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Part One

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One of the main reasons for a lack of housing in San Francisco, Berkley and other rent controlled areas is the inability of landlords to make a reasonable living if they own older properties. This fact has contributed to the exodus of smaller landlords from the business in these areas. It is not CEQA but the tenants in many cases who force owners to sell to buyers who then occupy former rentals.

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Redevelopment agencies were abolished because of their inability to provide and care for low cost, public housing.

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If San Francisco Muni, and especially through the Market Street tunnel, is the most heavily used transit system, then many lower income workers must already live in the city, specifically in the Sunset, Parkside areas.

There is really no substance to Part 1.

Part Two

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Recap of Plan Bay Area 2013 shows very little, if anything, was accomplished other than infuriating North and South bay communities with a high handed approach to how we will be living in the future.

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The 2nd and 3d paragraphs say it all. There is not much that can be accomplished without local cooperation. There will never be enough room to house the projected growth of the plan as there isn't enough space now and the projections are not realistic. And there is not enough transportation funding available.

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What does equitable access goal #7 mean?

Part Four

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PDA Marin City is served by one bus line, nothing else, other than autos and foot traffic. However, I notice you have opened the door for the existing low cost housing to be replaced; thereby, displacing a significant number of Marin City residents who are low income. (Motivating Smarter Land Use Decisions). How does this recommendation help these residents?

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Glad to see you finally got it on the issue of local control. This plan cannot force compliance if the citizens don't want it. And many of us do not agree with your conclusions.

Part Five

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Best advice is to leave CEQA alone.

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BCDC means Bay Conservation and Development Commission, not District.

I see lots of smoke and mirrors, but not a lot of substance in the 2040 plan. I will say there is not much direct action possible where it is not welcomed or needed, eg. Marin County.