

File No. 151274

Committee Item No. 3

Board Item No. 4

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date February 11, 2016

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
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OTHER (Use back side if additional space is needed)

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|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CHARTER AMENDMENT - FIRST DRAFT</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>NOTICE OF MATTER CALLED OUT OF COMMITTEE</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PLANNING LEQA "NOT A PROJECT" DETERMINATION</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>REFERRAL LETTERS</u> |
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Completed by: Derek Evans Date February 8, 2016

Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Charter Amendment - Authorizing Board of Supervisors to Update Inclusionary or Affordable
2 Housing Requirements and Providing Increased Interim Requirements]

3
4 Describing and setting forth a proposal to the voters to amend the Charter of the City and
5 County of San Francisco at an election to be held on June 7, 2016, to authorize the Board of
6 Supervisors to update the inclusionary or affordable housing obligations for housing
7 development projects and setting forth increased interim requirements; and affirming the
8 Planning Department's determination under the California Environmental Quality Act.
9

10 Section 1. The Planning Department has determined that the actions contemplated in this
11 proposed Charter Amendment comply with the California Environmental Quality Act (California
12 Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of
13 the Board of Supervisors in File No. ___ and is incorporated herein by reference. The Board
14 affirms this determination.

15 Section 2. The Board of Supervisors hereby submits to the qualified voters of the City
16 and County, at an election to be held on June 7, 2016, a proposal to amend the Charter of the
17 City and County as follows:

18 NOTE: **Unchanged Charter text and uncodified text** are in plain font.
19 **Additions** are *single-underline italics Times New Roman font*.
20 **Deletions** are ~~*strike-through italics Times New Roman font*~~.
21 **Asterisks (* * * *)** indicate the omission of unchanged Charter
subsections.

22 (a) The People of the City and County of San Francisco hereby find as follows:

23 1. San Francisco voters overwhelmingly passed the Affordable Housing Goals
24 Policy Declaration (Proposition K) in 2014 and an Affordable Housing Bond (Proposition A) in
25 2015 in a proactive response to a worsening housing crisis that requires a broad spectrum of land

1 use and financing tools to both preserve existing and create new affordable housing.

2 2. San Francisco currently has the largest income gap in the country, rents are three times
3 higher than the national average and evictions have increased by 170% in a lucrative
4 development market that has incentivized widespread speculation.

5 3. While San Francisco has built 4,300 units of affordable housing over the past ten
6 years, it has simultaneously lost 3,200 units of existing affordable housing stock as a direct result
7 of Ellis Act evictions and short term rental speculation during the same ten year window.

8 4. With San Francisco's median rent for a 1 bedroom unit continuing to climb past
9 \$3,500 a month, most San Franciscans are finding that they cannot afford to pay rental prices.

10 5. Over the last decade, 5,000 children and youth have left the City due to evictions and
11 economic displacement, while families are the fastest-growing demographic of homeless
12 residents.

13 6. All new residential development should include a mix of market rate housing and
14 affordable housing. In addition, development of new market rate housing creates additional
15 demand for affordable housing. As one of the many ways to address the need for affordable
16 housing, the inclusionary requirements should be updated to reflect more appropriately the link
17 between creation of new market rate housing and demand for affordable housing.

18 (b) The Charter is hereby amended by revising Section 16.110, to read as follows:

19 **SEC. 16.110. HOUSING TRUST FUND.**

20 * * * *

21 (b) **Definitions.** For purposes of this Section:

22 ~~(1) "Affordable Housing Fee" shall mean a fee calculated by the Mayor's Office of~~
23 ~~Housing as the difference between the affordable sales price of a housing unit of a certain~~
24 ~~bedroom size and the cost of developing a comparable housing unit. The Mayor's Office of~~
25 ~~Housing shall index the fee annually based on the annual percent change in the Construction~~

1 ~~Cost Index for San Francisco as published by Engineering News Record or a similar index~~
2 ~~selected by the Mayor's Office of Housing.~~

3 ~~(2) "Area Median Income" or "AMI" shall mean the unadjusted area median income~~
4 ~~levels as calculated by the Mayor's Office of Housing using data from the Department of~~
5 ~~Housing and Urban Development on an annual basis for the San Francisco area, adjusted solely~~
6 ~~for Household size, but not high housing cost area.~~

7 ~~(3) "Basic On-Site Inclusionary Requirement" shall mean 12% of the units in the~~
8 ~~principal project, affordable to a Household whose initial household income does not exceed~~
9 ~~90% of Area Median Income for ownership units and 55% for rental units or an on-site~~
10 ~~requirement with an equivalent Inclusionary Housing Cost Obligation.~~

11 ~~(4) "First Responder" shall mean a City employee who responds first in cases of natural~~
12 ~~disaster or emergencies, including, but not limited to, all active uniformed, sworn members of~~
13 ~~the San Francisco Police and Fire Departments.~~

14 ~~(5) "General Fund Discretionary Revenues" shall mean revenues that the City receives~~
15 ~~and deposits in its treasury, that are unrestricted, and that the City may appropriate for any lawful~~
16 ~~City purpose.~~

17 ~~(6) "Gross floor area" shall have the meaning in Planning Code Section 102.9, or any~~
18 ~~successor section, as amended from time to time.~~

19 ~~(7) "Household" shall mean any person or persons who reside or intend to reside in the~~
20 ~~same housing unit.~~

21 ~~(8) "Mayor's Office of Housing" shall mean the Mayor's Office of Housing and~~
22 ~~Community Development or any successor City agency.~~

23 ~~(9) "Other Affordable Housing Fees" shall mean any fee imposed on residential~~
24 ~~development by the City as a condition of a development approval related to affordable housing,~~
25 ~~which fee shall be adjusted annually by the City using an index selected by the City, or any~~

1 ~~exactions on residential development related to affordable housing imposed by the City,~~
2 ~~excluding fees imposed under Planning Code Section 415.~~

3 ~~(10) "Planning Code Section 415" shall mean San Francisco Planning Code Section~~
4 ~~415 as of July 1, 2012, together with the defined terms in Section 401 as of that same date, and~~
5 ~~any successor legislation adopted consistent with this Section 16.110. Notwithstanding the~~
6 ~~foregoing, the calculation of the applicable affordable housing fee for "buildings of over 120 feet~~
7 ~~in height" shall be as set forth in Planning Code Sections 315(a)(1)(B) & (C) and 315.6(b)(1) in~~
8 ~~Ordinance No. 101-07, Board of Supervisors File No. 061529.~~

9 ~~(11) "Inclusionary Housing Cost Obligation" shall mean an obligation equal to the~~
10 ~~applicable percentage of below market rate housing units required under Planning Code~~
11 ~~Sections 415.5, 415.6 or 415.7 multiplied by the then current Affordable Housing Fee required~~
12 ~~per unit. For purposes of calculating the cost burden of any legislative change, the Mayor's~~
13 ~~Office of Housing shall use the average citywide unit mix for projects subject to Planning Code~~
14 ~~Section 415 within the past five years as applied to a hypothetical project of 100 units. For~~
15 ~~purposes of calculating the cost burden imposed by a condition of approval for a particular~~
16 ~~project, the Mayor's Office of Housing shall use the actual unit mix and unit count proposed in~~
17 ~~the development project subject to the condition of approval.~~

18 * * * *

19 ~~(g) On Site Inclusionary Affordable Housing Requirements.~~

20 ~~(1) Application. This subsection (g) shall not apply to: any residential projects subject~~
21 ~~to a development agreement approved by the City under California Government Code Section~~
22 ~~65864 et seq.; any project exempt from the provisions of Section 415 et seq. under Section 415.3~~
23 ~~as it existed on July 1, 2012; the requirements of a redevelopment plan for a redevelopment~~
24 ~~project area; or any project in which the City has a proprietary interest.~~

1 ~~(2) Reduction of Current On Site Inclusionary Affordable Housing Requirement.~~

2 ~~Beginning on January 1, 2013, the City shall reduce by 20% the on-site inclusionary housing~~
3 ~~obligation for all projects subject to the on-site Inclusionary affordable housing requirements of~~
4 ~~Planning Code Section 415 et seq., including any on-site requirements found in other sections of~~
5 ~~the Planning Code including, but not limited to, Planning Code Sections 415.6, 419, 424, 249.33,~~
6 ~~827(b)(1) and any other Municipal Code sections that refer to Planning Code Section 415 et seq.~~
7 ~~or its predecessor, from the requirements of Section 415 and other related sections as they exist~~
8 ~~as of July 1, 2012. Notwithstanding the foregoing, in no event shall the on-site inclusionary~~
9 ~~housing obligation for any project be reduced below the Basic Inclusionary Housing~~
10 ~~Requirement.~~

11 ~~(3) Application to Previously Approved Projects.~~

12 ~~(A) This subsection (g)(3) does not apply to projects that received a reduction in on-site~~
13 ~~inclusionary housing requirements through subsection (g)(2) above.~~

14 ~~(B) Sponsors of projects that already have received their first construction document as~~
15 ~~defined in Section 107A.13.1 of the San Francisco Building Code as of January 1, 2013 may not~~
16 ~~receive a reduction in any on-site below market rate requirement applicable to the subject~~
17 ~~property under this subsection (g).~~

18 ~~(C) Sponsors of projects that have not received their first construction document as~~
19 ~~defined in Section 107A.13.1 of the San Francisco Building Code by January 1, 2013 may apply~~
20 ~~once to the Planning Commission for a modification of their existing conditions of approval to~~
21 ~~reduce any on-site below market rate inclusionary requirements by 20% consistent with~~
22 ~~subsection (g)(2), or change their election so that they will provide on-site rather than off-site~~
23 ~~below market rate units or Affordable Housing Fee payments. Project sponsors seeking to amend~~
24 ~~their conditions of approval to benefit from the 20% reduction must demonstrate to the Planning~~
25 ~~Commission that the proposed reduction will enable the project to obtain financing and~~

1 ~~commence construction within a one-year time period following Planning Commission's~~
2 ~~approval of the proposed reduction. The Planning Commission shall include a condition of~~
3 ~~approval to require that the project sponsor obtain its first construction document within one~~
4 ~~year of the approval. If the project sponsor does not obtain its first construction document within~~
5 ~~one year, then the conditions of approval existing before the modification shall apply unless the~~
6 ~~Zoning Administrator, after a duly noticed hearing, determines that the project sponsor has~~
7 ~~made good faith efforts to obtain its first construction document but for reasons beyond the~~
8 ~~project sponsor's control including, but not limited to, the filing of a lawsuit or delay on the part~~
9 ~~of the City or another public entity, has been unable to obtain its first construction document. In~~
10 ~~such a case, the Zoning Administrator may extend the time once, and for up to 1 year, for~~
11 ~~obtaining the first construction document. Any further extensions of time may only be granted by~~
12 ~~the Planning Commission using the same inquiry as to whether the project sponsor has made~~
13 ~~good faith efforts to obtain its first construction document. The Planning Commission may not~~
14 ~~make modifications under this subsection (g)(3)(C) after January 1, 2016.~~

15 ~~(h) Stabilizing the Cost Obligation of Future Inclusionary or Affordable Housing~~
16 ~~Requirements.~~

17 ~~(1) Application. This subsection (h) shall apply as follows:~~

18 ~~(A) This subsection shall apply only to private residential projects or the private~~
19 ~~residential portion of a mixed-use project, and not commercial projects; and~~

20 ~~(B) This subsection shall not apply to any of the following:~~

21 ~~—— (i) A project located in an area subject to a development agreement under~~
22 ~~California Government Code Sections 65864 et seq., as amended, or any successor legislation;~~

23 ~~—— (ii) A project located in a redevelopment project area, an infrastructure~~
24 ~~financing district, or any other area that the City designates under State law in which property~~
25 ~~tax increment is allocated to fund affordable housing;~~

1 ~~(iii) A project that, through a Special Use District or other local legislation~~
2 ~~adopted after November 6, 2012, receives (1) a 20% or greater increase in developable~~
3 ~~residential gross floor area, as measured by a change in height limits, Floor Area Ratio limits,~~
4 ~~or use, over prior zoning, or (2) a 50% or greater increase in residential densities over prior~~
5 ~~zoning. Notwithstanding the foregoing, should a project sponsor seek to develop a project in~~
6 ~~accordance with zoning in place immediately before the establishment of the Special Use~~
7 ~~District, this subsection (h) shall apply;~~

8 ~~(iv) An area subject to a change in zoning enacted after November 6, 2012 that~~
9 ~~affects 40 or more acres or greater and results in a significant increase in residential~~
10 ~~development potential, where the area is not also encompassed by a Special Use District~~
11 ~~adopted after November 6, 2012. The City shall adopt a standard for determining what~~
12 ~~constitutes "a significant increase in residential development potential" for these purposes as~~
13 ~~follows: There shall be a Housing Review Committee comprised of the Directors of the Mayor's~~
14 ~~Office of Housing, the Planning Department, and the Office of Economic and Workforce~~
15 ~~Development, or their successor agencies. No later than March 1, 2013, the Housing Review~~
16 ~~Committee, after at least one public hearing, shall recommend a standard to the Board of~~
17 ~~Supervisors in the form of a proposed ordinance. Thereafter, the Housing Review Committee, at~~
18 ~~regular intervals determined by the Committee, shall review the standard and recommend any~~
19 ~~necessary updates or modifications to the Board. The Board of Supervisors may reject a~~
20 ~~proposed ordinance submitted by the Housing Review Committee by a majority vote. If the~~
21 ~~Board fails to reject the proposed ordinance within 60 days of receiving it from the Housing~~
22 ~~Review Committee, the proposed ordinance shall be deemed adopted. In subsequently applying~~
23 ~~the standard established in the ordinance and determining whether to increase affordable~~
24 ~~housing fees or exactions in the area subject to the change in zoning, the Board of Supervisors~~

1 ~~shall consider any analysis approved by the Controller's Office regarding the financial~~
2 ~~feasibility of development subject to the proposed fee or exaction.~~

3 ~~—— (v) A project that receives public financing or financial incentives for affordable~~
4 ~~housing from the California Debt Limit Allocation Committee tax exempt bond financing or~~
5 ~~other similar public source; or~~

6 ~~—— (vi) A project that receives a density bonus for the development of affordable~~
7 ~~housing through the State Density Bonus Law or other similar State legislation;~~

8 ~~—— (vii) A project in which the City has a proprietary interest.~~

9 ~~(2) Inclusionary Housing Cost Obligation. As of January 1, 2013, the City may not~~
10 ~~adopt any new land use legislation or administrative regulation, including a Planning Code~~
11 ~~amendment, or impose any new condition of approval on the issuance of a discretionary permit,~~
12 ~~that would require an increase in the project sponsor's Inclusionary Housing Cost Obligation~~
13 ~~beyond that required as of January 1, 2013, including and incorporating the reductions effected~~
14 ~~by subsection (g).~~

15 ~~(3) Other Fees Related to Affordable Housing Fee. As of January 1, 2013, the City may~~
16 ~~not adopt any new land use legislation or administrative regulation, including a Planning Code~~
17 ~~amendment, or impose any new condition of approval on the issuance of a discretionary permit,~~
18 ~~that would increase any Other Affordable Housing Fees beyond that required as of July 1, 2012.~~

19 ~~(4) Remedy. Any challenge to the validity of any legislation or final administrative order~~
20 ~~or decision on the grounds that such legislation, order or decision increases the project~~
21 ~~sponsor's Inclusionary Housing Cost Obligation or imposes Other Affordable Housing Fees will~~
22 ~~be subject to the requirements of California Code of Civil Procedure Sections 1085 and 1094.5,~~
23 ~~respectively. Any such challenge may be brought only after a project sponsor has exhausted all~~
24 ~~available administrative remedies, and shall be subject to all applicable statutes of limitations,~~

1 ~~including without limitation those set forth in California Code of Civil Procedure Section 1094.5~~
2 ~~and California Government Code Sections 65009 and 66499.37.~~

3 ~~(i-g) Legislation. The City shall enact any legislation necessary to implement~~
4 ~~subsections (g) and (h) as soon as practicable after the effective date of this Section, but no later~~
5 ~~than January 1, 2014. Before the adoption of such legislation, the Mayor's Office of Housing,~~
6 ~~with consultation as necessary with the Planning Department, shall implement the provisions of~~
7 ~~subsections (g) and (h) administratively and shall issue any necessary guidance.~~

8 (1) The City may enact an ordinance adopting inclusionary or affordable housing
9 obligations, including definitions that differ from those set forth in subsection (b) of this Section
10 16.110. After any such ordinance becomes effective, the City Attorney shall cause to be removed
11 from the Charter this subsection (g) of Section 16.110, and shall cause the subsequent
12 subsections to be renumbered accordingly. Thereafter, the City may by ordinance set and
13 change the minimum or maximum inclusionary or affordable housing obligations, and may
14 adopt definitions for inclusionary and affordable housing programs. In doing so, the City shall
15 endeavor to meet affordable housing needs across a broad range of household incomes, family
16 sizes and neighborhood conditions and may update the method of fee calculation based on
17 different building types and sizes, and may set policies controlling conversion of rental units to
18 ownership units, among other programmatic changes.

19 (2) Until the City enacts an ordinance amending the Planning Code, including
20 but not limited to Section 415, adopting inclusionary or affordable housing obligations different
21 from those called for in previously existing Charter subsections (g) and (h), the following
22 requirements for inclusionary housing shall apply during such interim period for any housing
23 development project that has not procured a final first discretionary development entitlement
24 approval, which shall include approval following any administrative appeal to the relevant City
25

1 board, or has not entered into a development agreement or other binding agreement with the
2 City as of January 12, 2016:

3 (A) For housing development projects consisting of ten dwelling units or
4 more, but less than twenty-five dwelling units, the requirements of the Planning Code, including
5 but not limited to Section 415 et seq., in effect on the date this Charter Amendment is adopted by
6 the voters shall apply.

7 (B) For housing development projects consisting of twenty-five dwelling
8 units or more, the requirements of the Planning Code, including but not limited to Section 415 et
9 seq., in effect on the date this Charter Amendment is adopted by the voters shall apply, except
10 that the amounts of the inclusionary housing requirement shall be modified as follows:

11 (i) Fee. The development project shall pay an affordable housing
12 fee equivalent to a requirement to provide 33% of the units in the principal project as affordable
13 units, using the method of fee calculation set forth in Planning Code Section 415.5(b). In the
14 event the City's Nexus Analysis in support of the Inclusionary Affordable Housing Program
15 demonstrates that a lower affordable housing fee is lawfully applicable based on an analysis of
16 all relevant impacts, the City may utilize the method of fee calculation supported by the Nexus
17 Analysis in lieu of the 33% requirement set forth herein.

18 (ii) On-Site Housing. If the project sponsor elects and is eligible
19 to construct units affordable to qualifying households on-site of the principal project as set forth
20 in Planning Code Section 415.5(g), the project sponsor shall construct 25% of all units
21 constructed on the project site as affordable housing units, with 15% of the units affordable to
22 low- and very low-income households and 10% affordable to middle income households, and
23 shall comply with all otherwise applicable requirements of Section 415.6.

24 (iii) Off-Site Housing. If the project sponsor of a housing
25 development project elects and is eligible to provide units affordable to qualifying households

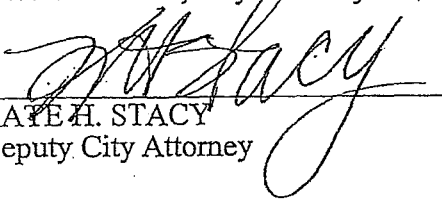
1 off-site of the principal project as set forth in Planning Code Section 415.5(g), the project
2 sponsor shall construct or cause to be constructed affordable housing units equal to 33% of all
3 units constructed on the principal project site as affordable housing, with 20% of the units
4 affordable to low- and very low-income households and 13% of the units affordable to middle-
5 income households, and shall comply with all otherwise applicable requirements of Section
6 415.7.

7 (C) Interim definitions of "Lower Income" and "Middle Income"
8 households. For purposes of the interim period before the City enacts an ordinance amending
9 the Planning Code, including but not limited to Section 415 et seq., "lower income" households
10 shall be defined as households whose total household income does not exceed 55% of Area
11 Median Income for purposes of renting an affordable unit, or 80% of Area Median Income for
12 purposes of purchasing an affordable unit, and "middle income" households shall mean
13 households whose total household income does not exceed 100% of Area Median Income for
14 purposes of renting an affordable unit, or 120% of Area Median Income for purposes of
15 purchasing an affordable unit.

16 * * * *

17
18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By:


21 KATE H. STACY
22 Deputy City Attorney

23 n:\leganalas2016\1600373\01073982.docx

SUBSTITUTED
1/12/16

FILE NO. 151274

LEGISLATIVE DIGEST

[Charter Amendment - Authorizing Board of Supervisors to Update Inclusionary or Affordable Housing Requirements and Providing Increased Interim Requirements]

Describing and setting forth a proposal to the voters to amend the Charter of the City and County of San Francisco at an election to be held on June 7, 2016 to authorize the Board of Supervisors to update the inclusionary or affordable housing obligations for housing development projects and setting forth increased interim requirements; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Charter Sections 16.110 (g) and (h) currently limit the amount of inclusionary or affordable housing obligations for market rate development projects.

Amendments to Current Law

The proposed amendments delete certain definitions contained in Charter Section 16.110(b) that would no longer be necessary after the voters approve the proposed amendments. The proposed amendments also delete Charter Sections 16.110(g) and (h) to remove the limitations on inclusionary or affordable housing that may be required of housing development projects. The proposed amendments allow the Board of Supervisors to adopt the inclusionary requirements by ordinance. Until the Board adopts such requirements, the proposed amendments set forth the requirements that will apply to housing development projects that are considered for approval during the interim period following adoption of the Charter Amendment but before the Board of Supervisors adopts new inclusionary housing requirements.

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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF MATTER CALLED OUT OF COMMITTEE

RULES COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that pursuant to Rules of Order 3.37 and 3.38 the following matter has been called out of the Rules Committee by the Board of Supervisors at the Board Meeting of February 9, 2016 (see Motion No. 16-15):

File No. 151274 - Charter Amendment - Authorizing Board of Supervisors to Update Inclusionary or Affordable Housing Requirements and Providing Increased Interim Requirements

The Board will sit as a Committee of the Whole to consider this matter at the meeting on February 23, 2016, at 3:00 p.m., in the Legislative Chamber, Room 250, on the second floor of City Hall.

The public will have an opportunity to speak during the Committee of the Whole item of the Board's agenda.

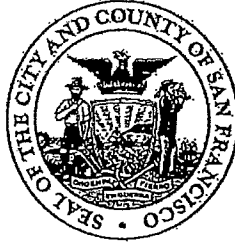
Persons who are unable to attend the hearing may submit written comments regarding this matter prior to the beginning of the hearing. These comments will become part of the official public record.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board

POSTED: February 12, 2016

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

January 15, 2016

File No. 151274

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On January 12, 2016, Supervisor Kim introduced the following proposed Charter Amendment for the June 7, 2016, Election:

File No. 151274 Charter Amendment - Authorizing Board of Supervisors to Update Inclusionary or Affordable Housing Requirements and Providing Increased Interim Requirements

Charter Amendment (First Draft) to amend the Charter of the City and County of San Francisco to authorize the Board of Supervisors to update the inclusionary or affordable housing obligations for housing development projects, and setting forth increased interim requirements; and affirming the Planning Department's determination under the California Environmental Quality Act, at an election to be held on June 7, 2016.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink, appearing to be "Derek Evans".

By: Derek Evans, Committee Clerk
Rules Committee

Attachment

c: Joy Navarrete, Environmental Planner
Jeanie Poling, Environmental Planner

Not a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2016.02.03 08:37:49 -08'00'

BOARD of SUPERVISORS



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San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

January 15, 2016

File No. 151274

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On January 12, 2016, Supervisor Kim introduced the following proposed Charter Amendment for the June 7, 2016, Election:

File No. 151274 Charter Amendment - Authorizing Board of Supervisors to Update Inclusionary or Affordable Housing Requirements and Providing Increased Interim Requirements

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By: Derek Evans, Committee Clerk
Rules Committee

Attachment

c: Joy Navarrete, Environmental Planner
Jeanie Poling, Environmental Planner

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MEMORANDUM

TO: Ben Rosenfield, City Controller

FROM: Derek Evans, Assistant Clerk, Rules Committee
Board of Supervisors

DATE: January 15, 2016

SUBJECT: CHARTER AMENDMENT INTRODUCED
June 7, 2016, Election

The Board of Supervisors Rules Committee has received the following Charter Amendment for the June 7, 2016, Election, introduced by Supervisor Kim on January 12, 2016. This matter is being referred to you in accordance with Elections Code, Section 305(B)(2), and Rules of Order 2.22.3.

File No. 151274 Charter Amendment - Authorizing Board of Supervisors to Update Inclusionary or Affordable Housing Requirements and Providing Increased Interim Requirements

Charter Amendment (First Draft) to amend the Charter of the City and County of San Francisco to authorize the Board of Supervisors to update the inclusionary or affordable housing obligations for housing development projects, and setting forth increased interim requirements; and affirming the Planning Department's determination under the California Environmental Quality Act, at an election to be held on June 7, 2016.

Please review and prepare a financial analysis of the proposed measure prior to the first Rules Committee hearing.

If you have any questions or concerns please call me at (415) 554-7702 or email derek.evans@sfgov.org. To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Todd Rydstrom, Office of the City Controller

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: John Arntz, Director, Department of Elections
Jon Givner, Office of the City Attorney
Nicole Elliot, Mayor's Office

FROM: Derek Evans, Assistant Clerk, Rules Committee
Board of Supervisors

DATE: January 15, 2016

SUBJECT: CHARTER AMENDMENT INTRODUCED
June 7, 2016, Election

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Please review and submit any reports or comments you wish to be included with the legislative file.

If you have any questions or concerns please call me at (415) 554-7702 or email derek.evans@sfgov.org. To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

NEEDVILLE
BOARD OF SUPERVISORS

2015 JUN 12 PM 4:15

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [151274]
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):


Kim; Peskin, Mar, Avalos, Campos

Subject:

Charter amendment to update affordable housing obligations for housing development projects

The text is listed below or attached:

Please see attached.

Signature of Sponsoring Supervisor: 

Clerk's Use Only:

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE
MAYOR

151274

February 22, 2016

President London Breed
Members, Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Pl
San Francisco, CA 94102

Dear President Breed & Supervisors:

I write to you regarding File No. 151274, a Charter Amendment to change San Francisco's inclusionary housing program.

I adamantly agree with the sponsors of this measure that our affordable housing obligations are set too low, and we should be requiring market-rate developers to provide significantly more inclusionary housing than they do currently. The ballot measure you're considering, however, does not maximize housing affordability in San Francisco because it does not include an economic feasibility analysis and a requirement to regularly study the housing market.

I strongly suggest that the Board consider straight-forward amendments to this Charter Amendment to ensure that San Francisco will always receive the maximum amount of affordable housing from developers without inadvertently diminishing the amount of new housing provided in our City, and in turn, protect thousands of union construction and building trades jobs that result from the production of new housing.

This can be accomplished by instituting an independent, objective, and recurring analysis of the City's housing market, and setting inclusionary housing rates every few years that maximize the amount of affordable housing we receive from private developers.

I have heard much discussion of this concept in Board committees, and I've spoken with a number of Supervisors directly about their support for ongoing feasibility analysis, so it should come as no surprise. I urge you to adopt the attached amendments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Edwin M. Lee".

Edwin M. Lee
Mayor

1 DR. CARLTON B. GOODLETT PLACE, ROOM 200
SAN FRANCISCO, CALIFORNIA 94102-4681
TELEPHONE: (415) 554-6141

(x) Analysis.

(1) The Board of Supervisors shall receive and consider a report from the Controller analyzing the impacts of the Interim inclusionary or affordable housing obligations set in subsection (g) to ensure that requirements are set appropriately to maximize housing affordability in San Francisco. The analysis shall be performed by December 31, 2016. The report shall be accompanied by specific recommendations from the Controller for legislative amendments to San Francisco's inclusionary or affordable housing obligations to maximize housing affordability.

(2) The Controller's Office shall repeat this analysis every 36 months, or as often as the Controller deems necessary. Future reports shall be accompanied by specific recommendations from the Controller for legislative amendments to San Francisco's inclusionary or affordable housing obligations to maximize housing affordability.

(x) Future Legislation.

The Board of Supervisors shall pass legislation necessary to conform inclusionary or affordable housing obligations to the findings of the report detailed in subsection (h)(1) as soon as practicable after the effective date of this Section, but no later than March 31, 2017, and within three months of future reports pursuant to subsection (h)(2).

Lew, Lisa (BOS)

From: Somera, Alisa (BOS)
Sent: Wednesday, February 24, 2016 12:15 PM
To: Lew, Lisa (BOS)
Subject: FW: Items 151274 & 160137; Inclusionary Housing Charter Amendment

For 151274

Alisa Somera

Assistant Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.4447 direct | 415.554.5163 fax
alisa.somera@sfgov.org

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*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:** Gosiengfiao, Rachel (BOS)  
**Sent:** Wednesday, February 24, 2016 11:24 AM  
**To:** BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Evans, Derek <[derek.evans@sfgov.org](mailto:derek.evans@sfgov.org)>  
**Subject:** FW: Items 151274 & 160137; Inclusionary Housing Charter Amendment

**From:** Calvillo, Angela (BOS)  
**Sent:** Tuesday, February 23, 2016 8:08 PM  
**To:** Gosiengfiao, Rachel (BOS) <[rachel.gosiengfiao@sfgov.org](mailto:rachel.gosiengfiao@sfgov.org)>  
**Subject:** FW: Items 151274 & 160137; Inclusionary Housing Charter Amendment

Cpages & file

**From:** [abledart@gmail.com](mailto:abledart@gmail.com) [<mailto:abledart@gmail.com>] On Behalf Of Mike Ege  
**Sent:** Tuesday, February 23, 2016 11:15 AM  
**To:** Mar, Eric (BOS) <[eric.mar@sfgov.org](mailto:eric.mar@sfgov.org)>; Farrell, Mark (BOS) <[mark.farrell@sfgov.org](mailto:mark.farrell@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Tang, Katy (BOS) <[katy.tang@sfgov.org](mailto:katy.tang@sfgov.org)>; Breed, London (BOS) <[london.breed@sfgov.org](mailto:london.breed@sfgov.org)>; Kim, Jane (BOS) <[jane.kim@sfgov.org](mailto:jane.kim@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; Wiener, Scott <[scott.wiener@sfgov.org](mailto:scott.wiener@sfgov.org)>; Campos, David (BOS) <[david.campos@sfgov.org](mailto:david.campos@sfgov.org)>; Cohen, Malia (BOS) <[malia.cohen@sfgov.org](mailto:malia.cohen@sfgov.org)>; Avalos, John (BOS) <[john.avalos@sfgov.org](mailto:john.avalos@sfgov.org)>

Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>

Subject: Items 151274 & 160137; Inclusionary Housing Charter Amendment

Greetings:

San Francisco has tried to regulate housing affordability through the regulation of housing supply in one form or another for more than half a century; it hasn't worked. Supply constraints have instead made the city much more expensive to live in. This is an issue that affects all of us. Friends, members of our families, people that we work with (take for instance your legislative aides), are being affected by this RIGHT NOW.

Rather than mandate percentages, The quickest and easiest way to produce more units of affordable housing is – what a surprise – produce more units of affordable housing. With inclusionary housing, that can be done by approving more eligible projects.

Moreover, a healthier housing market with adequate supply will ensure that today's "luxury housing" will eventually become affordable to lower incomes in future generations.

Meanwhile, 100% of zero is zero. 25% of zero is zero. By concentrating on percentages instead of the total number of possible affordable units, you may very well end up with no affordable units at all.

I suspect that there are times when the public speculates about the true motives of those who propose raising thresholds to the point where they no longer mean anything, or become counterproductive.

Some say that this proposed charter amendment is in fact a poison pill; that its true intent is not to create more affordable units, but to preserve the priorities and budget pie slices of the most influential members of the Council of Community Housing

Organizations. They of course should really be lobbying for a bigger pie. After all, everyone loves more pie.

Unfortunately, from appearances, it looks instead like their outlook is 50 years behind the times, both politically and economically. The reality is that the rules have changed; limited-good-based arguments don't cut it anymore. Neither does political reciprocity with NIMBYs.

Certainly, we hope that all this is not the case; but again, ask yourselves with this really looks like.

Sometimes appearances are just as important as intentions.

Regards,

Mike Ege  
[mike@frisko.org](mailto:mike@frisko.org)



151274

February 23, 2016

Supervisors Peskin, Kim, Avalos, Mar, Campos:

We write to express our united support for the Inclusionary Housing charter amendment measure for which you are cosponsors. It's beyond time to set a higher bar for private development and ensure that projects are contributing their fair share to housing our City's resident workforce and building truly mixed-income communities. It is critical that we move swiftly to update our inclusionary housing requirement to be appropriate for the desperate housing market of 2016.

San Franciscans have repeatedly committed themselves to improving the affordable housing balance of the City, such as the overwhelming support for 2014's Proposition K Housing Balance measure, calling for a minimum of 33% of all new development to be affordable, and the overwhelming support for 2015's Proposition A Affordable Housing Bond.

**Increasing and broadening the scope of the inclusionary housing requirements to 25% on private development is one effective means to start moving toward that basic housing balance.**

Inclusionary housing may not be the solution for all our City's housing needs, but it is one of the best tools we have to build housing for working class and middle class San Franciscans, as it provides critical housing for folks who cannot access State or Federal subsidies. This Inclusionary Housing measure will allow middle-income San Franciscans earning salaries in the range of public service workers, school teachers and bus drivers, to find stable long-term housing in the City. Instead of pitting low-income and middle-income housing needs against each other, this measure addresses BOTH needs.

The proposal also makes an important change, with a "good government" provision that removes the inclusionary requirements from the City Charter, allowing flexibility for future legislative amendments, whether to address changing economic conditions or differences in inclusionary requirement by need and income level in different neighborhoods.

This measure on the June ballot is only the beginning of a progressive housing vision for 2016 that brings together a breadth of solidarity among communities to enact real efforts at stopping displacement, stabilizing gentrifying neighborhoods, and providing housing for a range of income levels appropriate to each community.

We the undersigned fully support putting the 25% Inclusionary Housing charter amendment before the voters in June. We need real inclusionary obligations, not illusionary aspirations.

Thank you!

Council of Community Housing Organizations  
San Francisco Anti Displacement Coalition  
San Francisco ACCE (Alliance of Californians for Community Empowerment  
Senior and Disability Action  
Community Tenants Association  
Eviction Defense Collaborative  
Faithful Fools Street Ministry  
Chinese Progressive Association  
Veterans Equity Center  
Chinatown Community Development Center  
Affordable Housing Alliance  
AFSCME Local 3299  
United Educators of San Francisco  
People Organized to Demand Economic and Environmental Rights (PODER)  
National Union of Healthcare Workers  
Swords to Plowshares  
San Francisco Neighborhood Network  
San Francisco Rising Alliance  
Dolores Street Community Services  
SEIU – United Service Workers West  
Mission Economic Development Agency  
Tony Kelly, Vice President Potrero Boosters Neighborhood Association\*  
Dean Preston, Director Tenants Together\*  
Roberto Hernandez, Co-Founder Our Mission No Eviction\*  
Tony Kelly, Vice President Potrero Hill Democratic Club\*  
Christina Olague, Former City Supervisor \*  
Myrna Melgar, Commissioner, Building Inspection Commission\*  
Santiago “Sam” Ruiz, Executive Director, Mission Neighborhood Centers, Inc\*  
Tom Ammiano, Former State Assemblymember\*  
Brian Basinger, Director AIDS Housing Alliance/SF\*  
Erick Arguello, Calle 24 Latino Cultural District\*

*\* for identification purposes*

**Amendment to Charter Amendment – Inclusionary or Affordable Housing  
Requirements  
File 151274  
Agenda Item #35**

(Amendments  
Failed)

(h) Analysis. The Controller and the Planning Department, with the support of an independent consultant, shall study the economic feasibility of the City's inclusionary or affordable housing obligations, including the affordable housing fee and on-site and off-site alternatives. By no later than December 31, 2016, and at least once every three years thereafter, the Controller shall provide to the Board of Supervisors a report analyzing the impacts of the inclusionary or affordable housing obligations set in subsection (g) and evaluating what level of obligations would maximize housing affordability in San Francisco. With the report, the Controller shall submit to the Board of Supervisors a proposed ordinance, approved as to form by the City Attorney, to amend the inclusionary or affordable housing obligations in the Planning Code to maximize housing affordability.

(i) Future Legislation. By no later than March 31, 2017, and within three months of receiving each subsequent proposed ordinance submitted by the Controller pursuant to subsection (h), the Board of Supervisors or one of its committees shall hold a public hearing to consider the ordinance proposed by the Controller. Following that hearing, the Board of Supervisors shall adopt, reject, or adopt with amendments the proposed ordinance.

**Amendment to Charter Amendment – Inclusionary or Affordable Housing  
Requirements  
File 151274  
Agenda Item #35**

(Withdrawn)

**(h) Analysis.**

*(1) The Board of Supervisors shall receive and consider a report from the Controller analyzing of the impacts of the Interim inclusionary or affordable housing obligations set in subsection (g) to ensure that requirements are set appropriately to maximize housing affordability in San Francisco. The analysis shall be performed by December 31, 2016. The report shall be accompanied by specific recommendations from the Controller for legislative amendments to San Francisco's inclusionary or affordable housing obligations to maximize housing affordability.*

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February 23, 2016

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Veterans Equity Center  
Chinatown Community Development Center  
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AFSCME Local 3299  
United Educators of San Francisco  
People Organized to Demand Economic and Environmental Rights (PODER)  
National Union of Healthcare Workers  
Swords to Plowshares  
San Francisco Neighborhood Network  
San Francisco Rising Alliance  
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Tom Ammiano, Former State Assemblymember\*  
Brian Basinger, Director AIDS Housing Alliance/SF\*  
Erick Arguello, Calle 24 Latino Cultural District\*

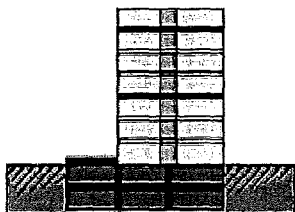
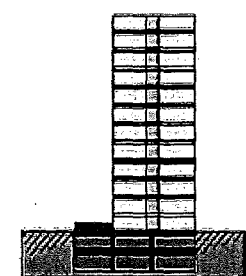
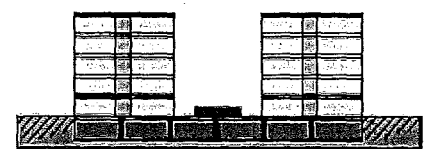
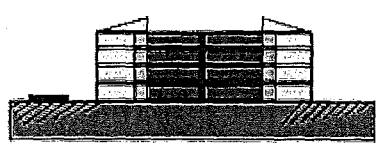

*\* for identification purposes*

**Construction Costs Increases — in 5 Months — Bay Area — Source: Build Group, SF**

**BUILDGROUP**

(May 2015)

(October 2015)

| Target Bay Area Pricing by Product<br><small>100+ Units</small>                                                                                                     | Target Bay Area Pricing by Product Type (October 2015)<br><small>100+ Units</small>                                                                                             |                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Non-High Rise (100+ units)</b></p> <p>Union - SF \$450 - 500/sf</p> <p>Union - Non SF \$400 - 450/sf</p> <p>Union - Small / Inefficient \$500+/sf</p>         | <p><b>Non-High Rise (100+ units)</b></p> <p>Union - SF \$475 - 525/sf</p> <p>Union - Non SF \$430 - 500/sf <b>+11%</b></p> <p>Union - Small / Inefficient \$525 - 575/sf</p>    |  <p>7 stories of residential concrete construction over a concrete parking structure.</p>          |
| <p><b>High Rise (150-300 units)</b></p> <p>Union - SF \$450 - 515/sf</p> <p>Union - Non SF \$425 - 450/sf</p> <p>Union - &lt;10,000 sf footprint \$500 - 600/sf</p> | <p><b>High Rise (150-300 units)</b></p> <p>Union - SF \$500 - 550/sf</p> <p>Union - Non SF \$475 - 540/sf <b>+21%</b></p> <p>Union - &lt;10,000 sf footprint \$550 - 600/sf</p> |  <p>High rise residential concrete construction over a concrete parking structure.</p>            |
| <p><b>Podium (100+ units)</b></p> <p>Union - SF \$420 - 475/sf</p> <p>Union - Non SF \$350 - 400/sf</p> <p>Union - Small / Inefficient \$500+/sf</p>                | <p><b>Podium (100+ units)</b></p> <p>Union - SF \$460 - 525/sf</p> <p>Union - Non SF \$450 - 500/sf <b>+25%</b></p> <p>Union - Small / Inefficient \$500+/sf</p>                |  <p>4-5 stories of residential wood construction over 1 level of concrete parking structure.</p> |
| <p><b>Wrap (100+ units)</b></p> <p>Union \$350 - 375/sf</p>                                                                                                         | <p><b>Wrap (100+ units)</b></p> <p>Union \$385 - 425/sf <b>+13%</b></p>                                                                                                         |  <p>4 stories of residential wood construction wrapping a concrete parking structure.</p>        |
| <p><b>Garden Style (100+ units)</b></p> <p>Union \$320 - 360/sf</p>                                                                                                 | <p><b>Garden Style (100+ units)</b></p> <p>Union \$360 - 385/sf <b>+7%</b></p>                                                                                                  |  <p>4 stories of residential wood construction with surface and carport parking.</p>             |

February 23, 2016

Testimony of Jim Chappell, RE items 34/35

Jim Chappell

Chappell\_jim@att.net

Thank you Supervisors,

My name is Jim Chappell and I am here representing Genesis Development, who have filed an application for a project at 400 Divisadero, that could result in well over 100 apartments at what is now a gas station/car wash.

And as some of you may know, I have devoted several decades of my professional life to attempting to create the conditions that make the production of affordable housing in San Francisco possible.

For over a decade, inclusionary housing requirements have been an important tool in the City's toolbox, which Genesis Development and I believe is extremely important and fully support. Prior and current inclusionary requirements were adopted with considerable input from non-profit housing developers, for-profit housing developers, economists, social service providers, and planners.

The proposed Charter amendment, while well-intentioned, has not had the benefit of the rigorous economic analysis and broad-based debate that is necessary to assure that the legislation maximizes the amount of affordable housing produced. And the clear and present danger is of course that it will have unintended consequences and lead to a decrease in the total amount of housing produced, which means a decrease in the amount of affordable housing produced.

Inclusionary requirements to date have included variables for on-site, off-site and buy-in.

In examining possible ways to increase the inclusionary percentage, other variables need to be considered: land value and location within the city; size of the development; whether solely residential or mixed use; whether there is an up-zoning or not, and so on.

I urge the Supervisors to reject the Charter amendment in its current form while fully committing to examining all the ways to increase affordability in San Francisco. Please instead assure that a professional economic analysis and broad-based conversation of stakeholders are undertaken and reach a timely and successful outcome.

In addition, please recognize those projects that have made significant financial commitments under the current law, where changing the requirements midway in the process would render them infeasible. We must maximize the production of quality housing and our quickest way to do that is to allow pipeline projects to proceed.



THE CITY HAS  
DISCRIMINATED  
IN NOT ADDRESSING  
SLEEPING BAG ISSUE - IN OVER  
TWO YEARS FAILING TO  
ACKNOWLEDGE ACTS OF  
TERRORISM OVER A YEAR  
AFTER THE WORLD  
AND IN CONSTANT DISMISSAL  
OF 10-20 YEARS 40-70 HOURS  
WEEK VOLL UNTERE LETTER  
REMAIN

FAILING ACKNOWLEDGMENT  
OF THESE WORK AND FAILINGS  
IN ALLEGING KNOWLEDGE TO  
SWAY DECISION IN REPLACEMENT  
OF MY ONLY SHELTER  
SLEEPING BAG  
THIS WAS TO DATE TWO YEARS  
AFTER SLEEPING BAG PURPOSELY  
THROWN AWAY

HOWEVER TWO YEARS IN ACTION  
HAD ME REFOCUS ON SELF  
ACTION - STATE TO SUPPLEMENTS  
THEY WILL REPLACE MY SHELTER  
IF I HAVE TO STEAL A  
CITY TRUCK  
TURNS OUT I STOLE A BUILDING  
ON TOP OF THEM PEAKS. I WAS  
SAD TO FIND GOD GAVE ME  
THE POWER LETTERALL RAISING  
ME ABOVE ALL. - IN ACCORDANCE  
J.

THE 20 YEARS I  
STOOD HOMELESS CLAIMING  
A REAL GOD-DENYING  
MANS GOLD-WAITING FOR  
GOD'S RICHES

AGAIN PREPARED  
IN ACTIONS OF KICKING  
ME OUT ON MANS GIVE  
DENYING I HAD ANY  
SQUAT RIGHTS. 5 YEARS  
AND STRUCK. IMPROVEMENTS

NOT ONLY FALSELY DENIED  
MY LEGAL RIGHTS ~~OF~~  
CITY ATTORNEY ACTUALLY  
QUOTED WAS NO SUCH  
THING AS S RIGHTS

IN SF.

- THE CITY HOUSED ME

NO WAY EQUAL AND  
I PAY OVER 50% MY  
INCOME

THIS DISCRIMINATION  
WAS BY THE CITY  
PUBLICLY SETTING THE  
STANDARD FOR ALL TO  
TREAT ME AS TRASH  
DENYING RIGHTS  
EAT NOT FED  
FOR WEEKS IN A ROW  
CLEANING THE HOLE  
WHILE

LAD IS REQUESTING  
ME MY HOUSE  
NOW OR WHEN  
RIDE FROM PARTY  
FOR ALL MAN TO  
SEE. REGARDLESS OF  
YOU - HOWEVER  
MAKE MY DAMAGES  
OF DISCRIMINATION  
HOLD 845-315

SEVERAL  
DAYS OF HUNGER  
ARE APOUN ME  
NOW

LIKE AS IN GAY  
PRIDE WHEN I INFORM  
ED YOU OF MY HUNGER  
EVERY PRIDE  
NONE YA GAVE A  
BUT OR A ROLL



NOTICE I TOOK  
HOUSE OR WAS GIVEN  
BY GOD - AS YOU WOULD  
REPLACE S. BAG.

NOW YOU TOOK MY HOUSE  
BACK - YOU OWE ME  
AGAIN -

I PLAN TO  
PAY YOU  
PER  
YOU OWE



Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Lisa Brown, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Joe King, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is SIN SIN MAH, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is SIONG XIAO, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is LA Zhen Rong, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Fu Qun Wu，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是Wai Cheung  
今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 SIN PUI LEI，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Bizhuq，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Xue Sang*，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Ameyne Huang*。今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 J. Wong，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Xiao Yan Chen，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是Yun Zi Li, 今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 NINA YING FAN，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Rivling Lu，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Jin Zhong，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Yinkuan Zhu，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 XIANUYE，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 YUE CHANG HUANG，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是鄭金環，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Zhuo Ping Zhao。今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Wang, DeMi, 今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 RUI ZHEN LI，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是余杏菊，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Cui aing lan 今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是陳曉新，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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Yuen Yee Sun

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Yi Qwan Chen, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 M. M. M. M. M.，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Bronyfruit，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Kenny Li，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Alma Tai*，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是黃碩卿，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Bon Heilin，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是梁佩娟，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Sam，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Brynn Janice*。今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Y/Z，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是司徒長貴，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 XINJIU ZHANG，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Vexi Xie，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 SE JIN LIU，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Yau Lhi，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Cui Ping HU，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Li Jia Co，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Qi Dong Rong；今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 JIN LIU，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是吳光馳，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Quang Du Liang, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 QUN CAI，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Y42 46，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Ju Guo，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Naizhen Cao, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Johnny Wong。今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Ai Pin Zee。今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Qunzhen Li，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Dun Zhen Li, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!



各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Weiling Li，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Wei Ling Li, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是邵記玲，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Ji Zhen Shao, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Kangkang Chen today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is WAI LAM, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！



各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Manh Tat*，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Wan You Chen，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Jan Liang*，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Kwong Li，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Ann Lau，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Qiong Gu，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Jenon Luo*，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是Cao Xian，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Jui Li，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is \_\_\_\_\_, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Alvin Young，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is \_\_\_\_\_, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Wu Yuan Yu, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Wee Mei, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！



Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Hai Ruan today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Su Chen, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Xin Lai, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Ka C Yip, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！



Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Yue Auang, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Cui Luo, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Qin Yan Wei, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Mei Lin, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Biny Kin Choi, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Siu Cheung, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Loek Kwau, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Xiao Ma, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 CONNIE MOY，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 DUNXILI，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是Wen Chen @, 今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 MEI NG，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Francis，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 STAN ZHENG，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是LIANG HUADU，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Oni，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是Gouakley，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 HUA LIM，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是YU HUA LIN，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是MIMI HO，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 YU NUI HUNG (Y)，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Hwa 伍，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 GRACE HUONG，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Wai Pan Yu*，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是U. Q，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Ji Guang Yang*。今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Y. W. Y.，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是黃貴球，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 HAN，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是Kuen Chan，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Anna Koo，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是朱小兰，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是黃錦容，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是譚美，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Hong Tse Ng，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是Li Li，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 SX，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Xiu Ying zhe，~~甄穎哲~~  
今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Rong Zhang Cheng*。今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 DEI KITCHING，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是鄭達輝，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是張珉，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是叶瑞清，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Naeha May*。今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Aurora，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Qingyi Zhang*，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Alvin，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是LISA 92410  
今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！  
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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Lui Jongo，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Zulin Fan* #790，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是肉海，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Xiu yan Li，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 MUNGA TANG，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 Paul Chan，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 *Chun Wan Yip*。今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是 張子明，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Sally Lee, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Xin Zhong, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Julie Tran, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Kina Cheung, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is D.H. WANG, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Juan Mai, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！

Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Yong Liang, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

各位市參事午安！我們是田德隆華裔權益協會的成員，我的名字是\_\_\_\_\_，今天我代表 156 位田德隆華裔權益協會的會員發言，我們的家人和朋友因為不能負擔超昂貴的住房市值租金，大部份都搬離三藩市，我的家人每天花在路途上的時間超過兩小時，本來每天在開工前或收工後都會來探訪我，因為搬離三藩市，我們能會面的機會小之又小，我的家人更感到內疚！又要照顧家庭，又想照顧我，實在為難了他們！移民來到美國，本想可以家庭團聚，想不到又要再次分離，心內實在難過！今天我們希望得到十一位市參事支持憲章修正案，雙倍可負擔的住房需求！把更多工薪家庭留在三藩市！多謝！



Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Cheng Chan, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Bik Chan, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Li Liung, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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Good afternoon Supervisors! We are members of the Tenderloin Chinese Rights Association. My name is Jan Kiang, today I represent 156 members of the Tenderloin Chinese Rights Association to speak up; our family and friends cannot afford the market price housing because too expensive, most have moved out of San Francisco. My family spent more than two hours on the road every day, when they live in San Francisco, they would come to visit me before or after worked, because they moved out of San Francisco, right now we have no chance to meet! My family feels guilty! They wants to take care of the family and want to take care of me too, they feel so sad! We immigrants to the United States, wanted to be able to family have a reunion, unexpected separated again, we feel really sad! Today, we hope from all eleven Supervisors to get support the city charter amendment to double the affordable housing requirements! Protected more working families to stay in San Francisco! Thank you!

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February 22, 2016

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San Francisco, CA 94102

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Re: Changes to San Francisco's inclusionary housing requirements

Dear Supervisors:

I am writing to express grave concern about some potential changes to San Francisco's inclusionary housing law.

SPUR has been deeply involved with inclusionary housing since the mid-1990s, and helped develop the original ordinance. We believe that inclusionary housing can be an important tool for generating below-market rate housing.

However, it is a tool that can backfire if it is not done right, by reducing the overall amount of housing produced in the city – paradoxically leading to higher housing costs for most people. This is not a question of ideology; it is a question of math. For an inclusionary housing law to work as a way to reduce overall housing costs, the numbers need to be set at a level that makes it viable to produce a large amount of un-subsidized housing.

Based on our review of development pro formas, we do not believe the proposed 25% is workable as a baseline requirement, although there will certainly be special situations where it is workable.

It is often pointed out that inclusionary housing, along with other development fees and exactions, comes out of the land price, because developers are forced to bid reduced amounts for the parcels they purchase. In the long run, we agree with this general assessment. So long as the requirements are known in advance, and the rules don't change after developers enter into options for land, the costs of exactions and fees can be factored into the prices bid for the land.

However, what follows from this analysis is that the great risk of inclusionary housing policies, like other development fees and exactions, is of reducing the amount of land that is put into development, thereby reducing the overall supply of housing. Land has other potential uses in a city, and developers must be able to pay a premium above what the existing uses can pay or landowners will simply not sell.

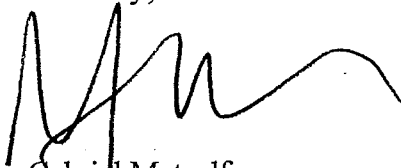
There has been no analysis, to date, of the impacts of the increased inclusionary requirement on land availability for residential development.

Proposition C of 2012 made two changes to the Charter: it created a budget set-aside to fund housing subsidies each year; and it put in a cap on the overall level of inclusionary housing. Both changes were conceived of as a “bargain” that would shift the funding of affordable housing away from development exactions and onto the broader tax base of the city. The idea was to create a permanent stream of funding for affordable housing while also creating certainty that the inclusionary requirement would be set at a feasible level – a way to ensure that the city maximized the production of both subsidized and un-subsidized housing. If the Supervisors wish to un-do this bargain, so be it. But the new process should institute an inclusionary housing program that does two key things:

1. **Establish a “grand-fathering” date for projects already in the pipeline.** The intent should be to allow projects that have already made land deals to go forward under the rules in place at the time of their purchase. We suggest that any projects that have submitted environmental applications prior to the date on which inclusionary housing requirements (or other fees or exactions) change, should be protected from changes that increase their cost structure. By the time an environmental evaluation application is filed, developers have made significant investment in a project by purchasing land or entering into option agreements and have solidified many of their decisions about a deal structure and the overall project.
2. **Establish a process for changing inclusionary housing requirements based on analysis of the financial feasibility.** The initial legislation that created the city’s inclusionary requirement in 2002 relied on just such a process. It is fine to assume that added costs will flow through to reduced land prices in the long run, but we cannot blithely assume that any cost can be passed on to land owners without understanding the sensitivity in land prices and the potential impacts of suppressing housing supply.

We would urge you to adopt these changes to any reforms of the city’s inclusionary housing laws.

Sincerely,



Gabriel Metcalf  
President & CEO, SPUR