

LINCOLN MANOR

Neighborhoods United, SF

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5/15/25

WHO IS NEIGHBORHOODS UNITED, SF?

- Coalition of 50 + neighborhood associations
- Merchant associations (Small Business Forward)
- Tenant and anti-displacement organizations, (REPSF)
- Mission is to promote equitable growth,
- Protect our neighborhoods,
- Ensure public input,
- Prevent the displacement of residents, tenants & small businesses
- Emphasize that SF is experiencing a housing *affordability* crisis—not a housing unit crisis
- All volunteer

HOW DID WE GET HERE?

2017 California legislature passes SB330, **State Housing Crisis Act**

CA Department of Housing & Community Development (HCD) sets growth projections for all municipalities—

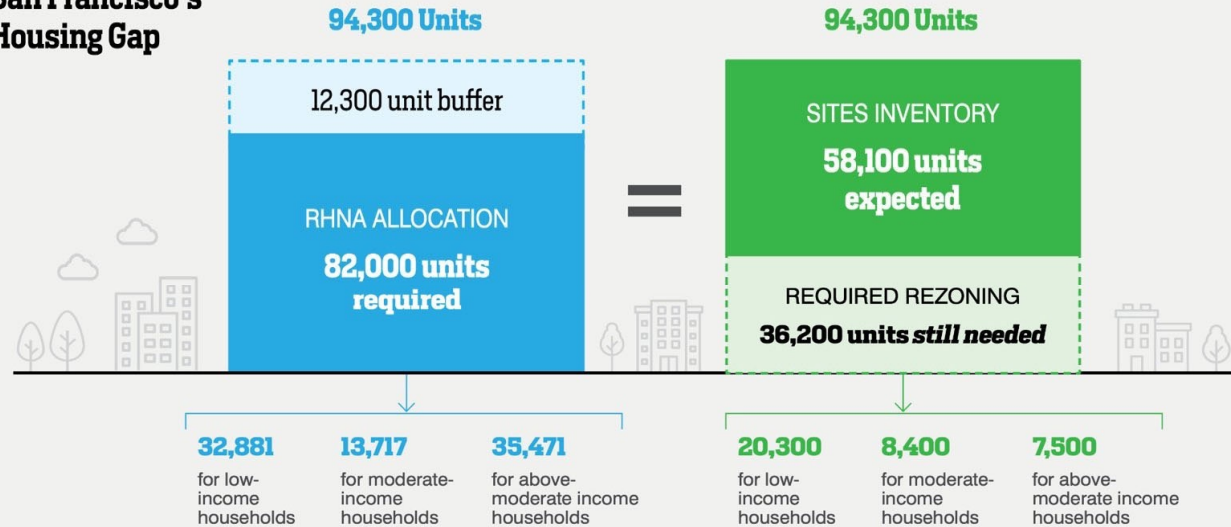
- Regional Housing Needs Allocation (RHNA): SF 82,000 units by 2031
- Syncs with city and county-wide General Plan updates (8 year cycles)
- Targets Housing Opportunity Areas or “[Well-Resourced Neighborhoods](#)” where new housing is to be located: north and west in SF

In addition, since 2017 there have been 100s of new state bills and revisions to existing bills that eliminate local control, streamline permitting processes, and facilitate large-scale development while reducing affordability requirements (SB 423, State Density Bonus, etc.)

REGIONAL HOUSING NEEDS ALLOCATION (RHNA) GAP SHORTFALL

SF PLANNING, RECORD NO. 2021-005878CWP HEARING DATE: APRIL 10, 2025 EXPANDING HOUSING CHOICE (HOUSING ELEMENT REZONING PROGRAM)

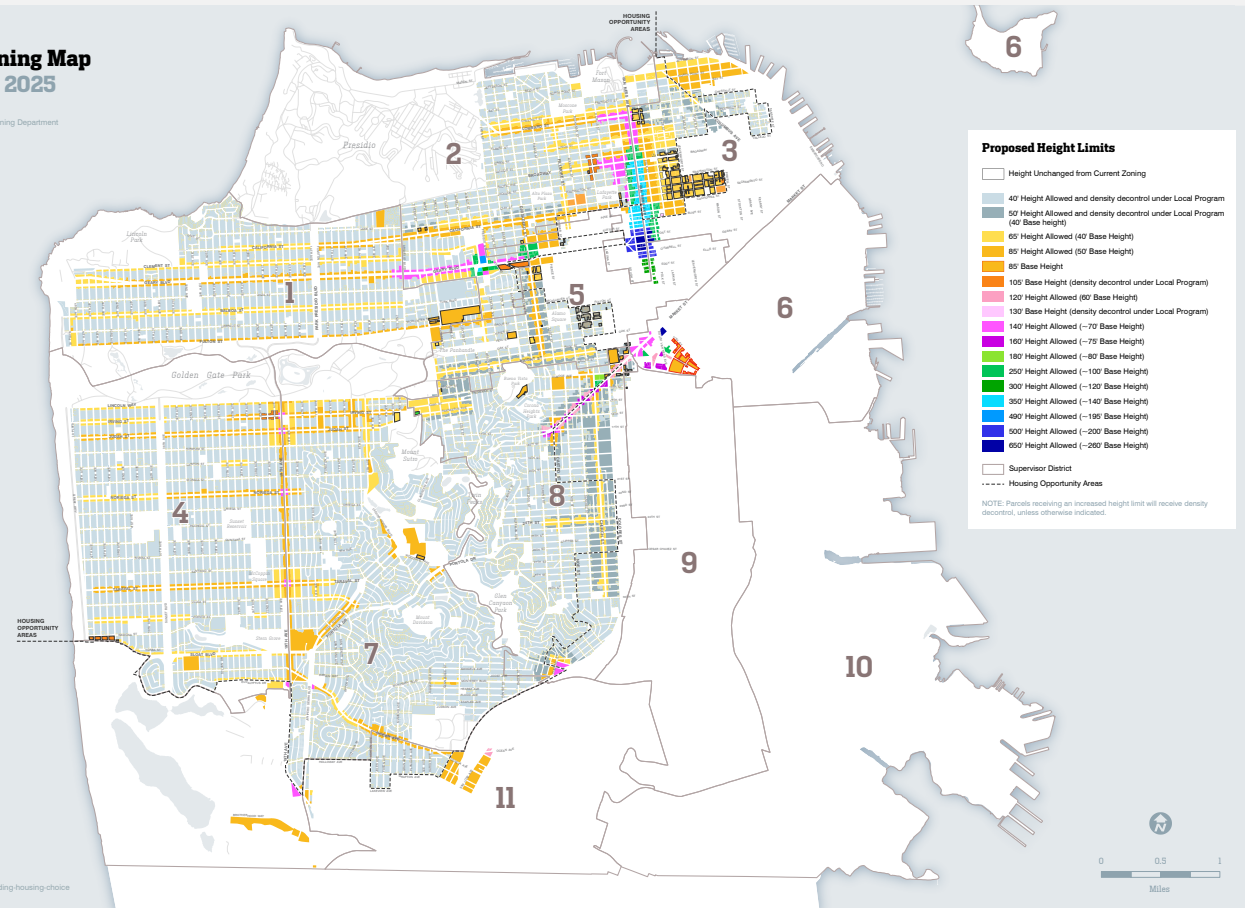
San Francisco's Housing Gap



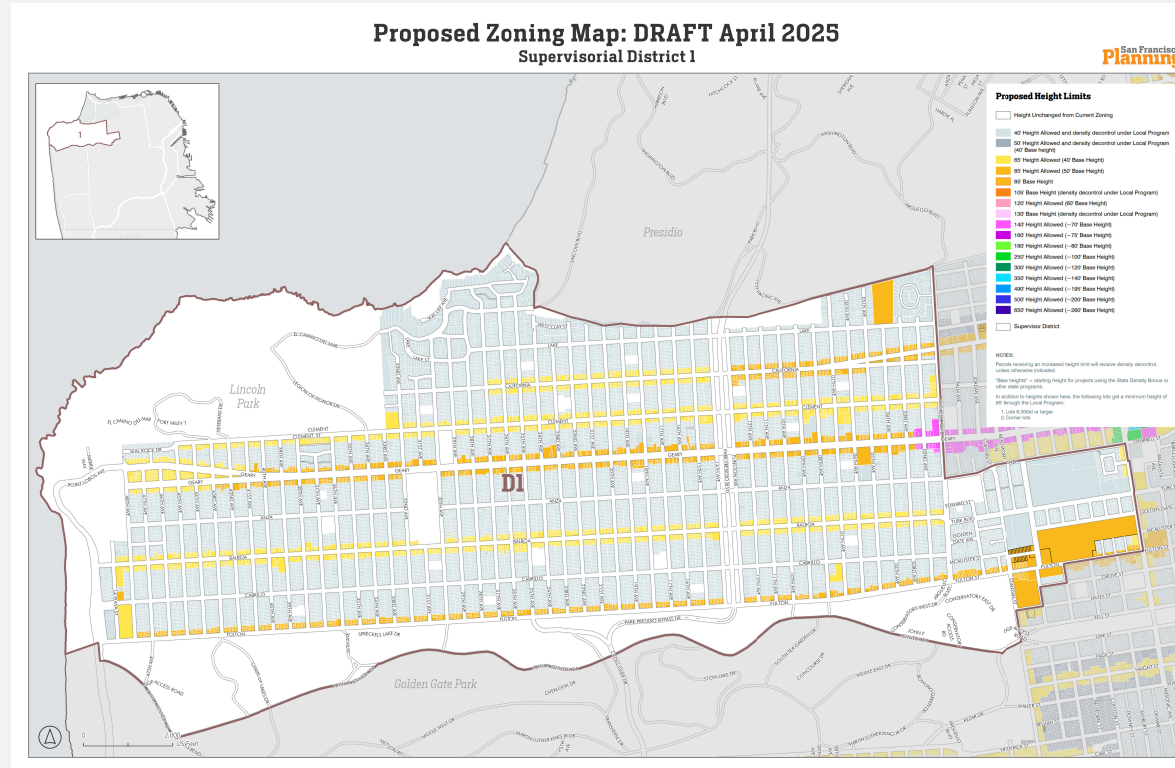
MAYOR LURIE'S UPZONING AND DENSITY DECONTROL MAP

EXHIBIT A: Proposed Zoning Map DRAFT April 2025

Graphic Source: San Francisco Planning Department



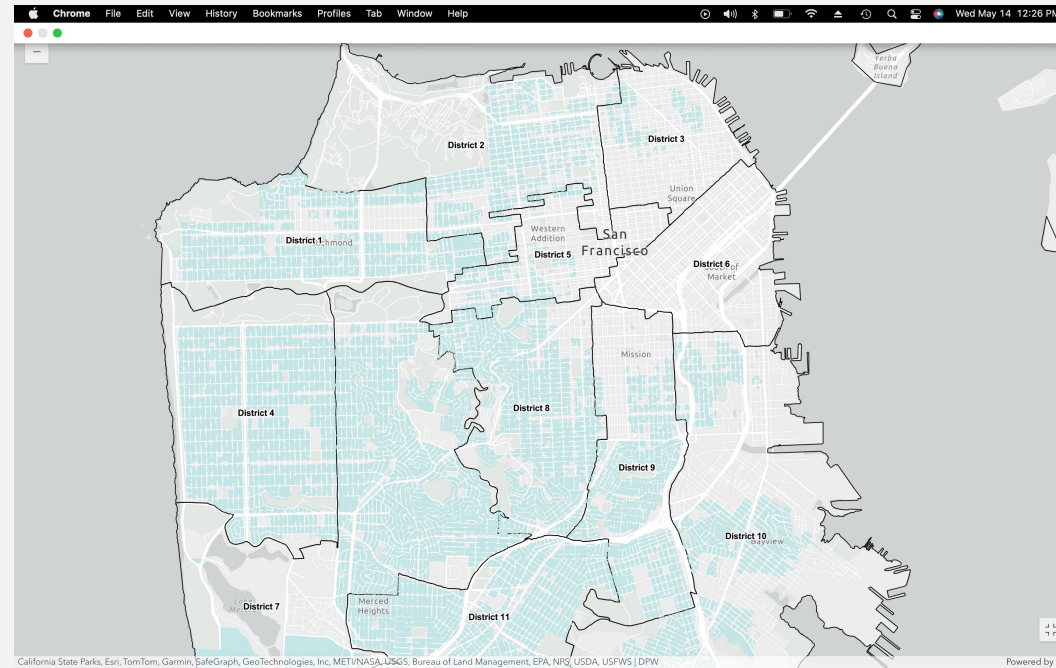
DISTRICT I UPZONING AND DENSITY DECONTROL MAP



Density decontrol:

as many units as desired & code compliant (new, reduced, setbacks in R districts)
lot accumulation (8,000 sf) to 65' and all corner lots 65'

EXISTING INCENTIVES FOR GROWTH



2022:

Single Family parcels zoned for 4 units

Corner lots zoned for 6 units

ADUs and lot splits allowed

HOW AND WHEN WILL DECISIONS BE MADE?

- Informational sessions with Planning Commission, Historic Preservation Commission, Small Business Commission, & BOS Land Use Committee, June & July
- Topics will include: rezoning, affordable housing, financial feasibility, & infrastructure to support growth
- Tenant protection ordinance will have a separate adoption in late July
- PC adoption hearing in September, Board of Supervisors to follow
- EIR Addendum

WHAT CAN YOU DO?

- Meet with your Supervisor about your concerns
- Attend PAR meeting 5/21/25
- Write to Mayor Lurie, BOS, Planning Commission
- Invite Planning Staff and Supervisor to your neighborhood regarding specific concerns
- Attend and contribute verbal and written comments at public hearings
- Join Neighborhoods United SF

THE BIGGER PICTURE

State Mandates

- Unfunded
- Increase speculation and drive up land value
- Displace residential tenants and small businesses
- Do not create the affordable and middle-income housing we need



WHAT CAN WE DO ABOUT THE STATE MANDATES?

- Demand truly affordable housing—public funding at the state and local level
- Advocate for tenant and small business retention and protections
- Push back on Sacramento's overreach
- Advocate for targeted, neighborhood-based planning
- Advocate for investment in public infrastructure
- Reset the narrative: we have an affordability crisis
- Don't let Fontana Towers happen again

