



West of Twin Peaks Central Council

A Resource for Neighborhood Organizations West of Twin Peaks in San Francisco since 1936

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<http://www.westoftwinpeaks.org/>

RESOLUTION OPPOSING PROPOSED AFFORDABLE HOUSING BONUS PROGRAM

JANUARY 2016

The West of Twin Peaks Central Council represents the following 20 homeowners and neighborhood associations in western San Francisco:

Balboa Terrace Homes Association
Forest Hill Association
Forest Knolls Association
Golden Gate Heights Neighborhood Association
Greater West Portal Neighborhood Association
Ingleside Terraces Homes Association
Lakeshore Acres Improvement Club
Lakeside Property Owners Association
Merced Manor Property Owners Association
Midtown Terrace Homeowners Association
Miraloma Park Improvement Club
Monterey Heights Homes Association
Mount Sutro Woods Owners Association
Pine Lake Park Neighborhood Association
Saint Francis Homes Association
Sherwood Forest Homeowners Association
Sunnyside Neighborhood Association
Twin Peaks Improvement Association
Westwood Highlands Homeowners Association
The Woods of San Francisco Homeowners Association

We rely on the City to protect our choice to live in single-family residential neighborhoods. We are very concerned about the effect the proposed Affordable Housing Bonus Program will have on our neighborhoods. We do not oppose development, but we want it to fit in with the character of our residential neighborhoods, which are primarily owner-

occupied, low-density, low-height, and family-friendly. Any proposed development should include affordable owner-occupied housing to maintain the highest level of home-ownership.

We are concerned that the program would allow increased density in single-family residential neighborhoods that are within a certain distance of transit corridors. Even if the program is limited to the transit corridors themselves, it is highly likely that parking and traffic congestion will spill over into the adjacent residential neighborhoods. Although the program is designed to encourage residents to use public transportation, we cannot stop people from owning cars. Therefore, developers must be required to provide adequate off-street parking. The Affordable Housing Bonus Program as currently presented does not address these concerns, but assumes that public transit will be the option of choice, to the virtual exclusion of motor vehicles.

The program also allows for the demolition of neighborhood shopping streets and small businesses. Finally, it is being pushed through with little consultation with the affected neighborhoods and little opportunity for public input.

We therefore oppose the Affordable Housing Bonus Program as now presented and ask the Planning Commission to vote against it.