

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Strongly SUPPORTING Land Use and Transportation Committee Agenda Item #5 AND BOS Agenda Item #36 [Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct th...
Date: Tuesday, December 5, 2023 7:28:41 AM

From: aeboken <aeboken@gmail.com>
Sent: Sunday, December 3, 2023 10:40 AM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: FW: Strongly SUPPORTING Land Use and Transportation Committee Agenda Item #5 AND BOS Agenda Item #36 [Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct th...

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

TO: Land Use and Transportation Committee members and full Board of Supervisors

FROM: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter File #231175

Position: Strongly supporting.

Please refer to original submission in email thread below.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: aeboken <aeboken@gmail.com>
Date: 11/25/23 10:45 AM (GMT-08:00)
To: BOS-Supervisors <bos-supervisors@sfgov.org>, BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: FW: Strongly SUPPORTING Land Use and Transportation Committee Agenda Item #6 [Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element

Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter] File #231175

TO: Land Use and Transportation Committee members and full BOS members

**FROM: Eileen Boken,
President
Sunset-Parkside Education and Action Committee (SPEAK)**

RE: Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter File #231175

Position: Strongly SUPPORTING

Please refer to email thread below for original submission to the full Board of Supervisors.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: aeboken <aeboken@gmail.com>

Date: 11/24/23 9:25 AM (GMT-08:00)

To: BOS-Supervisors <bos-supervisors@sfgov.org>, BOS-Legislative Aides <bos-legislative_aides@sfgov.org>, Eric Brooks <brookse32@sonic.net>

Subject: Strongly SUPPORTING BOS Agenda Item #35 [Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter] File #231175

TO: Board of Supervisors members

**FROM: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)**

RE: Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter] File #231175

Position: Strongly SUPPORTING

Sunset-Parkside Education and Action Committee (SPEAK) is strongly SUPPORTING this legislation

especially the provision related to "... San Francisco's chartered legislative process and San Francisco's status as a Charter City imbued the power of local action over municipal affairs".

Under the current Governor, the State Department of Housing and Community Development has become highly politicized and punitive.

Under the current Governor, the State Attorney/State Department of Justice has become highly politicized and weaponized.

San Francisco's housing policies and practices should not be dictated based on the current Governor's political ambitions.

###

Sent from my Verizon, Samsung Galaxy smartphone

From: [UCNA](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#)
Cc: [Carroll, John \(BOS\)](#); [Low, Jen \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Burke, Robyn \(BOS\)](#); [Thornhill, Jackie \(DEM\)](#)
Subject: UCNA's Support for resolution file #231175
Date: Sunday, December 3, 2023 6:24:00 PM

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

Dear Chair Melgar, President Peskin, and Supervisor Preston,

The Upper Chinatown Neighborhood Association (“UCNA”) supports resolution file # 231175. UCNA is deeply concerned about the November 28, 2023 letter by the California Department of Housing and Community Development for the following three reasons:

1. Rental control housing will be impaired in our neighborhood. Many of our families rely on the affordability of rent control housing to maintain and sustain their humble quality of life. Our immigrant and intergenerational family members of all ages also rely on being nearby Chinatown so they can access most all of the resources they need in order to adapt and grow in America.
2. Conditional-use authorization is a valuable tool to protect our neighborhood. We don't want to see this tool disappear. Without this tool, luxury housing developers will take full advantage of their development projects for financial profits. We have known of many cases when unscrupulous luxury housing developers submit inaccurate plans, do not reveal the truth about the actual occupancy of tenants at a site, causing displacement and the loss of affordable housing. Having this tool is imperative to protect our community from such abuses.
3. We are opposed to object design standards. “One size does not fit all.” Communities residing in the districts throughout San Francisco innately developed their living quarters and social spaces to maintain continuity to their history and tradition *and* to introduce improvements and innovations in their lives. Each community has its own unique characteristics, which fosters a sustainable way of living in a neighborhood. “We design our buildings, thereafter they shape us” (Sir Winston Churchill made this statement in his speech to the House of Lords, October 28, 1943, requesting the House of Commons bombed out in May 1941 be rebuilt exactly as before.)

For all of the reasons above and outlined in this resolution, I urge this committee to adopt the Peskin/Chan Resolution and forward it to the full Board with recommendation for an unanimous vote.

Hanmin Liu and Jennifer Mei

From: [Board of Supervisors \(BOS\)](#)
To: [Carroll, John \(BOS\)](#)
Subject: FW: Strongly SUPPORTING Land Use and Transportation Committee Agenda Item #6 [Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice R...
Date: Wednesday, November 29, 2023 11:50:46 AM

This was distributed already.

Can you add it to the file?

Thanks!

Eileen

From: aeboken <aeboken@gmail.com>
Sent: Saturday, November 25, 2023 10:45 AM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: FW: Strongly SUPPORTING Land Use and Transportation Committee Agenda Item #6 [Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice R...

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TO: Land Use and Transportation Committee members and full BOS members

FROM: Eileen Boken,
President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter File #231175

Position: Strongly SUPPORTING

Please refer to email thread below for original submission to the full Board of Supervisors.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: aeboken <aeboken@gmail.com>

Date: 11/24/23 9:25 AM (GMT-08:00)

To: BOS-Supervisors <bos-supervisors@sfgov.org>, BOS-Legislative Aides <bos-legislative_aides@sfgov.org>, Eric Brooks <brookse32@sonic.net>

Subject: Strongly SUPPORTING BOS Agenda Item #35 [Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter] File #231175

TO: Board of Supervisors members

**FROM: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)**

RE: Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter] File #231175

Position: Strongly SUPPORTING

Sunset-Parkside Education and Action Committee (SPEAK) is strongly SUPPORTING this legislation especially the provision related to "... **San Francisco's chartered legislative process and San Francisco's status as a Charter City imbued the power of local action over municipal affairs**".

Under the current Governor, the State Department of Housing and Community Development has become highly politicized and punitive.

Under the current Governor, the State Attorney/State Department of Justice has become highly politicized and weaponized.

San Francisco's housing policies and practices should not be dictated based on the current Governor's political ambitions.

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Sent from my Verizon, Samsung Galaxy smartphone

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Item 6 File #231175 In Support of Resolution
Date: Wednesday, November 29, 2023 11:50:09 AM

From: T Flandrich <tflandrich@yahoo.com>
Sent: Saturday, November 25, 2023 10:55 AM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Cc: Carroll, John (BOS) <john.carroll@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: Item 6 File #231175 In Support of Resolution

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

24. November 2023

Dear Land Use Committee Members Supervisors Melgar, Preston, and Peskin,
I am writing to state my support for Resolution File Number 231175 for ALL of the reasons enumerated in this document.

I urge all members of the Land Use Committee to pass this resolution, send on to the Full Board meeting on November 28th, and ask that all District Supervisors vote in favor of passing this resolution. This is not only the right thing to do for San Francisco, it is the one thing this Board must do.

Sincerely,

Theresa Flandrich
North Beach Tenants Committee

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Support for Resolution File #231175
Date: Tuesday, November 28, 2023 3:16:56 PM

From: Erica <d4ward.info@gmail.com>
Sent: Monday, November 27, 2023 2:12 AM
To: MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Joel Engardio <info@engardio.com>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Subject: Support for Resolution File #231175

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

Dear BOS Land Use and Transportation Committee members, Board of Supervisors, Joel Engardio District 4 Supervisor,

D4ward, is a residents group which focuses, among other local issues, on advocating for AFFORDABLE HOUSING in District 4 and the west side of San Francisco.

We are in strong support of Board President Aaron Peskin's Resolution, file #231175 being heard on Monday 11/27/23 at the BOS Land Use Committee and perhaps for a vote on Tuesday 11/28/23 at the full board.

In addition to the many inaccuracies in the State HCD letter and the demands put forth to SF City and County, the HCD letter does not provide the needed time for review by the Planning Department, the Planning Commission, the Board of Supervisors and other parties to bring San Francisco's plan into compliance in the timeframe HCD expects.

It is a no-brainer that ALL parties, including the City Attorney, jump on it and do the job of advocating for San Francisco. The time limits set by HCD need be

quickly amended!

Existing affordable housing is in jeopardy and must be amended by HCD. Please support the Board President's resolution.

Thankyou for your consideration.

D4ward

Affiliate of REP (Race and Equity in all Planning coalition)

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Carroll, John \(BOS\)](#); [BOS-Operations](#)
Subject: FW: CHA Letter Supporting Resolution #231175
Date: Tuesday, November 28, 2023 11:50:21 AM
Attachments: [CHA Letter to BOS Land Use Committee resolution 231175.pdf](#)

Hello,

Please see below and attached for communication from the Cow Hollow Association regarding File No. 231175, which is Item No. 35 on today's Board of Supervisors meeting agenda.

File No. 231175 - Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter (Peskin, Chan, Mandelman)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

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

From: Lori Brooke <lorimbroke@gmail.com>
Sent: Tuesday, November 28, 2023 10:08 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Bell, Tita (BOS) <Tita.Bell@sfgov.org>
Subject: CHA Letter Supporting Resolution #231175

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Dear Board of Supervisors,

Please see the attached letter from the Cow Hollow Association supporting resolution #231175.

Respectfully submitted,

Lori Brooke
President, Cow Hollow Association

cc: CHA Board
Rich Hillis, Planning Department, Director



November 27, 2023

President, Board of Supervisors, Supervisor Aaron Peskin
Chair of the Land Use & Transportation Committee, Supervisor Melgar
San Francisco Board of Supervisors

Re: Support for Resolution #231175 — “Policy and Practice Review” from the State of California's Department of Housing and Community Development

The Cow Hollow Association (CHA) represents approximately 1,100 households in District 2. We support effective housing measures - local and statewide - that address San Francisco's affordable housing needs in ways that also protect and preserve the residential character and quality of life in our neighborhoods.

We are concerned that HCD, through its Policy and Practice Review (PPR) seeks to usurp the City's own legislative authority while imposing time frames for moving legislation that are out of sync with the process for that legislation.

It is in the best interest of the City for the Board of Supervisors to pass Resolution #231175 to urge that HCD revise and correct the PPR and commensurately provide San Francisco with more time to respond to deadlines detailed in the PPR.

Sincerely,

A handwritten signature in black ink, appearing to be 'Lori Brooke', written over a white rectangular background.

Lori Brooke
President, Cow Hollow Association

cc: Rich Hillis, Director of SF Planning Department
CHA Board

From: [Savannah Landau](#)
To: [Melgar, Myrna \(BOS\)](#)
Cc: [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#)
Subject: Support for Resolution File #231175
Date: Monday, November 27, 2023 1:15:20 PM

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

Dear Supervisor Melgar,

As a constituent of your district, I write to express my strong support for [Resolution File #231175](#), “Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the “Policy and Practice Review” Letter.

I urge you, and every member of the Board of Supervisors, **to vote in favor of this resolution** to protect tenants, to protect our most vulnerable communities, and to take a stand along with the Race & Equity in all Planning Coalition, the Council of Community Housing Organizations, and the SF Anti Displacement Coalition for affordable housing and racial and social equity.

Sincerely,
Savannah Landau
District 7, Inner Sunset

From: [Carroll, John \(BOS\)](#)
To: [lgpetty](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#)
Subject: RE: For File 231175 Item #6 LUC Agenda 11/27/23 & File 230446 Item #5 plus distribution to all Members
Date: Monday, November 27, 2023 10:39:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter. I have added the letter to the files for the ordinance and resolution matters both.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

- [Board of Supervisors File No. 230446](#)
- [Board of Supervisors File No. 231175](#)

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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From: lgpetty <lgpetty@juno.com>
Sent: Saturday, November 25, 2023 2:03 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: For File 231175 Item #6 LUC Agenda 11/27/23 & File 230446 Item #5 plus distribution to all Members

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

November 24, 2023

re: File 231175 LUC Item #6 Nov. 27 2023 requesting City Attorney and City Lobbyist to seek HCD extension re the deadline for San Francisco's Housing Element Implementation Action Plan, and to revise and correct HCD's Oct. 25 Review/Letter.

And re: File 230446 Item #5 Constraints Reduction legislation.

Dear Land Use Committee Members: Chair Melgar and Supervisors Peskin and Preston,

I urge you to adopt the Peskin/Chan resolution seeking additional time, and development of a city rebuttal to the HCD review/letter's incorrect statements and strong-arm tactics.

I also urge you NOT to adopt or pass through the Mayor's Constraints Reduction legislation.

Regarding the Peskin/Chan resolution: there is a complete disconnect between the real estate industry-serving HCD review and the facts on the ground. The HCD review ignores the current market rate housing sales and rental downturn in SF, the city's considerable achievements in producing housing, and the impossibility of building enough affordable housing without adequate state or federal funds.

Regarding Mayor Breed's legislation, proponents have been falsely claiming it's purpose is to produce affordable housing. This bill, to the contrary, is about building unaffordable high-rise and mid-rise luxury condos deep into neighborhoods, while removing protective regulation and public scrutiny--totally without equity or fairness--thus encouraging a speculation frenzy of land-grabbing and demolition of rent controlled housing. No matter how many amendments are added, they are just pretty ribbons covering a giant box of ugliness.

The state HCD review/letter **orders** our city to pass Mayor Breed's legislation. If we don't, it threatens to withhold transit and affordable housing funds, and remove local planning control until we do. This is a self-defeating Catch 22 at best...and the harshest bullying blackmail at worst.

Please halt the Constraints Reduction package.

Approve the Peskin/Chan resolution.

Respectfully,

Lorraine Petty
District 2 senior voter
Affordable housing advocate for seniors and people with disabilities

From: [Carroll, John \(BOS\)](#)
To: [T Flandrich](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: RE: Item 6 File #231175 In Support of Resolution
Date: Monday, November 27, 2023 10:39:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter. I have added the letter to the file for this resolution.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 231175](#)

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: T Flandrich <tflandrich@yahoo.com>
Sent: Saturday, November 25, 2023 10:55 AM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Cc: Carroll, John (BOS) <john.carroll@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: Item 6 File #231175 In Support of Resolution

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24. November 2023

Dear Land Use Committee Members Supervisors Melgar, Preston, and Peskin,

I am writing to state my support for Resolution File Number 231175 for ALL of the reasons enumerated in this document.

I urge all members of the Land Use Committee to pass this resolution, send on to the Full Board meeting on November 28th, and ask that all District Supervisors vote in favor of passing this resolution. This is not only the right thing to do for San Francisco, it is the one thing this Board must do.

Sincerely,

Theresa Flandrich

North Beach Tenants Committee

From: [Carroll, John \(BOS\)](#)
To: [Steve Leeds](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#)
Subject: RE: Supervisor Melgar: Support for Resolution File #231175
Date: Monday, November 27, 2023 10:39:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter. I have added the letter to the file for this resolution.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 231175](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Steve Leeds <cordello45@yahoo.com>
Sent: Sunday, November 26, 2023 6:56 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>
Cc: Carroll, John (BOS) <john.carroll@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Subject: Supervisor Melgar: Support for Resolution File #23117

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

Dear Supervisor Melgar,

As a constituent of your district, I'm writing to express my strong support for [Resolution File](#)

[#231175](#), “Directing the City Attorney and City Lobbyist to Request the state’s HCD agency extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the “Policy and Practice Review” Letter.

I urge you, and every member of the Board of Supervisors, to vote in favor of this resolution to protect tenants, to protect our most vulnerable communities, and to take a stand along with the Race & Equity in all Planning Coalition, the Council of Community Housing Organizations, and the SF Anti Displacement Coalition for affordable housing and racial and social equity. Thank you.

Sincerely,

Steve Leeds
Inner Sunset
D7

From: [Carroll, John \(BOS\)](#)
To: [Erica](#)
Cc: [MandelmanStaff, \[BOS\]](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Joel Engardio](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Stefani, Catherine \(BOS\)](#); [ChanStaff \(BOS\)](#); [Calvillo, Angela \(BOS\)](#)
Subject: RE: Support for Resolution File #231175
Date: Monday, November 27, 2023 10:32:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter. I have added the letter to the file for this resolution.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 231175](#)

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445




Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

From: Erica <d4ward.info@gmail.com>
Sent: Monday, November 27, 2023 2:12 AM
To: MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Joel Engardio <info@engardio.com>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Subject: Support for Resolution File #231175

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



Dear BOS Land Use and Transportation Committee members, Board of Supervisors, Joel Engardio District 4 Supervisor,

D4ward, is a residents group which focuses, among other local issues, on advocating for AFFORDABLE HOUSING in District 4 and the west side of San Francisco.

We are in strong support of Board President Aaron Peskin's Resolution, file #231175 being heard on Monday 11/27/23 at the BOS Land Use Committee and perhaps for a vote on Tuesday 11/28/23 at the full board.

In addition to the many inaccuracies in the State HCD letter and the demands put forth to SF City and County, the HCD letter does not provide the needed time for review by the Planning Department, the Planning Commission, the Board of Supervisors and other parties to bring San Francisco's plan into compliance in the timeframe HCD expects.

It is a no-brainer that ALL parties, including the City Attorney, jump on it and do the job of advocating for San Francisco. The time limits set by HCD need be quickly amended!

Existing affordable housing is in jeopardy and must be amended by HCD. Please support the Board President's resolution.

Thankyou for your consideration.

D4ward

Affiliate of REP (Race and Equity in all Planning coalition)

From: [Carroll, John \(BOS\)](#)
To: [Gilbert Williams](#)
Cc: [Safai, Ahsha \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#)
Subject: RE: Support for Resolution File#231175
Date: Monday, November 27, 2023 10:37:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter. I have added the letter to the file for this resolution.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 231175](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Gilbert Williams <ycbgilbert@gmail.com>
Sent: Wednesday, November 22, 2023 3:12 PM
To: Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Support for Resolution File#231175

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

Template:

Subject line: Support for Resolution File #231175

Dear Supervisor Safai,

As a constituent of your district, I write to express my strong support for [Resolution File #231175](#), "Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter.

I urge you, and every member of the Board of Supervisors, to vote in favor of this resolution to protect tenants, to protect our most vulnerable communities, and to take a stand along with the Race & Equity in all Planning Coalition, the Council of Community Housing Organizations, and the SF Anti Displacement Coalition for affordable housing and racial and social equity.

Sincerely,
Gilbert Williams

Sent from my iPhone

From: [Thomas Schuttish](#)
To: [Carroll, John \(BOS\)](#)
Cc: [Angulo, Sunny \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [Hsieh, Frances \(BOS\)](#); [Souza, Sarah \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Subject: Item #6 LUT Meeting November 27, 2023 Board File No. 231175
Date: Tuesday, November 21, 2023 5:24:27 PM
Attachments: [File No. 231175 Letter to LUT.pdf](#)

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

Dear Mr. Carroll:

Please add the attached pdf to the “Comment Letters” for this File.
Thank you and have a very nice Thanksgiving weekend.

Sincerely,
Georgia Schuttish

November 21, 2023

Land Use and Transportation Committee
San Francisco Board of Supervisors
Room 250 City Hall
San Francisco, California

Dear President Peskin, Chair Melgar, Supervisor Preston, Supervisor Chan and Fellow Members of the Board of Supervisors:

RE: BOARD FILE NO. 231175.

[Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter]

Thank you to President Peskin and Supervisor Chan for sponsoring this legislation. If the Mayor truly believes that her legislation (Board File No. 230446) is good for the City, she will join in and co-sponsor this Resolution, to stop HCD holding a Sword of Damocles over San Francisco's planning process.


Attached are two items.

The **first attachment** is a Socketsite article from November 9, 2023 which illustrates the precariousness of the San Francisco real estate market in our post-COVID world. A fully entitled 20-unit building is for sale at a loss to the developers.

Importantly the article also states: **"At the same time, there are over 20,000 units of housing in projects across the city that have been approved by the City but have yet to break ground and over 70,000 units in the overall pipeline with returns and demand on the decline"**.

The **second attachment** is Planning Commission Resolution No. 20024 that was approved on October 12, 2017. The Findings from six years ago state that even then the City was **"...currently at 207% production and entitlement of market rate housing units...as defined in the 2015-2022 RHNA goals"**.

The full Board should unanimously approve Board File No. 231175. Thank you.


Georgia Schuttish

AS PROPOSED INDUSTRY STUFF NEIGHBORHOODS NEW DEVELOPMENTS

REAL ESTATE ECONOMICS REAL RECENT REDUCTIONS TRENDS

Fully-Approved Development Listed at Loss Reduced, Again

NOV 8, 2023 #280 7th Street, #280 Seventh Street, #280-282 7th Street, #79 Langton, #Dragonfly Investments Group, #Pending Home Sales, #Rawhide Club, #San Francisco Rents, #Urban Infill, #Western SoMa



As [we revealed last year](#):

“Acquired for \$4.125 million in June of 2016, [plans to level the shuttered nightclub space at 280 7th Street](#) – a through block building which was once home to “Rawhide II,” the only Country Western club in San Francisco – and build 20 condos upon the Western SoMa site were soon [drawn](#), revised and [approved by Planning back in 2018](#).

Recent Reader Activity

Fact on [Rental Inventory/Availability in San Francisco Climbs](#)

SF mayor breed jinxed it by celebrating too soon. I'm not seeing comments on the chron news stories recently, has...

Brahma (incensed renter) on [Rental Inventory/Availability in San Francisco Climbs](#)

Just in case you haven't been following the news since Friday, the 20-something coder kiddies Panhandle Pro is referring to...

Brahma (incensed renter) on [Fully-Approved Development Listed at Loss Reduced, Again](#)

I couldn't disagree more. If the process of obtaining a building permit was made close to frictionless, there would be...

Handwritten signature or scribble at the bottom of the page.

“Demolition and building permits for the six-story development were subsequently requested and approved in August of 2019, but the ground for the development has yet to be broken. And the fully-entitled development/site, which was [designed to yield a mix of 12 one-bedrooms, 6 twos, 2 threes and a ground floor retail space](#), is now back on market with a \$3.25 million price tag.

Having failed to trade last year, despite being fully approved, permitted and listed at a loss, the 280-282 7th Street property and plans were [making the rounds a few months ago with an even lower asking price of \\$2.998 million](#), touting “potential seller carryback” financing “to further enhance [its] appeal.” Yesterday, the list price for the fully approved and permitted project was further reduced to \$2.798 million.

At the same time, there are [over 20,000 units of housing in projects across the city that have been approved by the City but have yet to break ground](#) and over 70,000 units in the overall pipeline, with [returns](#) and [demand on the decline](#).



[«Asking Rents in Oakland Just Dropped to a Two-Year Low](#)

[Rental Inventory/Availability in San Francisco Climbs »»](#)

RELATED POST

LISTINGS (FOR SALE)
REAL ESTATE ECONOMICS
TRENDS
Pending Home Sales
NOV 21, 2023

REAL ESTATE ECONOMICS
REAL RECENT REDUCTIONS
TRENDS
Number of Homes on
NOV 20, 2023

REAL ESTATE ECONOMICS
SAN JOSE (AND SOUTH)
TRENDS
Bay Area Employers
NOV 17, 2023

12 thoughts on “Fully-Approved Development Listed at Loss Reduced, Again”

citizenkarma says:
[November 8, 2023 at 8:53 am](#)

Shoulda left the Rawhide alone.

REPLY

Mark on [Apples-to-Apples-to-Index for a Desirable North Slope Home](#)

I don't think that will be the case given I got in when prices were much lower. And I don't...

Dinah Sore on [Eureka \(Valley\): Measuring The Market Apples-To-Apples Style](#)

For those following this house, it did sell in March of 2021 for \$8.6M. And yes: you get both lots...

SFRealist on [Apples-to-Apples-to-Index for a Desirable North Slope Home](#)

I understand. Gotta keep cranking out content.

Cave_Dweller on [Bay Area Employment Slips, Drops Year-Over-Year, Again](#)

No need to attribute to me what is a global phenomenon. Bureau of International Settlements: Revisiting the international role of...

Brahma (incensed renter) on [Bay Area Employment Slips, Drops Year-Over-Year, Again](#)

And again, there's no time horizon for this all to play out mentioned. It's worth noting, just for context, that...

Cave_Dweller on [Bay](#)



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20024

HEARING DATE: OCTOBER 12, 2017

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Planning Commission Policy: Removal of Residential Flats
Record Number: 2016-003658GEN
Staff Contact: Brittany Bendix, Current Planning
(415) 575-9114; brittany.bendix@sfgov.org
Reviewed By: Elizabeth Watty, Assistant Director of Current Planning
(415) 558-5620; elizabeth.watty@sfgov.org

ADOPTING A POLICY THAT REQUIRES MANDATORY DISCRETIONARY REVIEW OF ANY PROJECT IN ALL ZONING DISTRICTS THAT RESULTS IN THE REMOVAL OF A RESIDENTIAL FLAT.

WHEREAS, Objective 2 of the City's 2014 Housing Element states that "conserving and improving the existing (housing) stock is critical to San Francisco's long term housing strategy;" and

→ WHEREAS, the City is currently at 207% production and entitlement of market rate housing units, 16% production and entitlement of units affordable to moderate income households, and 31% production of below-market rate housing, as defined in the 2015-2022 RHNA goals; ←

WHEREAS, currently market-rate housing is frequently not accessible to moderate-income families, making between 80-120% of area median income;

WHEREAS, for the purpose of this Resolution a 'Residential Flat' is to be defined as a common San Francisco housing typology consisting of a single dwelling unit, generally occupying an entire story within a building, and having exposure onto open areas at the front and rear of the property;

WHEREAS, this unit typology satisfies a number of housing needs, particularly for middle-income families,

WHEREAS; a dwelling unit can currently be relocated, or altered, such that it no longer functions as a Residential Flat without public notification or review by the Planning Commission, so long as the proposal complies with all other requirements of the Planning Code;

WHEREAS, the Planning Commission is pursuing legislative amendments to Planning Code Section 317 that would require changes to the review process for projects that remove Residential Flats.

5828P

NOW THEREFORE BE IT RESOLVED that the Commission hereby adopts a new policy that requires a Mandatory Discretionary Review application to be filed for any building or site permit that proposes the modification of a Residential Flat such that it is no longer a Residential Flat; and, be it

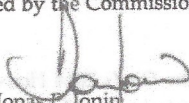
FURTHER RESOLVED, that projects increasing the number of dwelling units within a building will not be subject to this policy; and, be it

FURTHER RESOLVED, that this policy will allow time for the orderly completion of a planning study and for the adoption of appropriate legislation; and, be it

FURTHER RESOLVED, that this policy will sunset after the adoption of the Residential Expansion Threshold legislative initiative currently underway; and be it

FURTHER RESOLVED, that this policy shall apply to all building or site permit applications to remove a Residential Flat where the application has not been filed as of the effective date of this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 12, 2017.


Jonas F. Ionin
Commission Secretary

AYES: Richards, Hillis, Fong, Koppel and Melgar

NOES: Johnson

ABSENT: Moore

ADOPTED: October 12, 2017

From: [anastasia Yovanopoulos](#)
To: [Mandelman, Rafael \(BOS\)](#)
Cc: [Peskin, Aaron \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Carroll, John \(BOS\)](#); [BOS-Legislative Aides](#)
Subject: Support Resolution File #231175
Date: Saturday, November 18, 2023 1:27:56 PM

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

Dear Supervisor Rafael Mandelman,

As your District #8 constituent, I write to express my strong support for [Resolution File #231175](#), “Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the “Policy and Practice Review” Letter.

I urge every member of the SF BOS to vote in favor of Board President Aaron Peskin's [Resolution File #231175](#), to demonstrate a united stance re: HCD's “Policy and Practice Review” Letter.

Sincerely,
Anastasia Yovanopoulos, Coordinator
SF Tenants Union Land Use and Planning Watch Committee

From: [Jeantelle Laberinto](#)
To: [Peskin, Aaron \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [BOS-Legislative Aides](#)
Cc: [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [Gluckstein, Lisa \(MYR\)](#); [Charlie Sciammas](#); [Molly Goldberg](#)
Subject: Letter from REP-SF, SFADC & CCHO re: Resolution File #231175
Date: Friday, November 17, 2023 3:52:52 PM
Attachments: [Letter to Supervisors re Resolution #231175 17Nov23.pdf](#)

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

Dear President Peskin, Land Use & Transportation Committee Chair Melgar, and the Board of Supervisors,

Please see the attached joint letter from the San Francisco Anti Displacement Coalition, the Council of Community Housing Organizations, and the Race & Equity in all Planning Coalition to express our strong support for the [Resolution File #231175](#), "Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the "Policy and Practice Review" Letter," which we expect will be on the Land Use & Transportation Committee agenda on Monday, November 27th.

Respectfully,

Jeantelle Laberinto on behalf of the Race & Equity in all Planning Coalition
Charlie Sciammas on behalf of the Council of Community Housing Organizations
Molly Goldberg on behalf of the San Francisco Anti Displacement Coalition



17 November 2023

President, Board of Supervisors, Supervisor Aaron Peskin
Chair of the Land Use & Transportation Committee, Supervisor Melgar
San Francisco Board of Supervisors

Re: [Resolution, File #231175](#)

"Policy and Practice Review" from the State of California's Department of Housing and Community Development

The San Francisco Anti Displacement Coalition (SFADC), the Race & Equity in all Planning Coalition - San Francisco (REP-SF), and the Council of Community Housing Organizations (CCHO) submit this letter to express our strong support for the [Resolution File #231175](#) "Directing the City Attorney and City Lobbyist to Request HCD Extend the Housing Element Implementation Action Plan Deadline and Revise and Correct the 'Policy and Practice Review' Letter" (PPR).

Together, our coalitions represent nearly 90 community-based organizations that have played critical roles for decades in innovating affordable housing, tenants rights, and anti-displacement policies in San Francisco. As coalitions deeply committed to moving forward solutions and investments to address fair housing, racial and social equity, affordability, and displacement, we are deeply concerned that HCD's PPR will further jeopardize our city's ability to meet its affordability goals and move our City out of compliance with its obligations to Affirmatively Further Fair Housing.

HCD, through its Policy and Practice Review (PPR) seeks to usurp the City's own legislative authority while imposing time frames for moving legislation that are out of sync with the process for that legislation. For instance, as San Francisco Planning Department staff stated at the October 30 Land Use Committee, the Mayor's staff is still drafting a new set of amendments to the Mayor's [streamlining legislation](#). Those amendments will be introduced at the November 27 Land Use Committee hearing, yet HCD's PPR sets a deadline for the Mayor's legislation to be finally passed by November 24. Another example is the "charter amendment" that HCD's PPR demands that the City pass by January, 2024, yet charter amendments must go to the voters as ballot measures, and there is no election cycle in January.

HCD's PPR also fails to accurately assess San Francisco's commitment towards the wide range of actions to implement our Housing Element and fails to address the legal mandates for Housing Elements to Affirmatively Further Fair Housing¹. The Board of Supervisors has

¹ [Affirmatively Furthering Fair Housing.pdf \(ca.gov\)](#)

expressed that it wants to center this Housing Element implementation on racial and social equity, but HCD's PPR, in its current form, by triggering de-certification of San Francisco's Housing Element and initiation of the "builder's remedy" among other punitive actions, would create serious barriers to implementing the Housing Element with these priorities, even though these are priorities that are supported by State law².

It, therefore, would appear to be in the best interest of the City for the Board of Supervisors to pass Resolution #231175 to urge that HCD revise and correct the PPR and commensurately provide San Francisco with more time to respond to deadlines detailed in the PPR. The Council of Community Housing Organizations, SF Anti Displacement Coalition and REP-SF strongly urge the Board of Supervisors to support Resolution #231175 to protect tenants, to protect our most vulnerable communities, and to take a stand for affordable housing and racial and social equity.

Respectfully submitted,

San Francisco Council of Community Housing Organizations (CCHO)
San Francisco Anti Displacement Coalition (SFADC)
The Race & Equity in all Planning Coalition, San Francisco (REP-SF)

² [Affirmatively Furthering Fair Housing.pdf \(ca.gov\)](#)