

Community Advisory Committee of
Market and Octavia Area Plan
City and County of San Francisco

Meeting Minutes

Planning Department, 1650 Mission Street, 5TH Floor

Monday, April 21, 2014

7:00 PM

Regular Meeting

Committee Members Present: Jason Henderson, Krute Singa, Robin Levitt,
Lou Vasquez, Kenneth Wingard

Committee Members Absent: Ted Olsson, Dennis Richards

City Staff in Attendance: Alexis Smith (Planning); Menaka Mohan (Planning);
Gillian Gillett (Mayor's Office); Sophie Hayward
(Mayor's Office of Housing); Teresa Yanga (Mayor's
Office of Housing); Chandra Egan (Mayor's Office of
Housing)

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1. Call to order and roll call
 2. Announcements, upcoming meetings, project updates, and general housekeeping [discussion item]
 3. Approval of minutes for September 16, November 18, and March 17 regular meetings [action item]
 - Minutes approved for September 16, November 18, and March 17
 4. Proposed 2014 Transportation Revenues as Proposed by the Mayor's Transportation Task Force. Presentation by City staff on the transportation funding revenues proposed for 2014 as identified through the Mayor's Transportation Task Force. [action item]

Gillian Gillett from the Mayor's Office presented on the 2014 Transportation Revenues, specifically the General Obligation fund and the Vehicle License Fee increase. The Market Octavia CAC passed the following resolutions in support of the general obligation bond and the vehicle license fee increase. CAC members asked if the GO bond could be used to fund light rail, buses, or light rail vehicles; staff responded that the GO Bond can only be used for real property. CAC members also expressed dissatisfaction with Sunday meter parking ending.

Market Octavia CAC

Resolution on the Transportation Task Force Recommendations

The Market Octavia Community Advisory Committee supports the proposed Vehicle License Fee increase, as outlined in the 2014 recommendations of the Mayor's Transportation Task Force.

Approved by the Market Octavia Community Advisory Committee on April 21, 2014.

AYES: Henderson, Levitt, Singa, Vasquez, Wingard

NOES: None

ABSENT: Olsson, Richards

ABSTAIN: None

The Market Octavia Community Advisory Committee supports the proposed General Obligation bond, as outlined in the 2014 recommendations of the Mayor's Transportation Task Force.

Approved by the Market Octavia Community Advisory Committee on April 21, 2014.

AYES: Henderson, Singa, Vasquez, Wingard

NOES: Levitt

ABSENT: Olsson, Richards

ABSTAIN: None

5. Housing in the Market Octavia Plan Area. Presentation by staff from the Mayor's Office of Housing and the Planning Department on citywide housing policy and housing development in the Plan Area. [discussion item]

Staff from Planning presented data on housing development, including inclusionary units, in the Market Octavia area since plan implementation.

The Mayor's Office of Housing presented on Citywide housing policy and the Housing Trust Fund, which resulted from Proposition C passed in November of 2012. The Housing Trust Fund is used to pay for Down Payment Loan Assistance,

as well as housing stabilization, which can assist homeowners with code deficiencies. The fund can also be used to purchase small properties to maintain affordable housing. The fund is set at \$20 million in the first year, and it is 30 year fund which will grow to \$50 million.

The Mayor's Office of Housing also spoke about the Mayor's Directive, which directs City Departments to produce more housing, prioritizing affordable units. Any project that exceeds the required inclusionary housing requirement will receive priority permit processing.

Two pieces of legislation have passed to stabilize and increase housing production. Legislation introduced by Supervisor Chiu creates a path to legalize illegal units. Supervisor Weiner introduced legislation to permit accessory dwelling units in the Castro neighborhood.

CAC members inquired about rent control and how it impacts available housing, specifically problem tenants and its impact on small property owners. The Mayor's Office replied that MOH does not regulate Rent Control, and MOH's housing is exempt from rent control as they provide government subsidized housing that is affordable based on Area Median Income.

CAC members also discussed concerns about vacation housing, corporate housing, and Air BnB's impacts on rental housing in the City. CAC members inquired why land dedication was not used in the 38 Dolores project. MOH will provide further information on this matter. MOH also commented that while land dedication is used in Eastern Neighborhoods, and that land banking has benefits, it does not translate into units being built faster. MOH also spoke about the complicated nature of building projects in respect to Parcel O, which is to be developed as affordable family housing. Even if MOH has preconstruction costs, it may not have enough to finish the project.

6. Election of CAC officers [action item]

Jason Henderson and Krute Singa were appointed as Chair and Co-Chair respectively

7. Development Pipeline Report and Legislation/policy pipeline report [discussion item]

8. Public Comment

9. Adjournment

NEXT MEETING: May 19, 2014