

*A New Deal for the City!*  
**2010**  
**COMMUNITY CONGRESS**

**DRAFT RECOMMENDATIONS**



**Saturday, August 14, 9am - 5pm – Sunday, August 15, 9am - 1pm**  
**University of San Francisco, Fromm Hall**

## 2010 COMMUNITY CONGRESS AGENDA

### Saturday, August 14

9:00 – 9:30	Registration
9:30 – 10:30	Welcome and Introduction
10:30 – 10:45	Break
10:45 – 12:45	Breakout sessions #1: Four groups Health and human services Affordable housing Economic development MUNI
12:45 – 1:30	Lunch
1:30 – 3:15	Breakout sessions #2: Four groups continue discussion Refining language for platform
3:15 – 3:30	Break
3:30 – 4:00	Wrap-up in Main Auditorium
4:00 – 5:00	Let's Talk: Meet Someone New

### Sunday, August 15

9:00 – 9:30	Registration
9:30 – 9:45	Welcome
9:45 – 10:30	Tenant Rights and Affordable Housing Report
10:30 – 11:15	Community Based Economic Development Report
11:15 – 12:00	MUNI and Public Transit Report
12:00 – 12:45	Health and Human Services Report
12:45 – 1:00	Adoption of the 2010 Community Congress Platform and Next Steps

## Welcome 2010 Community Congress Participants

The 2010 Community Congress will convene in two sessions. On Saturday we will break into groups to discuss, debate, augment, and amend area-specific policy recommendations. People with interests in more than one area are encouraged to move between groups. On Sunday, the entire Congress will reconvene for further amendment and eventual adoption of proposals.

The four area-specific break out groups are:

Health and human services  
MUNI/public transportation  
Affordable housing/tenant rights  
Community-based economic development

Included below are 85 draft recommendations developed by the San Francisco Human Services Network, Council of Community Housing Organizations, the San Francisco Housing Rights Committee, SaveMuni, and a working group on economic development. Altogether some 400 San Franciscans participated in the drafting of these recommendations. They are offered as a starting point for further discussion and we invite new proposals at today's Congress.

### Saturday's Session

1. We are asking each break out-group to **come up with a set of final recommendations** to be presented to the entire Congress for further discussion, amendment, and adoption in the Sunday session. We will use digital projectors for the workgroups so that all can see the final recommended wording.
2. We are asking each break out-group to delegate **(at least) two people** to participate in the drafting of the final Congress document that we hope to publish in a local Bay Area publication and media outlet.
3. The impetus behind the convening of the Congress was to bring people together in a way that moves us beyond our particular areas of concern to create a more unified policy framework to shape the agenda of elected officials. We are therefore asking each breakout group to come up with some **recommendations on how this process can be continued**.

### Sunday's Plenary Session

On Sunday we will reconvene in common to finalize and adopt a set of recommendations, as well as ideas regarding continuation of this collective process. We again will use a digital projector of each workgroups report so that all can see any changes made. We will have a final digital copy of the adopted document on our web site by Friday, August 20<sup>th</sup> at [www.sfcommunitycongress.wordpress.com](http://www.sfcommunitycongress.wordpress.com).

## Recommendations on Health and Human Services

In early July, about 200 workers and board members of some 70 faith and community based health and human service non-profits spent a day addressing the growing budget and social service crisis in a conference sponsored by the San Francisco Human Services Network (HSN). HSN will present seven of our recommendations at the Community Congress for wider discussion and debate. These recommendations are:

1. Conduct a coordinated citywide health and human services needs assessment driven by neighborhoods and communities.
2. Working with service users, service providers and City employees, create a 10-year plan for health and human services that will guide yearly budget considerations.
3. As the City implements the 2009 ballot measure that calls for a two-year budget cycle informed by five-year financial plans, require department heads and commissions to include the perspective of professional service providers and service users, including a standards analysis plan and a narrative about the impact on services.
4. Open a dialogue with the Foundation community on addressing the changing needs of the non-profit human services community including community needs, accountability and funding cycles.
5. Depoliticize the Request-for-Proposals (RFP) process by moving it out of city departments and into the Controller's Office.
6. Require city departments that contract with nonprofit health and human service providers to complete their implementation of the recommendations to streamline the city's contracting and monitoring processes approved by the 2003 City Nonprofit Contracting Task Force, and ensure that current procedures and processes are consistent with those recommendations. (The report is available on the City website at <http://sfgsa.org/Modules/ShowDocument.aspx?documentid=3128>.)
7. Preserve services for the most vulnerable San Franciscans by focusing on revenue solutions to the city's ongoing structural budget deficit, including November 2010 campaigns to increase the hotel tax and the real property transfer tax.

# **Recommendations on MUNI and public transport**

## **I. Early Action Items**

1. Start a citywide dialogue on Muni. The discussion should be ongoing and should include motorists, Muni drivers, Muni riders, neighborhood groups, business people, labor groups, low income groups, ethnic groups, seniors, youth and the disabled. To get anything accomplished will require that people get together with the common objective of ending San Francisco's public transit crisis and bringing Muni up to standard.
2. Muni drivers should be encouraged to participate actively in the discussion of how best to fix Muni. Accountability, reasonable work rules and good performance are essential. At the same time it should be recognized that Muni's drivers have difficult jobs and important responsibilities that warrant both good pay and proper respect...from both Muni riders and SFMTA's Management.
3. Improve schedule adherence and communication with Muni drivers, and address operating, security, personnel and other problems by bringing back the roving inspectors.
4. Increasing Average Speeds by instituting a program for increasing the current 24-hour average speed of Muni vehicles by at least 10% should commence immediately.

## **II. Improving Muni Metro Service**

5. Speed up light rail service by eliminating signaling, loading, dispatching, traffic and other obstacles.
6. Attract 35,000 new Muni Metro riders by doubling the peak-period carrying capacity of the Market Street subway.
7. Support SFTMA efforts to expand and modernize its electronic monitoring and control capability.
8. To reduce conflicts between automobiles and Muni vehicles, operate surface LRVs in 3-inch high transit-only medians wherever physically possible.

## **III. Improving Bus Service**

9. Speed up bus service by eliminating traffic, traffic signaling, dispatching, and other obstacles.
10. Speed up loading by using part-time sidewalk fare collectors at crowded stops during crowded times of the day and by ensuring that all replacement buses are of the low-floor type.
11. Place commuter buses in rigorously enforced transit-only lanes between the hours of 6:30 a.m. and 9:30 a.m. on weekday mornings.

12. To smooth out and speed up the flow of buses, widen the sidewalks at bus stops.
13. To facilitate enforcement of traffic, bus lane and bicycle lane violations, mount video cameras on transit vehicles.

#### **IV. Improving Transit Vehicle Flow along Congested Streets**

14. Conduct test programs geared to improving the flow of transit vehicles on such heavily-traveled thoroughfares as Stockton Street, Columbus Avenue, San Bruno Avenue, Mission and Chestnut, including traffic calming techniques such as were used successfully on Market Street, including pre-empted signals, prohibited left turns and added right turn only movements.
14. Return Third and Kearny between King and Columbus Avenue (and perhaps other streets as well) to two-way traffic.
16. Convert Grant Avenue between Market Street and Broadway to a Transit Mall featuring frequent, short-turning, low-floor buses, preferably free to riders. (Service vehicles allowed between 9:00 a.m. and noon on weekdays).

#### **V. Making it Easier to Ride Muni**

17. Comfort and Convenience. At the SFMTA it is essential that there be a renewed emphasis on customer service. This would apply to managers and other Muni employees as well as to drivers. Increased attention should be paid to keeping trains, buses, bus stops and stations attractive, clean, graffiti-free, well maintained and safe at all times. Rigorous discipline and enforcement is part and parcel of such a program.
18. Loading and Passenger On-Board Distribution. To increase passenger comfort and transit vehicle carrying capacity, a greater emphasis should be placed on getting riders to move to the back of the bus. Such a program would necessarily involve rear door loaders at certain locations during commute periods as well as good signage, diligence on the part of Muni drivers and an effective PA system. Rider groups, neighborhood and civic organizations and business groups should be asked to provide volunteers willing to assist with loading and in helping to improve rider distribution on Muni vehicles.
19. Seats for Seniors. Additional steps should be taken to ensure that the seats designated for seniors, disabled passengers and children are available when needed. This program should include the use of volunteer attendants to remind people as well as the occasional citing of offenders.
20. Aids to Understanding Muni. Muni maps should be posted inside Muni vehicles. Up-to-date individual route maps and schedules should be available at all times. A one-page up-to-date chart of Muni routes showing hours of service and frequencies during different times of the day should be readily available to all Muni riders.
21. Raised Muni logo signs and “Next-Bus” monitoring screens should be clearly visible at every transit stop.
22. Consideration should be given to bringing back the upholstered seats so people can read while riding Muni.

## **VI. Muni Vehicles**

23. To ensure that LRV's, cable cars and buses are replaced in a timely manner, a vehicle replacement sinking fund should be established and permanently maintained at an appropriate level.

24. To ensure that adequate spare parts are available at all times, the current Muni funding priorities should be changed as necessary. In general a much greater priority should be given to Muni's maintenance needs.

## **VII. Developing the Necessary Revenue**

25. Expand the proof-of-payment system and get serious about citing fare evaders.

26. Support the SFMTA's program for expanding parking meter coverage, fee levels and hours of parking meter operation. Set meter rates in City Garages and parking taxes in privately operated garages as required to moderate traffic congestion and provide an adequate supplemental funding source for Muni. Raise neighborhood parking sticker fees to \$10 a month.

27. In congested parts of the city, implement congestion pricing combined with Muni service improvements.

28. Call a two-year moratorium on Muni fare and traffic fine increases.

29 Demand that the State of California immediately reinstate the excise tax on automobiles as a source of desperately needed transit operating funds.

30 Defer the Central Subway Project. Allocate the local and State share of the Central Subway budget to addressing Muni's backload of operating, maintenance and capital improvement needs.

31. Allocate the federal New Starts share of the Central Subway budget to other qualifying San Francisco rail projects.

## **VIII. Getting it Done**

32. As recommended by the Supervisor's Budget Analyst, conduct outside financial and management audits of the SFMTA.

33. Bring in a team of independent outside experts to help the SFMTA determine its long term goals, identify cost-cutting opportunities, develop new revenue sources, establish capital priorities and ensure that all capital, operating and maintenance funding is put to optimal use.

34. Make maintaining and improving Muni's 70 existing lines the top priority.

# Recommendations on Community-based Economic Development

## I. Financing and Promoting Local Development

1. **Establish a Municipal Bank of San Francisco** by amending the City's charter, to be incorporated as a federally insured credit union, and funded with an initial investment of [\$100 million] of City reserves, with additional increments thereafter, to invest in community-based economic development, such as small businesses, local clean energy, social enterprises and cooperatives, and other projects that provide economic benefits to low income residents of San Francisco.
2. **Establish a publicly-owned Municipal Development Corporation (MDC)** to undertake large-scale production of goods and services to be sold at competitive rates, such as clean energy (see #3), medical marijuana cultivation, and a city-owned fiber optic network, with surpluses used to invest in community-based economic development.
3. **Begin investing in large-scale, renewable clean energy projects** funded through a combination of local revenue bonds and funding from a local Municipal Bank, with the goal of entirely supplanting PG&E from the local market, and using surpluses to invest in community-based economic development.

## II. Reforming Local Governance

4. **Consolidate the Mayor's Office of Economic and Workforce Development**, as well as relevant economic development aspects of the San Francisco Redevelopment Agency and the Department of City Planning, into a Department of Community-based Economic Development, to be overseen by a commission jointly appointed by the Mayor and Supervisors, and charged with insuring the economic development policy is implemented in accordance with the City Charter and the General Plan.
5. **Establish Local Community Councils** consisting of members from a diverse range of San Francisco neighborhoods and sectors, with official [consultation status] within the new Department of Community-based Economic Development, and with seats on the boards of both the Municipal Bank and the MDC, to ensure that policies address the needs of a broad spectrum of San Francisco residents.

## III. Fiscal Reform of Local Government

6. **Implement a long-term progressive tax revenue plan**, by convening a post-election working group in early 2011, to conduct research into the impacts of taxation schemes on private sector investment, develop recommendations, and guidelines for implementation.
7. **Establish a Community Budgeting process** in conjunction with progressive taxation, the Municipal Bank and the MDC, with councils from each of San Francisco's electoral districts,



charged with developing initial recommendations to the Board as part of the annual appropriations process, to insure greater participation in the budgeting process.

#### **IV. Labor Rights and Standards Governing Local Employment**

**8. Require all contractors with the City to implement just cause termination procedures, and require card check neutrality agreements with local non-profits** as a condition of receiving City funding to give employees choice in whether they wish to be represented by a union

**9. Require all developers to negotiate with the San Francisco Building Trades Council** to insure targeted hiring requirements are applied to local construction jobs

**10. Require all future approvals of large-scale development projects to adhere to strict local hiring mandates**, and require developers to insure that at least **75% of all project-related jobs (including those that are subcontracted) to pay the local living wage, and fees to provide seed money to local work center organizations** to conduct oversight of fair hiring and remuneration standards.

**11. All employers located in any City-approved major development** shall be required to give **hiring priority to residents from surrounding neighborhoods, to low income individuals and those earning less than 80% of city medium income**, in conjunction with “first source” hiring offices to be administered by the Department of Community-based Economic Development.

**12. Enhance the effectiveness of the Community Jobs Program** through controlling legislation and examination of existing strengths and weaknesses in implementation of the CJP.

**13 Establish a San Francisco Green Jobs Corps** to provide paid on-the-job training to those facing barriers to long-term employment in doing energy audits and assessments, assisting low-income home owners and small businesses in obtaining loans and rebates for energy efficiency retrofits, and performing "low-tech" energy retrofits, such as caulking, weather-stripping and insulation. The training program would place people in long-term green jobs in workers cooperatives that would perform the energy retrofits funded by loan and rebate programs.

#### **V. Investing in the arts, worker coops, small business, and the “green” economy**

##### **Arts**

**14. Consolidate existing arts programs in a new Cultural Economy Department**, to commission work by local artists, and sponsor and promote local art, music, and performance festivals; create ongoing earned income opportunities for San Francisco artists by seeding their participation in international projects; and identify locations for arts centers and arts industry incubators on public property (like Port land).

**15. Consolidate the current 1-2% for art developer fees**, to be directed towards community arts activity, providing space support through rent subsidies and other programs that support culturally-based arts industries.

**16. Create a municipal cultural works program**, similar to the New Deal’s Federal arts, music, and theater programs.

### Co-ops

17. **Create a Cooperative Technical Assistance Center**, a Cooperative Loan Fund, and a Cooperative Business Incubator site, to support worker cooperatives and other alternative worker-owned, worker-run business endeavors, as well as supporting the development of Community-owned corporations.

18. **Implement procurement policies for all city agencies and other public agencies** (such as the universities and hospitals), to prioritize procurement from existing and emerging worker cooperatives, other social enterprises, and locally-owned small businesses.

### Small Businesses and Urban Manufacturing

19. **Develop a comprehensive commercial corridor “Back Street Business” assistance, retention, and attraction program.**

20. **Link workforce development and placement (and community college programs) to the employment needs and entrepreneurship potential of San Francisco small businesses, Back Streets enterprises, and emerging green economy and worker coop sectors.**

21. **Create regulation to ensure that all neighborhood economic development entities and business improvement districts truly represent local residents, workers, and small businesses, not just property owner interests.**

### Green Economy and Urban Agriculture

22. **Mandate public procurement of local, healthy, living-wage foods, and provide subsidy support to programs that sell local healthy foods in low-income neighborhoods, ,** to be funded through new progressive taxes on unhealthy and/or expensive foods.

23. **Create urban agriculture zoning designations and begin conversion of surplus city-owned properties for urban agriculture,** including portions of the city’s golf courses into farms and orchards, employing San Francisco’s new Green Job Corps workers.

24. **Develop an urban agriculture outreach and education program,** including workforce development, neighborhood tool libraries and materials depots, and R&D into roof gardens, vertical farming and aquaculture.

25. **Commit to the comprehensive seismic and energy retrofit of 100% of San Francisco’s existing multifamily and rental housing units by the year 2020,** To be funded through a rotating capital improvement fund created by the pooling of renters’ security deposits.

26. **Create a green business incubator** with a focus on R&D and manufacturing of appropriate technologies, including recycling and remanufacture businesses.

### VI. Institutionalizing an Alternative Economic Development Agenda

27. **Establish a new, independent think tank** to undertake ongoing research, feasibility and analysis for progressive revenue, governance, and economic development policy.

# RECOMMENDATIONS ON TENANTS' RIGHTS AND AFFORDABLE HOUSING

## I. Tenants' Rights

1. **Reform Rent Board Commission to increase Tenant Representation and Give Supervisors Some Appointments**, by changing Board to consist of 3 tenants, 2 landlords, and 2 homeowners, with appointments shared between the Mayor and Supervisors.
2. **Permit Tenants to Keep Pets** by adopting legislation to prohibit landlords from banning pets altogether.
3. **Limit PG&E Pass-through** altogether or allow landlords to only pass on PG&E increases if the increase actually exceeds the annual rent increase (and only by the amount it exceeds the annual increase).
5. **Increase Prohibition on Short-Term Rental of Apartment Units to allow for more effective enforcement, protect rental stock for long-term tenants and stop evasion of hotel tax payments.**
6. **Impose Vacancy Control** by making a buy-out a just cause (conditioned on a tenant's acceptance of the buyout) to enable the city to place vacancy control on the units. Require landlords to file at the Rent Board and extend condo conversion prohibitions to units where tenants were bought out.
7. **Reform Condo Conversion Laws:** Require Tenants-in-Common (TIC) Conversions to be reported and recorded at the Rent Board; end lottery exemption for two-unit buildings that are 100% occupied for a year or more; amend condo conversion law to eliminate the two-unit exemption from the cap and lottery; and ban all TICs from becoming condos by prohibiting condo conversion of buildings which were more than 50% owner-occupied at the time of application for conversion.
8. **Escalate Relocation Benefits for Capital Improvements and Temporary Displacement** by requiring that all evictions for remediation work have escalating relocation benefits to prevent that from occurring with additional (and higher) relocation benefits required if the displacement last longer than 30, 60 or 90 days.
9. **Pass the Right to Remain Act for Public Housing** being sponsored by Supervisor Mirkarimi that will protect residents' rights during relocation and ensure their right to return to their building after it has been redeveloped in "HOPE SF" properties.
10. **Right of First Refusal to Purchase** by requiring owner to send tenants offer letter with real pricing (within range of last best offer from bona fide purchaser), while allowing tenants would have a defined number of days to respond by tenants when their rental building is placed for sale. Various ownership options could be available for different sized buildings; e.g., buildings up to four units could be purchased as TIC; larger buildings would have to form a resident association or limited-equity housing coop (LEHC).

## **II. Land Use Policy**

11. **Amend the Housing Element** to create a linkage between the construction of new affordable housing and market rate housing which fulfills the demand for affordable housing created by market rate housing development even if such linkage would result in the temporary suspension of approval of market rate housing developments until the affordable housing needs have been met. In addition, any new housing development classified as “transit oriented” and thus given density bonuses must in fact be affordable to the current San Francisco workforce and directly linked to improvements in transit service to the area in which it occurs even if that linkage results in the temporary suspension of such bonuses if the transit improvements fail to be made or transit service actually reduced.

12. **Secure Community Benefits from CPMC Development** to address the housing impacts created by the project and protect existing lower income residents and local small businesses from displacement. The Congress specifically supports the Board of Supervisors' Resolution calling for the continued support for the total housing requirements of the Van Ness Special Use District slated to be heard later this year.

## **III. Affordable Housing Funding**

13. **Create a Permanent Local Source of Funding for Affordable Housing Development** that does not directly depend upon the construction of new market rate housing such as a dedicated transfer tax for permanently affordable housing development.

14. **Create and Fund Program for Acquisition/Rehabilitation of Small Sites** by encouraging the City to permanently and adequately fund and invest in developing a Small Sites Acquisition and Rehab Program for buildings to be operated as nonprofit owned affordable rental housing for low-income tenants or converted to limited equity housing cooperative/ community land trust properties.

15. **Encourage limited-equity housing cooperative/community land trust conversions** through continued funding for the Real Ownership Opportunities for Tenants program.

## **IV. Homelessness and Supportive Housing**

16. **Oppose Proposition L Sit/Lie** which targets the City's poorest under the guise of public safety, while shelters and services for homeless people are being cut.

17. **Maintain Shelter Capacity and Ensure Equitable Access** by removing shelter from the definition of housing under Care Not Cash and make shelter access equitable between Care Not Cash recipients and the remainder of homeless people.

18. **Increase Capacity of Housing Affordable to Homeless Families, and increase Capacity of Supportive Housing for Homeless Individuals** through creation of dedicated funding sources for supportive housing and related services.

## **Community Congress: Next Steps**

We would like to know what we did right and wrong and what you might be willing to do to make even more San Franciscans aware of what we have decided here at the Community Congress. We would hope to be able to present our 2010 Platform to candidates for Supervisor this Fall. We would like to make the Community Congress Platform an important part of the debate for Mayor in November, 2011. We need people from every part of San Francisco to help us do that. In short, we need YOU!

If you could help us by filling out the questions and information below we would greatly appreciate it.

**What Did You Like About The Community Congress?**

**What Could We Have Done to Make The Community Congress Better?**

**Would you be interested in speaking to others about the Community Congress Platform?**

Yes No

**Would you be willing to help us hold a “candidates night” featuring the Congress Platform in a Supervisors District before this Novembers election?**

Yes No If Yes, what district: 2, 4, 6, 8, 10 ?

**Would you be willing to help us plan an event for Mayor candidates for next years election?**

Yes No

**What else should we do to get the Community Congress Platform before more San Franciscans?**

**Name:**

**Mailing Address:**

**Email:**

**Phone:**