



Outline

October 7, 2015

## A Framework for a Mission Neighborhood Stabilization Plan

This is a short summary of the ideas generated by the Mission District community, drawn from the People's Plan, MAP 2020, MEDA, Our Mission NO Eviction, Calle 24, Prop I, Mission ACCE and Mission United. It is an initial framework for what could be part of a Mission Neighborhood Stabilization Plan, but is meant to evolve with deeper participation over the course of the following year.

### **A) Protect Tenants**

1. Fund a **Mission Tenant Collaborative** to coordinate resources and develop tenant leadership.

### **B) Preserve the Rent-Controlled Homes We Have**

2. Expand the **Small Sites Acquisition Program**, with a minimum \$10 million/year to the Mission.
3. Pass a **Tenant First Right to Purchase** for affordable housing, so that longtime tenants get a first choice to purchase buildings, with City support through the Small Sites Acquisition Program.

### **C) Produce Deeply Affordable Housing**

4. Create a **Mission Neighborhood Stabilization Fund** with dedicated permanent funding sources, drawing from increased housing and linkage fees generated within the neighborhood, the establishment of a property tax increment district and other funding sources.
5. Implement a **Land-Banking Strategy** to acquire underutilized private parcels before they are lost to luxury development, and targeting public and community-owned lands in the Mission.
6. Dedicate **Neighborhood Preferences** to current or recently displaced Mission District residents to the extent legally allowed, and ensure outreach to Spanish-speaking and immigrant residents.
7. Dedicate at least 20 percent of **new affordable housing as Supportive Housing for Homeless Individuals and Families** and preserve SRO hotels as permanent supportive housing.

### **D) Zone For Peoples' Needs**

8. Implement an **Affordable-Housing Overlay Zone**, requiring a minimum of 20 percent to 35 percent inclusionary units in all buildings higher than 45 feet, and allowing 100-percent affordable housing in some underutilized, former industrial lands.
9. Require market-rate developments to offset their fair share of impacts by expanding the **Community-Impact Fees** closer to their actual nexus, and requiring larger developments to provide on-site affordable childcare, arts and cultural uses, and economic development space.

### **E) Promote Economic and Cultural Vitality**

10. Pass the **24th Street Latino Cultural District SUD** and zoning protections for existing businesses.
11. Pass **Legacy-Business Protections** for all businesses and nonprofits over 20 years old.
12. Require **One-for-One PDR/Arts Replacement** of all light industrial (PDR) and cultural spaces.

**F) Empower Community Governance**

13. Create a truly **Empowered Community Governance Committee** to provide oversight of fees and tax-increment funds, and to recommend policy updates, with representation from specific impacted community constituencies.

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