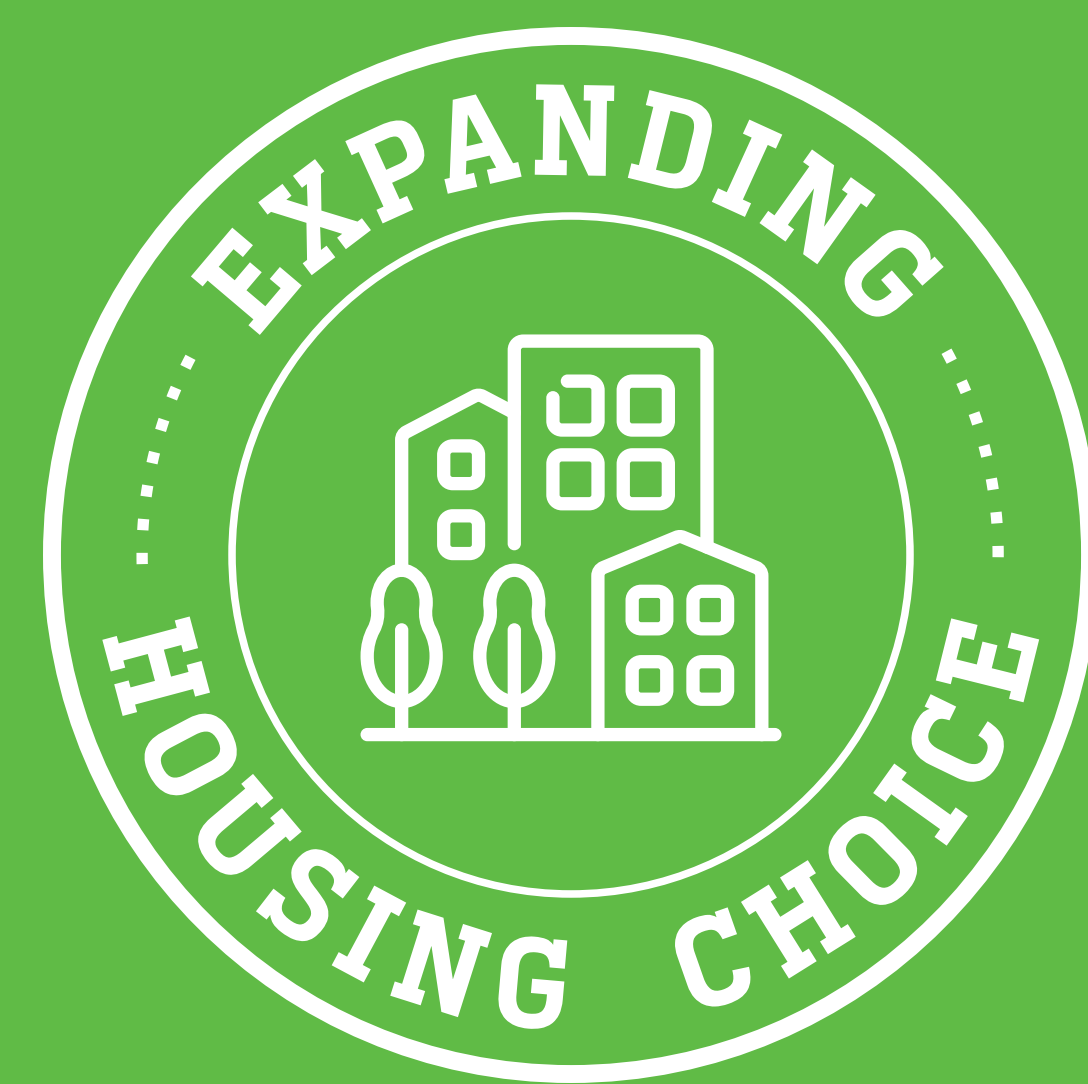


STATION 4



VIBRANT, RESILIENT, AND EQUITABLE NEIGHBORHOODS: SERVICES & INFRASTRUCTURE TO SUPPORT HOUSING



San Francisco neighborhoods are diverse and dynamic places supported by a dense network of infrastructure and services, including transit, streets, utilities, parks, schools, and other community facilities. As we continue to add new housing throughout the city, we must plan to ensure that existing and new neighbors continue to have reliable infrastructure that supports their well-being.

Adding housing doesn't have to mean fewer resources and services to go around. New housing also presents opportunities for enhancing and adjusting community facilities and infrastructure to meet community needs, now and in the future. **This station describes how City agencies are working to integrate new housing as part of vibrant, resilient, and equitable neighborhoods.**

Photos (clockwise from top left): SFPUC; SF Planning Department; SFUSD; Santiago Mejia / The Chronicle; Jeremy Menzies Photographer, San Francisco Municipal Transportation Agency



**San Francisco
Planning**



**Housing Element
ZONING PROGRAM**



Learn more about Expanding Housing Choice:
<https://sfplanning.org/housing>



Opportunities for Housing to Contribute to Vibrant, Resilient, and Equitable Neighborhoods

Our neighborhoods and city are at a crossroads. In recent decades, the affordable housing crisis has transformed communities, as many middle- and lower-income residents have been forced to leave San Francisco. The COVID-19 pandemic reshaped how and where people work and challenged the very existence of many small businesses. Residents have begun to feel the impacts of the climate crisis, including extreme weather events, flooding, hazardous air quality, and higher energy costs.

As we plan for new housing, we need to support communities more holistically to meet the needs of current and future generations. With new housing, we will also see strategic investments in infrastructure and services that can support neighborhood wellbeing.

How new housing builds stronger Communities

New housing doesn't have to mean fewer or worse services for existing residents. Some benefits of new housing can include:

Greater Community Cohesion:

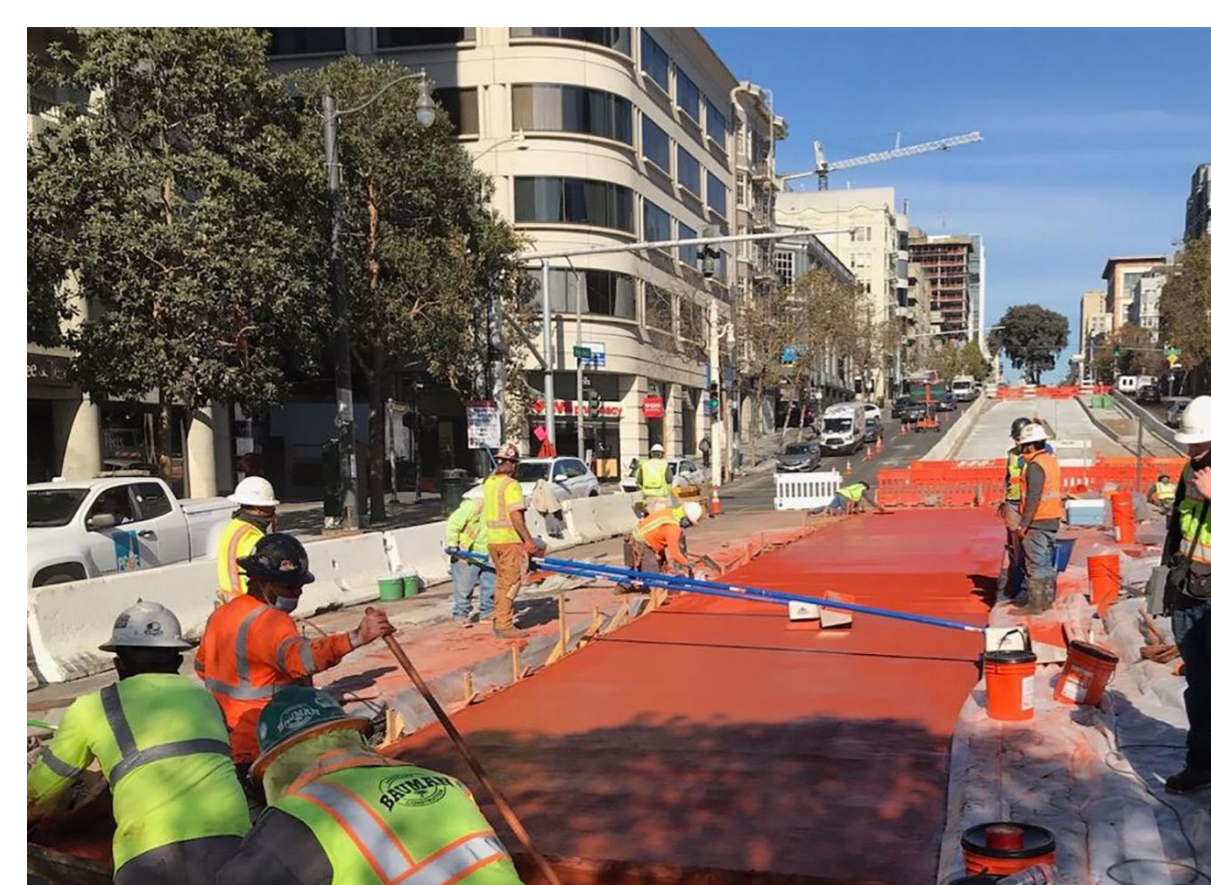
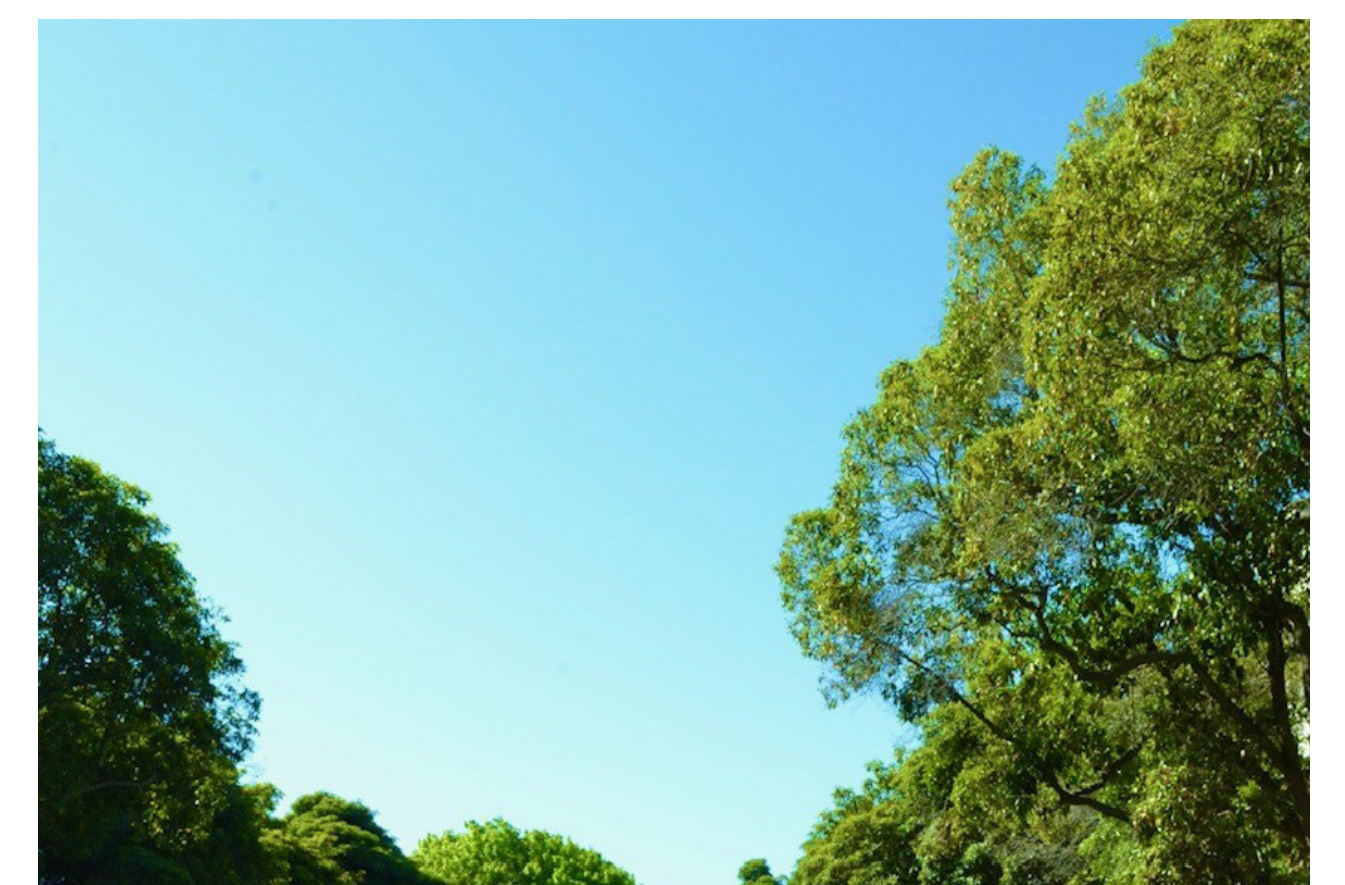
- **Increased stability for communities and families**, with fewer residents and employees moving away, and less homelessness
- **More neighbors and greater diversity** as we build housing suitable for families, seniors, young people, and middle- and lower-income residents.

More Economic Stability:

- More customers and demand for **local businesses**.
- **Expanded tax base**, including property taxes (the primary funding sources for City services)
- **Infrastructure fees:** developers and buyers of new housing pay impact fees to fund:
 - transportation infrastructure
 - childcare facilities
 - schools
 - water & sewer

Environmental benefits:

- New housing will be more **energy- and water-efficient**, meeting requirements that new buildings be 100% electric. New buildings are estimated to require **70% less energy than older buildings**.
- New housing is required to incorporate **street trees, landscaping, and pedestrian improvements**.
- Compared to the Bay Area average, residents in this new housing will generate an estimated **47% less car traffic, greenhouse gases, and related pollution**, with fewer people driving long distances for work, shopping, and other trips.



Photos (clockwise from top left): Craig Lee/The Examiner; Clara Mokri for The New York Times; SF Planning Department; Jeremy Menzies Photographer, San Francisco Municipal Transportation Agency; Kevin Kelleher/Special to SFGATE



Growing Our Infrastructure & Housing Together

We are planning for a substantial amount of new housing, and much of it will be built incrementally. Now is the time to plan for investments in infrastructure and services that will support new growth.

Collaboration Across the City

Agencies are working together to plan for long-term infrastructure needs to address our growing population. Under this Housing Element, we are planning for 82,000 new housing units over the next decade, of which about 40% (32,600 units) will be in state-designated Housing Opportunity Areas.

The City will continue to plan for current and future infrastructure needs through the **10-Year Capital Plan** and other planning efforts across agencies.

Here are some examples of infrastructure planning underway. This is not an all-inclusive list but provides a snapshot of how the City is planning for growth.

TRANSIT

To support new housing, San Francisco Municipal Transportation Agency (SFMTA) plans to add service systemwide, while prioritizing neighborhoods where historic inequities have resulted in deficient transportation service. Large-scale transit projects are being studied that will support existing and new housing, including rail along Geary Boulevard and 19th Avenue and significant upgrades to Muni Metro.

SFMTA also makes continual improvements to transit service. It constantly monitors ridership, adjusts service to meet demand, and improves streets to speed up transit or boost riders' safety and comfort. For example, the agency is currently working to improve the 5-Fulton, 29-Sunset, 38-Geary, and L-Taraval lines.

STREETS & ACTIVE TRANSPORTATION

The climate crisis demands that we reduce our reliance on driving and make it easier for people to use transit and active transportation (e.g., walking and biking). Upgrades to city streets can improve safety for everyone and make it more convenient and enjoyable to walk, bike, and roll. The more people who choose active transportation and transit, the more road space there will be for people who really do need to drive (ex: seniors, people with disabilities).

Example work include “quick-build” projects to increase pedestrian safety—improvements that can be made relatively quickly and easily adjusted (ex: paint and temporary sidewalk extensions). Another major effort is the Active Communities Plan, which will develop a citywide network for bicycles and other personal mobility devices (e.g., scooters).



Photos: Jeremy Menzies Photographer | San Francisco Municipal Transportation Agency



Growing Our Infrastructure & Housing Together

More examples of infrastructure planning are provided below. This is not an all-inclusive list but provides a snapshot of how the City is planning for growth.

UTILITIES (INCLUDING POWER, WATER, WASTEWATER)

The San Francisco Public Utilities Commission (SFPUC) is responsible for our local utility systems and provides drinking water, wastewater, and green power services to residents. It continually plans for current and long-term utility needs, striving to balance customer service with environmental sustainability. The **Urban Water Management Plan** (2021) plans for the City's water needs through 2045 and uses population growth estimates that are consistent with the Housing Element. Other planning efforts and programs include OneWaterSF, the Stormwater Management Plan, and CleanPowerSF.



Sewer maintenance - Sunset District. Photo: SF Public Works

SCHOOLS

The San Francisco Unified School District (SFUSD) develops plans for educational facilities that account for current and predicted enrollment. It recently released a **Draft Facilities Master Plan** that assesses its 148 facilities and identifies emerging priorities, including building enhancements to keep schools healthy and safe, program expansions to better serve students, and responses to demographic trends.

Currently, there is capacity for additional students in the SFUSD system sufficient to accommodate near-term population growth, and the district will continue to monitor enrollment trends and plan accordingly as the city grows.



Mission Bay School (planned). Photo: SF Unified School District

Leveraging Existing Neighborhood Resources: Building in Housing Opportunity Areas

The Housing Element requires that we plan for additional housing in state-designated Housing Opportunity Areas* to address historic patterns of economic and racial segregation.

Historically, some of these areas have had greater investments in infrastructure and services (e.g., schools, transportation, and parks), which is why the state identified them as good locations to support new housing. However, these resources may not be uniformly available in all areas, and City agencies need to plan holistically for infrastructure and services to support both existing and new housing.



Photos: SF Planning Department

* Areas designated as "Highest Resource" and "High Resource" on the Opportunity Area Map published by California Department of Housing and Community Development.



Serving Community From the Ground (Floor) Up: Retail, Services, and Cultural Uses

As new residential buildings are developed along commercial corridors, zoning rules typically require “active” and public-facing uses on the ground floor (like retail stores or medical offices).

Incentivizing & Supporting Community-Serving Uses

New housing may offer opportunities to create spaces for community-serving uses,:

- Retail stores
- Cultural & arts uses
- Nonprofit organizations & social services
- Flexible/multi-use spaces (e.g., spaces with different users and/or programs throughout the day)

The City does not build housing directly and cannot dictate specific uses on ground floors. However, it can support the creation and maintenance of spaces through policies and programs. Some possible tools to incentivize and support community uses include:

- **Zoning incentives:** providing a development bonus or reducing a zoning requirement in exchange for providing community space
- **Development agreements for larger projects** (e.g., the size of a city block or more): establishing agreements with developers that require them to provide additional public benefits, which could include space for community uses
- **Small business & economic development programs:** connecting developers with potential businesses and organizations to fill vacant spaces, and leveraging other resources to support businesses (e.g., façade improvement and marketing programs)

Supporting local businesses as our neighborhoods grow

Even though new housing and new neighbors may increase demand for local businesses in the long term, we know that some businesses may be impacted in the shorter term due to construction or relocation impacts. Because housing will be built incrementally on sites throughout the city, construction impacts will mostly be contained to individual project sites.

City agencies are working to ensure that businesses can access supportive programs and resources (e.g., small business grants, communications and marketing support, relocation assistance, and other services). The Office of Small Business, part of the Office of Economic & Workforce Development, can connect merchants with services designed to help them stay and thrive in San Francisco.

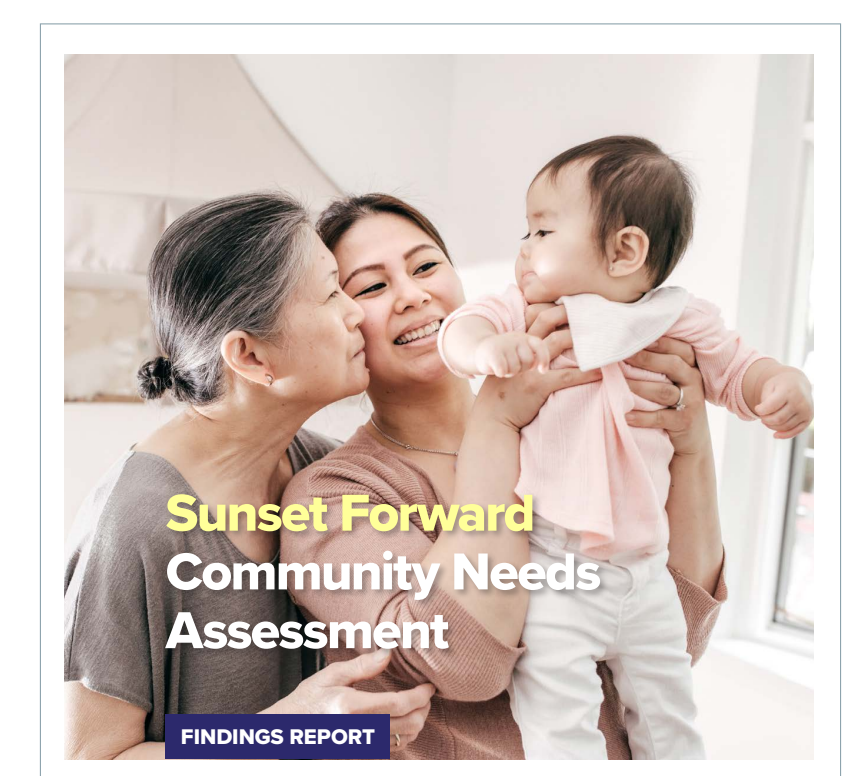


Photo: SF Planning Department

Partnering with Community to Strengthen and Expand Services

As communities grow, collaborations between community-based organizations and City agencies can help align goals and identify priority infrastructure and services, particularly to serve low- and middle-income residents and other underrepresented groups.

For example, the **Sunset Forward Strategy** fostered a partnership between City agencies, policymakers, and nonprofit organizations to identify a range of housing, infrastructure, and neighborhood services to meet community needs in District 4.



Photos (clockwise from top): Sunset Forward Community Needs Assessment 2021; Sunset Youth Services; SF Planning Department; Eater SF; SF Planning Department.



Growing Our Infrastructure & Housing Together

Please provide feedback on infrastructure needs in your neighborhood and amenities you would like to see with new housing.

You may use a post-it to provide feedback on this board or write in your *Event Guide*.



What sorts of infrastructure and services make your neighborhood great?

Please note which neighborhood you live in.



What is missing or could be improved?

Please note which neighborhood you live in.



Any other questions or feedback?



Opportunities for Community-Serving Ground Floors

Please provide feedback on community-serving uses you would like to see in your community.

You may use a post-it to provide feedback on this board or write in your *Event Guide*.



What are some community-serving uses that you would like to see more of in your neighborhood?

Please note which neighborhood you live in.



How can we support local businesses as new housing is built, in the near term and longer term?



Any other questions or feedback?

