

Member, Board of Supervisors
District 6



City and County of San Francisco

JANE KIM

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For Immediate Release

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***** PRESS RELEASE *****

**Supervisor Kim Introduces Ballot Initiative To Strengthen Affordability Goals
& Community Benefits in Exchange for Height Increase on Seawall Lot 337**

San Francisco – Supervisor Kim is set to introduce the Public Waterfront Height Increase ballot initiative at today's Board of Supervisors meeting in response to a recently released proposal by the Giants to use heavy city subsidies to develop the taxpayer-owned site. Supervisor Kim's initiative will increase the allowable height on 28-acres of prime public land at Seawall Lot 337 twelve times in exchange for long-term community benefits.

The project, as proposed by the Giants, has raised concerns about the lack of affordability and overall cost to the City, prompting Supervisor Kim to introduce a concrete proposal that ensures the development complies with Prop K affordable housing goals and includes a transportation & parking analysis prior to the height increase approval.

"San Francisco overwhelmingly passed Prop K because 60% of our residents qualify for affordable housing and voters want to see neighborhoods built for them," said Supervisor Jane Kim, the sponsor of the Public Waterfront Height Increase Ballot Measure. "Let's provide our teachers, our families, and service workers affordable housing and sunny parks on one of the last major public sites for development in this City. We've got one shot to do this right-- we want to build the right way. Giants fans should be able to afford to live in their team's hometown."

Supervisor Kim's ballot measure would increase the allowable height on the site to 120 feet, well above other neighborhood developments such as Pier 70 and in keeping with the surrounding Mission Bay area. The height increase is designed to incentivize the developer to subsidize more affordable housing on-site -- at least 33% of the potential 2,000 units.

"The truth is, the Giants did it once, we know they can do it again," said Calvin Welch, a longtime affordable housing leader. "They developed a major stadium without public subsidies, and they can certainly ensure that this precious public



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asset is accessible to everyone now, too. It's a new day- 33% affordable is the minimum to develop in this town and voters won't settle for less. Other developers are doing it at 90 feet, and the Giants can do it at 120 feet."

Supervisor Kim's ballot initiative would also require that the Giants dedicate a majority of the site to usable and livable open park space, with protections against shadow and wind.

"No matter how much open space the Giants create, it won't be enjoyable or usable when it's completely overshadowed by luxury skyscrapers, especially on the waterfront," said John Elberling, who runs TODCO, an affordable housing group based in the South of Market. "It's just not a thoughtful proposal, period. Their proposal makes absolutely no guarantees for the community benefits this neighborhood needs, which is why we hope they see Supervisor Kim's proposal as a true starting point to work from."

Supervisor Kim's ballot measure currently has the support of the Council of Community Housing Organizations (CCHO), UNITE HERE Local 2, and a growing list of neighborhood associations, including many Mission Bay residents.

"The Giants say there's been an 8 year community process behind this project, but I haven't seen any concrete information or commitment to the things this neighborhood cares about, like affordability, transit infrastructure and preserving neighborhood character," said Bettina Cohen, who lives in a Mission Bay BMR with her husband. "Their sleek, expensive marketing mailers don't constitute a community process, and Mission Bay is one of the last neighborhoods that the City has a chance to develop right. We need to hold developers and city officials accountable to the 33% affordability minimum that the voters overwhelmingly approved-- especially on our public land."

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