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[CCSF Board Disagrees Over Future of Balboa Reservoir Development](#)

SF Examiner

City College of San Francisco trustees last week declined to take a stance against a proposed housing project on city-owned land adjacent to campus.

A resolution introduced by CCSF Trustee John Rizzo and Board of Trustees Vice President Brigitte Davila urging the college to claim ownership of the 17-acre Balboa Reservoir was tabled Thursday after failing to win sufficient support by the trustees. A housing development is planned for the site, which is owned by the San Francisco Public Utilities Commission.

The resolution called on the college to enter negotiations with the SFPUC on transferring its ownership of the lot, which provides over 1,000 parking spots.

In early November, the SFPUC is set to vote on entering an exclusive negotiation agreement with private developer AvalonBay Communities and the nonprofit Bridge Housing Corporation. The developers' preliminary plans for the site include up to 1,100 homes, with up to 50 percent designated as affordable to low- and middle-income households.

Rizzo said the resolution wasn't drafted to oppose developing the land into housing, but to ensure that any project destined for the site continue serving the needs of the college community.

"It was surplus city property — it has traditionally been CCSF land," Rizzo said, adding that the college operated student housing for veterans and other campus facilities on the site in the mid-1940's. "The City has told us they can't specify any of the land for students or faculty, but as a college we could that if we owned the land."

[Opinion by Scott Feeney: To Stop Monster Homes, Legalize Apartments](#)

SF Examiner

In San Francisco's ritziest neighborhoods, from Corona Heights to Noe Valley to Potrero Hill, there's an epidemic going around: monster homes. Someone will buy a tiny, rundown, single-family home for a mere \$1.5 million, then replace or add on to make it a gigantic single-family home or duplex that sells for \$4.5 million.

Neighbors who also own multimillion dollar homes, but refuse to admit that they're rich, are furious. "We need to stop this loss of affordable housing," they somehow manage to say with a straight face, as though a tiny home on expensive land selling for \$1.5 million is remotely affordable.

The planning bureaucracy is responding tepidly with a new proposal, “Residential Expansion Threshold,” that pays lip service to housing production needs, but mostly offers NIMBYs concessions. It seeks to maximize allowable density, for example, by incentivizing building a duplex instead of a single-family home in Noe Valley. It’s a reasonable goal, but inadequate given existing zoning. Duplexes are illegal to build in much of The City, so the RET does little for us.

At the same time, the program aims to reduce building mass to “respect neighborhood character,” a thinly disguised segregationist dog whistle. Respecting neighborhood character means keeping residential neighborhoods the same: single-family homes that are low-density and unaffordable.

The Planning Department should instead legalize apartments. We’re in a housing shortage, and wealthy, low-density neighborhoods are not pulling their weight to solve it. While people may think a six-story duplex with two units is tacky, there’s nothing wrong with a six-story apartment building with five smaller units — what would get built if legalized.

Formerly Homeless Veterans Raise Questions About Potential Relocation from Illegal Units in SF

SF Examiner

More than a dozen formerly homeless veterans are raising questions about the plan that San Francisco has to house them if their illegal units are removed from single-family homes in the Bayview.

The tenants have been in housing limbo since San Francisco sued landlord Judy Wu last August for converting the houses into multi-unit buildings for veterans and very low-income individuals. The lawsuit prompted Wu to file permit applications with the Planning Department to remove the 15 illegal units.

The Mayor’s Office has committed to finding housing for the formerly homeless tenants if the Planning Commission decides to remove the units. The commission is expected to vote on Nov. 16, a month earlier than previously scheduled as The City prepares to head to trial with Wu in February.

The early vote has tenants worried the Planning Commission will decide to remove the units before The City has found homes for the tenants to move into in a comparable neighborhood.

“You’re trying to rush this without having a real plan in place for how to fix this,” tenant Kirby Lewis told the commission last Thursday. “Eviction is not the solution.”

“Going from a stable home in a neighborhood setting to an SRO on Sixth Street or in the Tenderloin is not acceptable,” he added. “Many of us have [come] from Sixth Street and the Tenderloin — we don’t want to go back.”

Dogpatch, SF’s Latest Boomtown, Neighborhood, Shedding Scruffy Past

SF Chronicle

The influx of new residents in Dogpatch has been good for foot traffic at Industrious Life, a home decor store on Tennessee Street in San Francisco. But co-owner Patti Davidson bristles just a bit when she hears browsers refer to the neighborhood as the city’s “new” arts and design district.

That’s because cheap rents and plentiful warehouse space have been drawing artists and makers to the funky neighborhood for at least 30 years.

“Everyone talks about Dogpatch like it’s the cool new neighborhood, but in fact it’s always been cool,” said Davidson, who has worked and hung out at artist spaces in the neighborhood off and on since the 1980s. “There were more artists here when it was off the radar.”

Like it or not, longtime Dogpatch folks can’t ignore the fact that their beloved

neighborhood is very much on the radar now. With new restaurants or galleries opening seemingly every week, Dogpatch is the city's fastest-growing neighborhood, with a population set to jump to about 8,000 by 2025 — up from 2,000 in 2015 — as huge developments at Pier 70 and the old Potrero Power Plant join the area's shiny housing complexes.

In the past three months alone, three developments with a total of 700 housing units have opened in Dogpatch. An additional 1,500 units are set to pop up in the next few years as new buildings rise throughout the flat, sunny, 141-acre rectangle sandwiched between the Central Waterfront and Interstate 280.

Tennessee Street alone, which is home to both the San Francisco chapter of the Hells Angels and City Attorney Dennis Herrera, will see seven new developments totaling 663 units along its 11-block length. Two blocks over, Indiana Street will have 493 new apartments in three developments. And four complexes with 400 units will materialize along Third Street, the main commercial drag, where the T-Third Street Muni cars lurch north toward Mission Bay and south toward the Bayview.

SF Shoots to Boost Number of Local Residents Helping to Build Warriors Arena

SF Examiner

In April, Mayor Ed Lee told the 41 residents enrolled in an intensive job training program funded by the Warriors development team that one day they will attend a concert, a basketball game or a convention at the Mission Bay arena and be able to tell their friends and family, "I helped build this thing. I am really proud of this."

But five months after training concluded, just six will be able to say that.

That's because of the 41 enrollees, 33 graduated, and of those 33 just six were hired to help work on the Chase Center arena, which is being built by Clark Construction Group and Mortenson Construction on an 11-acre site at 16th and Third streets in Mission Bay.

The nine-week job training, which was called the Chase Training Center, was funded by JPMorgan Chase through a \$150,000 grant to further the project's local hire efforts. The training was run by the Office of Economic and Workforce Developments' CityBuild program, which works with nonprofits, labor unions and contractors to train a pipeline of local hires for construction projects.

The arena's contractors are under the requirement to make "good faith efforts" to hire San Francisco residents for 50 percent of the total construction hours.

Since breaking ground in January, residents have worked 14.6 percent of total job hours to date and 27.1 percent of apprentice hours, according to data provided Oct. 16 by the Office of Economic and Workforce Development.

Redevelopment of Another Gas Station in SF Closer to Reality

Socketsite

Plans to level the 76 station and JT's Auto Repair shop on the southwest corner of Lawton and 42nd Avenue in the Outer Sunset and develop a four-story building upon the 3601 Lawton Street site have been newly rendered by Kodorski Design and are slated to be approved by San Francisco's Planning Commission next week.

In addition to 15 townhome-style condos, of which all but one are three-bedrooms, the refined designs for the proposed development include 4,500 square feet of ground floor commercial space fronting Lawton and a basement garage for 24 cars.

Iconic Goodwill Razed for First Hub District Tower to Rise

Socketsite

With the height and bulk limits for the proposed 550-unit apartment tower to rise on the former Goodwill site at the corner of Mission and South Van Ness Avenue having been raised and the building permits for the 396-foot-tall tower having been approved,

the 1580 Mission Street site is being cleared as captured by a plugged-in reader above. The historic Coca-Cola Bottling Plant clock tower in the background will be saved and incorporated into the greater Hub District development which includes a 500,000-square-foot building for the city that will wrap around the corner tower, stretching from 11th Street to South Van Ness Avenue.

Will Voters Repeal Costa-Hawkins in 2018?

Beyond Chron

Liam Dillon's October 23 Los Angeles Times story broke the news: activists are moving forward toward placing an initiative repealing California's Costa-Hawkins law on the November 2018 ballot.

I recall that dark day when State Senator Nicholas Petris betrayed his Berkeley constituents in casting the key vote to get Costa-Hawkins out of committee where it had been kept bottled up for years. Costa-Hawkins was a product of a new term limits law and the GOP's brief control of the California Assembly, though support was bipartisan (Jim Costa was a Democrat).

Costa-Hawkins exempts most single family homes and all condominiums from rent control. Most importantly it barred cities from restricting rent increases on vacant apartments (i.e. vacancy control). Cities inability to limit rent hikes on vacant apartments has worsened housing affordability in rent-control jurisdictions.

Repealing Costa-Hawkins does not impose vacancy control in San Francisco, Los Angeles and Oakland where it never existed. All it does it return to localities the option of enacting vacancy control as one strategy for addressing their affordability crisis.

The Five Rules for Successful Ballot Initiatives that I include in my book, *The Activist's Handbook*, almost always predict the outcome. Here is how they apply to the Costa-Hawkins's repeal measure

According to the Times story, "the Alliance of Californians for Community Empowerment (ACCE), a nonprofit community organizing group, is the primary backer of the initiative. The organization said it had the support of major tenant groups up and down the state and Michael Weinstein, the leader of the AIDS Healthcare Foundation."