



March 6, 2019

Senate Housing Committee
California State Capitol, Room 2209
Sacramento, CA 95814

Subject: Senate Bill 50 ("SB-50") <Wiener>
"Planning & Zoning: Housing Development: Equitable Communities Incentive"

Dear Senators:

The Coalition for San Francisco Neighborhoods (CSFN), a grassroots neighborhood organization of over 20 neighborhoods, opposes Senate Bill 50 ("SB-50") <Wiener> in its current form.

Concerns include the following:

1. SB-50 up-zones all parcels in San Francisco
2. SB-50 will result in the loss of residential areas
3. SB-50 will result in developers making zoning decisions (deregulates local zoning)
4. SB-50 does *not* create affordability:
 - a. No "trickle-down" effect
(Less housing will be built due costs for labor, land, materials, e.g.)
 - b. No "fee-out" for affordable housing
(Process creates entitlements to raise property values without certainty of buildings getting built.)

CSFN delegates opposed a similar bill, SB-827, last year; SB-50 would require major changes for CSFN to support it as there are too many concerns from the neighborhoods, of which only a few points are mentioned herein.

Thank you.

Sincerely,

George Wooding
President, CSFN

Cc: Ms. Cicely Chisholm, Committee Assistant