

WEBVTT

1

00:00:08.430 --> 00:00:16.199

Jackson Nutt-Beers / SPUR: Hi, everybody! Welcome. We're just gonna let people trickle in to the Webinar really quick. And then uh, we will get started.

2

00:00:30.240 --> 00:00:35.080

Jackson Nutt-Beers / SPUR: Okay, we can go ahead and get started, because I know you guys are not here to listen to me. Talk

3

00:00:35.090 --> 00:00:59.660

Jackson Nutt-Beers / SPUR: Um! Hello, everyone. My name is Jackson. Up years and i'm one of Spurs public programming associates. Thank you so much for joining us for this digital discourse today. How many of you here today are spur members. So thank you so much for your support. If you are not a member, I encourage you to join to support spurs, ongoing work and using education, policy, analysis, and advocacy to make our cities and region more prosperous, sustainable, and equitable places to live.

4

00:01:00.010 --> 00:01:10.809

Jackson Nutt-Beers / SPUR: Your financial support enables us to continue our work, including the hosting of programs like today's you'll find more information about our membership online at Spurred Org slash. Join

5

00:01:10.990 --> 00:01:40.390

Jackson Nutt-Beers / SPUR: our next digital discourse is scheduled for tomorrow at twelve, thirty Pm. It is titled, telling the story of sea level rise, sea, level, rises climate change, sleep, or impact. By the end of the century flooding could displace eighty thousand homes, subject thirty thousand socially vulnerable residents to daily flooding and expose. They shore communities to resurface toxic waste, but because the results of gradual increases, and water levels are not immediately visible. These risks can slip out of sight and out of mind.

6

00:01:40.400 --> 00:01:54.420

Jackson Nutt-Beers / SPUR: How do we spread the word about these hidden but impactful consequences of climate change join this conversation with two journalists S. For Romero, from K. Qed and Lauren Somer from Npr. Who serve in a central role as expert storytellers

7

00:01:54.440 --> 00:01:58.119

Jackson Nutt-Beers / SPUR: bringing the abstract notion of sea level rise to live.

8

00:01:58.130 --> 00:02:27.620

Jackson Nutt-Beers / SPUR: But today's a total discourse is affordable, housing on the ballot, discerning the difference between property and property. On November eighth San Francisco voters will be asked to choose between two competing charter amendments, property versus Prop E. To streamline the creation of new, affordable and workforce housing. While the two ballot measures may sound similar, The policy details included in each make a significant difference in the impact. Each what have on affordable housing production in San Francisco. And today we're joined by an incredible panel,

9

00:02:28.380 --> 00:02:32.999

Jackson Nutt-Beers / SPUR: a first i'll set up with marine sedon and marine is the

10

00:02:33.010 --> 00:03:02.870

Jackson Nutt-Beers / SPUR: chief executive officer of habitat. Greater San Francisco, serving Moran, San Mateo, and San Francisco counties Over the last five plus years. She has seen shows overseeing incredible pipeline growth and increased mission impact across the organization as it builds preserves and finances and advocates for affordable home ownership. An inspiring and strategic leader with highly successful track record, leading in both the nonprofit and private sector. Marine serves in executive leadership roles for several years,

11

00:03:02.880 --> 00:03:09.029

Jackson Nutt-Beers / SPUR: leading organizations, and formerly was the founder of President and Ceo of the Youth Leadership Institute.

12

00:03:09.210 --> 00:03:21.939

Jackson Nutt-Beers / SPUR: Next up we have Dan Kalamucci and dan is the senior researcher for the Norcal carpenters Union representing nearly thirty-seven thousand members and carpentry, and related crafts in California's Northern forty-six counties,

13

00:03:21.950 --> 00:03:46.819

Jackson Nutt-Beers / SPUR: Mit Ctl and Dan leads a team of researchers engaged in policy analysis construction industry, economic research and strategic research for organizing and contract campaigns. Prior to joining the governors in two thousand and seven. Dan was a strategic campaigns assistant at the Afl Cio, and later served as the Us. Campaigns coordinator for the National Labor Committee and Anti- sweatshop non-profit, one hundred and fifty

14

00:03:47.330 --> 00:04:15.170

Jackson Nutt-Beers / SPUR: next up we have to Jada. So Jonathan is spare. San Francisco, Director Sujannah works with stakeholders and community members to implement policies that

will admit that will advance equity sustainability and prosperity in San Francisco to Jana has over twenty years of experience directing research and policy analysis for cities and regions across the United States. Before joining spur. She was a principal, a strategic economics, a Berkeley based urban economics. Consulting firm

15

00:04:15.180 --> 00:04:45.169

Jackson Nutt-Beers / SPUR: in this role, she led many of the firms affordable housing transit, oriented development and economic development projects. Today's Forum will be moderated by Sara Dennis Phillips. Sarah serves as a senior director at Tishman's Bayer where she leads a variety of projects through entitlement permitting and construction prior to joining Tishman's Bayer, Sarah held Key real estate positions with the city and county of San Francisco, most recently serving as the Deputy Director of Development under Mayor London Breed. Sarah is also a member.

16

00:04:45.180 --> 00:04:47.559

Jackson Nutt-Beers / SPUR: It's a for of Smurs San Francisco Board,

17

00:04:47.770 --> 00:05:16.729

Jackson Nutt-Beers / SPUR: and lastly, we want this to be an interactive conversation and explain on plan, on spending as much time as possible, engaging with all of you. So I encourage you to use the chat box to share your thoughts with each other and the speakers, and I also encourage you to submit any questions that you may have by using the Q. A. Panel, it should appear as a button at the bottom of your screen, or if you're using the mobile app, it should appear as a button at the top of your screen,

18

00:05:16.740 --> 00:05:19.909

Jackson Nutt-Beers / SPUR: and with that, Sarah, I will turn it over to you to get it started.

19

00:05:22.520 --> 00:05:37.300

Sarah Dennis Phillips / Tishman Speyer: Thanks, Jackson. So um! Before I start peppering Sujata, Maureen and Dan with questions. I just wanted to give a bit of context about why reforming housing approvals is important, and also why it's on the ballot.

20

00:05:37.310 --> 00:05:51.530

Sarah Dennis Phillips / Tishman Speyer: Um. As to why it's important approval of residential developments in San Francisco takes well over two years. On average. Um, we're a developer of large scale projects. So my firm regularly sees timeframes even longer. At this point we take those timeframes for granted.

21

00:05:51.540 --> 00:06:09.479

Sarah Dennis Phillips / Tishman Speyer: Um, we build the time and risk of that process into the cost of our projects, and sometimes the run of it is enough not to make a project work. But there's an even bigger problem with San Francisco's process the ability to appeal those approvals and to litigate a project under Sql.

22

00:06:09.490 --> 00:06:25.290

Sarah Dennis Phillips / Tishman Speyer: Approval for our proposed transit Oriented development building at six Fifty Five Fourth Street in Soma, with over nine hundred rental units, took well over four years. But the most significant part of that was the appeal process and the subsequent litigation. That project with unanimous approval,

23

00:06:25.300 --> 00:06:32.029

Sarah Dennis Phillips / Tishman Speyer: and over two thousand pages of environmental documentation, could have been held up for years by one cranky neighbor,

24

00:06:32.040 --> 00:06:46.039

Sarah Dennis Phillips / Tishman Speyer: that bad faith process not only delays housing, it can kill it; it hurts mixed income, housing, meaning projects like ours at Mira and Mission Rock, where market moderate and low income. Residents live together as a community are harder and harder to bring forward.

25

00:06:46.050 --> 00:07:01.750

Sarah Dennis Phillips / Tishman Speyer: It hurts affordable projects where every dollar spent on delay or legal defense is a dollar less towards housing, and it hurts the people who need those units, particularly our construction labor force, who are denied both the work of building and the moderately priced housing they need

26

00:07:02.570 --> 00:07:14.450

Sarah Dennis Phillips / Tishman Speyer: um as to why we need this on the ballot, and I think that's worth noting too. At the beginning. When I arrived at a mason planner at the San Francisco planning department in two thousand and five. It didn't take long to understand our process wasn't working even then

27

00:07:14.610 --> 00:07:32.859

Sarah Dennis Phillips / Tishman Speyer: across fourteen years. With the city, I was involved with numerous legislative efforts to streamline approvals, to create bonus programs for affordable and mixed income housing projects, and to find ways of incentivizing faster approvals. Every single effort either failed out right or was compromised to death till it was basically an effective.

28

00:07:32.870 --> 00:07:51.869

Sarah Dennis Phillips / Tishman Speyer: Our dysfunctional legislative process can't seem to provide solutions, and that's why the measure in front of us is so important. It moves past that for us and gives the residents of San Francisco a chance at solutions. So, um! With that Sujata, can you talk a little about those solutions the ones that property provides?

29

00:07:52.490 --> 00:08:03.630

Sujata Srivastava - SPUR (she/her): So, Thanks, Sarah. That was a great introduction to why their process is so flawed in San Francisco, and what property does is it removes the bureaucratic red tape for

30

00:08:03.640 --> 00:08:13.119

Sujata Srivastava - SPUR (she/her): affordable housing and mixed income, housing and teacher housing. In San Francisco there are some eligibility requirements, so it would

31

00:08:13.200 --> 00:08:38.880

Sujata Srivastava - SPUR (she/her): streamline projects that have um a hundred percent affordable housing up to one hundred and forty percent ami. So this includes moderate and middle income households that are priced out of San Francisco as well as low income households. It would also streamline mixed income projects that provide more affordable units than are currently required; but it's a modest increase over what's currently required, in order not to create

32

00:08:38.890 --> 00:09:07.199

Sujata Srivastava - SPUR (she/her): two onerous of a standard um for projects to be able to be uh financially feasible, and it also streamlines educator housing for staff that work at the Community college and at the school district who are having a really hard time living and working in San Francisco. Um, What it does is basically make those projects approved ministerially, so that they don't have to go through those various boards and commissions to get approved. Um, They would be approved within

33

00:09:07.300 --> 00:09:11.490

Sujata Srivastava - SPUR (she/her): three to six months of submitting a complete application.

34

00:09:11.580 --> 00:09:25.909

Sujata Srivastava - SPUR (she/her): So you'd go from an average timeframe of about four years, sometimes up to seven years, even more if there's little extensive litigation down to about six months for many residential projects in San Francisco.

35

00:09:28.060 --> 00:09:37.329

Sarah Dennis Phillips / Tishman Speyer: Thanks so much, Maureen. I'm wondering if you can explain to us, especially those of us who aren't affordable housing experts, how property benefits affordable housing.

36

00:09:37.370 --> 00:10:07.150

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: Yeah, I think, as a developer, I think there's just there's multiple ways that property benefits us. Um. And our colleagues. One is that it really um eliminates sort of redundancy of approval. So it it doesn't make us go back and get approval for something that's already been approved. We can't end up, as you said, with one cranky neighbor who can bring a sequel lawsuit just because they want to stop a project or other, sometimes nefarious reasons. Um! And so I think it it allows us and facilitates us to do our work.

37

00:10:07.160 --> 00:10:16.240

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: We're responding to a housing crisis, and sometimes I think our city forgets that um, and that we really are pushing people out hours and hours away from

38

00:10:16.250 --> 00:10:45.260

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: from the city, and from being able to live here in particular for those of us that are building a hundred percent affordable income, a low income housing, and for people who are developing all kinds of housing. All housing helps the boat rise, and so I think it's just, you know. Property gives us a ministerial sort of execution. The timeline, you know. We have caring costs just like you have caring costs, just like all of our colleagues, have carrying costs on projects. And so when we can put that money, that mission impact money towards getting a project done and moving it forward,

39

00:10:45.270 --> 00:10:56.879

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: it just saves so much, so much time, so much money, and allows us to do more and have more mission impact. And I think the final thing I would say is just it. It allows us to. You know, kind of

40

00:10:56.890 --> 00:11:26.870

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: not have these unpredictable costs. We We have the the project that you see behind me on my screen is eight units and diamond heights that Haven't had this building. Um! We started this project almost four years ago, and so the delays and the challenges of moving eight units forward. Um, we're just amazing, And you know I can't imagine that nine hundred trying to move that through. But I think it's just.

You know we. Our projects are reviewed. They're approved. They're ready to go, and we should be able to put the shovels in the ground and get going and respond to this. How

41

00:11:26.880 --> 00:11:27.980

and prices

42

00:11:29.780 --> 00:11:43.720

Sarah Dennis Phillips / Tishman Speyer: Thanks so much, Maureen Dan, can you talk to us a little about why the carpenters are supporting property about the it tells us about the labor provisions that the measure has, and and how that will help us build more housing and address the crisis that Marine mentioned.

43

00:11:44.510 --> 00:11:51.569

Dan Calamuci / NorCal Carpenters Union: Sure, and you know, Thank you again for having us here. So carpenters really like building stuff

44

00:11:51.580 --> 00:12:21.570

Dan Calamuci / NorCal Carpenters Union: uh It's kind of what we do. Um, but we live here. Um we've been a part of this city, for you know, since one thousand eight hundred and eighty-two um, and our members have experienced all the challenges of San Francisco, and we're really feeling the housing crisis acutely right now. Um, we have a lot of members, a good number of members who've been able to hold on and and stay in the city and make it work here. But thousands of our members have been displaced out of the city, and they're being forced out of this city that they work in and not We're not just talking, going to Oakland or Richmond anymore. But we got folks going all.

45

00:12:21.580 --> 00:12:50.300

Dan Calamuci / NorCal Carpenters Union: It's not a way out to Tracey Stockton, Fresno Modesto, and then commuting back in two, three hours each way, just to work in the city, that they were displaced from It's not right. It's not sustainable for those workers for their families, um for our communities, and it's not sustainable for this industry um in order to build the workforce. We need to build housing. So the carpenter is, we're always going to be interested in any effort that increases the amount of housing at all affordability levels because

46

00:12:50.310 --> 00:12:53.970

Dan Calamuci / NorCal Carpenters Union: our members need it. Working Class people in the city need it.

47

00:12:53.980 --> 00:13:18.810

Dan Calamuci / NorCal Carpenters Union: But we don't believe that housing should be built on the backs of workers making poverty wages. And so that's why we're supporting Prop D. Because property is going to enable us to build some housing, but it also contains, I think, the strongest labor standards that have ever been proposed for residential construction. And so those labor standards we're talking about prevailing wage which sets a living wage floor for construction workers,

48

00:13:18.820 --> 00:13:38.520

Dan Calamuci / NorCal Carpenters Union: family health, care, apprenticeship, opportunities to help us build that future workforce that's going to be needed to construct all this housing and some meaningful enforcement of these standards, and we see these standards that they'll bring a lot of work opportunities to our existing unionized workforce and all crafts. But it's also going to lift up

49

00:13:38.530 --> 00:13:42.500

Dan Calamuci / NorCal Carpenters Union: thousands of unorganized workers in residential construction

50

00:13:42.510 --> 00:14:12.030

Dan Calamuci / NorCal Carpenters Union: residential construction in bay area, and in San Francisco is a largely non-union. It's an unorganized crime scene of cash pay of wage staff, of kickbacks, of threats, of deportation. And so we see it's morally just to uplift that workforce. Um but this also helps us open up doors of opportunity for the unions who actually want to organize and bring in those workers into our unions and into our apprentices something that the carpenters are definitely interested in.

51

00:14:12.120 --> 00:14:15.470

Dan Calamuci / NorCal Carpenters Union: Um, and that's why we support property.

52

00:14:21.180 --> 00:14:38.269

Sarah Dennis Phillips / Tishman Speyer: Thanks so much. Stan: so. Um. One question. I know that has been asked many times is, How do we tell the difference between this and another measure on that ballot proposition? That also says it will speed up the approval process for affordable housing.

53

00:14:38.280 --> 00:14:48.460

Sarah Dennis Phillips / Tishman Speyer: Um, I think there's a number of facets to the differences. Could you walk through the major differences between property and property at a high level.

54

00:14:48.470 --> 00:15:04.600

Sujata Srivastava - SPUR (she/her): Sure. So a prop e is uh a measure that was put on the ballot by the Board of Supervisors after property. The um voter initiative that we're sponsoring, had collected signatures and was already on its way to getting on the ballot.

55

00:15:04.610 --> 00:15:09.609

Sujata Srivastava - SPUR (she/her): There was an opportunity for the Board of Supervisors to engage with amendments to prop

56

00:15:09.620 --> 00:15:26.709

Sujata Srivastava - SPUR (she/her): uh to our sponsored legislation. Uh the mayor and supervisor stuff. I had tried to work it through the Board of Supervisors, and it was killed in committee. Um, which is one of the reasons why um we weren't able to to reach some of those compromises that one of the commenters is asking about

57

00:15:26.840 --> 00:15:51.140

Sujata Srivastava - SPUR (she/her): um, but the But the gist of the differences between prop d and prop e are that whereas property actually has some standards and requirements that still make it possible for you to build affordable housing and build mixed income housing uh quickly and feasibly prop e and poses a lot of new standards and requirements that would effectively make it impossible for you to take advantage of it.

58

00:15:51.150 --> 00:15:56.650

Sujata Srivastava - SPUR (she/her): So, just to outline a few of those key differences for one hundred percent affordable projects.

59

00:15:56.720 --> 00:16:09.689

Sujata Srivastava - SPUR (she/her): We are fully streamlining them. That means everything that meets the city's code meets the existing cities. Laws, Um, zoning and other requirements would be eligible for full streamlining

60

00:16:09.700 --> 00:16:38.510

Sujata Srivastava - SPUR (she/her): uh with prop e um. The funding decisions that are um necessary by the Board of Supervisors would still be discretionary. So the Board of Supervisors would still be uh reviewing a hundred percent affordable projects that require any type of city funding or are built on city properties, which is the vast majority of affordable housing projects. Um, and that means that they become then subject to those cranky neighbor complaints under Sqa and other

61

00:16:38.520 --> 00:16:54.960

Sujata Srivastava - SPUR (she/her): um opposition Um. They can get tied up in litigation. They can get tied up in the politics of development. What we're really trying to do is depoliticize the entire process. So whereas property does remove all of those hurdles, property maintains that control, and the sponsors of that

62

00:16:54.970 --> 00:17:00.710

Sujata Srivastava - SPUR (she/her): that legislation will say themselves they wanted to retain supervisors control over those projects,

63

00:17:00.890 --> 00:17:08.429

Sujata Srivastava - SPUR (she/her): so it really does nothing to exp. But I, one hundred percent affordable. The other thing that's different between property and prop. E is,

64

00:17:08.440 --> 00:17:21.610

Sujata Srivastava - SPUR (she/her): we have a modest increase in our requirement for affordable um units in a mixed income project, it's fifteen percent more than the units that are required. So If a project requires

65

00:17:21.619 --> 00:17:32.280

Sujata Srivastava - SPUR (she/her): twenty um affordable units um under current inclusionary requirements, it would need to provide twenty-three units on site. Um.

66

00:17:32.690 --> 00:17:48.740

Sujata Srivastava - SPUR (she/her): There's, however, increases the inclusionary rate across the board to thirty percent of overall units, so it may not seem like a huge number, but, in fact, we know from past experience in San Francisco that

67

00:17:48.750 --> 00:17:59.720

Sujata Srivastava - SPUR (she/her): that would be economically unviable. There. There are very few projects that could sustainably. Um, provide that. And, Sarah, you could. You could probably even speak to that yourself as a developer.

68

00:17:59.810 --> 00:18:16.870

Sujata Srivastava - SPUR (she/her): The final difference that, uh, Dan, really highlighted very well, was the labor provisions. And so, whereas our uh prop de measure is really trying to increase uh the workforce uh the construction workforce and provide high quality middle class jobs

69

00:18:16.880 --> 00:18:35.670

Sujata Srivastava - SPUR (she/her): uh for workers with benefits. Um, while still really expanding the available workforce, the skilled and trained provisions under Prop e um really constrain the number of workers that could qualify and be able to work on these projects, which causes further delays and blockages on housing.

70

00:18:38.980 --> 00:18:42.040

Sarah Dennis Phillips / Tishman Speyer: Thanks so much. That was a a great summary,

71

00:18:42.050 --> 00:18:59.279

Sarah Dennis Phillips / Tishman Speyer: Maureen. I'm wondering if you can um explain why the differences that she's Audra mentioned particularly in the affordable housing um streamlining provision um particularly related to actually what is discretion, and what isn't? Why those matter to accelerate and increase affordable housing.

72

00:18:59.290 --> 00:19:28.759

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: Yeah, I mean, I think you know sort of uh in my opening comments as well, you know, thinking about the time and money right? So if we can streamline a process and expedite a process in six months that currently takes us two years. Um, Imagine that we can do that. Build that faster. Um! Moving the projects along, get get the pipeline continuing to grow um, and to be able to not have to worry about having sort of either baseless lawsuits come back. We've had that in ha attack where we've had a neighbor

73

00:19:28.770 --> 00:19:32.800

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: who actually didn't even live in the community, but worked next to or to a project

74

00:19:32.810 --> 00:20:02.529

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: uh cost costs over a million dollars and over a year of delay on a project. Um, you know, and you think about who? Who? Who would sue habitat right? Um! But he called himself Dart Vader so, and I tried to to beat him with you with my yoda skills. But um, you know I think it's um, you know these are the kinds of things that go on when you're developing. I think the other thing that property um does for us, because it's, you know, for one hundred percent of portable projects, it really moves it along, and for projects that have inclusionary of portable housing.

75

00:20:02.540 --> 00:20:10.409

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: It moves those projects along as well, and doesn't have people have to go back to the drawing board, and I think it's such a It's such a um

76

00:20:10.570 --> 00:20:36.970

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: unifier. Of all the things that have been brought up today, you know, around labor around trying to make sure that the project is in a community fits in the community can move along. Um! That these projects are um, you know, have gone through the approval process. Um paid all the necessary fees, et cetera. And so it just doesn't keep piling it on. I mean one of the things that's true for me as a regional developer is San Francisco ends up, being one of our most difficult cities to build in,

77

00:20:36.980 --> 00:20:43.830

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: and it's just so sad. We just for the uh for the eight homes that we just are just opened up in diamond Heights. Uh,

78

00:20:43.840 --> 00:21:11.589

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: we had over five hundred applicants, so people are desperate to find affordable housing in our city who are in the fifty to one hundred and twenty ami, and they are desperate middle income. Folks need housing like you, You know, said that you need for one hundred and twenty. You need at least three hundred and fifty thousand dollars a year salary. So people need these to happen so that they can stay. And as Dan pointed out, the people who love the community grew up in the community to live in the community and one work in the community can actually live here.

79

00:21:11.600 --> 00:21:32.269

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: So I think, for those, you know, for those reasons, I think. Um. This this property, as opposed to property, really provides those provisions. The other thing, I think, is, and we saw this happen with the Stevenson Project, where everything's going along, and they've gone through all the kernels. They've gotten everything ready to have thousands of pages of an Ei r report, and then the supervisors decide for um.

80

00:21:32.280 --> 00:21:41.159

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: You know other reasons to try to stop the project or stop the project. And that's really concerning um as we're again as we're trying to respond to a housing crisis,

81

00:21:41.360 --> 00:21:47.399

Sujata Srivastava - SPUR (she/her): Sarah, I also want to just highlight. One other thing that's a big difference, which is, I think, a lot of people have. Um

82

00:21:47.600 --> 00:21:54.180

Sujata Srivastava - SPUR (she/her): misperceived the ami categories that we're streamlining. So we go up to

83

00:21:54.190 --> 00:22:23.419

Sujata Srivastava - SPUR (she/her): one hundred and forty of Ami when we're defining affordable housing, which is consistent with the city's code. Um, which is how the city defines it because we're including not just rental housing, but also ownership housing. And as marines just said, there's so many people in that missing middle category of, you know, eighty to up to one hundred and forty percent a Mi that are unable to be able to afford to buy a home in San Francisco and build their lives here for the long term. Build well

84

00:22:23.860 --> 00:22:42.439

Sujata Srivastava - SPUR (she/her): and pass that wealth on to their descendants and families, and we just want to give people the opportunity to be able to enter into home ownership. In San Francisco, particularly, people have been locked out due to racist government and lending practices in the past. Um,

85

00:22:42.450 --> 00:22:48.230

Sujata Srivastava - SPUR (she/her): I want to be able to create opportunities for folks to be able to stay here and work here Um!

86

00:22:48.240 --> 00:23:07.029

Sujata Srivastava - SPUR (she/her): And for their children to be able to benefit from that in the future. So the that's really the reasoning. I mean. Projects still have to achieve an average affordability of one hundred and twenty percent ami which is considered moderate income in San Francisco. Um. And many people are unable to afford homes at that rate.

87

00:23:09.450 --> 00:23:27.390

Sarah Dennis Phillips / Tishman Speyer: Thanks so much. Um appreciate the input from both of you. And then on that same front, Dan, I think it'd be really helpful if you could go over the difference in the labor provisions, and why they matter if what we're really trying to do is accelerate housing, well achieve goals like providing good jobs.

88

00:23:28.000 --> 00:23:30.489

Dan Calamuci / NorCal Carpenters Union: Sure, Um! And

89

00:23:30.690 --> 00:23:58.060

Dan Calamuci / NorCal Carpenters Union: this is, there's sort of strange things to parse out. So if I can set a little contact by quoting from our uh much discussed draft housing element in San Francisco, and the constraint Section Um. They write. High construction costs are partially attributable to unavailability or uncertainty of construction. Labor wages, and compensation and the housing, construction, industry are not as competitive as in other sectors, and the housing industry is older and traditional. Labor pools are shrinking.

90

00:23:58.070 --> 00:24:15.719

Dan Calamuci / NorCal Carpenters Union: The construction has long been a challenging career path as it requires physical labor and health risk, subject to extreme business cycles and volatile earnings, and can mean frequent displacement, displacement to catch boom and bus cycles. Given alternative options, jobs have been increasingly less attractive to young people. One hundred,

91

00:24:15.730 --> 00:24:43.479

Dan Calamuci / NorCal Carpenters Union: The challenges of the complex environment, the increasing seeking of workers in a highly pressurized real estate market, and the expense of living and working in San Francisco has resulted in two classes of workers, regionally ones who are embedded in a supportive system of training and health care. Pay prevailing wage can stay employed and provide for their families, and those who subsist under the table, and in many cases exploited, poorly paid, or on job sites without protection and at greater risk of injury. One hundred and fifty.

92

00:24:43.490 --> 00:25:07.319

Dan Calamuci / NorCal Carpenters Union: If San Francisco grows a safe and stable workforce that builds housing. It could reverse the increasing trends of unaffordability and loss of skilled labor that constrain housing protect production so just a quote that at length, because I think it really sets a context that the housing element really calls us out. We cannot build housing without workers. We cannot grow the workforce without making construction a viable career path

93

00:25:07.330 --> 00:25:24.579

Dan Calamuci / NorCal Carpenters Union: erez agmoni, and it's also important to realize that the construction industry has on the labor side has just no ability to regulate itself, collect the bargaining and government regulation are the only means that have ever improved and successful to lift construction workers out of poverty and into meaningful careers, one

94

00:25:24.590 --> 00:25:36.050

Dan Calamuci / NorCal Carpenters Union: erez agmoni, and so prop d is really contrary to what we see as really weak and exclusionary labor language A proposition. E. This is the so-called, skilled and trained provisions, one hundred and fifty

95

00:25:36.060 --> 00:25:52.009

Dan Calamuci / NorCal Carpenters Union: mit ctl and um which will severely restrict our labor pool, and do nothing for the overwhelming majority of residential construction workers. Property is going to help us create the conditions necessary to bring those workers into that supportive system of training, health care and good wages, one hundred and fifty,

96

00:25:52.020 --> 00:26:13.680

Dan Calamuci / NorCal Carpenters Union: and attract more workers into the industry. You know we we talk around here that we don't believe that there's a labor shortage. Um! What there is. There's an opportunity. Shortage and property is about delivering that opportunity and not erecting the employment barriers. That proposition e sets up via the skilled and trained uh language.

97

00:26:15.640 --> 00:26:23.829

Sarah Dennis Phillips / Tishman Speyer: Thanks so much for that, Dan. I and I just want to second. I know you know we are strong supporters of labor. Um in the work that we build,

98

00:26:23.840 --> 00:26:39.450

Sarah Dennis Phillips / Tishman Speyer: and one of the things we find, particularly in our projects like Mission Rock, is that so many community members, so many women, so many marginalized communities don't know about the opportunities, and Don't have pathways, and so increasing that on ramp is is a huge thing that we see every day.

99

00:26:39.940 --> 00:26:55.209

Sarah Dennis Phillips / Tishman Speyer: All right. So um before you know we'll we'll move on to questions in a little bit, and it's great that we're seeing so many populate the Q. A. I'd love to encourage people to continue to put their questions there while we finalize our talking points. Um, I think

100

00:26:55.220 --> 00:27:04.009

Sarah Dennis Phillips / Tishman Speyer: There, there's been a lot of action at the State level this year, particularly this summer. It's been a It's been a great legislative session for housing at the State level.

101

00:27:04.020 --> 00:27:34.000

Sarah Dennis Phillips / Tishman Speyer: Um, last year was was not bad as well, and i'm wondering. I think there's there's been a number of pieces of State legislation. Um that have worked to streamline housing to kind of do at the State level what we're not doing at the local level. I'm wondering if Sujat and Dan, you can talk about how property compares to state legislation like Ab. Two thousand and eleven, which tries to streamline housing, and then, Maureen, I might also pop it over to you, so we can talk a little bit about what property does that? Sb: Thirty-five

102

00:27:34.010 --> 00:27:36.450

Sarah Dennis Phillips / Tishman Speyer: It doesn't do for affordable housing, for example?

103

00:27:38.470 --> 00:27:49.569

Sujata Srivastava - SPUR (she/her): Great. Well, I can start with just speaking on A. B two thousand and eleven ab two thousand and eleven, which just was signed um by Governor Newsim Will streamline housing

104

00:27:49.580 --> 00:28:05.389

Sujata Srivastava - SPUR (she/her): on commercial sites that are underutilized, so that would include things like old shopping centers or strip malls. Um, Maybe even in some cases office buildings that are vacant, and um many parking lots across the state one hundred

105

00:28:05.400 --> 00:28:17.339

Sujata Srivastava - SPUR (she/her): um that could be redeveloped into housing ministerially, meaning that they would have by right approvals under certain conditions of of affordability. And also there's some site conditions that they need to meet

106

00:28:17.490 --> 00:28:20.910

Sujata Srivastava - SPUR (she/her): our legislation. Property is really about

107

00:28:21.090 --> 00:28:33.519

Sujata Srivastava - SPUR (she/her): sites that are already zoned for housing. So we see the two things that's actually marrying quite well be able to take advantage of maximizing the potential to build on housing sites. Um. And

108

00:28:33.530 --> 00:29:01.629

Sujata Srivastava - SPUR (she/her): because of San Francisco's charter, this discretionary review process really has to go to the voters, we need to remove that aspect of the charter in order to be able to expedite housing projects even when they meet the code. But Ab, two thousand and eleven allows you this other pathway to on commercial corridor. So you can imagine places like

Gary Um and other major corridors in San Francisco that have been generally under utilized transforming into being really

109

00:29:01.640 --> 00:29:13.809

Sujata Srivastava - SPUR (she/her): um great opportunities for us to be able to add housing close to transit, and in the places where we really want housing to be built. Um and Dan, i'll turn it over to you to speak a little bit more on the labor aspects.

110

00:29:14.870 --> 00:29:26.180

Dan Calamuci / NorCal Carpenters Union: Sure, um, you know, on the labor side the two are actually are really similar. Um! And we are really proud. Um, that these strong labor provisions in two thousand and eleven um, or recognizes

111

00:29:26.190 --> 00:29:45.789

Dan Calamuci / NorCal Carpenters Union: as part of the solution to our statewide housing crisis. Now we can finally get to a point where strong labor provisions can coexist with a statewide housing bill that's going to expedite housing production. Um, a couple of things that are just slightly different, you know. Property does build off um successful model of healthy Sf:

112

00:29:45.800 --> 00:30:14.510

Dan Calamuci / NorCal Carpenters Union: when we're talking about family health care. Um. So that's potentially bringing in more workers uh into that program in the city. Um and properties. Labor enforcement piece coexist with, you know, San Francisco. We're very lucky. We have our own office of labor standards enforcement that. Um that works um to to enforce our labor standards in conjunction with the state um. And so the labor enforcement piece in property contains, with an additional kind of

113

00:30:14.520 --> 00:30:26.030

Dan Calamuci / NorCal Carpenters Union: private act, Activity um enforcement as well. Um, so that can work with San Francisco's Os. As well as a very overburdened uh state um enforcement mechanism

114

00:30:28.220 --> 00:30:58.129

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: and then Maureen, can you talk a little about Sb. Thirty-five versus property particularly at the income levels which I know is really important for home ownership. And I think it Yeah, I kind of think a couple of things I'll say, because you know being around and working on uh both of these. Um, you know pop. Sb: thirty-five, you know caps at eighty am I um, and I think that's been really important, you know,

and for an organization like ha ha habitat, that traditionally gets built only in the fifty to eighty percent ami. That's sort of our sweet spot, and that's been a really strong

115

00:30:58.140 --> 00:31:14.149

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: bill to help kind of move those projects along, and they help accelerate those. But I do think that the other thing that happens with uh property is because it goes up to one hundred and forty. It actually gives developers the ability to build a multi uh income

116

00:31:14.160 --> 00:31:43.970

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: project. And for a habitat that's something that we're actually doing and looking at more in the future, because we have to continue to evolve with the market. Things costs more. And we're also partnering with developers. And, you know, rental developers, private developers, and finding ways to kind of have a tier of income levels in in housing development, and it it both helps cross, subsidize the project a little bit, because you have people in a higher am I level of people, or you? My level can balance that out, but it also um is kind of the reality of a community. And the other thing that's happened with.

117

00:31:43.980 --> 00:31:48.510

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: It's the top housing prices, you know, you know. Remember when Sb: thirty-five and I

118

00:31:48.520 --> 00:32:16.369

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: I want to say two thousand and seventeen, I hope i'm right. Um, you know, when when that uh pass Um! During that time you know the housing market wasn't like it is even now. And so now we're seeing it. And I think to Jada pointed this out to like people can't afford, you know, down payment. Assistant programs are great if they don't always work, because even with down payment assist people always can't get in the market unless you have some other incentives for developers to build and some program to kind of put together and wrap around that,

119

00:32:16.380 --> 00:32:31.660

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: and so does help uh immensely with that issue. And one of the things about e is e sort of has this very weird map that it's kind of walks through, but it really it caps it as well at a level that we just don't think is, is the best idea,

120

00:32:32.770 --> 00:32:50.770

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: and you know, prop e stays at eighty percent ami, which is duplicating. Sb: thirty, five, so it's completely redundant. Um. So it's

redundant, and it adds more onerous restrictions than you. So it makes it take something good, and makes it sort of sour lemonade.

121

00:32:52.630 --> 00:33:09.000

Sarah Dennis Phillips / Tishman Speyer: I I think that's a really good point, and it's also, I think, something We see a lot in San Francisco ballot measures that are intended to look like something that maybe they aren't, or or do something that maybe is already being done. Um! And and that's the politics of of things on the ballot.

122

00:33:09.010 --> 00:33:19.559

Sarah Dennis Phillips / Tishman Speyer: Um any you know, Sujata Dan Maureen any closing comments you want to make before we move on to questions and appreciate people throwing their questions in the chat. I think we have some good ones here.

123

00:33:22.410 --> 00:33:50.049

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: I want to say something. I think that one of the things property has really done as well, and I think this is really speaks to the Coalition Building that's for, and how the action Coalition and others have done. Is it really bring together people and unifying us around getting more housing, streamlining, housing, and making sure we're thinking about all people in our city, and I think that you know It's um I I don't think we can forget that that we, when we

124

00:33:50.060 --> 00:34:18.029

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: the end of the day when we go back to this, and we look at our performance, and we look at our sources and uses, and we look at all our plans, and we go through all our tea. We're in eir reviews the end of the day. We're talking about people. We're talking about families. We're talking about teachers and construction workers and people who work at restaurants and people who right clean our clothes and all of the things that people in the community are in teachers. And so I just first responders. So I just want to kind of point that out that I think that when we make things harder in San Francisco it's a disincentive

125

00:34:18.040 --> 00:34:35.069

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: for any of us whether we're a nonprofit developer or we're incredibly world class. You know, developer like tissue inspire. It's a disincentive for us to try to keep things moving when it's this hard, and I really think that we got to take the politics out, as in Java said, and we got to remember why we're doing this, and we got to work together to make it happen.

126

00:34:36.830 --> 00:35:05.469

Sarah Dennis Phillips / Tishman Speyer: I'll i'll i'll second that i'll note that um every day with our investors. As we try to move projects forward, we need to justify why we're building here instead of other places, and we're building here because we care about it. For all the reasons you noted, Maureen Um, but the harder it gets, the harder it is to answer those those questions that say, why don't you go there? There are so many other places develop. Why do it here? We do it here, because it matters because of everything. All the people that Dan and Maureen have have referenced that um

127

00:35:05.480 --> 00:35:10.139

Sarah Dennis Phillips / Tishman Speyer: that are the people we're building for. Um, but it it's It's something we need to keep an eye on.

128

00:35:10.710 --> 00:35:40.690

Sarah Dennis Phillips / Tishman Speyer: Okay. So with that, maybe i'll i'll. I'll jump to some questions. Um, You know i'll Just note there's a couple that i'm going to skim over, although i'd encourage. If these are your questions, and you have follow up to add in the chat. But there were a number of of questions that that already aimed at the kind of confusion between prop e. Our State bills, like a B, two thousand and eleven and Sb. Thirty-five, that we're in the chat people asking, you know, Why do we need these propositions when we have various Senate and assembly bills that allow for streamline.

129

00:35:40.700 --> 00:35:55.430

Sarah Dennis Phillips / Tishman Speyer: So um! It's a very technical morass. I think our panelists have done a good job of trying to explain those differences, but if there are any nuances that that um require a little. Follow up, please please drop that in the Q. A.

130

00:35:55.440 --> 00:36:06.020

Sarah Dennis Phillips / Tishman Speyer: Um, maybe. With that i'll move on to a new question. Um, regarding property? Is there a consensus on the cost? Increase implicit in the labor improvements?

131

00:36:06.030 --> 00:36:21.160

Sarah Dennis Phillips / Tishman Speyer: Um. And then is there a consensus on the cost decreases implicit in the approval streamlining, and maybe i'll take as a stab at that, and then a Maureen as a developer. You can. You can also weigh in. I mean, i'll note that um

132

00:36:21.750 --> 00:36:28.209

Sarah Dennis Phillips / Tishman Speyer: in terms of you know. One of the the question actually asks, Can you do it in terms of dollar a year, or a dollar per square foot, and

133

00:36:28.250 --> 00:36:29.920

Sarah Dennis Phillips / Tishman Speyer: things like,

134

00:36:29.930 --> 00:36:49.590

Sarah Dennis Phillips / Tishman Speyer: you know, labor and streamlining. Don't translate specifically into a dollar per square foot. Right? It's. It's it's very nuanced. It depends on the agreements. It depends on the time you're building, and frankly, in terms of streamlining. It depends on what you're comparing it against right um, And and what what? The market is, where you are. Um.

135

00:36:50.070 --> 00:37:08.299

Sarah Dennis Phillips / Tishman Speyer: Obviously using labor does cost more. I will note that, as uh, you know, using workers like the carpenters on our projects. Um, the we find the cost increase even when we're not required to do it is is worth the quality

136

00:37:08.310 --> 00:37:37.799

Sarah Dennis Phillips / Tishman Speyer: of what we get. We, you know, when you are building housing, that you are going to own or sell the people who are going to own it. You want to make sure that that it's done in a method that is quality, and the people who are building it know what they're doing. So. Um. While there is a a you know, a a cost increase implied in in higher labor standards, we find they're well worth it, and so I think that's one that's easy to to just state. We're trying to bring more people into that workforce. So they have that training to build that quality work. But it's well worth the cost.

137

00:37:38.120 --> 00:38:07.980

Sarah Dennis Phillips / Tishman Speyer: Um streamlining is a much, much harder question. Um, and and it usually doesn't Translate into a dollar per unit or a dollar per square foot. But for for us, as a developer of of mixed income units it translates into. Do you go after a project or not? If we look at a project, and that site seems like It's going to um take an incredibly long time to get entitled, meaning we're going to have longer pre-development costs, and

138

00:38:07.990 --> 00:38:15.619

Sarah Dennis Phillips / Tishman Speyer: a longer term of holding the site, meaning the longer term of charity costs. Before we can actually put housing on the site. Um,

139

00:38:15.630 --> 00:38:30.440

Sarah Dennis Phillips / Tishman Speyer: we'll turn to another site that doesn't have that problem. And and as we're speaking for that might mean something out of the city, even though we're

we're battling to try to stay here, so it's much more nuanced, I think, than a dollar per square foot, but that's what I'd say from the mixed income. Perspective marine. What would you say?

140

00:38:30.490 --> 00:38:59.740

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: I mean from the one hundred percent of Portugal I'd say the same thing. I mean, I think it's um, you know, in in I'll smoothly speak to the streamlining side of it, which is, you know, when we're looking at a project, and we're trying to figure out. You know, for us whether this deal is gonna move and go Um, you know again, we are trying to solve a housing crisis. Um, you know all of these factors come into play. And so I think that you know we do have caring costs. We do have the increase. And then we also have the fear that You know, we're gonna,

141

00:38:59.750 --> 00:39:27.440

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: you know, in an organization like ours, that sort of small and lean and really trying to focus on mission impact. You know, we are making decisions of a Yes no every day, and we want to make sure that we're moving a project along that's really going to move along, and I, and I think that you know. So in that way we have that in common, and I think it's. You know It's important for for folks to remember to that. You know the smallest thing sometimes can cause a big delay, and

142

00:39:27.450 --> 00:39:56.229

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: most often it's not something that's very logical, and so I think that you know this this work is not for the fate of part is, you know it is hard, and it's it's nuanced um, but I do think that you know. Um, I think we would. We do see that we would expect that with something like property passing that we're really going to help accelerate projects and therefore move our dollars, move our resources and move our intentions Permission impact faster than we currently do. And, as you said, you know, and being a regional developer.

143

00:39:56.240 --> 00:40:17.719

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: We're sort of like, you know, If we can go somewhere else and move faster and have partnership and everything sort of everyone's growing the boat together. Things happen a lot better. Um, even when they're crazy expensive, because you can really value engineer with time where you can't do that when you're getting delayed, and you can expect, you know, some somebody to make it political, and then the supervisors have the ability to stop it.

144

00:40:19.630 --> 00:40:49.620

Sarah Dennis Phillips / Tishman Speyer: So um next question. Do any projects currently pencil at the twenty-one point. Five inclusionary requirement that is, that is in place meaning well. We see any mixed income projects approved under property with an even higher inclusionary

requirement, and that i'll i'll start with that, and then sujad i'd love you to chime in. I mean it's a it's a great question. Um, and it's it's really on point. Um, no right, you know, I mean. And and while every development is different, I can say from our perspective. And and you know we stayed

145

00:40:49.630 --> 00:40:55.650

this in front of the Planning Commission a couple months ago, when they were looking at stalled projects in San Francisco.

146

00:40:55.660 --> 00:41:20.879

Sarah Dennis Phillips / Tishman Speyer: Um given uh where things are in the markets. Um, where uh construction costs just are overall, including material costs, um rents and home prices. And frankly, the difficulty of getting construction loans right now in a really tight landing environment. No projects. Don't. Pencil at the twenty one point, five percent inclusionary rate. Um.

147

00:41:21.380 --> 00:41:35.750

Sarah Dennis Phillips / Tishman Speyer: Hopefully. That is not a forever problem. And hopefully, it's something, you know. We can look at citywide. I think it's important to note that property was very carefully crafted to require fifteen percent above the current inclusionary requirement. Which means,

148

00:41:35.760 --> 00:42:00.240

Sarah Dennis Phillips / Tishman Speyer: um, that if we are able to get an inclusionary requirement, the pencils, because some of those other factors I mentioned lesson, or because we are able to get to an inclusion or requirement level that does pencil that is not as high as today's um, The The higher bonus of property, adding more inclusionary still applies, and I think are well worth um the bonus. So i'll set there, and then Shujata love to hear any of your thoughts on that one.

149

00:42:00.250 --> 00:42:17.990

Sujata Srivastava - SPUR (she/her): Yeah, I mean, I think you're right, you know, in this particular economy that we're in with inflation and cost increases where they are. It's really difficult for projects to pencil under existing requirements. When I look back at the study that we helped with when I was a consultant, which was the housing affordability strategies for the city,

150

00:42:18.000 --> 00:42:34.589

Sujata Srivastava - SPUR (she/her): we were finding that the inclusionary rate was penciling in certain cases and certain conditions in in the stronger markets, because rents at that time were

quite, we were sufficient to be able to offset that um, and I would expect that with a stronger economy, and

151

00:42:34.600 --> 00:42:55.190

Sujata Srivastava - SPUR (she/her): uh, with maybe some changes in policy uh, on the inclusion area requirements, especially for smaller projects or projects on the West Side, or projects and markets that are not as well established that this could be a really great strategy for creating more mixed income housing throughout the city. Um, but I think that uh,

152

00:42:55.200 --> 00:43:09.170

Sujata Srivastava - SPUR (she/her): Sarah, maybe you could even speak to this. But the city is currently looking again at its inclusionary requirement. Um! And reassessing whether there needs to be some changes to those percentages to make it more economically viable.

153

00:43:10.640 --> 00:43:13.710

Sarah Dennis Phillips / Tishman Speyer: Yeah, and that will be a fun process.

154

00:43:13.720 --> 00:43:43.710

Sarah Dennis Phillips / Tishman Speyer: Um, Okay, this is uh, less of a question, but I do think it's worth noting. Um! We We had a comment from uh a participant who used to work in the environmental review process in San Francisco, and emphatically agrees the process is to political um It and notes that the real important part uh parts of the sequel process are air, quality and transportation. Review. Um, I think one of the questions there. And actually I don't know if any

155

00:43:43.720 --> 00:43:50.290

Sarah Dennis Phillips / Tishman Speyer: one can speak to this is, you know if if a project is discretionary is no longer viewed under sqa,

156

00:43:50.300 --> 00:44:19.610

Sujata Srivastava - SPUR (she/her): how are we going to address air, quality and transportation? You know I I do know that you know we do have through a Dp. A number of programs that regulate air quality for housing under our article thirty-eight. Um. We also have a a great number of transportation requirements. But I I don't know if Sujat, you have anything you want to. Yeah, yeah, I mean, our prop D is very careful to only streamline projects that are already compliant with zoning, and so they have to be uh consistent with the general plan or with community plans

157

00:44:19.620 --> 00:44:32.729

Sujata Srivastava - SPUR (she/her): which have already gone through an extensive environmental review process. So there's always an eir done for the general plan. There's a There are eirs done for the area plans. Um. So these have already gone through that. Um.

158

00:44:32.740 --> 00:44:52.449

Sujata Srivastava - SPUR (she/her): You know that preliminary um process of review. What we're trying to do is create a streamlined effect, so that you don't have to go through unnecessary additional environmental review. What happens often in San Francisco is that even projects that are code compliant, and are in these uh areas that have already cleared

159

00:44:52.460 --> 00:45:01.599

Sujata Srivastava - SPUR (she/her): um. They're doing additional environmental studies just to be able to show that they did them um, and to be able to kind of um

160

00:45:01.610 --> 00:45:16.049

Sujata Srivastava - SPUR (she/her): prevent those nuisance losses, or they're doing them in a response to nuisance lawsuit. So that's like, you know, a million dollars of additional studies which you could have been using to build more units. And instead, you're putting towards um

161

00:45:16.240 --> 00:45:19.639

Sujata Srivastava - SPUR (she/her): these these studies that are not really required.

162

00:45:21.790 --> 00:45:33.119

Sarah Dennis Phillips / Tishman Speyer: So this is a a fun one for you as well. Um! Is it true that under property someone making a hundred and thirty thousand dollars a year would qualify for affordable housing.

163

00:45:33.940 --> 00:45:46.680

Sujata Srivastava - SPUR (she/her): Um, I don't have the ami table in front of me, but we we do. It depends on your household size. And um what the ami categories are, and maybe marine. You know the ami categories in San Francisco off the top of your head.

164

00:45:46.690 --> 00:46:15.060

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: Yeah. So one hundred and thirty uh thousand, I I believe, would be um in the between between seventy and eighty ami for it, depending on your family size. So if you have a family of three that you would qualify in that area right now in San Francisco for a family of four at the top end of the eighty percent range. It's about one hundred and forty-six thousand just went up. Um! So it's it's it's it's moving in the right direction, but it's it's not

165

00:46:15.070 --> 00:46:39.430

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: not pacing with the economy. And so that's the challenge as well. And so I think it's. You know It's It's a nice opportunity, but it's it really does depend on where you, from Ai level, which is another reason to support properties because of property, is looking at the mixed income and having income level up to one hundred and forty, you may be able to qualify and have some support and assistance in in uh becoming a homeowner.

166

00:46:39.440 --> 00:46:58.370

Sujata Srivastava - SPUR (she/her): I I will say that um! That's already. We're not changing the Ami requirements. Those are already in the city code. The city code already allows for inclusionary ownership units. They can go up to. I believe, one hundred, fifty percent and fifty percent right? So we're not changing the standards at all. I think there's been a lot of Miss um

167

00:46:58.380 --> 00:47:14.249

Sujata Srivastava - SPUR (she/her): mit ctl and characterization of what we're doing with property. We're really just staying consistent with the city's own definitions of what is considered affordable. What we're doing, though, is providing a pathway, so that if somebody were to propose an affordable project that does include one hundred and fifty,

168

00:47:14.260 --> 00:47:23.960

Sujata Srivastava - SPUR (she/her): you know. For example, I I would I, it's more likely to be home ownership when you're going up to one hundred and twenty percent ami. Um, just because of where market rate rents are right now.

169

00:47:24.040 --> 00:47:54.030

Sujata Srivastava - SPUR (she/her): So I think that that we're providing an opportunity for folks to do that. You know. Meta recently proposed a project in the mission that was intended to serve first time home owners. Um! And it was going to go up to, I think one hundred and thirty ami uh. They were thinking, maybe teacher housing. But there are lots of different kinds of workers, including carpenters and nonprofit workers and nurses that also are in that income category. So we want to be able to provide those opportunities for folks through our measure. Um! And you know it's sad to say.

170

00:47:54.040 --> 00:48:13.220

Sujata Srivastava - SPUR (she/her): But you could be making a hundred thirty thousand dollars in San Francisco, and still not be able to afford um market rate prices at the moment. Um! So we're being realistic about where those gaps are, and their multiple studies that show that you

need something closer to two hundred ami to be able to afford to buy a home in San Francisco right now,

171

00:48:13.910 --> 00:48:38.560

Sujata Srivastava - SPUR (she/her): and I and i'll just that means with the down payment as well. So and right. Exactly so. Um. And I will also just add that the rents and prices still need to be twenty percent below the market rate for the neighborhood. So there are many cases in which you wouldn't really even be able to go up to one hundred and twenty, one hundred and forty, am I? So you know there are some safeguards in place to make sure that you're not out pricing

172

00:48:38.570 --> 00:48:44.469

Sujata Srivastava - SPUR (she/her): what the neighborhood rents are You're not creating a market for gentrifying the neighborhood,

173

00:48:45.270 --> 00:48:58.580

Sarah Dennis Phillips / Tishman Speyer: and just to clarify about. I'm going to say well over you know. Ninety-five of the affordable housing that is produced in San Francisco continues, and will continue under a property to be

174

00:48:58.590 --> 00:49:07.259

Sarah Dennis Phillips / Tishman Speyer: at a low and very low income levels where the area of greatest needs is, and where it can be matched by State and Federal sources.

175

00:49:07.270 --> 00:49:37.260

Sarah Dennis Phillips / Tishman Speyer: Um. I'll note that as a developer of of mixed income uh housing at Mira and Mission Rock, where we have the Ami's ranging. You know it's it is um really gratifying to be able to see communities develop where you people along an entire income, spectrum being able to stay in San Francisco, being able to participate in our school system and putting down roots here, and not having a a society that's just divided between very low income and very

176

00:49:37.270 --> 00:49:41.619

high income, and it's it's it's been a fun thing to watch those communities develop at those projects.

177

00:49:42.030 --> 00:50:06.490

Sarah Dennis Phillips / Tishman Speyer: Um, Okay. So, Dan, uh a great question for you and I'd love you to elaborate on on on your apprentice program as well. There's a question that as specifically about D about E. But I think you can speak to what is intended. Indeed, as well the

details um about what it means to have a skilled and trained workforce. And um how that varies from from um What is in property

178

00:50:07.680 --> 00:50:10.399

Dan Calamuci / NorCal Carpenters Union: sure, so skilled and trained as a

179

00:50:10.430 --> 00:50:16.990

Dan Calamuci / NorCal Carpenters Union: a provision. Well, it's a legal thing. It's in the labor code that sets

180

00:50:18.180 --> 00:50:33.340

Dan Calamuci / NorCal Carpenters Union: any. It's. It's a percentage based on the craft um from thirty up to about seventy percent of the contractors workforce has to have gone through a State certified apprenticeship program which in California

181

00:50:33.350 --> 00:50:44.749

Dan Calamuci / NorCal Carpenters Union: our ninety to ninety-five percent union apprenticeship programs. Um, Then the rest of the workforce has to be um journey level equivalent. Essentially um.

182

00:50:44.970 --> 00:50:47.399

Dan Calamuci / NorCal Carpenters Union: So for

183

00:50:47.990 --> 00:51:04.829

Dan Calamuci / NorCal Carpenters Union: so the skill and trade provisions, I should say, like they've come about in the last like six, seven years or so. Um! They started primarily in the refinery industry, where there's a very large uh unionized workforce in the construction sector. Um, it's there's a little bit uh and

184

00:51:04.840 --> 00:51:22.210

Dan Calamuci / NorCal Carpenters Union: applicable projects to in the school sector. Um, but in the residential sector. Um! It's important to note that skilled and train provisions. There is a skilled and train provision of Sb. Thirty-five that doesn't apply that only applies to a mixed income. Housing developed under Sb. Thirty five. No,

185

00:51:22.220 --> 00:51:30.959

Dan Calamuci / NorCal Carpenters Union: not a single unit of housing in California has ever been built with a skilled and trained workforce provision, because it excludes so much of the workforce,

186

00:51:30.970 --> 00:51:49.980

Dan Calamuci / NorCal Carpenters Union: because, while our apprenticeship system is really robust in the State, it is very disconnected from the residential construction industry. Um, We estimate in San Francisco there's a total of about four thousand construction workers who would qualify as skilled and trained, who have gone through a unionized apprenticeship program. Um,

187

00:51:50.190 --> 00:52:12.349

Dan Calamuci / NorCal Carpenters Union: and about four hundred of those would be in the residential construction industry, so that workforce just simply isn't there right now to build residential construction. It's also worth noting that I want to say, for the carpenters right. We're very proud of our pressure program. We're about six thousand apprentices right now. Um in Northern California. They're amazing facilities. We do top notch work. It's the best training in the world.

188

00:52:12.360 --> 00:52:17.340

Dan Calamuci / NorCal Carpenters Union: Um, you do not have to go through an apprenticeship program to be

189

00:52:17.350 --> 00:52:43.659

Dan Calamuci / NorCal Carpenters Union: a journey person carpenter. We have active organizing programs, and we are bringing folks into the Union who have years of experience working construction, but didn't go through an apprenticeship program, and we're not going to knock them down to apprentice level rates if they've already got the skills that they've acquired over the years,

190

00:52:43.670 --> 00:53:03.589

Dan Calamuci / NorCal Carpenters Union: and making sure that the current unionized workforce gets to work one, we just don't have enough of them to build residential, but to we're just. We're interested in organizing and bringing in more folks into our Union Um, and it works against our efforts to do that because we organize a company and say,

191

00:53:03.600 --> 00:53:11.649

Dan Calamuci / NorCal Carpenters Union: great, Come on in. You're now joining person. Oh, i'm sorry you can't work on this project because you don't have that piece of paper that says that you are skilled and trained.

192

00:53:15.060 --> 00:53:41.090

Sarah Dennis Phillips / Tishman Speyer: Alright, uh, i'm gonna try to squeeze two more questions in before we close. And and and please let me know if there's any more in the chat. Um. So this is explicitly political. So i'm gonna to toss this over to Sujata. Um would you characterize prop e as a, And this is the questioner's words a week, but well intended compromise or more, as a disingenuous way to kill property.

193

00:53:42.860 --> 00:53:58.459

Sujata Srivastava - SPUR (she/her): Um, Well, I think that there are different folks that are um proponents of prop e. And so there's probably a mix of different kinds of people who support prop e so um, I don't want to like just paint it all with one brush. But I think that,

194

00:53:58.470 --> 00:54:05.709

Sujata Srivastava - SPUR (she/her): generally speaking, there were opportunities for the Board of supervisors to engage with streamlining over the last

195

00:54:05.870 --> 00:54:14.540

Sujata Srivastava - SPUR (she/her): ten or more years, I mean when Mayor Ed Lee was was in office, he was trying to streamline and do some really

196

00:54:14.590 --> 00:54:29.320

Sujata Srivastava - SPUR (she/her): reform do reform of the process and recognition that housing needed to be reformed. There have been many opportunities for this this current Board of supervisors to also engage with this. Um. I think that there are some people who have

197

00:54:29.330 --> 00:54:53.019

Sujata Srivastava - SPUR (she/her): uh, maybe some good intentions around trying to create more affordability, especially for lower income, San Francisco. But I think the way to do that is not to create new requirements. I think you have to be realistic about what is actually possible to deliver um, while thirty percent inclusionary sounds wonderful. And when we all like to have more affordable units in San Francisco we have to recognize that

198

00:54:53.030 --> 00:55:12.830

Sujata Srivastava - SPUR (she/her): you know thirty of zero is zero, right? So if we're not actually creating opportunities for the market rate units, we're not going to get those inclusionary units to go along with it. So I would characterize it as being not great policy. Prop. E is not great policy. It doesn't actually result in housing being built. Um, and I

199

00:55:12.840 --> 00:55:16.299

Sujata Srivastava - SPUR (she/her): I think it is an effort to.

200

00:55:16.580 --> 00:55:29.059

Sujata Srivastava - SPUR (she/her): But in some in some ways I think it will actually just create a lot of confusion um for voters, and it doesn't actually uh move forward our housing agenda or solve our housing problems in San Francisco.

201

00:55:30.140 --> 00:55:47.200

Sarah Dennis Phillips / Tishman Speyer: And I just want a second thought as a as a former policymaker within the city. I think there there is a lot of time and space for compromise at the legislative level It's been very hard to achieve, and I think that's why we are at the ballot today. Um, and and so um, you know,

202

00:55:47.790 --> 00:56:09.679

Sarah Dennis Phillips / Tishman Speyer: putting measures that look and sound alike, and and you know, maybe one sounds a little better as it is, you know. I think disingenuous was a relatively good word in that question, but it it does make things very hard for voters, and I think that's the bigger thing is, you know, if we, if we can't do things the legislative. We we also should not be making things hard and confusing for the voters of the ballot box.

203

00:56:10.340 --> 00:56:23.159

Sarah Dennis Phillips / Tishman Speyer: Okay, um. And then there was uh one more question asking, Are there any dollars available from the city that can go towards these measures? So um, I think you know

204

00:56:23.170 --> 00:56:38.950

Sarah Dennis Phillips / Tishman Speyer: probably the best way to frame. That question is to talk about the city's affordable housing funds which awesome fund the one hundred percent affordable housing project that would streamlined into this uh, Maureen, anything you want to talk about there about that, the the funding that can support what this is trying to do

205

00:56:40.160 --> 00:57:07.469

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: again. I think this is, you know this is, you know, an evolving uh story, and I think one of the things that's really great right now is I do feel like we're at an inflection point in San Francisco, really strong leadership with the Mayor's office housing. We have lots of people who are very aligned into their work. A lot of people in the development world who've been on the other side of the aisle and are trying to work together. Um! And I think you know We're really all trying to solve for this, and I you know. So I guess what I would say is just,

206

00:57:07.480 --> 00:57:09.499

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: you know It's it's hard to

207

00:57:10.340 --> 00:57:39.349

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: It's hard, and I will say, as one of the only one hundred percent home ownership developers in the city, that a proposition like this that is going to expand these opportunities that changes the conversation that we're having between the city and developers and and everyone else is really important. And I think that you know, to to put out an idealist strategy. Um, that I think of the thirty percent inclusion, I said, you know, and sort of then try to beat up all the good things about, and a matter that's really going to

208

00:57:39.360 --> 00:58:05.690

Mauren Sedonaen / Habitat for Humanity Greater San Francisco: um actually solve some of these problems and move it forward and help us on the labor side help us on the cost side. Help us on the development side, I I think, is just problematic. And so I would say for us, we're excited that it actually can allow us to look at more multi income projects. We're excited to be partnered with people who are looking at that. And so it. Just it just changes the game, and a lot of really good ways for a nonprofit developer like habitat and others.

209

00:58:07.530 --> 00:58:28.860

Sarah Dennis Phillips / Tishman Speyer: Thanks. Well, with that, I think we're we're pretty close to it. Time, thanks for uh, a really robust conversation. Um, I hope this has helped some of you on the call. Understand a little bit more. Why, this measure is important. Um! What the differences are from Prop. E. And hopefully what we need to do in the city to move housing development particularly affordable housing forward.

210

00:58:28.870 --> 00:58:31.529

Sarah Dennis Phillips / Tishman Speyer: Um. So with that checks, and i'll turn it back to you.

211

00:58:31.660 --> 00:59:00.119

Jackson Nutt-Beers / SPUR: Yeah, thank you so much, Sarah, and thank you all for coming today. I just want to give a quick plug to our voter guide, which is now live on our website. So check that out at spur dot org Slash Photo Guide. We also have two ballot and Bruce measures coming up next week for San Francisco and Oakland. So you can find more information about that on our website as well. Um. So thank you, guys all for coming today. A recording will be posted within the last couple of days. Um! So the weather's great outside. So hopefully everybody has time to get outside, and

212

00:59:00.130 --> 00:59:03.810

Jackson Nutt-Beers / SPUR: it's a beautiful weather today. Enjoy the rest of your day. Guys see you.