

**From:** Supervisor Hillary Ronen

**To:** ABAG | MTC Housing Legislative Working Group Members

**Sent:** Thursday, April 18, 2019 3:57 PM

**Subject:** Comments for 4/18/2019 ABAG | MTC Housing Legislative Working Group Meeting

I am sorry that I am unable to join tonight's meeting of the ABAG MTC Housing Legislative Working Group. I am looking forward to participating in future meetings and will do my best to attend those scheduled in the evening, but childcare issues make these a challenge for me.

I am writing to share my thoughts on SB330, sponsored by state Senator Nancy Skinner. Entitled the Housing Crisis Act of 2019, the legislation takes a bludgeon approach to what we can all agree is a true crisis, but one that demands a much more nuanced, much more precise approach to ensure that we build housing that truly meets the needs of both existing and new residents of the Bay Area. I am gravely concerned that this bill will inflict massive collateral damage to vulnerable communities of lower- and moderate-income renters.

Along with certain "streamlining" of hearings and approvals, the gist of the proposed bill is that it creates a definition of Affected City that would include high-cost urban areas throughout the state and then, within those areas, prohibit any change in zoning, new design standard, increase in fees, or moratoria on construction after January 1, 2018, on land where housing is an allowable use.

What this bill will do is inflame hot-market areas, disincentivizing less profitable development opportunities in the suburbs and focusing all housing investment in very popular areas of the Bay Area that are already reeling from gentrification and displacement. The protections it provides for existing tenants are too limited and too weak to truly protect communities that the San Francisco Planning Department has flagged through our Community Stabilization Strategy as communities at-risk of displacement or facing ongoing and advanced gentrification.

I am sure that all areas that could be impacted are doing their own analyses. The preliminary analysis by the San Francisco Planning Department on potential implications for San Francisco reveals very tangible damaging impacts, including but not limited to:

- SB330 would undo recently enacted area plans that pair significantly increased density in Central SoMa and the Hub with real community benefits and fees
- SB330 would undo recent rezoning to protect light industrial uses in certain Eastern Neighborhoods and the Bayview
- SB330 would prevent San Francisco from including design standards in our comprehensive Better Streets Plan
- SB330 would prohibit San Francisco from enforcing unit mix requirements that have been established to accommodate a mixture of household types and sizes

- SB330 ties our hands from reconsidering inclusionary fee requirements and tiers in response to market changes

Under the guise of our all-too-real affordable housing crisis, this bill ignores the work that San Francisco and many other Bay Area jurisdictions have already done to encourage new development that brings community benefits along with upzoning, rejects long accepted planning principles of zoning as a tool to encourage a variety of uses that address local and regional needs, and does nothing to intercede in profiteering off development in vulnerable communities.

I am happy to engage our Planning Department and my colleagues on the San Francisco Board of Supervisors to aggressively pursue an honest dialogue about solving our affordable housing crisis through policies and legislation that make sense for our city and the Bay Area.

-Hillary Ronen

Member, San Francisco Board of Supervisors

**From:** [Beinart, Amy \(BOS\)](#)  
**To:** [Kimberly Ward](#); [Rebecca Long](#); [Fred Castro](#)  
**Cc:** [Hillary Ronen](#)  
**Subject:** ABAG MTC Housing Legislative Working Group Meeting 4/25/19 -- EMAIL FROM RONEN  
**Date:** Thursday, April 25, 2019 3:55:36 PM

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**\*External Email\***

Hi, Kimberly –

Can you share the email below with members and staff of the ABAG MTC Housing Legislation Working Group for tonight's meeting:

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ABAG MTC Housing Legislation Working Group

Dear Colleagues:

I am sorry that I am unable to join tonight's meeting of the ABAG MTC Housing Legislation Working Group. In lieu of being there in person, I am writing to share some thoughts on Item 4: Report on Production-Housing Bills. I have supported and will continue to support density when it yields clear benefits to my city's and our state's most vulnerable communities, including working and middle class families and individuals, people with disabilities, seniors, and those without homes. I am eager to see legislation that effectively pairs upzoning with value recapture through affordable housing and other community benefits.

**SB50**

I am a co-sponsor of the San Francisco Board of Supervisors Resolution 172-19, opposing SB50 unless further amended, adopted April 9 ([link](#)). I am pleased that amendments were proposed at the Senate Governance & Finance Committee meeting yesterday. At this point, I have seen only very summarized versions of those amendments, which I am commenting on here.

Based on the April 23 letter from Senator Wiener to the signatories of the Letter of Significant Concerns and the April 24 single-pager SB50/SB4 compromise summary, these are some concerns that immediately jump out.

- We have not yet evaluated how the new data sources identified in the proposed amendments as criteria for Sensitive Communities would apply in San Francisco.
- I agreed with community advocates that the Sensitive Communities map, as written in the original legislation, did not adequately define vulnerable communities in San Francisco. In fact, the CASA maps miss areas of San Francisco that are reeling from gentrification and displacement. By contrast, the San Francisco Planning Department's Community Stabilization Strategy produced more nuanced maps showing stages of gentrification and displacement.
- While I appreciate the leadership of MTC (the Bay Area Council of Governments/COG) and am honored to be able to contribute as the San Francisco Board of Supervisors' representative to the Commission, the on-the-ground work of overseeing the mapping of Sensitive Communities and conducting outreach must be done at the County level and not assigned to COGs.

**AB1279**

I am confident that through honest dialogue we can shape legislation that will help bring real solutions to the Bay Area's affordable housing crisis.

Sincerely,  
Hillary Ronen  
Member, San Francisco Board of Supervisors, District 9  
Commissioner, Metropolitan Transportation Commission

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