase affordable housing
3. Housing Bond
  - a. \$250 million bond not big enough
  - b. How much needed for the Mission? \$25 million? \$100 million?
4. Equity funds
  - a. Use own Credit Union
5. Private/Public (Social jiu-jitsu)
  - a. Harness tech industry and private philanthropy: Mark Zuckerberg, Mark Benioff, George Lucas, Bill Gates
  - b. Need SF Foundation as formal mechanism, need Metrics
  - c. Acquisition of space for arts with tech incubators
6. Land gifting
  - a. Give us the land and we'll find someone to build on it.
  - b. Habitat for Humanity

#### **IV. Small business / non-profit / job stabilization**

##### **Questions:**

1. What types of businesses do you think serve the neighborhood and what kinds of employment and for whom is needed?
2. What do you think can be done to help small and legacy businesses and community services (nonprofits) in the Mission, including how can private development help?
3. What changes and challenges do you see small businesses facing in the Mission?

##### **Solutions:**

1. Needs for Small Biz
  - a. Non-disclosure agreement to get deposit back
  - b. Losing business to restaurants
  - c. Vacancy rates doubled due to gentrification.
  - d. Retention and attraction
  - e. Displacement without justification
2. Displacement of businesses less job opportunities for residents living in the Mission
3. Zoning issues
  - a. Zoning enforcement - Neighborhood serving zoning
  - b. Clear/sustainable balance of retail space and services
    - i. Moratorium of full service restaurants, Keeps balance in check
    - ii. Retail spaces to be combined, prohibit mergers?
4. Technical assistance
  - a. Leasing (legal review, process, education)
  - b. Marketing surveys
  - c. Nonprofit assistance
  - d. Displacement assistance: Moving to alternative locations, Legal assistance to deal with displacement issues
5. Collaboration Spaces
  - a. Back office collaboration
  - b. Combine businesses and incubators
6. Cultural Heritage District - Make Mission cultural heritage zone
  - a. Council with NPOs, businesses, residents. Include different sectors
7. Artist Center with Community Center
  - a. Art education for children, schools, or adults
  - b. Artist incubator, Art studio spaces/galleries, Rental space
  - c. Creating alliances with tech companies as possible in conjunction with art community
8. Commercial rent control