

**From:** [zrants](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Chan, Connie \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [DorseyStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#)  
**Subject:** item 23. 221033 [Hearing - Committee of the Whole - Draft Housing Element 2022 Update]  
**Date:** Sunday, November 13, 2022 2:09:03 PM

---

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

Date: November 13, 2022

To: Board of Supervisors:

re: item 23. 221033 [Hearing - Committee of the Whole - Draft Housing Element 2022 Update

Building on Sand without a Protective Sea Wall:

San Francisco authorities should pay attention to the effects of subsidence, caused by water currents carving out the land below the surface, we are witnessing in Florida where authorities relied on sand burns to protect their beaches and ocean side properties. They built on sandy beaches without a proper seawall. The last hurricane washed the protective sand away and the undercurrents took out the foundations from below.

Our California coast may experience the same damage if our authorities do not plan for subsidence when they approve building dense development near the ocean before a protective wall is constructed to protect those structures.

The combination of weight of the buildings, which you will get with height, and the action of undercurrents digging out the soil under the foundations of the buildings make building on the sand in a seismically active area where sand is known to be precarious, particularly dangerous. San Francisco officials should not ignore the mishaps in Florida.

We need that \$8 million dollar sea wall we heard so much to protect whatever is built near the ocean and secure the foundation of sewer plant. The current light weight single and two story buildings along the shore may be able to sustain some of the damage that is to come for a while, but, it makes no scenes to approval denser and heavier developments without first building a sea wall. At some point the insurance companies will pull out and that will be followed by the investors.

Therefore we implore you to not approve any dense developments or expand the use of the land near the Pacific Ocean until a seawall or some other protective solution is established. The safest way to use the land near the ocean is to continue with its current use while the design and engineering are completed for a sea wall in the area that will be protected. The ocean will take what it wants of the rest of the coast.

We have already witnessed the effects of some land sinking in San Francisco there is no reason to believe that we will be immune from further sinkage in the future, but we can take steps to plan for it.

Thanks for your consideration on this matter.

Sincerely,

Mari Eliza, Concerned Citizen

**From:** [jon.winston](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support the Housing Element  
**Date:** Monday, November 14, 2022 4:28:16 PM

---

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

My name is Jon Winston and I live in District 7.

I want to thank our Supervisor, Myrna Melgar for co-sponsoring this hearing.

I want more housing where I live in Sunnyside. Let's plan for the 82,000 new homes that are needed and let's keep the planning local! As a homeowner and soon-to-be retired boomer I want housing near me so that my kids will be able to live affordably in the City.

When the Housing Element comes before the Board of Supervisors in January, I hope all of you vote for more housing for my kids and my grandchildren.

Thank you,  
Jon Winston  
Sunnyside

**From:** [Patrick Linehan](#)  
**To:** [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Heiken, Emma \(BOS\)](#)  
**Subject:** Please support the Planning Department's Housing Element  
**Date:** Monday, November 14, 2022 5:15:35 PM

---

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

My name is Patrick Linehan and I am a District 7 resident.

Thank you, Supervisor Melgar, for cosponsoring this hearing and for paving the way for San Francisco to pass a compliant housing element.

I support more housing in my neighborhood in Sunnyside and I support a comprehensive planning process to pave the way for this housing.

It is crucial that leaders at City Hall make the difficult decisions to plan for 82,000 new units, as required by the State.

If we do not pass the Planning Department's Housing Element, we are at risk of losing not only state funding for affordable housing, but also the ability to make decisions on the local level about the future of our City.

When the Housing Element comes before the Board of Supervisors in January, I encourage each of you to vote affirmatively for more housing for generations of San Franciscans to come.

Thank you,  
Patrick Linehan

**From:** [Sara Barz](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Heiken, Emma \(BOS\)](#)  
**Subject:** Please support the Planning Department's Housing Element  
**Date:** Monday, November 14, 2022 4:39:26 PM

---

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

Dear Board of Supervisors,

My name is Sara Barz, and I am a District 7 resident. Thank you, Supervisor Melgar, for cosponsoring this Housing Element hearing and for paving the way for San Francisco to pass a compliant housing element.

I support more housing in my neighborhood in Sunnyside, and I support a comprehensive planning process to pave the way for this housing. It is crucial that leaders at City Hall make the difficult decisions to plan for 82,000 new units, as required by the State.

If we do not pass the Planning Department's Housing Element, we are at risk of losing not only state funding for affordable housing, but also the ability to make decisions on the local level about the future of our City.

When the Housing Element comes before the Board of Supervisors in January, I encourage each of you to vote affirmatively for more housing for generations of San Franciscans to come.

Thank you,  
Sara Barz

--

Sara K. Barz  
[skbarz@gmail.com](mailto:skbarz@gmail.com)  
+1 (415) 935-0738  
[LinkedIn](#) | [Twitter](#)

**From:** [lgpetty](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** 2022 Housing Element - for distribution to all Supervisors  
**Date:** Tuesday, November 15, 2022 2:40:59 AM

---

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

## **Re: 2022 Housing Element Final Draft**

### **November 15, 2022 Hearing**

Dear Supervisor,

This is Lorraine Petty, longtime affordable housing and tenant advocate for seniors and people with disabilities.

It looks very much like the 2022 Housing Element will be approved by the Planning Commission and the Supervisors eventually, as the city has been given no other viable option.

As you know, the Housing Element is designed to comply with harsh State mandates that impose impossible building quotas led by market rate housing, and, under the banner of “streamlining,” force the removal of current paths for public participation and protection—DR’s, CUA’s, hearings, appeals, notifications, and more.

In the proposed Housing Element, these are considered obstacles holding up speedy production. Planning suggests that replacement of them by a new racial and social equity Planning Division will suffice instead--developers and communities will be brought together in harmonious agreement by “mitigations” or “community benefits.”

What’s missing here, in over 1,000 pages, is any plan for enforcement, or to provide guarantees, that neighborhoods, communities and cultural groups can be full partners, equal with the Planning Department and Developers, in all development and planning proposals. The Housing Element has many words of encouragement for community input, but **no penalties for developers who will not listen or even sit down in the same room with community members.** This must be addressed, or we will never achieve racial, social and

economic equity. I'm hoping the Board can offer recommendations for improvement in this and other crucial areas of the Plan.

The Housing Element also needs to include an unambiguous, clear commitment to put affordable housing first-- ahead of market rate housing. If not, we will end up with mostly luxury housing for transient future residents who have no interest in building community, while we exile or make homeless our working and middle classes, including all our essential workers.

In addition, the Housing Element must be instructed to include much stronger anti-displacement provisions: more effective demolition controls, better tenant compensation, plus limits on lot consolidations.

The Housing Element must also contain a firm pledge to abide by existing Community Plans and those developed by communities in the future.

Finally, the Housing Element must stand up for San Francisco and its people with a commitment to a single preferred rezoning Scenario, rather than offering three Scenarios which will open the door to the State choosing for us. My hope is that Supervisors will recommend the Transit Corridor Only Scenario as it is the one that brings the least destruction to our neighborhoods.

I believe the above are improvements to the Housing Element that are absolutely critical to achieving a strong, equitable, diverse, affordable San Francisco.

Thank you for your consideration.

**Lorraine Petty**

**Member,**

**Senior & Disability Action, and SF Tenants Union**

(writing on my own behalf)

**From:** [lgpetty](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** 2022 Housing Element - for distribution to all Supervisors  
**Date:** Tuesday, November 15, 2022 2:23:00 AM

---

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

## **Re: 2022 Housing Element Final Draft**

### **November 15, 2022 Hearing**

Dear Supervisor,

This is Lorraine Petty, longtime affordable housing and tenant advocate for seniors and people with disabilities.

It looks very much like the 2022 Housing Element will be approved by the Planning Commission and the Supervisors eventually, as the city has been given no other viable option.

As you know, the Housing Element is designed to comply with harsh State mandates that impose impossible building quotas led by market rate housing, and, under the banner of “streamlining,” force the removal of current paths for public participation and protection—DR’s, CUA’s, hearings, appeals, notifications, and more.

In the proposed Housing Element, these are considered obstacles holding up speedy production. Planning suggests that replacement of them by a new racial and social equity Planning Division will suffice instead--developers and communities will be brought together in harmonious agreement by “mitigations” or “community benefits.”

What’s missing here, in over 1,000 pages, is any plan for enforcement, or to provide guarantees, that neighborhoods, communities and cultural groups can be full partners, equal with the Planning Department and Developers, in all development and planning proposals. The Housing Element has many words of encouragement for community input, but **no penalties for developers who will not listen or even sit down in the same room with community members.** This must be addressed, or we will never achieve racial, social and

economic equity. I'm hoping the Board can offer recommendations for improvement in this and other crucial areas of the Plan.

The Housing Element also needs to include an unambiguous, clear commitment to put affordable housing first-- ahead of market rate housing. If not, we will end up with mostly luxury housing for transient future residents who have no interest in building community, while we exile or make homeless our working and middle classes, including all our essential workers.

In addition, the Housing Element must be instructed to include much stronger anti-displacement provisions: more effective demolition controls, better tenant compensation, plus limits on lot consolidations.

The Housing Element must also contain a firm pledge to abide by existing Community Plans and those developed by communities in the future.

Finally, the Housing Element must stand up for San Francisco and its people with a commitment to a single preferred rezoning Scenario, rather than offering three Scenarios which will open the door to the State choosing for us. My hope is that Supervisors will recommend the Transit Corridor Only Scenario as it is the one that brings the least destruction to our neighborhoods.

I believe the above are improvements to the Housing Element that are absolutely critical to achieving a strong, equitable, diverse, affordable San Francisco.

Thank you for your consideration.

**Lorraine Petty**

**Member,**

**Senior & Disability Action, and SF Tenants Union**

(writing on my own behalf)



**From:** [Mike Fleming](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Heiken, Emma \(BOS\)](#)  
**Subject:** Writing in support of the Planning Department's Housing Element  
**Date:** Tuesday, November 15, 2022 6:58:47 AM

---

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

Dear Board of Supervisors,

My name is Mike Fleming. I'm a D7 resident and I've lived in San Francisco for a bit over twenty years.

I'm writing in support of more housing in my neighborhood (Sunnyside) and in support of a comprehensive housing plan. We're so fortunate that our city and our region has generated so many jobs and so much prosperity, but along with that we must build homes for those who have come for those jobs and prosperity. The state legislature has wisely given our city a housing goal. Please pass a comprehensive plan to meet that goal.

Please support the Planning Department's Housing Element.

Sincerely,  
Mike Fleming  
+1 415 425 5486

**From:** [Amy O'Hair](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Heiken, Emma \(BOS\)](#)  
**Subject:** In favor of the Housing Element  
**Date:** Tuesday, November 15, 2022 9:24:26 AM

---

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

Dear Supervisors:

My name is Amy O'Hair. I'm a D7 resident and homeowner, and a past board member of the Sunnyside Neighborhood Association and past member of the Balboa Reservoir Community Advisory Committee.

I support my supervisor, Myrna Melgar, as she works to get more housing built in San Francisco. I welcome new residents in my own neighborhood of Sunnyside, as well as everywhere in District 7.

I recently traveled across the country by rail, and everywhere I visited, from small cities in Colorado to the big city of Chicago to upstate New York university towns, I saw new housing being built. I am ashamed of the way my own city has for years failed to meet the housing needs of our residents, preventing people of all income levels from participating in the city's prosperity.

Please take the actions that are needed to bring about real changes in housing availability in the city by passing the Planning Dept's Housing Element when it comes before you in January.

Thank you,

Amy O'Hair

**From:** [Dennis Hong](#)  
**To:** [White, Elizabeth \(CPC\)](#); [CPC-Commissions Secretary](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Cc:** [Dennis James](#); [CPC.HousingElementUpdateEIR](#); [Breed, Mayor London \(MYR\)](#); [Corey Smith](#); [Laura Foote](#); [Gibson, Lisa \(CPC\)](#)  
**Subject:** Housing Element for 11.17.2022 SFPC meeting etc  
**Date:** Wednesday, November 16, 2022 4:57:23 PM

---

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

Hello Honorable members of the SF Planning Commission and everyone, Its Dennis here. I'm sorry I can not be with you for the Nov 17, 2022 meeting, I will try for the remote session. I do hope this gets to everyone in time for item #13 and 14: Cut and paste here:

13. 2019-016230ENV (A. CALLAGY: (628) 652-7540) HOUSING ELEMENT 2022 UPDATE – Certification of the Final Environmental Impact Report (EIR). The proposed project is the Housing Element 2022 Update for the San Francisco General Plan.

Don't understand #14.

--- on you agenda, only because the BoS meeting had some interesting feed back and for me trying to reconcile the RTS online.

Not to belabor this DEIR - RTC any more. I think last nights SF BoS sort of summed it up. Finishing re-reading both Vol I and II, plus the RTC. Not bad. I just had a few comments below to the RTC. But other than my Comments of about October 28, 2022; as usual I sort of struggled with both the hard copy of the RTC and the online version and did not do well.

But here are a few comments:

A. I believe there was a comment ref no housing on the West side. In one of my comments I did ask did the Park Merced count as housing/units - Wow that is a massive project. Now we have a great opportunity for the up and coming Stonestown Mall development and several in District 6 (?), Teacher housing and one on Sloat (??) count as housing?

B. I did not see much ref how can this Housing Element EIR/guide be impacted and its fix for these all too many Ca bills and possibly Federal requirements impacts, etc; including the costs and fines and bonus money etc.

C. The BoS late meeting of 11/15/2022 was an eye opener. Had some good points that had me thinking again.

D. I will have more as this moves along.

E. I like the new thought with Apartments vs Housing, these too should be part of the Housing count. Not everyone can afford a house.

Elizabeth and all, thanks for what you do with this issue. Can you confirm this email was received and will be part of the Project file? All too often my emails get lost.

All the best.

Dennis

**From:** [Robin Pam](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Myrna Melgar](#); [Heiken, Emma \(BOS\)](#)  
**Subject:** Please pass a compliant Housing Element  
**Date:** Tuesday, November 15, 2022 3:18:48 PM

---

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

Hello Board of Supervisors,

My name is Robin Pam, and I'm a resident of D7. I want to say thank you to Supervisor Melgar for cosponsoring today's hearing and paving the way for us to pass a compliant housing element.

As you know, it's essential that we plan for the city to build 82,069 homes by 2031. I support more housing in my neighborhood, Sunnyside/Miraloma, as well as a comprehensive rezoning plan for the city to make way for this new development. I would also like to see the board remove barriers to building all kinds of new housing across the city, and make the difficult decisions necessary to plan for all of the new units required by the state, especially in the wake of Prop D's failure.

If we do not pass the Planning Department's Housing Element, we are at risk of losing not only state funding for affordable housing, but also the ability to make decisions on the local level about the future of our City.

I encourage you all to hold the Planning Department accountable to providing a realistic plan for the 82,069 new homes we must build, and working with them to remove barriers to construction. And when the Housing Element comes before the Board of Supervisors in January, I encourage each of you to vote affirmatively for more housing for generations of San Franciscans to come.

Thank you,

Robin Pam  
D7 resident  
650-400-6893

**From:** [Luke Swartz](#)  
**To:** [Ronen, Hillary](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [RonenStaff \(BOS\)](#)  
**Subject:** Please fix the Housing Element!  
**Date:** Tuesday, November 15, 2022 9:41:47 AM

---

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

Supervisor Ronen and other members of the Board of Supervisors-

You are probably aware that San Francisco's ability to keep affordable housing grants and control its land use are at risk due to our failure to come up with a reasonable plan that the state will accept for producing the housing our City and region so desperately needs.

Specifically, the Planning Department refuses to analyze what the state calls "governmental constraints", and refuses to come up with a backup plan if existing processes will produce <7500 homes per year (which is likely, since that's double the existing rate).

Please take action to hold Planning accountable:

- Direct Planning to update our Housing Element as the state has requested, including an analysis of "governmental constraints" and a backup plan
- Make permitting shorter, clearer, and more efficient—SF is the slowest place to get entitlements and permits, and much of this is due to policies that the Board can change.
- Find funding sources for affordable housing, including City funds (so we aren't completely reliant on developers)

Thank you for your time,

Luke Swartz  
D9 resident/voter