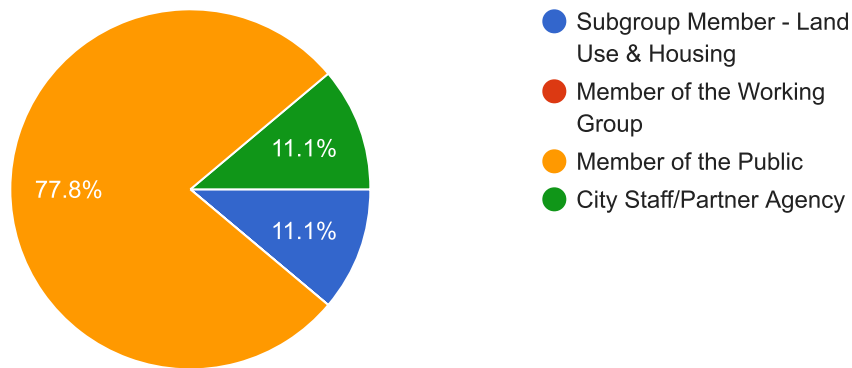


Land Use & Housing Goals and Strategies

This document reflects responses to potential goals and strategies for the Excelsior & Outer Mission Neighborhood Strategy.

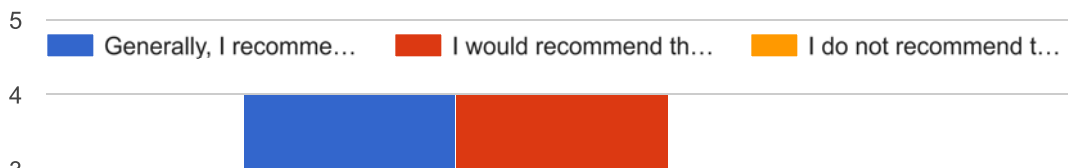
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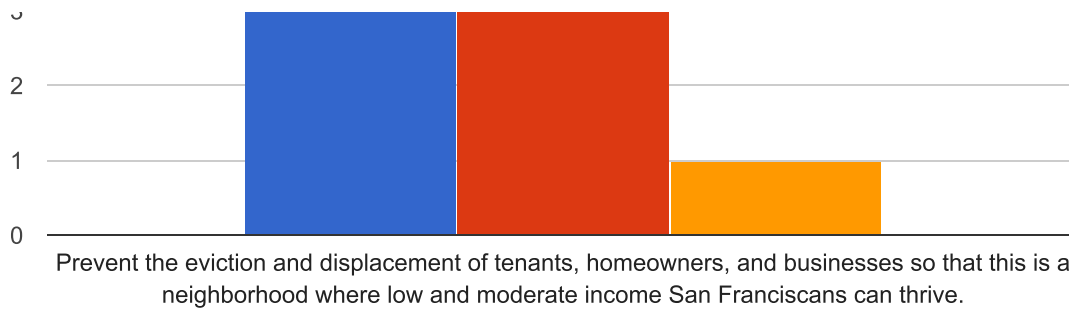
9 responses



THEME: STABLE housing & commercial space.

Goals to promote STABLE housing & commercial space.





I have the following EDITS or ADDITIONS to the above goals.

5 responses

test

Build more housing so that current residents aren't displaced.

Work with tenants, homeowners and businesses toward solutions that encourage equitable housing solutions so this is a neighborhood where all San Franciscans at all incomes can thrive

Prevent displacement, while attracting families and industry visuals with higher incomes who can help sustain new businesses.

I would reduce eviction and displacement, but I would not prevent them entirely. The best way to do that is to provide abundance.

I have the following COMMENTS about the above goals.

4 responses

test

Unrealistic & punitive; ignores middle income workforce housing

Perhaps it'd also be prudent to consider, individually, each of the entities represented by these goals to review a comparative analysis of benefits.

Any plan that involves sustainability is necessarily going to involve profit. You cannot expect a good outcome if you eliminate profit.

I have the following QUESTIONS about the above goals.

3 responses

test

Is the intention for this to be a low and moderate income neighborhood? How will this affect services and quality of life?

How would you prevent eviction and displacement? I assume rent control and property tax control. I favor the idea of not collecting the increase in property taxes for seniors' primary residence, in exchange for collecting the back taxes when the property transfers hands.

THEME: ACCESSIBLE housing, commercial space & public space.

Goals to promote ACCESSIBLE housing, commercial and public space.

10

I have the following EDITS or ADDITIONS to the above goals.

2 responses

Maintain and build housing stock that prioritizes the unmet needs of existing residents and welcomes.....

I would put more emphasis on build than maintain, with increased density permissions in this district and the elimination of parking minimums.

I have the following COMMENTS about the above goals.

1 response

I think the anti-market views of certain prominent members of the working group are at odds with the majority views of the district.

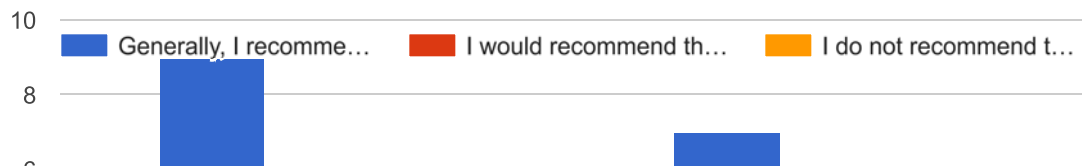
I have the following QUESTIONS about the above goals.

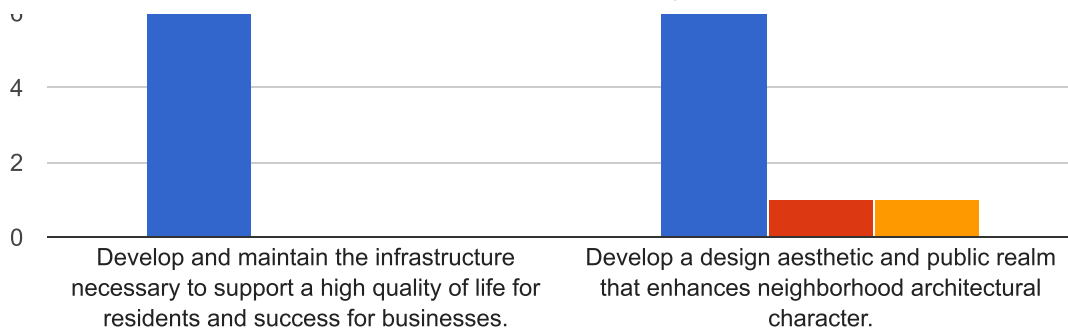
1 response

Why are there such high rents in the presence of so many empty storefronts?

THEME: LIVABLE neighborhood.

Goals to promote a LIVABLE neighborhood.





I have the following EDITS or ADDITIONS to the above goals.

2 responses

*PUBLIC TRANSIT/INFRASTRUCTURE

I have a poor opinion of design review.

I have the following COMMENTS about the above goals.

2 responses

Although it would be ideal to have architecture that blends in, I wouldn't want stringent architectural requirements to prevent new housing from being built.

The market for design is distorted by how people do not build for themselves around here. If we had more of a builder society, and less of a consumer society, then there would be less need for centralized design services.

I have the following QUESTIONS about the above goals.

2 responses

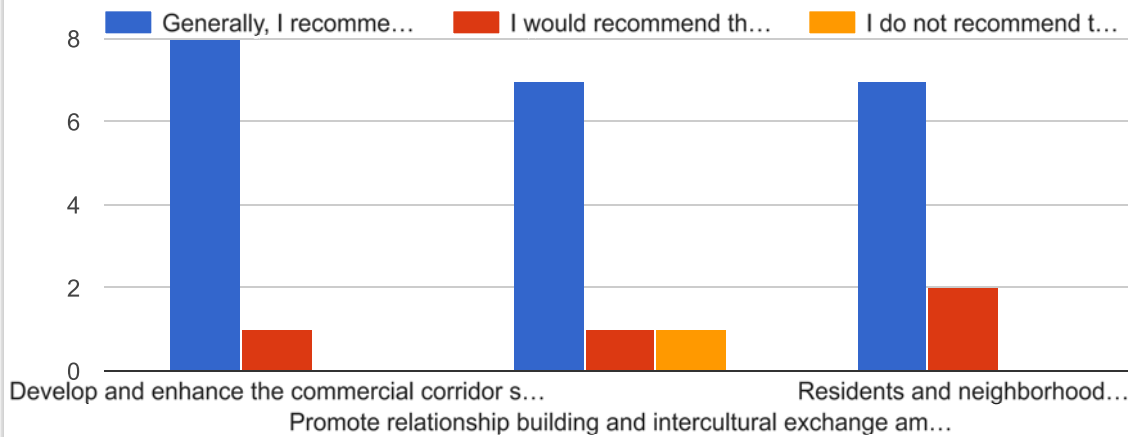
Since the mobility sub group has not succeeded in identifying a comprehensive infrastructure plan with MTA, how can the 1st goal succeed when we can't get a bus, park or get to the commercial district

How can you have a truly welcoming design aesthetic, when you are having so much trouble getting input

from the Asian half of the district?

THEME: THRIVING business district and community.

Goals to promote a THRIVING business district and community.



I have the following EDITS or ADDITIONS to the above goals.

2 responses

ADD to the Develop and enhance the commercial corridor goal: "and maintains affordability for existing residents."

I would eliminate the power being exercised against owner-businesspeople, not put them in charge of the power. Power against rentiers is important, but individual freedom is essential.

I have the following COMMENTS about the above goals.

1 response

I feel that a lot of this planning process is designed to disenfranchise. When you start with a paradigm of oppression, you do not create equity by opening the doors of the oligarchy; you merely create another interest group among the oligarchy.

I have the following QUESTIONS about the above goals.

3 responses

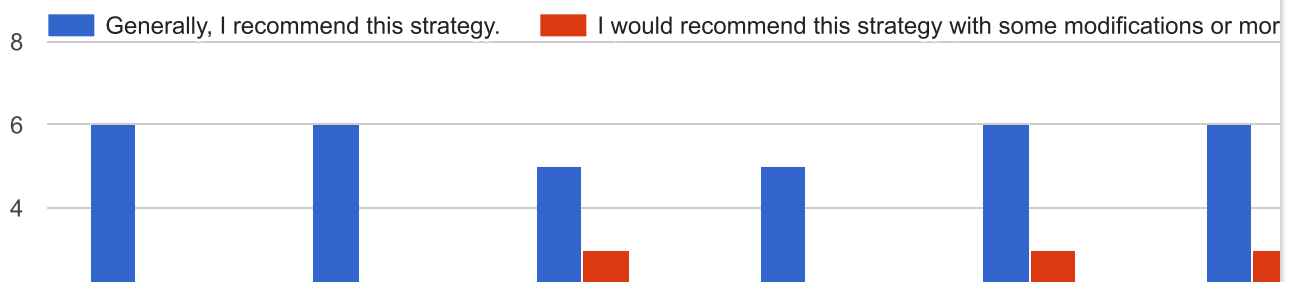
Why do you assume there are no relationships & intercultural exchanges?

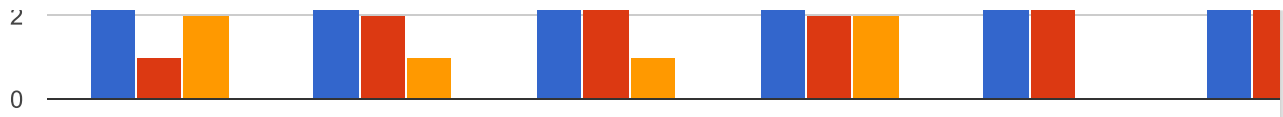
How many stakeholders would be consulted? The larger the group, the slower the process and positive change could be.

With the average home in the Excelsior now selling for upwards of \$1 million, what does a commercial corridor that serves “working people” going to look like? We don’t want the rich people to have to drive for their daily needs, either.

Strategies for a STABLE neighborhood and commercial district.

Strategies to support stability.





I have the following EDITS or ADDITIONS to the above strategies.

2 responses

Please ADD: Create a fund to enable the City to acquire land to be placed in a community land trust to enable community-serving development.

The best form of rent stability is sufficient supply to make raising rents impractical. Losing a rent-controlled apartment is not as bad when there are plenty of equivalent apartments at the same price.

I have the following COMMENTS about the above strategies.

3 responses

I would definitely not support direct rental subsidies. Require landlords & developers to rent at reasonable rates. The only situation that is appropriate for rental subsidy is when the city or some other government body is the property owner. No rental subsidy for privately owned buildings.

These are the same questions as before--There has been NO discussion about these punitive pro-tenant initiatives which will deter investment in the neighborhood

I am wary of policies that would make small-time landowning too onerous, and push access to capital gains to already rich capitalists.

I have the following QUESTIONS about the above strategies.

3 responses

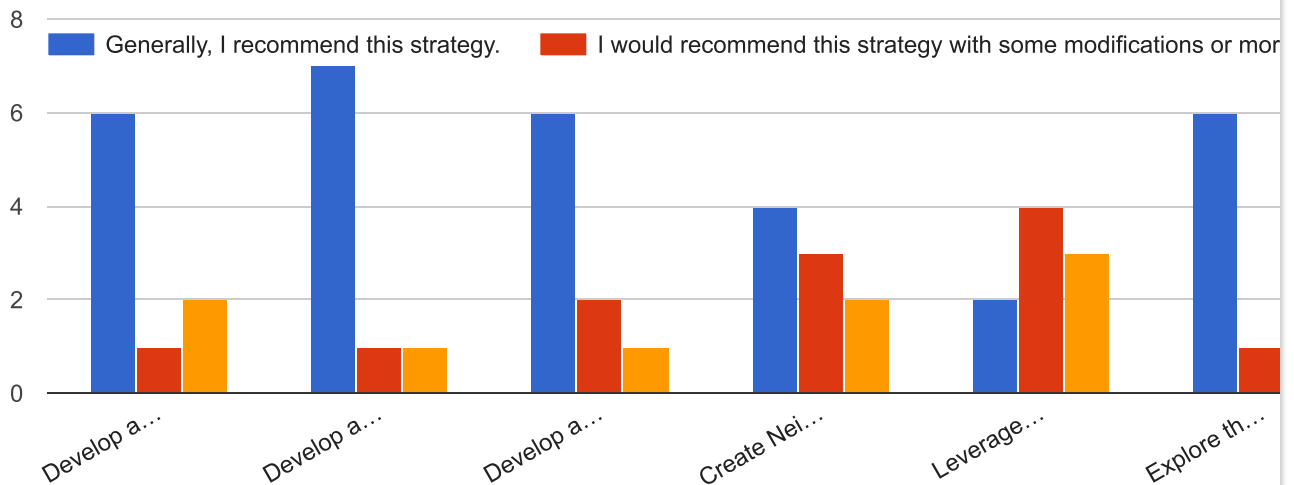
Where are the questions that support the actual taxpaying base--the homeowners and why only are tenant's needs being considered?

What is "tenant buyout"?
 What is the criteria for a business to achieve legacy status?
 (Last strategy) What would the amendments be?

How does the natural lifecycle of a business operate in an environment where some businesses get to be declared as legacy, and how sustainable is the practice?

Strategies for an ACCESSIBLE neighborhood and commercial district.

Strategies to support stability.



I have the following EDITS or ADDITIONS to the above strategies.

2 responses

We should expedite only 100% affordable housing projects.

We are in a severe housing shortage. When we have severe shortages in other goods, we subsidize the makers of those goods so consumers can have them more cheaply. It's insane that we're instead taxing

developers of housing. We should raise money for affordable housing from activities that more directly are causing the shortage, not from businesses that are supposed to alleviate the shortage. We should also end the pay-to-play patronage system that favors well-connected capitalists (regardless of lip-service ideology) over people who are simply trying to follow the law while providing something that the market needs. I would also severely reduce or eliminate impact fees, according to whether the infrastructure is already there. There can be no sustainability without profit.

I have the following COMMENTS about the above strategies.

4 responses

Strongly encourage allowing more units through density increases and height increases.

These ideas belong in Mission Bay & downtown

For all the strategies for which I selected the middle choice: I need more information.

"Appropriately and responsibly" is also a euphemism for "slow down and don't offend anybody." I want the housing shortage to end within my lifetime. I want offense.

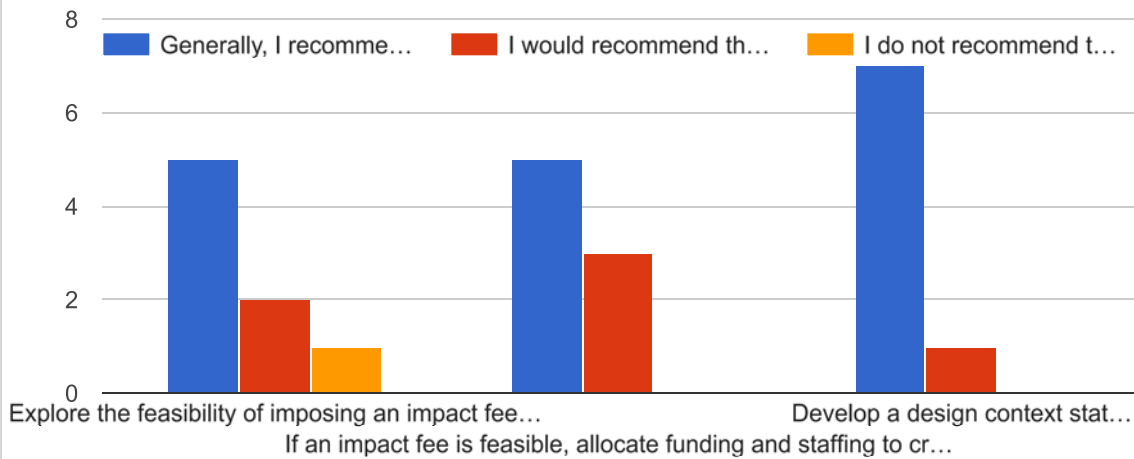
I have the following QUESTIONS about the above strategies.

1 response

How can we continue subsidizing housing through a recession? Impact fees and inclusionary zoning seem to have a weakness there.

Strategies for a LIVABLE neighborhood and commercial district.

Strategies to support stability.



I have the following EDITS or ADDITIONS to the above strategies.

2 responses

Develop graphic designs that fully inform architects of the desired neighborhood aesthetic

I would prefer funding from other sources: vacancy tax, rent tax including imputed rent tax, property tax reform. There's a saying that we tax what we want less of. We don't want less development.

I have the following COMMENTS about the above strategies.

1 response

I think form-based zoning sounds like a better idea than dictating how things should look according to what a small group of busybodies manage to convince some officials is the official look of a district. It's really tragic

how decades of repression have made the outside feel of the neighborhood not reflect the ethnicities who live here almost at all.

I have the following QUESTIONS about the above strategies.

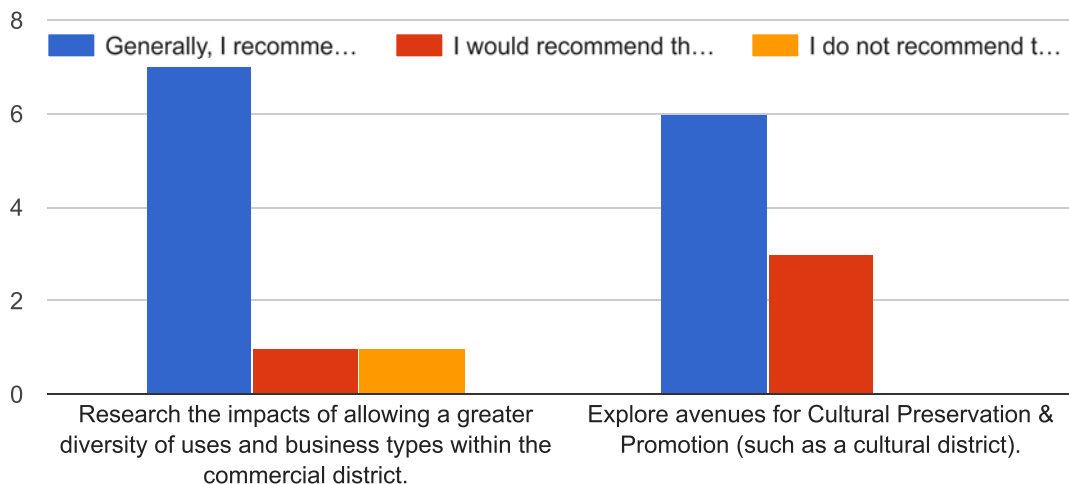
2 responses

What is an "impact fee"?

This strategy seems targeted at big developers with their naturally out-of-touch sensibilities. How can we get more self-expression in architecture?

Strategies for a THRIVING neighborhood and commercial district.

Strategies to support a THRIVING neighborhood and commercial district.



I have the following EDITS or ADDITIONS to the above strategies.

3 responses

Please add to the cultural preservation strategy "including specific protections to prevent the displacement of our diverse immigrant communities and communities of color".

" create, foster, and preserve affordable space for

artists and arts organizations,”

I would relax the permitting around home businesses. Before we have a business that can rent a commercial space, it's more natural to have a business in the home that you're paying for anyway. We need to restore the small-business pipeline. I hear that ADA compliance is also onerous and preventing a variety of businesses from opening in existing spaces.

I have the following COMMENTS about the above strategies.

1 response

I am extremely unimpressed by the Calle 24 Cultural District and the PODER activism here. I don't want that expanded.

I have the following QUESTIONS about the above strategies.

2 responses

Could a cultural center, rather than a district, serve the same purpose?

How does preservation fit into lifecycles? Even if you preserve some aspect of a neighborhood, the people grow old or move out and are replaced by new people. It seems to be an extreme disservice, all that rhetoric I hear about new people not having a culture.

Other Ideas & Comments

Other Ideas and Comments

3 responses

San Francisco is changing. We can't stop it, we can only manage it within the current legal structure. In my view, we need change in the Executive. Any policy or planning approaches need to allow a dynamic city to

view, we need change in the Excelsior. Any policy or planning approaches need to allow a dynamic city to move forward. I am quite familiar with some cities in the Upper Midwest, such as Detroit, MI, which have struggled. We need to make sure that anything like that doesn't happen here.

Ensure that there are safer streets. Including in the areas outside of the commercial corridor.

Supervisor Safaí said the private development market will never cater to the middle class ever again, and we therefore need severe interventions in the market. He is extremely misguided. There would not be such demand for high-end prices here if there were a lot more high-end construction closer to the centers of activity, especially Haight-Ashbury, Central SoMa, and Inner Sunset. That might even reduce the land prices in our neighborhood. At the same time, we should be identifying and removing barriers for small market participants to build individual missing-middle constructions in far-flung neighborhoods such as Excelsior. Not everything has to be mega-developers with mega-connections and mega-cash to build dozens of units or more at one time, but the way zoning works, only the mega-developers have the influence to change zoning to allow their individual projects. This state of affairs, this disenfranchisement, needs to change.

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