MISSION BAY NEIGHBORHOOD ASSOCIATION

Housing priorities: highlights

Adopted unanimously by the Board of Directors on October 10, 2026.

> **More neighbors, under clear rules.** We support substantially more homes in Mission Bay and throughout San Francisco: market-rate, mixed-income and permanently affordable. Homes that meet clear, objective standards should be approved without discretionary bargaining, and no neighborhood group, including ours, should have a veto.

> **Density near transit.**
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> – Allow apartment buildings at high density by right near transit, including on industrial land.
> – Remove unnecessary height, density, process and cost barriers.
> – The City should fund deeply affordable housing and new infrastructure directly, rather than piling every public need onto each new building.

> **4th & King.** Make it one of San Francisco's AB 2074 transit hub districts, covering the Railyards, 900 7th Street and nearby land, with towers well beyond 450 feet, a floor-area ratio of 12 or more, and no density cap across the district. We support the most homes possible at the Railyards.

> **900 7th Street.** Rezone for housing, and lots of it:
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> – height and density for well over 2,000 homes, a starting point, not a cap;
> – towers allowed but not required, so a smaller first phase can go ahead;
> – projects that meet written standards approved without a discretionary hearing;
> – phases that can be financed and built on their own.

> **Options, not mandates.** Builders choose mid-rise or towers and any construction method, including factory-built and modular. Fees, infrastructure and other conditions are weighed together so they don't stop construction.

> **Housing stands on its own.**
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> – We support making housing possible whether or not a restriction on parcel delivery comes with it.
> – Housing provisions should stay in force if a restriction changes.
> – We don't seek a forced sale or a halt to environmental review. The City should help convene a voluntary sale, lease or partnership.

> **Never for sale.** No payment, preferred developer or special benefit to MBNA is needed for housing we support.

Full text on request: info@missionbayna.org