

**From:** [Angulo, Sunny \(BOS\)](#)  
**To:** [BOS Legislation, \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Major, Erica \(BOS\)](#)  
**Cc:** [Kevin Stull](#); [Pratibha Tekkey](#)  
**Subject:** FW: Group Housing Definition and Group Housing Special Use District  
**Date:** Monday, March 7, 2022 1:38:37 PM

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**From:** Kevin Stull [<mailto:kstull201281@yahoo.com>]  
**Sent:** Monday, March 7, 2022 12:30 PM  
**To:** [MelgarStaff@sfgov.org](mailto:MelgarStaff@sfgov.org); Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>;  
[dean.preston@sfgov.org](mailto:dean.preston@sfgov.org); Pratibha Tekkey <[pratibha@thclinic.org](mailto:pratibha@thclinic.org)>  
**Subject:** Group Housing Definition and Group Housing Special Use District

Good afternoon Supervisors,

My name is Kevin Stull and I'm the Pedestrian Safety Organizer for the Central City SRO Collaborative. I'm writing to all of you today in support of agenda items #2-3 for the Land Use Committee. The Tenderloin and Chinatown are two neighborhoods which have historically contained housing units that were and are being used to house low income families of large sizes. This is due to the fact that there isn't enough buildings that have enough space in them for families and other diverse groups of individuals can come together and share a group kitchen or other common space areas.

As it stands right now, group housing is defined as lack of cooking and food storage amenities. If this City is serious about preserving families that currently still live here and for future families in San Francisco, making sure that they have the space in their current and future living spaces to store food, being able to cook and to socialize is key to the stability of communities like the Tenderloin and Chinatown. Hopefully with the success of the Special Use District for these two neighborhoods, it's quite possible to expand it to others in this city so that future generations of San Franciscans can benefit from it.

Thank you again Supervisors for your time and I hope that you will approve the Group Housing definition and the Special Use District for the Tenderloin and Chinatown. Have a safe and wonderful day today.

Kevin Stull  
Pedestrian Safety Organizer  
Central City SRO Collaborative

[Sent from Yahoo Mail on Android](#)

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delete or shred all copies.

# ZACKS, FREEDMAN & PATTERSON

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March 7, 2022

**VIA EMAIL**

Land Use and Transportation Committee  
c/o Erica Major  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102

Re: Agenda Items #2 & #3 – March 7, 2022 Hearing  
BOS File No. 211299 [Planning Code – Group Housing Definition]  
BOS File No. 211300 [Planning Code, Zoning Map – Group Housing Special Use Dist.]

Dear Chair Melgar and Honorable Members of the Land Use and Transportation Committee:

Our office represents the San Francisco SRO Hotel Coalition and numerous individual owners of SROs, as well as developers of group housing (collectively, “Owners”). The Owners extend their previous objections<sup>1</sup> to the amended version of Board of Supervisors File No. 211299, as well as to File No. 211300.

**We again respectfully request clarification of whether the proposed ordinances’ restrictions are intended to apply to *existing* group housing units or only to *newly proposed* group housing units.**

We note that the amendment to File No. 211299 increasing the required common amenity space (p. 4, line 21) from 0.25 to 0.5 further lessens the intensity of residential use in violation of SB 330. (Government Code § 66300(b)(1)(A).) File No. 211300 would also clearly violate SB 330 by prohibiting an entire category of dense residential use. Neither of these is offset by a concurrent upzoning.

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<sup>1</sup> Inter alia, available in your hearing packet at <https://sfgov.legistar.com/View.ashx?M=F&ID=10572387&GUID=126F5A1B-1501-4A05-A16C-02121456D172>. OWNERS HAVE PREVIOUSLY SUBMITTED FOR THE BOARD’S RECORD EVIDENCE AND ARGUMENTS, INCLUDING THE EXTENSIVE BRIEFING FROM THE TRIAL AND APPELLATE COURTS IN OPPOSITION TO THE PRIOR SRO AMENDMENTS (BOS FILE NOS. 161291, 190049, 190946, AND 191258; SUPERIOR COURT CASE NO. CPF-17-515656). WE REINCORPORATE THOSE MATERIALS AND ARGUMENTS HERE BY REFERENCE AND OFFER TO LODGE HARD COPIES UPON REQUEST.

Land Use and Transportation Committee

March 7, 2022

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Additionally, proper notice to particularly affected property owners, amortization, and CEQA review must all occur for both of these proposed ordinances, as previously discussed. These proposed ordinances also violate the holding of San Francisco Superior Court Case No. CPF-17-515656 under the doctrine of res judicata.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC

A handwritten signature in blue ink, appearing to read "Ryan Patterson". The signature is fluid and cursive, with the first name "Ryan" and the last name "Patterson" clearly distinguishable.

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Ryan J. Patterson

**From:** [Rafa Sonnenfeld](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [Compliance Review@HCD](#)  
**Subject:** San Francisco's proposed Group Housing definition change (LUTC item #2) is a violation of SB-330  
**Date:** Monday, March 7, 2022 11:02:35 AM

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

Good Morning San Francisco Board of Supervisors Land Use and Transportation Committee,

On your agenda today is an [item \(#2\)](#) pertaining to a modification of the definition of Group Housing. This is being considered separately from a zoning ordinance change (item #3) that would eliminate group housing development in Chinatown and the Tenderloin.

YIMBY Law submits this letter to object to the revision of the Group Housing definition as currently drafted, as it results in a reduction of intensity of land use, and is effectively a downzoning ordinance that is not balanced with an increase in housing intensity as required by the no-net-loss provision of the Housing Crisis Act of 2019 (HCA).

As proposed, the ordinance which amends the definition of Group Housing would no longer allow individual housing units to have their own cooking facilities, and by requiring at least 25% of a development's square footage to be dedicated to common space, is also an effective reduction of the allowed unit density within the existing development building envelope for Group Housing developments. Both of these changes are prohibited by the no-net-loss provision of the HCA.

Ironically, the proposed findings included as the basis for restricting group housing in Chinatown and the Tenderloin, which staff properly acknowledges is a downzoning prohibited by the HCA without a commensurate upzoning, note that lack of kitchen access is a safety concern for residents of group housing units, "Given the lack of adequate kitchens and adequate food storage areas within new group housing projects, as well as Greater Tenderloin and Greater Chinatown residents' limited access to affordable grocery stores, and an increase in documented assaults within both neighborhoods, the Board of Supervisors finds that residents of new group housing projects would need to purchase prepared food and would be unlikely to walk or take transit to food establishments." Not only are the changes to the Group Housing definition unlawful as currently proposed, but by eliminating individual cooking facilities in Group Housing units, this proposal would seem to exacerbate the lack of cooking facility access which the City claims to want to resolve.

YIMBY Law is a 501(c)(3) non-profit organization whose mission is to increase the accessibility and affordability of housing in California. When cities break the law, it is our mission to ensure that justice prevails. YIMBY Law will not hesitate to take legal action to ensure that the law is enforced. By way of this comment letter, we are also alerting the Department of Housing and Community Development of the city's impending action; HCD has enforcement authority over the HCA.

I am signing this letter both in my capacity as the Director of Legal Advocacy of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

**Rafa Sonnenfeld** he/him

Director of Legal Advocacy



March 7, 2022

Members of the Land Use and Transportation Committee,

As a resident potentially impacted by the matter pending before this committee, I am sending in my support for Supervisor Peskin's legislation to implement a Special Use District (SUD) for the Tenderloin and Chinatown.

The Tenderloin and Chinatown communities continue to have the highest concentration of low-income families in San Francisco, many of whom reside in SRO's. Additionally, these two neighborhoods contain most of the city's old and new SRO's and group housing projects that do not meet the current needs of the population. The purpose of the SUD is to encourage housing diversity and bring dwelling units to a community that has historically lacked adequate space and amenities.

Both the Tenderloin and Chinatown are in desperate need of stabilization and adequate housing to establish residents who want to invest in our communities. Families who currently live in overcrowded conditions in units without access to full kitchens in Chinatown and the Tenderloin struggle with food security because they can't prepare their own meals at home. Access to the kitchen amenities needed to store fresh food and prepare meals from scratch are essential keys to food security for low-income families. Group housing units - which are defined by their lack of complete cooking and food storage amenities - perpetuate the food insecurity that exists in neighborhoods like Chinatown and the Tenderloin where many housing units lack access to complete kitchens. Residents who don't have the ability to store fresh foods at home or to cook meals from scratch must subsist on more expensive prepared or restaurant meals or less healthy processed foods that don't need to be refrigerated, furthering the income inequality and public health concerns in these neighborhoods.

I personally have felt the backlash of the lack of kitchen facilities in SROs. As a Tenderloin resident living in cramped SROs without kitchen facilities I was diagnosed with diabetes 12 years ago at the age of 50 years old. Diabetes is not a genetic trait in my family. I am the only one to have contracted this disease and I can only attribute it to lack of good nutrition and lack of the kitchen facilities to make that so.

I urge you to support these planning code and zoning amendments to address inequities in access to adequate housing affordable to SRO inhabitants and working families and to remove the ambiguity around the definition of group housing for future development.

Respectfully submitted.

PETER F RAUCH

Tenderloin Resident of 20 years

**From:** [Serena Callaway](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [John Kevlin](#); [Theo Ellington](#)  
**Subject:** Comment for File No. 211299  
**Date:** Monday, March 07, 2022 2:48:37 PM

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

I am currently working with The Salvation Army as a development owner's representative. Regarding Item #2 today and the new definition of group housing, there are still non-profits such as The Salvation Army developing outside of the Tenderloin and Chinatown neighborhoods of San Francisco. Their upcoming new construction project in SOMA is currently in conceptual design but would likely fall under the existing group housing definition. It would provide up to 400 beds for the formerly homeless. Depending on the financing and entitlement strategy, the housing project may not fall under the definition of affordable housing since the site is currently not deed restricted and is owned by a non-profit where housing is just part of its mission. My client would clearly benefit from a continuance so that we can ensure that The Salvation Army can maximize its design by providing housing and supportive services for the formerly homeless without cumbersome prescriptive legislative requirements that would likely reduce the amount of interim housing units.

Thanks for your time!

Serena Callaway  
Project Manager  
**Equity Community Builders, LLC**  
Mailing: PO Box 29585  
San Francisco, CA 94129

C 415-305-4114  
[serena@ecbsf.com](mailto:serena@ecbsf.com)



**From:** [Peskin, Aaron \(BOS\)](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [Angulo, Sunny \(BOS\)](#)  
**Subject:** FW: Group Housing Definition and Group Housing Special Use District  
**Date:** Monday, March 7, 2022 12:48:57 PM

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**From:** Kevin Stull <kstull201281@yahoo.com>  
**Sent:** Monday, March 7, 2022 12:30 PM  
**To:** MelgarStaff (BOS) <melgarstaff@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Pratibha Tekkey <pratibha@thclinic.org>  
**Subject:** Group Housing Definition and Group Housing Special Use District

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Good afternoon Supervisors,

My name is Kevin Stull and I'm the Pedestrian Safety Organizer for the Central City SRO Collaborative. I'm writing to all of you today in support of agenda items #2-3 for the Land Use Committee. The Tenderloin and Chinatown are two neighborhoods which have historically contained housing units that were and are being used to house low income families of large sizes. This is due to the fact that there isn't enough buildings that have enough space in them for families and other diverse groups of individuals can come together and share a group kitchen or other common space areas.

As it stands right now, group housing is defined as lack of cooking and food storage amenities. If this City is serious about preserving families that currently still live here and for future families in San Francisco, making sure that they have the space in their current and future living spaces to store food, being able to cook and to socialize is key to the stability of communities like the Tenderloin and Chinatown. Hopefully with the success of the Special Use District for these two neighborhoods, it's quite possible to expand it to others in this city so that future generations of San Franciscans can benefit from it.

Thank you again Supervisors for your time and I hope that you will approve the Group Housing definition and the Special Use District for the Tenderloin and Chinatown. Have a safe and wonderful day today.

Kevin Stull  
Pedestrian Safety Organizer  
Central City SRO Collaborative

[Sent from Yahoo Mail on Android](#)

**From:** [Gabriella Ruiz](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#)  
**Cc:** [Major, Erica \(BOS\)](#)  
**Subject:** Support Letter - Items #2 and #3  
**Date:** Monday, March 7, 2022 9:26:11 AM  
**Attachments:** [Support Letter - Group Housing Land Use.pdf](#)

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

Dear Chair Melgar and the Land Use and Transportation Committee,

Please see the attached letter from Tenderloin and Chinatown stakeholders supporting Supervisor Peskin's legislation to redefine group housing and create a group housing Special Use District for the Tenderloin and Chinatown.

Best,

Gabriella Ruiz (she/her)  
Senior Planner  
Chinatown Community Development Center  
c: 415-912-0118

March 7, 2022

Dear Chair Melgar and members of the Land Use and Transportation Committee,

The signed stakeholders are sending in their **support for Supervisor Peskin's legislation to implement a Special Use District (SUD) for the Tenderloin and Chinatown**. The attempt to prohibit market rate group housing from being proposed in these two neighborhoods through a Special Use District (SUD) is rooted in years of resident advocacy to encourage the development of family-sized units. **We kindly ask for the land use committee's support.**

The Tenderloin and Chinatown communities continue to have the highest concentration of low-income families in San Francisco, many of whom reside in SRO's. Additionally, these two neighborhoods contain most of the city's old and new SRO's and group housing projects that do not meet the current needs of the population. The purpose of the SUD is to encourage housing diversity and bring dwelling units to a community that has historically lacked adequate space and amenities.

While efforts to address the need for affordable family housing in Chinatown and the Tenderloin have been in place for some time, this work was accelerated after a large group housing proposal was introduced in the Tenderloin at 450 O'Farrell St. Resident voices were loud and clear that the need for one of the densest neighborhoods in the city was not more group housing, but affordable family units to address the issue of overcrowding and to create housing that would foster permanence and the opportunity to thrive. Through an intensive community process with the help of the Planning Department to understand the group housing type, we learned that these types of units, which cater to temporary residents, have the highest rate of turnover. Both the Tenderloin and Chinatown are in desperate need of stabilization and adequate housing to establish residents who want to invest in our communities.

Families who currently live in overcrowded conditions in units without access to full kitchens in Chinatown and the Tenderloin struggle with food security because they can't prepare their own meals at home. Access to the kitchen amenities needed to store fresh food and prepare meals from scratch are essential keys to food security for low-income families. Group housing units – which are defined by their lack of complete cooking and food storage amenities - perpetuate the food insecurity that exists in neighborhoods like Chinatown and the Tenderloin where many housing units lack access to complete kitchens. Residents who don't have the ability to store fresh foods at home or to cook meals from scratch must subsist on more expensive prepared or restaurant meals or less healthy processed foods that don't need to be refrigerated, furthering the income inequality and public health concerns in these neighborhoods.

In addition to the efforts during the 450 O'Farrell community process, the Planning Department staff recognized the glaring ambiguity in the group housing definition and worked alongside stakeholders to refine the definition to clarify the difference between group housing units and dwelling units. The Planning Department also worked with the California College of the Arts to study current group housing best practices that influenced the recent legislation that proposes a revision of the current definition of group housing, which we are also supportive of.

**We urge you to support these planning code and zoning amendments to address inequities in access to adequate housing affordable to working families and to remove the ambiguity around the definition of group housing for future development.**

In Support,

Tenderloin Housing Clinic

Tenderloin People's Congress

Tenderloin Neighborhood Development Corporation

Central City SRO Collaborative

Chinatown Community Development Center

Chinatown SRO Family Collaborative

**From:** [Gabriella Ruiz](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Cc:** [Major, Erica \(BOS\)](#); [Angulo, Sunny \(BOS\)](#)  
**Subject:** Support Letter for Group Housing SUD and definition - Land Use 3/7  
**Date:** Monday, March 7, 2022 11:04:50 AM  
**Attachments:** [Support Letter - Group Housing Land Use.pdf](#)

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

Dear Board of Supervisors,

Please see attached letter from several signed neighborhood stakeholders in support of Supervisor Peskin's legislation to redefine group housing and create a group housing Special Use District for Tenderloin and Chinatown.

Best,

Gabriella Ruiz (she/her)  
Senior Planner  
Chinatown Community Development Center  
c: 415-912-0118

March 7, 2022

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