



June 17, 2026

San Francisco Board of Supervisors
Government Audit and Oversight (GAO) Committee
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Housing Trust Fund and Inclusionary Legislative Package

On behalf of Mercy Housing California, I serve on the Inclusionary Housing Technical Advisory Committee (TAC), and we are supportive of the TAC's recommendations aimed at improving San Francisco's housing ecosystem. We are in favor of the proposed modifications to the City's Inclusionary Housing Requirements and Development Impact Fees, *provided* that the City establish an alternative funding source for affordable housing through a renewed and expanded Affordable Housing Trust Fund.

Mercy Housing California, a nonprofit affordable housing developer serving more than 23,000 residents in 172 properties statewide, including 58 communities throughout San Francisco, has an additional pipeline of over 2,900 affordable homes in the City. As a mission-driven affordable housing developer, we know firsthand that reliable local funding is one of the most important factors in preserving existing affordable homes and delivering new housing opportunities for San Franciscans.

For that reason, we strongly support the Housing Trust Fund Charter Amendment. If placed on the November 2026 ballot and approved by voters, it would establish a more sustainable and predictable source of local funding for affordable housing, helping ensure that San Francisco can continue to invest in housing for low-income families, seniors, veterans, and people experiencing or at risk of homelessness.

We also support the broader legislative package, including modifications to inclusionary housing requirements and development fees that can help improve project feasibility and encourage the production of housing. Taken together, this package represents a significant opportunity to expand housing opportunities across income levels while ensuring that San Francisco maintains a dedicated commitment to serving its most vulnerable residents.





We urge policymakers to advance the Housing Trust Fund Charter Amendment and the accompanying legislation so that the City can make meaningful progress toward addressing its housing needs.

Thank you for your role in this important work.

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Bohee".

Tiffany Bohee
President
Mercy Housing California





June 25, 2026

San Francisco Board Of Supervisors - Government Audit and Oversight Committee
1 Dr. Carlton B. Goodlett Dr.
City Hall, Rm. 244
San Francisco, CA 94102

RE: Support for Inclusionary Housing and Impact Fee Ordinance (BF 260538)

Dear Supervisors Sherrill and Mahmood,

The Housing Accelerator Fund (HAF) is a Community Development Financial Institution (CDFI) that finances affordable housing in San Francisco. We write to express our support for Ordinance BF 260538, updating the City's inclusionary housing and impact fee requirements in accordance with the Inclusionary Housing Technical Advisory Committee's (TAC) 2026 recommendations. Key to HAF's support is the concurrent advancement of the Housing Trust Fund Renewal Charter Amendment for the November 2026 ballot.

As a member of the TAC, HAF's CEO Rebecca Foster participated in the process that produced the committee's April 2026 report. The findings were unambiguous that under current conditions, residential projects are not financially feasible in San Francisco. Rising construction costs and market uncertainty have caused housing production to stall, and inclusionary fee revenues — which averaged \$25 million per year before the pandemic — have fallen to less than \$2 million per year since 2020. The TAC's recommendation to lower the on-site inclusionary rate to 5% and reduce other development impact fees by 67% reflects a hard-won consensus rooted in data, and we urge the Commission to adopt it.

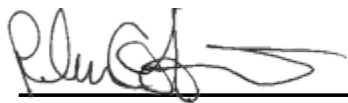
However, lowering inclusionary requirements without securing a new dedicated source of affordable housing funding would risk trading short-term feasibility gains for long-term losses in our City's commitment to developing affordable housing. That is why we are equally committed to seeing the Housing Trust Fund Renewal Charter Amendment move forward alongside this ordinance.

Without action on the Housing Trust Fund, the City will effectively exhaust its local affordable housing funding capacity after 2028 — precisely when rents are rising again and displacement pressure is intensifying. The proposed Charter Amendment would extend the Fund to 2058, grow annual appropriations to \$125 million by approximately 2036 by dedicating 20% of future property tax revenue increases to the Fund, and include fiscal safeguards to protect against recessionary conditions. Over its extended lifetime, the renewed Fund is projected to generate approximately \$3 billion more for affordable housing than the current Fund.

These two pieces of legislation are designed to work together. As new development comes online under more feasible conditions, property tax revenues will grow — and under the renewed Housing Trust Fund, affordable housing funding will grow with them. This is how San Francisco can rebuild a sustainable pipeline for affordable housing production while restoring market-rate housing feasibility.

HAF urges the GAO to adopt the ordinance and to support the advancement of the Housing Trust Fund Renewal Charter Amendment. San Francisco cannot afford to lose ground on either front.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rebecca Foster', is written over a solid black horizontal line.

Rebecca Foster
Chief Executive Officer
Housing Accelerator Fund

CC: Board of Supervisors Clerk of the Board of Supervisors Sarah Dennis-Phillips, Director, San Francisco Planning Department



Government Audit and Oversight Committee
San Francisco Board of Supervisors
City Hall
San Francisco, CA

Re: Support for Item 260538: Planning, Administrative, and Building Code Amendments – Inclusionary Housing Program Updates and Development Impact Fee Reductions

Dear Chair Sherrill,

On behalf of Abundant SF, I write in strong support of Mayor Daniel Lurie's proposed legislation to update San Francisco's Inclusionary Housing Program and reduce development impact fees. We want to thank all the Supervisors who have signed on in early support of this critical pro-housing measure.

San Francisco cannot solve its affordability crisis without building significantly more homes. One of the greatest barriers to new housing right now is cost. Under the crushing weight of elevated construction costs, financing costs, and local requirements, fewer and fewer housing projects are financially viable. This means fewer homes get built, housing prices remain catastrophically high, and working families continue to struggle to find housing they can afford.

Reducing the inclusionary housing requirement to 5 percent is a practical, data-driven response. While inclusionary housing has long been a useful tool for producing affordable homes, requirements that make projects financially infeasible ultimately produce neither market-rate housing nor affordable housing. 15% of zero is still zero. Right now, we are seeing very few projects moving forward. This has to change.

Setting San Francisco's inclusionary rate at a level that allows projects to reach feasibility will deliver more homes overall, and it will create more opportunities for future affordable housing production. We are also supportive of the proposed increase to the Housing Trust Fund that will provide a more stable base of affordable housing funding that will ensure we can continue to support critical projects to expand San Francisco's affordable housing portfolio.

Through our Build More Homes campaign, Abundant SF has been working with our partners at YIMBY Action, the Housing Action Coalition, and SPUR to build public support for reforms that remove barriers to housing production. Through neighborhood house parties, advocacy trainings for local advocates, meetings with members of the Board of Supervisors, and coordinated outreach, we have helped educate residents about the need for housing reform and generated dozens of letters, emails, and public comment from constituents urging support for these policies. Everyone we are engaging with understands that solving San Francisco's housing shortage requires reducing unnecessary costs and creating conditions where homes



can actually be built. Hundreds of San Franciscans have now joined together in a unified call for SF to build more homes.

We appreciate the Committee's consideration of these important reforms, and we urge you to advance this proposal without delay. Passing this legislation would send a clear message that San Francisco remains committed to removing barriers that have prevented housing from being built for far too long.

And while this proposal is an important step forward, it should not be the last. San Francisco must continue aggressively pursuing additional reforms that reduce costs, streamline approvals, modernize outdated regulations, and make it easier to build homes at every income level. Every barrier we remove brings us closer to a city that is more affordable and more welcoming for current and future generations.

We respectfully urge the Government Audit and Oversight Committee to support this legislation and move it forward.

Sincerely,

Graeme Joeck, Director of Advocacy and Organizing
Abundant SF

From: [lgpetty](#)
To: [Crayton, Monique \(BOS\)](#)
Cc: [MelgarStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Sauter, Danny \(BOS\)](#)
Subject: NO on Inclusionary Housing Program and Development Impact Fee Reductions. Agenda GAO 7-2-26 Item 2 File # 260538
Date: Sunday, June 28, 2026 8:12:40 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear GAO Committee Supervisors Fielder, Sherrill and Mahmoud,

As an affordable housing advocate, I stand with the thousands of working class, lower- and middle-class San Franciscans threatened with exile or homelessness due to relentlessly rising housing costs.

I strongly oppose any further reductions in Inclusionary Housing requirements and strongly oppose proposed drastic reductions in Inclusionary plus non-inclusionary Impact fees.

The current proposal is a path to eventually eliminate all mitigations that were purposefully designed to alleviate the destructive aspects of rapid growth on renters and homeowners alike. The reductions represent The City turning its back on long-established principles of private, hyper-profit-oriented entrepreneurs, investors, and speculators being required to mitigate the community upheavals and mass displacement caused by their actions.

The Inclusionary Housing Program and Impact Fees are the foundation of San Francisco's commitment to creating sufficient affordable housing. Other Impact fees ensure a safe, healthy environment for residents. **The Housing Trust Fund is not a substitute for these – they are a fully equal and important companion to the Fund** and vital to our City.

In addition to requiring developers to shoulder mitigation costs, Inclusionary Housing ensures that our luxury towers include people of socio-economic diversity so that our new City construction does not become culturally, racially, and economically segregated. **And** Inclusionary has contributed mightily to 100% affordable developments,

Perhaps a **symbolic** look may be a **truer picture** of the three major local affordable housing revenue sources – Inclusionary, Housing Fund expansion, and Transfer Tax extension. To swap out Inclusionary & Impact Fees for a laudable but uncertain, and likely variable, Housing Fund expansion is tantamount to:

Killing your first-born child;
putting an unborn child in its place;
while starving your middle child with neglect.

Ah, but “feasibility” trumps all of the above, some say.

But many others ask, is it wise to follow TAC's conclusions which actually defy logic? It has been proven that Inclusionary requirements are **not** holding up market rate housing. So logic actually compels us to have full a robust Inclusionary Program and all Impact Fees in place, ready to produce more affordable housing and other community infrastructure benefits, when

market economics return to high levels—**not** have a three-year gap of units, benefits and revenue lost. Blaming Inclusionary for slow growth is wrong and inaccurate. Destroying a solid, successful affordable housing program to make way for possibly another is not only wrong, but also self-limiting.

We don't treat Tourists' needs this way; why do it for Residents' more desperate needs? Dominant City Hall thinking is that a rising tide of tax revenue will “raise all boats.” But simply accumulating cash is not the way to prosperity **for all**. The path to improve the lives of everyone lies in **which programs City Hall chooses to support and how City Hall chooses to spend the money**. Does it choose programs to get more people to come here? or programs to fulfill the needs of those who are already here? Some maintain the needs of both are taken care of.

But Tourists don't have to beg.

Inclusionary Housing & Impact fees are established, **ongoing regulatory requirements**. No begging necessary. For 24 years this is what has given the Inclusionary program its solid stability.

Do not cut Inclusionary requirements **or any other Impact Fees**.

Choose well.

Thank you for your consideration.

Lorraine Petty
D2 voter



Monday, June 29, 2026

Government and Audit Oversight Committee
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Subject: Inclusionary Housing and Impact Fee Reforms

Dear Supervisors Sherrill, Fielder, and Mahmood,

SPUR urges your support of the proposed inclusionary housing and impact fee reforms before you on July 2, 2026.

Local policy decisions play a meaningful role in determining the financial feasibility of potential projects. In today's weaker housing market with high interest rates and construction costs, [city-imposed costs](#) can render projects unviable. The results are clear: fewer homes are built, less affordable housing is produced, and less tax revenue is generated to fund the very public benefits these policies are intended to support. Housing policy recalibration is essential to reflect changing economic conditions.

The City Controller's [housing feasibility report](#) confirmed that building housing in San Francisco is extremely difficult. Even market-rate rental [housing isn't financially feasible](#), meaning it won't make enough money to cover its costs and provide a sufficient return to lenders and investors. To incentivize development, the Technical Advisory Committee unanimously voted to support recalibrating inclusionary housing requirements to align with market realities.

Market-rate housing production and affordable housing creation are complementary, not opposing, goals. Inclusionary housing requirements should therefore be calibrated based on the percentage of affordable units that a given project can realistically support. Public benefits will not materialize if requirements are so economically onerous that projects never move forward.

San Francisco still faces serious housing challenges and affordability issues. Maintaining the status quo isn't working and San Francisco needs to craft evidence-based housing policies. In November, the temporary 33% impact fee reductions expire and the inclusionary housing requirements automatically spring back to 20% with annual escalations.

SPUR supports the proposed inclusionary housing reforms and impact fee reductions because it strikes the right balance and aligns with our housing goals: increasing affordable and market-rate housing, protecting communities vulnerable to displacement, and supporting city policies that reflect economic conditions and that are grounded in evidence and feasibility.

SPUR respectfully urges you to approve this legislation and help restart San Francisco's housing production.

Thank you for your service to your community.

Sincerely,

A handwritten signature in cursive script, reading "Lori Droste". The signature is written in a dark ink and is positioned below the word "Sincerely,".

Lori Droste

Housing and Planning Policy Director, SPUR

From: [Thomas Schuttish](#)
To: [Crayton, Monique \(BOS\)](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Bintliff, Jacob \(ECN\)](#); [Nickolopoulos, Sheila \(MYR\)](#); [Grob, Carly \(CPC\)](#); [Tan, Ada \(CPC\)](#); [Low, Jen \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#)
Subject: Inclusionary Housing Board File No.260538 Hearing July 2, 2026
Date: Monday, June 29, 2026 3:33:57 PM
Attachments: [Letter on Inclusionary.pdf](#)
[Sample from BLA study.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Crayton:

Good afternoon. Please add this email and the two pdf attachments to **File No.260583**.

Attached below is a copy of the letter I submitted to the Planning Commission when they heard this item on June 18th.

I want to add a few comments here to supplement the attached letter.

Comment #1: I reference a project on 18th Street in my letter. I mis-typed the address.

The correct address is 3832 18th Street, *not* 3882.

As I stated in the letter, this project has been stalled at DBI since 2024, due to inaction by the project sponsor. But now according to the SFYIMBY website and the SFPIM, the project has been revised but as just a large single family home with a JADU!

See the link to the SFYIMBY article:

<https://sfyimby.com/2026/06/preliminary-plans-for-3832-18th-street-in-mission-dolores-san-francisco.html>

This illustrates that the market has improved...for luxury homes. Market improvement gets me to comment #2.

Comment #2: In my June 18th letter to the Planning Commission I cite the **Financial Feasibility Study** from June 2025 for the Rezoning and the more recent **Financial Feasibility Study** from the Controller for this legislation on the Inclusionary.

Both studies were completed by the same Consultant.

The June 2025 Study says the only lot size with positive outcome or RLV *when the market improves* would be lots of 2500 square feet, which is basically the most common lot size in our residential neighborhoods.

The current 2026 Study done for the Inclusionary *did not factor in the lot size*, but did cite one example of market rate housing that would be “feasible” when the market improves.

The lot size seems like an important factor to omit from this current Study, when it was an important factor in the June 2025 Study just one year ago.

Please see pages 4 and 5 in my June 18th letter in the pdf below comparing these two Feasibility Studies.

One additional point on this lot size issue: The recent Study done for Supervisor Chen by the Budget and Legislative Analyst on Affordable Housing did use a lot size of 10,000 square feet for a type of project similar to the one cited by the Controller in that Study. *Please see the second pdf below.*

But I think we can all agree that we are in new round of high-end frenzy that is improving the market...and lowering the Inclusionary even further would mean the loss of funds for the affordable housing that is needed per the Housing Element and the Rezoning.

Comment #3: Given all the streamlining in legislation from both the City and the State, it is apparent that the proponents of “build, baby, build” have won and the City has a lot of political capital, both in Room 200 and Room 250.

If the Inclusionary is going to be reduced per this legislation, it would be really nice if some effort could now be put into repealing the Ellis Act to better protect tenants.

And to keep rental housing on the market.

And here is an extreme example from over 25 years ago as to why the Ellis Act should be repealed. But there are many sad stories in our City due to the Ellis Act.

See this link also from SFYIMBY.

<https://sfyimby.com/2026/06/renovation-plans-filed-for-storied-2100-jackson-street-san-francisco.html>

Finally, please make sure you note John King’s comments that are highlighted on page 2 in my June 18th letter to the Planning Commission. His comments get to the real heart of this issue.

Here below are the pdfs with my letter and info on the Financial Feasibility Studies.

Thank you.
Georgia Schuttish

June 18, 2026

To: Planning Commission

From: Georgia Schuttish

Re: Inclusionary Housing Issues and Affordability Issues

At the Informational Hearing on May 28th it was very clear that everyone is trying very hard to create a climate that boosts housing production. Hopefully the expansion of the Housing Trust Fund and the proposed bonds will pass in November which will deal with the pressing need of affordable housing.

Market rate housing is challenging. Based on previous reports under the Family Zoning the only financially feasible development would be on a 2,500 square foot lot, which is the typical lot size (25' x 100') in most residential neighborhoods. And this will happen when the market improves. (see page 4 below).

Generally speaking it is difficult to imagine 10 units on a lot this size, but I suppose it is possible.

(Even the notorious group housing project at 3882 18th Street on a larger lot measuring 27.5' x 114.854 has not moved out of DBI since January 2024. This project was intended to be units affordable by design).

However, I think it is apparent that the market is improving, at least in my neighborhood of Noe Valley, where the **over asking** price of a sample of eight sales since April averaged \$1.314 million.

With the IPOs and newly minted millionaires, there will be even more of a frenzy.

What seems probable in this current housing market under programs like SB 423 and the HC-SF (Code Section 206.10) will be ministerial approval of projects with

two high-end luxury units in order to meet the densification mandated by the State and by the Local Program. Some projects may have a third unit or an ADU.

Obviously this won't solve the affordable housing crisis. (*Or even solve the "missing middle" crisis*). It is no different than the major Alterations that should have been reviewed as Demolitions in the years since the 2014 Housing Element.

The Policy in the previous Housing Element to preserve "starter homes" was never acted on and instead there was a tidal wave of high-end, very large single family homes, including pairs of Flats turned into de facto SFHs.



Hopefully Residential Flats will now be better preserved and there will be solid tenant protection.

Slightly larger lots that are wider than 25' may have projects with more than two units, but this is likely to still be high-end, luxury housing.

Hopefully this type of development will not proliferate in the Priority Equity Geography neighborhoods which should be protected and preserved.

Here above is a pertinent excerpt from John King's article that appeared in the Chronicle upon his retirement in September 2024. See marked passage with the sentence that begins, "*More ominously....*" and ends with "*...that, some say, threatened its soul.*"

John King was right to put the issue in terms of San Francisco's "soul".

The HC-SF and SB 423 are both major loopholes. Two units is all that is required to use these two programs. These are programs that allow for Ministerial approval. There is no oversight from the public or the Commission. And of course no affordability. Or even relative affordability.

So given the past history in the previous booms with their speculative frenzy and the new boom the City is about to experience, it would seem prudent to close loopholes that would allow for only two (luxury) units.

The City would need to get Sacramento to amend SB 423. **But for developers/ project sponsors seeking to use the HC-SF, they should be required to do four units (not just two or three) on those lots that are zoned 40/40 4-R. These are lots that are 25' x 100' (or similar dimensions close to 2,500 square feet) which have been determined to be the most financially feasible lots to develop.**

And with the upcoming IPOs the market is going to improve even more than it has already. **The City does not need to incentivize more speculative luxury housing.**

If you haven't seen it, here is a link to the Mission Local article about the boom.
<https://missionlocal.org/2026/06/san-francisco-anthropic-openai-chatgpt-ipo/>

cc: Planning Staff; Kristen Jensen; Austin Yang; Commissions Secretary

Attachments: Excerpt from pages 24-25 of Executive Summary for Hearing on Rezoning June 26, 2025; Emails June 2-3, 2026 between G. Schuttish and Staff on methodology used by Controller for Inclusionary Feasibility Analysis.

- **Additional development types start to become more financially feasible under the “improved case” assumptions.** Under the “improved case,” which includes more favorable assumptions for return on costs, interest rates, and rental and sales price growth, the results show one out of 98 projects showing positive residual land values in the medium submarket, and 48 out of 98 demonstrate positive RLV in the high submarket, indicating a higher likelihood of feasibility (see Figure 9 below). It is important to note that while these have more feasibility relative to other prototypes in other some markets, some of these positive RLV results are likely to still fall below values that would reflect feasible land costs.

In particular, some of the development types that will be enabled by the rezoning, including low- and **mid-rise multifamily buildings, show positive RLVs under these improved economic assumptions**, particularly under the “high” submarket assumptions. These are the most common development sites in the rezoned areas, including the mid-rise commercial corridors zoned for 65’, and the residential areas off the corridors.

Overall, 12 of 98 prototypes resulted in an RLV greater than \$75k/unit under improved conditions in the high submarket. Of those, there are a few anomalies with substantially high RLV that were established for illustrative purposes only and do not reflect realistic development prototypes that would be constructed. The smallest site prototype measuring **2,500 square feet was the only prototype with every single iteration across both residential tenures that demonstrated a positive RLV under the**

improved market conditions.

- **Flexibility on specific code standards as contemplated in the Local Program can support greater feasibility.** In particular, the prototypes tested three different assumptions on a subset of prototypes that would be available through the local program: 1) reduced rear yard (down to 18% or 15 feet, whichever is greater), 2) flexibility on inclusionary housing including rent control for small projects (10-24 dwelling units) and 3) form-based zoning (also known as density decontrol). While the impact of these changes varied for specific prototypes, they cumulatively did result in some development types showing more positive (or less negative) RLV results, indicating these could be meaningful policy interventions for some development types.

Hi Georgia,

The feasibility analysis for the market rate midrise condominium prototype was not based on lot size. Instead, it was based on the following factors:

Case	Case B
Building Type	Midrise
Construction Type	Type III
Building Height	85 Feet
Building Stories	8 Stories
Building Units	107 Units
Average Unit Size	1,000 NSF
Parking Ratio	0.50:1

Ada Tan, Senior Planner

Housing Implementation, Current Planning Division

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7403 | www.sfplanning.org
[San Francisco Property Information Map](#)

-----Original Message-----

From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Tuesday, June 2, 2026 10:16 AM
To: Tan, Ada (CPC) <ada.tan@sfgov.org>; Grob, Carly (CPC) <carly.grob@sfgov.org>
Subject: Power Point Presentation on Inclusionary

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ada and Carly,

Good morning and Happy June to you both.

I have a question about the one category that was deemed feasible on page 11 of the power point.

That would be the hypothetical 100% market rate mid-rise project for condos.

Was the size of the lot a factor in this determination of feasibility?

And if the lot size was a factor, what sized lots would be feasible?

I guess mid-rise is up to 8 stories?

I couldn't find anything about lot size in the memo and if I missed it I apologize.

Thanks and have a good day.

Sincerely,
Georgia

NOTE: It was puzzling to me why the lot size (2,500 square feet) was a factor in the Feasibility Analysis for the Rezoning in June 2025 as written in the excerpt shown on page 4 above, but lot size was not a factor in the Feasibility Analysis for the Inclusionary one year later as stated in the email above.

Exhibit K: Development Impact Fee Modifications Adopted in 2023 Legislation

Ordinance	Area	Impact
Ord. 187-23 (230769)	Fee Reduction	33% discount on all fees (with restrictions) for eligible projects
Ord. 193-23 (230769)	Fee Deferral	For eligible projects, deferred 80–85% of development impact fee payments from building permit issuance to no later than the first certificate of occupancy
Ord. 193-23 (230764)	Fee Indexing	Replaced the existing method of annual fee escalation based on Annual Infrastructure Construction Cost Inflation Estimate (AICCE) with a flat 2% escalation rate per year
Ord. 193-23 (230764)	Fee Assessment	Froze the rates and applicability of development impact fees to the time of project approval for eligible projects

- BLA estimated lost total development impact fee collections, FY 2024-25: \$1,902,077 is based on a 33 percent reduction in revenues collected. The loss in development impact fee revenue dedicated to affordable housing was only \$211,030, a fairly insignificant amount relative to annual affordable housing spending in San Francisco, but a reflection of reduced housing production.

Impact on Housing Production

- Exhibit G above shows that housing production in San Francisco fell overall from a peak of 4,972 new units in 2017 to a low of just 1,457 units in 2024. Because the City's policy interventions were introduced while the market was already in retreat and facing pressures like high interest rates and slow-growing rents, isolating the specific impact of fee reductions from broader macroeconomic trends is challenging. However, even if some project developers made the decision to proceed with a development project, housing production was still well below pre-pandemic levels after the reductions were adopted.
- To estimate the potential impact of the reductions in development impact fees on development projects, we applied the 2023 fee discounts to a hypothetical project. Our hypothetical new construction project has an assumed 98 units total, is 100 percent residential, and is 80,000 gross square feet (average of 612 sq. ft, per unit plus 20,000 sq. ft for lobby, elevators and stairs, utilities, and common space)³ on a 10,000 square foot lot.
- Exhibit L below shows what the relevant per-unit development impact fees would be for this hypothetical project across the different Planning Areas, given the relevant Special Area Fees in each location. We then add the fees to the applicable Citywide fees.

³ On average, 20-25% of a building's square footage is needed for non-residential uses.

June 29, 2026

Government Audit and Oversight Committee
San Francisco City Hall
1 Dr Carlton B Goodlett Pl
San Francisco, CA 94102

Dear Supervisor Sherrill and Supervisor Mahmood,

The **Housing Action Coalition (HAC)** writes in strong support of the ordinance introduced by Mayor Lurie and Supervisor Melgar to amend San Francisco's inclusionary housing requirements and reduce development impact fees.

HAC is a member-supported nonprofit with over 200 member organizations and individuals that advocates for building more homes at all income levels across the Bay Area and California.

The city's Controller's Office and the Inclusionary Housing Technical Advisory Committee have been clear: under current requirements, no housing project type is financially feasible in San Francisco. The TAC voted unanimously to recommend amending the on-site requirement to 5%, contingent on the establishment of a long-term affordable housing funding source. The proposed Housing Trust Fund charter amendment - which would more than double annual funding to over \$125 million - satisfies that condition.

San Francisco has approved thousands of homes that are not getting built. A 15% on-site requirement that produces zero homes is not an affordable housing policy - it is an obstacle to one. Amending the rate to where projects can actually proceed will result in more homes at every income level than the status quo.

What makes this package significant is the breadth of the coalition supporting it. Market-rate builders, affordable housing developers, labor, neighborhood organizations, and HAC's membership have aligned behind a shared framework: amend the inclusionary rate so homes actually get built, and invest at scale in affordability. This is the most comprehensive housing policy package San Francisco has considered in years.

We ask that the Committee recommend this ordinance for approval by the full Board of Supervisors. Thank you for your consideration.

Sincerely,



Corey Smith, *Executive Director*



SF YIMBY advocates for welcoming communities where everyone can thrive.
sfyimby.org

Board of Supervisors Government Audit and Oversight Committee

City and County of San Francisco

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244

San Francisco, CA 94102

June 30, 2026

RE: Support for TAC Recommendations

Dear Government Audit and Oversight Committee:

SF YIMBY strongly supports the full set of TAC recommendations and the proposed ordinance to implement them. This ordinance's proposal to lower inclusionary requirements and impact fees would be an important step in jump-starting housing production and addressing our citywide housing shortage. We urge members of the Committee and the entire Board of Supervisors to support it.

SF YIMBY is an organization with over 13,000 supporters in San Francisco and is a part of YIMBY Action, a network of pro-housing activists fighting for more inclusive housing policies. Our vision is an integrated society where every person has access to a safe, affordable home near jobs, services, and opportunity.

San Francisco's severe housing shortage is causing skyrocketing homelessness and poverty, crippling our economy, and leading to debilitating commutes that

exacerbate our global climate crisis. These impacts fall disproportionately on our city's low-income workers and families, and disproportionately deny communities of color access to opportunity. If we strive to be a society that advances racial and class justice, we must do more to ensure abundant housing in our region. This legislation will help address this housing shortage and ensure a welcoming San Francisco where everyone can thrive.

Best regards,

Ben Ewing

SF YIMBY Volunteer Lead



SF YIMBY advocates for a welcoming San Francisco where everyone can thrive.
sfyimby.org

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Machele Burkstrand
Date: Thursday, June 25, 2026 12:45:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: mlburkstrand@gmail.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
- 2) reduce the offsite rates from 20%-20.5% to 10%,
- 3) eliminating area specific inclusionary housing fees
- 4) deleting certain Article 4 affordable housing and development impact fees

These types of reforms that provide a better chance for existing pipeline projects to get built is exactly what ConnectedSF has expressed interest in supporting in the past year.

Reducing or outright cutting various line items that result in added costs to build housing at a time when various costs are at an all-time high is not benefiting people looking to move to San Francisco, residents of San Francisco, nor the City as a whole.

We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Machele Burkstrand

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Rebecca E Skinner
Date: Thursday, June 25, 2026 3:27:43 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: rebeccaelizskinner@hotmail.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements. We encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
- 2) reduce the offsite rates from 20%-20.5% to 10%,
- 3) eliminate area specific inclusionary housing fees
- 4) delete certain Article 4 affordable housing and development impact fees

These types of reforms, which provide a better chance for existing pipeline projects to get built, are exactly what ConnectedSF has expressed interest in supporting in the past year.

Reducing or outright cutting various line items that result in added costs to build housing at a time when various costs are at an all-time high is not benefiting people looking to move to San Francisco, residents of San Francisco, nor the City as a whole.

We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,
Rebecca E. Skinner
D4 Resident
Rebecca E Skinner

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Kathleen Powers
Date: Thursday, June 25, 2026 6:09:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: katpowers621@yahoo.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
- 2) reduce the offsite rates from 20%-20.5% to 10%,
- 3) eliminating area specific inclusionary housing fees
- 4) deleting certain Article 4 affordable housing and development impact fees

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We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,
Kathleen E Powers

Kathleen Powers

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Laura T
Date: Friday, June 26, 2026 10:18:51 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: lhigbie@hotmail.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
- 2) reduce the offsite rates from 20%-20.5% to 10%,
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We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Laura T

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Susan Ford
Date: Sunday, June 28, 2026 1:53:30 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: susan.ford103@gmail.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

IN ADDITION, please reduce some of the excessive building codes that make construction so expensive. Do we really need annunciators in EVERY room? Or sprinklers? If the buildings are build to be fire resistant, what are the odds or likelihood a deathly fire will break out?

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
- 2) reduce the offsite rates from 20%-20.5% to 10%,
- 3) eliminating area specific inclusionary housing fees
- 4) deleting certain Article 4 affordable housing and development impact fees

Reducing or outright cutting various line items that result in added costs to build housing at a time when various costs are at an all-time high is not benefiting people looking to move to San Francisco, residents of San Francisco, nor the City as a whole.

We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Susan Ford

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Natashja Dewolf
Date: Monday, June 29, 2026 11:38:37 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: natashjadewolf@yahoo.ca

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
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We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Natashja Dewolf

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Franco Lucchesi
Date: Monday, June 29, 2026 11:42:36 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: francolucchesi204@gmail.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
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We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Franco Lucchesi

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Judi Hurabiell
Date: Monday, June 29, 2026 11:43:39 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: jmhurabiell1@gmail.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
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We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Judi Hurabiell

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - David Soffa
Date: Monday, June 29, 2026 11:47:50 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: soffad@sbcglobal.net

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
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We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

David Soffa

From: [Graham Griffin](#)
To: [Board of Supervisors \(BOS\)](#); [Crayton, Monique \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#)
Cc: [Bintliff, Jacob \(ECN\)](#)
Subject: Re: Support for Item 260538: Planning, Administrative, and Building Code Amendments – Inclusionary Housing Program Updates and Development Impact Fee Reductions
Date: Monday, June 29, 2026 11:56:44 AM
Attachments: [ASF Inclusionary Letter of Support.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning,

I am sending the attached letter on behalf of Graeme Joeck, from Abundant San Francisco in support for Item 260538: Planning, Administrative, and Building Code Amendments – Inclusionary Housing Program Updates and Development Impact Fee Reductions.

Thank you,
Graham Griffin

--

Graham Griffin (she/her)

Advocacy & Operations Director

Abundant San Francisco

T (510) 283 8534



Government Audit and Oversight Committee
San Francisco Board of Supervisors
City Hall
San Francisco, CA

Re: Support for Item 260538: Planning, Administrative, and Building Code Amendments – Inclusionary Housing Program Updates and Development Impact Fee Reductions

Dear Chair Sherrill,

On behalf of Abundant SF, I write in strong support of Mayor Daniel Lurie's proposed legislation to update San Francisco's Inclusionary Housing Program and reduce development impact fees. We want to thank all the Supervisors who have signed on in early support of this critical pro-housing measure.

San Francisco cannot solve its affordability crisis without building significantly more homes. One of the greatest barriers to new housing right now is cost. Under the crushing weight of elevated construction costs, financing costs, and local requirements, fewer and fewer housing projects are financially viable. This means fewer homes get built, housing prices remain catastrophically high, and working families continue to struggle to find housing they can afford.

Reducing the inclusionary housing requirement to 5 percent is a practical, data-driven response. While inclusionary housing has long been a useful tool for producing affordable homes, requirements that make projects financially infeasible ultimately produce neither market-rate housing nor affordable housing. 15% of zero is still zero. Right now, we are seeing very few projects moving forward. This has to change.

Setting San Francisco's inclusionary rate at a level that allows projects to reach feasibility will deliver more homes overall, and it will create more opportunities for future affordable housing production. We are also supportive of the proposed increase to the Housing Trust Fund that will provide a more stable base of affordable housing funding that will ensure we can continue to support critical projects to expand San Francisco's affordable housing portfolio.

Through our Build More Homes campaign, Abundant SF has been working with our partners at YIMBY Action, the Housing Action Coalition, and SPUR to build public support for reforms that remove barriers to housing production. Through neighborhood house parties, advocacy trainings for local advocates, meetings with members of the Board of Supervisors, and coordinated outreach, we have helped educate residents about the need for housing reform and generated dozens of letters, emails, and public comment from constituents urging support for these policies. Everyone we are engaging with understands that solving San Francisco's housing shortage requires reducing unnecessary costs and creating conditions where homes



can actually be built. Hundreds of San Franciscans have now joined together in a unified call for SF to build more homes.

We appreciate the Committee's consideration of these important reforms, and we urge you to advance this proposal without delay. Passing this legislation would send a clear message that San Francisco remains committed to removing barriers that have prevented housing from being built for far too long.

And while this proposal is an important step forward, it should not be the last. San Francisco must continue aggressively pursuing additional reforms that reduce costs, streamline approvals, modernize outdated regulations, and make it easier to build homes at every income level. Every barrier we remove brings us closer to a city that is more affordable and more welcoming for current and future generations.

We respectfully urge the Government Audit and Oversight Committee to support this legislation and move it forward.

Sincerely,

Graeme Joeck, Director of Advocacy and Organizing
Abundant SF

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Edward Sullivan
Date: Monday, June 29, 2026 12:11:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: efsullyjr@aol.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
- 2) reduce the offsite rates from 20%-20.5% to 10%,
- 3) eliminating area specific inclusionary housing fees
- 4) deleting certain Article 4 affordable housing and development impact fees

These types of reforms that provide a better chance for existing pipeline projects to get built is exactly what ConnectedSF has expressed interest in supporting in the past year.

Reducing or outright cutting various line items that result in added costs to build housing at a time when various costs are at an all-time high is not benefiting people looking to move to San Francisco, residents of San Francisco, nor the City as a whole.

We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Edward Sullivan

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Marie Hurabiell
Date: Monday, June 29, 2026 12:31:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: mhurabie@yahoo.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
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We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Marie Hurabiell

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Michael Barker
Date: Monday, June 29, 2026 12:37:31 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: mbarker@shea-co.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
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We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Michael Barker

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Karen Brooks
Date: Monday, June 29, 2026 2:01:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: karen.haakon@gmail.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
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We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely, Karen M Brooks (voter and resident)

Karen Brooks

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Barklee Sanders
Date: Monday, June 29, 2026 4:01:42 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: barkleesanders@gmail.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
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We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Barklee Sanders

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Kathy Price
Date: Monday, June 29, 2026 4:05:38 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: kathyprice@yahoo.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
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We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Kathy Price

From: [Jotform](#)
To: [Board of Supervisors \(BOS\)](#); [CPC-Commissions Secretary](#); [So, Lydia \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Williams, Gilbert A \(CPC\)](#); [MahmoodStaff](#); [WongStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChenStaff](#)
Subject: Re: Support Amending the Inclusionary Housing Program - Justin Truong
Date: Monday, June 29, 2026 11:48:34 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: justintruong56@gmail.com

Subject: Support Amending the Inclusionary Housing Program

To the Planning Commission, Board of Supervisors, and Mayor Lurie,

We support the Affordable Housing Technical Advisory Committee's recommendation to amend and reduce the Inclusionary Housing Program requirements.

As a result, we encourage the Planning Commission and Board of Supervisors to pass the recommendations made by the Technical Advisory Committee. Specifically to:

- 1) reduce the on-site affordable rates from 12-15% to 5%,
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- 4) deleting certain Article 4 affordable housing and development impact fees

These types of reforms that provide a better chance for existing pipeline projects to get built is exactly what ConnectedSF has expressed interest in supporting in the past year.

Reducing or outright cutting various line items that result in added costs to build housing at a time when various costs are at an all-time high is not benefiting people looking to move to San Francisco, residents of San Francisco, nor the City as a whole.

We appreciate these reform efforts and would encourage taking this initiative a step further by completely removing the inclusionary affordable housing program to market rate development.

Sincerely,

Justin Truong

From: [Rey Javier](#)
To: [Crayton, Monique \(BOS\)](#); [Lurie, Daniel \(MYR\)](#)
Cc: [Board of Supervisors \(BOS\)](#); [DorseyStaff \(BOS\)](#); [SherrillStaff](#); [MelgarStaff \(BOS\)](#); [SauterStaff](#)
Subject: Public Comment on Item 260538 for July 2, 2026
Date: Wednesday, July 1, 2026 10:37:22 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Madam Clerk, Members of the Board of Supervisors and Honorable Mayor Daniel Lurie:

Good morning. In connection with Item 260538 for July 2, 2026, hearing, I am reaching out to request to have my public comment shared during the meeting (when floor is open for public comments), please:

My name is Rey Javier. I am a housing and community advocate in San Francisco. I live and work in San Francisco.

I previously served the Mayor's Office of Housing in San Francisco, as a Civil Servant. During that time, was responsible for assisting with the program administration and operations of the Inclusionary Housing program for 8 years, under now Supervisor Myrna Melgar, Executive Directors Douglas Shoemaker, Olson Lee and Matt Franklin.

I am reaching out today to encourage the Mayor, the Board of Supervisors and the authors of the amendments of the Inclusionary Housing Program to consider increasing the requirements, instead of decreasing the required number of units, the inclusionary fees and the overall oversight for the Program. Inclusionary must work for all neighborhoods and districts, so that the benefit of housing is equitable throughout the City.

As you may know, the current committee involved with the Inclusionary program does not have a term limit. This needs to change immediately. The City and County should place a term limit for this committee, and the appointees considered should have work or lived experience, so that new and creative ideas can be formed, tested and apply best practices.

In my reading of the current proposed update, there are sections that talk about reductions. We do not need reductions, we need additions.

As an advocate for housing and the homeless, I ask, please, if you would review and amend the program to consider shaving some of the collected in-lieu fee funding towards homelessness rapid rehousing programs. As you know - the funds for homelessness efforts are being cut by the Federal Government, as we speak. With San Francisco's homelessness crisis, we all need to find a holistic, healthy and

positive solutions to help solve this problem.

Finally, I ask the Board of Supervisors to please create a body to monitor the number of Mayoral Appointed positions at MOHCD. The City needs people who actually live in the City and do the work hands-on, and not two to three layers of appointed positions.

Having said the above, I thank all of you for the work that you do. Thank you.

Rey Javier
San Francisco Housing and Community Advocate
www.linkedin.com/in/reyjavier

Reference:
260538 [Planning, Administrative, Building Codes - Inclusionary Housing Program Updates and Reductions; Development Impact Fee Reductions] Sponsors: Mayor; Melgar, Dorsey, Sherrill and Sauter Ordinance amending the Planning Code



The Council of Community Housing Organizations (CCHO) consists of 18 neighborhood-based affordable housing and community development organizations whose mission is to foster the development of permanently affordable low-income housing under community control and through non-speculative means of ownership, with adequate provisions for tenant empowerment and services, and homeownership opportunities.

San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Equity Concerns Regarding the Proposed Reduction of Inclusionary Housing Requirements (Board File No. 260538)

Dear President Mandelman and Members of the Board:

The Council of Community Housing Organizations (CCHO) writes to share our concerns about the proposed ordinance reducing the City's inclusionary housing requirements and development impact fees. CCHO is a coalition, founded in 1978, of nonprofit affordable housing developers, community organizers, and tenant advocates.

In 2002, CCHO helped author the City's original inclusionary housing ordinance, and we have spent the decades since working to ensure that San Francisco's growth produces housing that working families, longtime residents, and our most impacted communities can actually afford.

We write in that spirit. We share the goal of getting housing built, and we recognize that the current market has made many projects difficult to finance. But how the City responds to a temporary downturn is itself a policy choice with lasting consequences.

Inclusionary requirements exist precisely so that the value created by new development is shared with the broader community rather than captured entirely by private investment. A feasibility measure aimed at near-term production should not permanently rewrite that equity commitment—particularly in the neighborhoods that have borne the longest history of disinvestment and displacement.

We therefore respectfully urge the Board to recommend the following modifications before approving this ordinance.

1. Provide a path back toward pre-reduction levels as the market recovers. Rather than locking in a permanent 5% rate, the ordinance should include a mechanism—tied to the Technical Advisory Committee's triennial review or to defined market-recovery triggers—that restores inclusionary requirements toward pre-reduction levels as feasibility improves. A reduction tied to current conditions should expire with those conditions, not outlast them.

Council of Community Housing Organizations
325 Clementina St, San Francisco, CA 94103 ♦ www.sfccho.org

2. Retain the 10-unit applicability threshold, and reject the permanent exemption of projects under 25 units. Raising the threshold to 25 units would permanently exempt a large share of future development from any affordable housing obligation, with disproportionate effects in lower-scale neighborhoods.

3. Preserve the geographic anti-displacement requirements in the Mission, SoMa, and the Eastern Neighborhoods. These protections were adopted in direct response to documented displacement pressure, and that pressure has not abated.

4. Protect the Jobs-Housing Linkage Fee (Section 413) and the community-stabilization fees from the proposed 67% reduction. These are dedicated affordable-housing and anti-displacement revenue streams—including the contribution that commercial development makes through the Linkage Fee—and they should not be swept into a feasibility measure aimed at housing production.

We want to underscore why the threshold and anti-displacement provisions matter so much, using the example of the 3rd Street corridor in Bayview-Hunters Point.

The corridor is defined by historically lower land values, decades of public and private disinvestment, and predominantly low-scale development, where many future projects are likely to be smaller than 25 units. That same disinvestment has suppressed land values relative to the rest of the city, creating a substantial gap between what land is worth today and what it could yield through redevelopment—a gap that draws speculative investment as soon as conditions shift.

Raising the inclusionary threshold from 10 units to 25 would allow developers to build 24-unit market-rate buildings with no affordable housing requirement at all, sharpening the incentive to acquire undervalued property and capture that value through market-rate development.

In a historically disinvested, low-income community, those incentives can accelerate speculation and a new wave of gentrification, directing the value created by redevelopment to private investors rather than to the surrounding community. The likely results are mounting displacement pressure on low-income households and community-serving small businesses, rising residential and commercial rents, and a faster erosion of the neighborhood's stability.

These stakes are especially acute in Bayview-Hunters Point, widely recognized as San Francisco's last historically Black neighborhood and cultural enclave, at a time when Black residents make up less than five percent of the city's population.

The neighborhood is home to the San Francisco African American Arts & Cultural District (SFAACD), whose vision is "a robust, economically vibrant Black community that adds to the rich cultural tapestry of San Francisco" and whose mission is to advance, cultivate, enrich, and advocate for African American equity, cultural stability, and economic vitality.

Weakening affordable housing requirements in one of the few neighborhoods where Black families retain longstanding roots risks limiting the ability of existing residents to remain as investment returns. Without strong affordability requirements, redevelopment may hasten the out-migration of Black residents and legacy small businesses—undermining the neighborhood's cultural identity and eroding one of the last centers of Black homeownership, entrepreneurship, arts, and community life in San Francisco.

None of these recommendations asks the Board to abandon its housing production goals. Each asks that the path to more housing not run through a permanent rollback of the City's equity commitments, and that any relief offered to development be calibrated to present conditions and to the communities that stand to lose the most.

We would welcome the opportunity to work with the Board and staff to refine these provisions, and we thank you for your consideration.

Sincerely,

Quintin Mecke
Executive Director
Council of Community Housing Organizations



1 July 2026

**Chair of the Board of Supervisors' Government, Audit and Oversight Committee,
Supervisor Stephen Sherrill
Supervisor Bilal Mahmood
Supervisor Jackie Fielder**

**Re: [Legislative File #260538](#) : Inclusionary Housing Program Updates and Reductions;
Development Impact Fee Reductions**

Dear Chair Sherrill, and Supervisors Mahmood and Fielder,

The Race & Equity in all Planning Coalition, San Francisco (REP-SF) is writing to express our opposition to the above-referenced legislative proposal to gut San Francisco's inclusionary housing and developer mitigation fee programs.

REP-SF's objections center on the following:

1. Changing the project size trigger for inclusionary from 10 units to 24 units will mean that most of the City, especially the commercial corridors rezoned as part of last year's "Family Zoning Plan" will include no affordable housing. What this means is that instead of this legislation simply proposing a reduction in the inclusionary rate to 5%, for most of the City, the inclusionary rate will be removed entirely.
2. The reduction in development impact fees is proposed to be permanent. These fees were established through extensive nexus studies that looked at the impacts made by new developments. Growth does cause impacts to various aspects of the City's infrastructure. These impacts are felt in both the short and long term. Nexus studies are published to evaluate those impacts, and assess what fees developers can and should reasonably pay to mitigate those impacts. This legislation includes no updated nexus studies to show how the City plans to offset the impacts of the future development it's incentivizing.
3. This legislation disrespects years of community planning, especially in neighborhoods vulnerable to displacement by reducing increased inclusionary and development impact fees in communities with Area Plans that demanded more. The inclusionary reductions might be temporary but the development fee reductions are permanent. These

reductions have been proposed with no input from these communities, especially not from the organizations that led the creation of these Area Plans.

4. The reduction in the Jobs-Housing Linkage Fee is also included in this legislation without any updated nexus study to demonstrate how the City will address the need to house its workers. We keep hearing that building more market rate housing is somehow inherently environmentally responsible. However, if all the new housing that's built is for wealthy residents at the highest income tiers, yet most of the workers in San Francisco don't earn highest-tier incomes, then the presumption must be that everyone with an income that's below the very highest tier will be facing, at some point, an increasingly lengthy commute.

For these reasons, the proposed legislation closes off important avenues for equitable development policies that ensure sufficient levels of affordable housing to meet the needs of our growing city. We ask that this committee please oppose this legislation.

Respectfully submitted,

The Race & Equity in all Planning Coalition, San Francisco (REP-SF)

From: [T.Flandrich](#)
To: [Felder, Jackie \(BOS\)](#); [SherrillStaff](#); [MahmoodStaff](#)
Cc: [FelderStaff](#)
Subject: File # 260538 Inclusionary Housing Program Updates and Development Impact Fee Reductions
Date: Wednesday, July 1, 2026 4:15:08 PM

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Dear Supervisor Felder, Mahmood and Sherrill,

Why can't a full Inclusionary/Impact Fees program and the Housing Trust Fund co-exist?

At many hearings, for well over a decade, I have heard developers' lobbyists complain about inclusionary/impact fees -and this during the best of financial times in our city, and huge waves of housing being built.

The reality is, many developers only want to maximize their profits by building luxury housing, it is about their pockets, not our communities. They didn't/and don't want to add to our affordable housing supply. They didn't/and don't want to pay the costs of infrastructure for their projects. And the swapping out amount of In-lieu fees have been but a fraction of the cost to actually build affordable units. We, as a city have suffered in the every decreasing number of affordable units being built.

Reducing, eliminating Inclusionary/Impact Fees is now placing the burden solely on us, the public. This is a huge shift in affordability responsibilities.

I urge you to not cut these fees any further today.

Thank you for your consideration,
Theresa Flandrich

From: [Christopher Roach](#)
To: [FielderStaff](#)
Cc: [Kevin Riley Jr](#); [SherrillStaff](#); [MahmoodStaff](#); [Cooper, Raynell \(BOS\)](#); [Crayton, Monique \(BOS\)](#)
Subject: Please support reducing inclusionary housing and development impact fees
Date: Thursday, July 2, 2026 8:58:37 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Fielder and members of the GAO committee,

I am an almost 30-year resident and small business owner in the Mission, and as a constituent of your district, I am writing to you personally and in my capacity as an architect with a deep commitment to the present and future of our great city.

I am asking you to support the proposed legislation 260538 for inclusionary housing and development impact fee reduction as written.

Through my professional experience as an architect practicing in San Francisco, I believe that revising the inclusionary housing requirements to apply to buildings with over 25 units will help the desperately needed missing-middle housing actually get built. Also, revising the requirements to 5% will help all projects pencil. We are in a deep housing crisis, and we need to use multiple tools at our disposal to open the door for new housing opportunities. This is a problem that cannot be solved by upzoning alone.

As an architect who works specifically on affordable housing, and as an advocate for housing in general, I understand deeply the role that inclusionary zoning plays in the production of affordable housing. However, it is at best an imperfect tool, and one that needs to be refined and reconsidered on a regular basis to balance it with other social and economic forces shaping our city. This is one of those moments, and thus it is both appropriate and important to pass this legislation as written without unnecessary amendments or additional requirements.

Please listen to your constituents, and to experts like me who are working on housing projects every day, and vote to approve legislation 260538 as written, without any amendments.

Thank you,
Christopher A. Roach, AIA
Principal - Studio VARA
www.studiovara.com

+

[Studio VARA's Fire Country Lookout on America by Design Architecture!](#)

Christopher A. Roach AIA IIDA LEED (he/him/his)
Principal

Studio VARA

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San Francisco, CA 94110
o. 415.826.1367
m. 415.609.1264

studiovara.com

From: [Saki Bailey](#)
To: [Crayton, Monique \(BOS\)](#)
Subject: Fwd: SFCLT Letter in Support of TAC Recommendations with 2 Requests to Modify
Date: Thursday, July 2, 2026 8:25:56 AM

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My letter for the record.
Saki Bailey
Executive Director
She/Her/Hers
San Francisco Community Land Trust



----- Forwarded message -----

From: **Saki Bailey** <sbailey@sfclt.org>
Date: Wed, Jul 1, 2026 at 9:15 PM
Subject: SFCLT Letter in Support of TAC Recommendations with 2 Requests to Modify
To: <jackie.fielder@sfgov.org>, <danny.sauter@sfgov.org>, <stephen.sherrill@sfgov.org>

Dear Chair Fielder, Sup. Sauter, and Sup. Sherrill,

SFCLT supports the TAC's recommendation to reduce the inclusionary requirement to **5%**, provided it is paired with a long-term, recurring Housing Trust Fund. **The Controller's**

analysis is clear: under today's market conditions, housing is simply not being built. And if we're not producing housing, we're not producing inclusionary units or inclusionary fee revenue. As a preservation organization, we believe we need both: a market that is producing housing again and a dedicated public funding source to preserve permanently affordable homes. Those goals are complementary, not in conflict.

I would ask the Committee to consider two clarifications.

First, please retain the City's existing exemption for projects under 10 units, rather than expanding it to projects under 25 units. The Inclusionary Housing Program has always served two purposes: creating permanently affordable homes and ensuring that as neighborhoods grow, they remain economically and racially diverse.

San Francisco has never taken a one-size-fits-all approach to inclusionary housing. The City has adopted neighborhood-specific inclusionary requirements because it recognizes that displacement pressures and market conditions differ across neighborhoods, including the Mission, Eastern Neighborhoods, North of Market, Divisadero, SoMa, and Bayview-Hunters Point.

Bayview's Third Street corridor is one example. After decades of public and private disinvestment, land values remain lower than much of the rest of the city, and much of the redevelopment likely to occur there is in the 10-to-24-unit range. Exempting those projects from inclusionary requirements would allow market-rate redevelopment with no affordable housing contribution at precisely the moment investment is returning. That risks accelerating speculation and displacement in one of San Francisco's last historic centers of Black homeownership, culture, and entrepreneurship.

For those reasons, I believe the City should retain its longstanding exemption for projects under 10 units rather than expanding it to 25 units. Doing so preserves feasibility for truly small projects while ensuring that new multifamily development continues to contribute to affordability and neighborhood stability in the communities where those protections matter most.

It also avoids creating a significant regulatory cliff. A 25-unit exemption creates an incentive to design projects just below the threshold to avoid inclusionary requirements. The City's longstanding 10-unit threshold has generally struck the right balance by protecting truly small projects while ensuring that new multifamily development continues to contribute to our affordable housing goals.

Second, I'd ask the Committee to clarify that the TAC's recommendation regarding fee reductions applies only to Planning Code development impact fees and development exactions that directly affect residential project feasibility—not to unrelated City fees or separate programs such as the commercial Jobs-Housing Linkage Fee.

With those two refinements, I believe this legislation better fulfills the TAC's intent by restoring housing production while continuing to advance affordability, prevent displacement, and preserve mixed-income neighborhoods.

Thank you for your time and consideration.

Sincerely,

Saki Bailey

Executive Director

She/Her/Hers

San Francisco Community Land Trust



From: [Kevin Riley Jr](#)
To: [SherrillStaff](#); [MahmoodStaff](#); [FielderStaff](#)
Cc: [Cooper, Raynell \(BOS\)](#); [Crayton, Monique \(BOS\)](#)
Subject: Legislation 260538 Support
Date: Thursday, July 2, 2026 7:34:47 AM

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Dear members of the GAO committee,

I am writing to support the proposed legislation 260538 for inclusionary housing and development impact fee reduction as written.

Through my professional experience as an architect practicing in San Francisco, I believe that revising the inclusionary housing requirements to apply to buildings with over 25 units will help the desperately needed missing-middle housing actually get built. Also, revising the requirements to 5% will help all projects pencil. We are in a deep housing crisis, and we need to use multiple tools at our disposal to open the door for new housing opportunities. This is a problem that cannot be solved by upzoning alone.

Please vote to approve legislation 260538 as written, without any amendments.

Thank you,
Kevin Riley Jr, AIA

--

Kevin Riley Jr, AIA, LEED AP



July 6, 2026

To:
Government Audit and Oversight Committee
Supervisor Stephen Sherrill
Supervisor Bilal Mahmood
Supervisor Jackie Fielder
CC:
Committee Clerk Monique Crayton

Subject: Clarification of public comment on Item 2 (file #260538) at July 2 hearing

Dear Committee Members and staff,

At the Committee hearing on Thursday, July 2, 2026, Sierra Club volunteer leader Prodan Statev made a public comment on Item 2, the ordinance for Inclusionary Housing Program Updates and Reductions (file #260538). Prodan identified himself as a member of the Sierra Club SF Bay Chapter Executive Committee and spoke in support of the ordinance.

However, the Sierra Club has not taken a position on the ordinance. Prodan's comment reflects only his personal view and not that of the SF Bay Chapter or any other Sierra Club entity.

Sincerely,

Charles Whitfield
Chair, Executive Committee
Sierra Club San Francisco Group