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**From:** SooHoo, Candace (CPC)  
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**March 16, 2017**

**[City Seeking More Diverse Local Feedback for Balboa Reservoir Redevelopment](#)**

*Hoodline*

City officials and the community advisory board for the Balboa Reservoir redevelopment project hope to involve a wider cross-section of the community in an upcoming meeting in which developers will present proposals for the site. On March 9th, the San Francisco Public Utilities Commission announced the three developer teams chosen through a request for qualifications to submit proposals for a 50 percent affordable housing development on the 17-acre PUC-owned lot. San Francisco City College is currently using the site, located off Ocean and Phelan avenues in Balboa Park, as a parking lot.

The three competing developer teams are:

- AvalonBay Communities and BRIDGE Housing with Mission Housing, Pacific Union Development Company, and Habitat for Humanity of Greater San Francisco
- Emerald Fund and Mercy Housing
- Related Companies with Sares Regis Group of Northern California, Curtis Development, and Tenderloin Neighborhood Development Corporation

At its March 13th meeting, the Balboa Reservoir Community Advisory Council considered how the city could reach people outside of what the council's chair, Lisa Spinali, called the "die-hard" meeting attendees who've come to the council's bi-monthly meetings from the start.

**[Anti-LGBT Dolores Park Urinal Opponents Now Taking on SF Pot Dispensaries](#)**

*Hoodline*

A conservative advocacy group that unsuccessfully sued San Francisco last year over an open-air urinal at Dolores Park has waded into a fight over the pending permits for three medical marijuana dispensaries, depicting them as a threat to neighborhood children.

Backers of at least one of the dispensaries, however, hit back, accusing the group of exploiting fears in the city's Chinese-American and religious community to further its right-wing agenda.

The Pacific Justice Institute, which is known for taking legal action in defense of the religious rights of conservative Christians, has been labeled as an anti-LGBT hate group by the Southern Poverty Law Center.

Yesterday, it held a press conference with neighborhood groups opposed to the opening of three planned dispensaries in the Sunset District, Visitacion Valley and Portola neighborhoods.

The group argued that all three facilities violated state laws prohibiting marijuana facilities within 1,000 feet of schools and other children's facilities.

Brad Dacus, the institute's president, said the group was not challenging the rights granted under state law for marijuana users, but believed that the dispensaries' proposed locations were too close to child care and youth facilities.

"What was compelling to us was the fact that there are churches and religious institutions that are ministering to and serving children in their community that were not being respected," Dacus said today.

"The law is the law. It must be universally applied, universally respected for all persons," he said.

The backers of one of the dispensaries, however, an Outer Sunset branch

### **New Calle 24 Rules Approved, Efforts to Preserve Corridor Continue**

#### *Mission Local*

San Francisco Supervisors unanimously approved an ordinance Tuesday that will regulate the use and the merging of commercial spaces to protect existing businesses on 24th Street.

The legislation, which designates a Calle 24 Special Use District, aims to stem the tide of new restaurants moving into former retail businesses. The legislation affects an area roughly outlined by Cesar Chavez and 22nd streets from Capp Street to Potrero Avenue. It requires an additional city review process for certain new businesses: A Conditional Use approval would be required for any business that seeks to replace a legacy business or merge multiple storefronts for a combined size of more than 799 square feet.

The city's Legacy Business Registry, approved by voters in 2015, denotes businesses that are at least 20 years old and have been deemed significant to the neighborhoods they serve.

The proposal would also prevent new restaurants or bars from opening if such establishments make up more than 35 percent of the businesses within a 300-foot radius of the proposed business. Restaurants currently make up about 32 percent of businesses on the corridor.

### **Trump's Budget: Expect Reagan-Era Levels of Homelessness**

#### *CityLab*

The administration's budget includes \$6.2 billion in cuts to the U.S. Department of Housing and Urban Development. Relative to funding levels necessary for HUD in fiscal year 2017, the cuts amount to a 15 percent reduction—the largest cuts in housing aid since the Reagan administration.

Trump's budget would eliminate several core categories of housing assistance at HUD. Community Development Block Grants, HOME Investment Partnerships, the Self-Help Homeownership Opportunity Program, and several other aid programs at HUD would be nixed. As a result, more than 200,000 families, seniors, and people with disabilities who benefit from housing assistance will be at immediate risk of homelessness, according to Diane Yentel, president and CEO of the National Low Income Housing Coalition. "This budget proposal must not and will not stand," she says.

The budget cuts would affect a broad array of American workers and families. Trump's budget would eliminate the U.S. Interagency Council on Homelessness, which former HUD Secretary Julián Castro described as "vital" to reducing homelessness among veterans. Under the Obama administration, veteran homelessness plunged by 47 percent, thanks in part to work by the Interagency Council.

The Trump budget also includes big cuts to the U.S. Department of Agriculture, specifically to portions of the program that provide rental assistance to rural households. Rural rental assistance saw steep cuts during the Obama years. Trump pledges to make those cuts in housing aid permanent, essentially targeting his most ardent supporters.

Federal affordable housing dollars may be squeezed even further in the short term, in order to meet the president's goal to boost defense spending. Cuts to housing aid will compound costs in other corners of the economy. For thousands of vulnerable families, the other side of housing aid is homelessness. The nation, already in the grips of an affordable-housing crisis, could see a rise in homelessness unmatched since the Reagan administration.

### **San Francisco's Future Skyline Newly Rendered and on the Way**

*Socketsite*

Along with the refined plans for the proposed 800-foot-tall tower to rise at 550 Howard Street come the latest renderings of San Francisco's future skyline.

As produced by steelblue, the renderings include every tall tower on the way, including the Foster + Partners designed Oceanwide tower at 50 First Street which will be the second-tallest tower in San Francisco and have the highest penthouse in town.

### **Refined Parcel F Plans Submitted to Planning**

*Socketsite*

The formal application and slightly re-refined designs for the Pelli Clarke Pelli tower to rise up to 800 feet at 550 Howard Street, on Transbay Parcel F (a.k.a. 546 Howard), have just been signed and submitted to Planning.

As formally proposed, the now 61-story tower will consist of 16 floors (289,000 square feet) of office space over a 10-floor, 220-room hotel, with 175 condos across the top 27 floors of the tower and 7 floors of lobby, shared amenity and retail space at its base, fronting Howard and Natoma.