

From: [Stan Hayes](#)
To: [Major, Erica \(BOS\)](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: THD COMMENT LETTER - SUPPORT for HOME-SF Ordinance (Board File No. 221105)
Date: Saturday, April 15, 2023 4:03:51 PM
Attachments: [THD Comment Ltr Land Use HOME-SF Ordin BF File No 221105 FINAL 4-15-23.pdf](#)

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Supervisors Melgar, Preston, and Peskin,

The above-cited ordinance would amend the Planning Code to exclude historic districts designated under Article 10 of the Planning Code from the provisions of the HOME-SF program.

We strongly **SUPPORT** this ordinance as written, and join the Planning Commission and Historic Preservation Commission in recommending its approval.

For reasons stated in our letter, please support the ordinance and reject Planning staff's proposed modification.

Sincerely,

Stan Hayes

President
Telegraph Hill Dwellers

April 15, 2023

Land Use and Transportation Committee
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689
Via email: erica.major@sfgov.org



RE: SUPPORT for Ordinance, Board File No. 221105

Supervisors Melgar, Preston, and Peskin,

We are writing in strong support of Supervisor Peskin’s proposed ordinance amending the Planning Code to exclude designated historic districts from the provisions of the Home Ownership Means Equity - San Francisco (HOME-SF) program. We join with the Planning Commission and Historic Preservation Commission in recommending its approval as originally written.

HOME-SF Exclusion Should Apply to Entire Historic Districts

A historic district is not just an isolated set of individual contributory buildings, but rather extends to and includes the special character of the entire district. This is recognized among the purposes set forth in Sec. 1001 of Article 10 of the Planning Code, which calls for the “protection, enhancement, perpetuation and use of structures, sites and areas,” “provide for this and future generations examples of the physical surroundings in which past generations lived,” and “development and maintenance of appropriate settings and environment for such structures, and in such sites and areas.”

We oppose Planning staff’s proposed modification to limit the HOME-SF exclusion solely to buildings that are individually listed on a historic register or are an Article 10 contributor. That modification would dilute the effect of the ordinance, and potentially overlook significant adverse effects of new HOME-SF construction on the overall character of the surrounding historic district.

Ordinance Would Have Minimal Effect On HOME-SF

The cumulative effect of this ordinance on the HOME-SF program citywide would be minimal. As shown in Figure 1, there are fourteen Article 10 historic districts, together comprising less than 1% of the land area of San Francisco. Within that < 1% area, only a small number of parcels would be affected – just those few that otherwise would have been proposed for HOME-SF – a small fraction of the potential HOME-SF pool citywide.

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We urge you to support this ordinance as written and reject Planning staff’s modification.

Sincerely,

Stan Hayes, President

cc: Supervisor Aaron Peskin aaron.peskin@sfgov.org
Supervisor Myrna Melgar myrna.melgar@sfgov.org
Supervisor Dean Preston dean.preston@sfgov.org

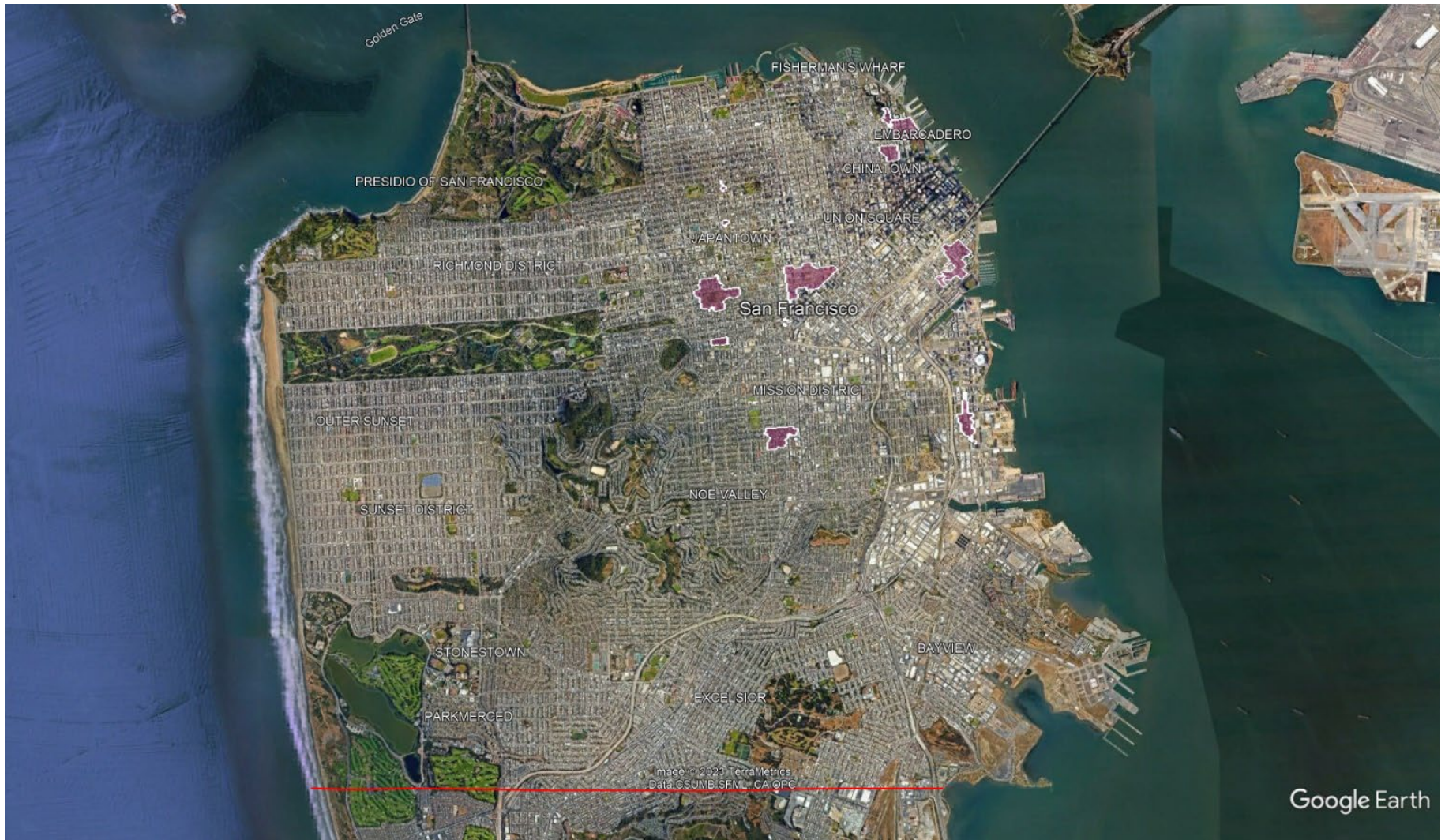


Figure 1. Article 10 historic districts (shaded in purple, adapted from DataSF) – Proposed ordinance would apply in less than 1% of total San Francisco area (affecting only a few parcels in that < 1% area – just those that otherwise would have been proposed for HOME-SF).