



Focus on San Francisco

San Francisco County

Spring 2017 Public Engagement: Comments from San Francisco County

San Francisco County Open House -- Wednesday, May 17, 2017

Bay Area Metro Center, 375 Beale Street, San Francisco

6:30 p.m. to 8:30 p.m.

ACTION PLAN STATION FEEDBACK

The **Action Plan Station** described proposed actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below are the comments submitted at the boards for Housing, Economic Development and Resiliency.

Housing

- 1 By-right development.
- 2 More "affordable housing" centers near rail transit hubs OR all transit.
- 3 Create "areas of protection" from development as a proactive measure to curb or prevent gentrification. Please!
- 4 Preservation is only a short-term emergency measure. In the long run, it makes the situation worse.
- 5 Make the forum on affordable housing an annual or bi-annual event.
- 6 Let's see more of the key housing affordability metrics in the plan.
- 7 Just Cause eviction protection.
- 8 ABAG/MTC should comment (not approve, but comment) on local (city/county) Area Plans and General Plan amendments as to consistency with regional (PCA, PDA, RHNA) goals, with specific language to reinforce/support regional efforts.
- 9 Big plans and huge developers can't be counted on to create naturally affordable housing. We need a development climate that enables small-time individuals to develop. Contestants on Naked and Afraid have more right to create housing than citizens in California.
- 10 The US Constitution Bill of Rights is a not-very-detailed, but very strong top-down measure that trades local control for the prosperity of freedom. We need a housing bill of rights to end the uncertainties that make housing so expensive to create around here.
- 11 Invest more in affordable, low-income housing instead of luxury apartment complexes.

Economic Development

- 12 Repeal Prop 13 of 1978.
- 13 Stop doing studies and take action!
- 14 Job Location: Incentivize employment growth in locations that have high transit accessibility and existing/planned capacity (Oakland, Fremont, Walnut Creek).

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- 15 Transportation Access: There is no public transit access (buses) to new Warm Springs BART night/weekends (Title VI violation?).
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- 16 Real job hiring programs for older/mature workers, as a lot of companies seem to hire only younger workers.
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- 17 15% per capita GHG reductions is woefully inadequate. MTC needs to work with CARB to reach 80% reductions.
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- 18 Overturn New London Supreme Court decision (*Kelo v. City of New London*).
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- 19 *Close open space funding gap.
*More specifics!
*Restore agricultural mitigation.
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Resiliency

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- 20 Address water sustainability, quality and availability with future growth, i.e., climate change, drought, flooding, repair of existing antiquated infrastructure.
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- 21 Connect to youth programs around the region that are talking about climate and resiliency and elevate their ideas.
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- 22 Language to work with water districts to create cohesiveness and cooperation.
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- 23 We need a major cultural shift to minimize greenhouse gas emissions - major lifestyle changes (like stop driving).
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- 24 How big is the effect of solar panels (plus gentrification, people moving further from urban core) compared with simply denser housing?
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- 25 Use cost of climate resiliency to motivate investing in GHG reduction - show how costs will be lower by reducing emissions (and lay out play for getting there).

ACTIVITY STATION FEEDBACK

*The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below are the comments received at the San Francisco County open house.*

The best way to create more housing in the Bay Area is...

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- 1 Affordable homes near jobs and transit!
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- 2 To incentivize innovation and efficiency in the construction industry to find more affordable ways to build.
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- 3 To incentivize small-scale landowners to create modest multifamily housing buildings (2, 3, 5 units) by, among other things, reforming CEQA.
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To keep the region's economy growing, we should...

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- 4 Invest in infrastructure, because if you can't effectively move around...everything stops.
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To prevent displacement, I recommend...

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- 5 Surveying members within the community for feedback that is from the community members and putting that feedback first as a priority, rather than people who are hoping to move into the area.
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To solve the Bay Area housing crisis, I recommend that we...

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- 6 Upzone wealthy RH-1 and RH-2 and switch to by-right housing approvals.
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- 7 Need to think of housing as a right, not a privilege.
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We can create a more resilient Bay Area by...

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- 8 Getting more aggressive when it comes to GHG and PM reduction.
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We need a transportation system that...

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- 9 A) mentions and B) comments on the likely presence of autonomous vehicles during the 2040 plan horizon and discusses how to steer this technology to serve the stated performance goals.
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- 10 Is the solution, not the problem.
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- 11 Is safe with zero deaths and criminal activities.
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- 12 Can actually reduce VMT by providing a faster, more convenient alternative to driving!
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- 13 Includes another Bay Bridge.
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- 14 Provides European-style transit and train mobility and high speed rail soon.
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- 15 Funds the transit system more than the highway system.
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- 16 Build the original 600-mile, 9-county BART system (be it BART or other rail system).
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- 17 Where everyone can travel all over the U.S. with a single universal transit card.

FEEDBACK VIA WRITTEN COMMENT FORMS

Some participants submitted additional comments via a comment form available at the open houses.

Below are comments received at the San Francisco County Open House.

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- 1 Public engagement and participation strategies should be consistent across all ABAG/MTC planning efforts and projects. The core capacity transit study did not have meaningful and robust outreach and stakeholder engagement, despite comments to do so.
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- 2 It would be nice to have had an Alameda County meeting in Oakland (or Berkeley) as Fremont is more of a challenging to get to.
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- 3 I was also hoping to find a "Clipper Program" person here, but none was found.
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- 4 While remaining clear-eyed about the real limits of MTC's authority, it's important to present a truly transformative vision of the Bay Area on the path to a fossil-free future. Increasing VMT, tinkering around the margins of our transit infrastructure, and paltry (and speculative) GHG reductions do not constitute that vision. We can do better!
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- 5 Public regional express bus system to ease San Francisco pass thru traffic and relieve regional traffic. Do not believe future ferry boat service will solve regional congestion.
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- 6 Commercial local development having regional impact. Menlo Park Facebook expansion w/ restricted off-freeway trips requires more employee commuter buses, congesting employees' neighborhood. Initiate development fee/continuing property tax revenue sharing development expansion city and employee resident city/county.
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- 7 Plan lacks acknowledgement of "bottom of iceberg" requirements for growth: water, sewage treatment, etc.
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- 8 Will automation reduce jobs? Need to continually evaluate Uber/Lyft; absorb frustrated public transit riders. Regulation/policy to protect the citizens - and the least among us.
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- 9 Enhanced regulation on Air BNB/VRBO removing housing stock.
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- 10 Thank you for the valet bike parking. Please advertise its availability in your promotional announcements.
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- 11 Please make it more difficult to drive so fewer people will drive. For example: put bollards in roads so cars can't get through (but bicycles can), take away car parking, time stoplights for a speed of 12 mph, take away lanes on the freeway, turn city streets into pedestrian zones where kids can play instead of cars driving there.
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- 12 Please spend more money on bicycle and pedestrian infrastructure instead of automobile infrastructure.
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- 13 Please combine all transit systems in the Bay Area.
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- 14 Please stop urban sprawl and preserve farmland (what's left of it!)
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