

EAST BAY FOR EVERYONE

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Honorable Members of the San Francisco Planning Commission:

East Bay for Everyone is a network of people fighting for the future of housing, transit, tenant rights, and long-term planning in the East Bay. We believe that expanding the housing supply is a key part of any plan to address affordability and displacement, and we are encouraged that San Francisco is planning to zone for 80,000 additional homes as part of its 2022 Housing Element update. We are concerned about the impacts of focusing too much on inequality within San Francisco and too little on inequality between San Francisco and the less wealthy cities and counties to the east.

Between 2010 and 2018 San Francisco added 210,000 jobs and only about 25,000 homes, or 8.5 jobs for every new home (<https://sfbos.org/sites/default/files/BLA.Jobs%20Housing.101619.pdf>). All of those newly employed people must live somewhere, of course - if there are no homes in San Francisco, then they will live outside of San Francisco and commute in. This has led to increased demand for homes throughout the East Bay, which in turn has led to massive gentrification and displacement, particularly in areas of West and East Oakland with much lower AMI's than any census tract in San Francisco. More people commuting from the East Bay to SF strains our highways and transit networks, and the extra cars going over the Bay Bridge worsen our air quality.

We are glad that the Planning Department is concerned about the racial disparities in land use. However, these disparities do not end at the San Francisco county border. Additional investment in Hunters Point will not address the ongoing impact to tenants in East Oakland caused by the large office towers being constructed as part of the Central SOMA Plan.

It is easy to lose sight of the larger picture: workers moving here to work for employers in glitzy office towers, and displacing long time residents throughout the Bay Area due to the lack of additional new housing for all of those new workers. We hope that San Francisco will do its fair share to house workers for the jobs that it has created over the past decade. It is essential that San Francisco identifies enough realistic sites in its housing element that even if not all of them are developed, the city can still meet its Regional Housing Need Allocation target.

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