

From: [Robert Fruchtmann](#)
To: [Board of Supervisors \(BOS\)](#); [Major, Erica \(BOS\)](#); [David Broockman](#); [wafoli@gmail.com](#); [Chan, Connie \(BOS\)](#); [ChanStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [StefaniStaff, \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Ronen, Hillary](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [SafaiStaff \(BOS\)](#)
Cc: [Hillis, Rich \(CPC\)](#); [Gluckstein, Lisa \(MYR\)](#); [Mehmood, Sohab@HCD](#); [McDougall, Paul@HCD](#); [gustavo.velasquez@hcd.ca.gov](#); [Megan.Kirkeby@hcd.ca.gov](#); [Melinda.Coy@hcd.ca.gov](#); [David.Zisser@hcd.ca.gov](#); [Matthew.Struhar@doj.ca.gov](#); [Sonja Trauss](#); [rafa@yimbylaw.org](#); [Keith Diggs](#)
Subject: [SF YIMBY] Public Comment on the 2022 Housing Element Update, File #230001
Date: Monday, January 23, 2023 1:59:46 PM
Attachments: [SF YIMBY Housing Element 2023 Final Draft Public Comment.pdf](#)

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

Dear San Francisco Board of Supervisors:

On behalf of San Francisco YIMBY, please find attached to this email our public comment on File #230001, the Housing Element 2022 Update.

Sincerely,
Robert Fruchtmann
Volunteer Lead, San Francisco YIMBY



San Francisco Board of Supervisors

1 Dr Carlton B Goodlett Place
San Francisco, CA 94102

January 23, 2023

Public Comment on the Final Draft of the Housing Element 2022 Update

EXECUTIVE SUMMARY

- San Francisco's housing element is a living contract with California. We will be watching the City's actions over the coming years to ensure said contract is fulfilled. If city officials do not take this duty seriously, we risk the decertification of our housing element and the loss of affordable housing funds.
- San Francisco must rapidly reform its housing permitting practices if it is to accommodate enough housing to meet its RHNA goals.
- The feasibility of housing projects in San Francisco has degraded to the point of a crisis. The housing element states that almost no sites in the whole city are feasible for housing.
- The Board of Supervisors and the mayor must agree on a strategy to quickly and dramatically increase funding for affordable housing. We urge all parties to pursue a robust social housing program to meet affordable housing goals.

###

Dear San Francisco Board of Supervisors:

No words should be minced here: January 31, 2023 will not be the last date we hear about the 2022 Housing Element Update. One could be forgiven for believing otherwise, as we reach the end of a yearslong process in which several teams of talented and dedicated city staffers worked tirelessly and painstakingly to produce a thoroughly researched and well-drafted document. On the contrary: This is just the beginning.

The housing element proposed for adoption includes policies and programs written by staff with feedback from the California Department of Housing and Community Development (HCD). The housing element speaks to San Francisco's deep rooted problems of disregard for state law, exclusionary land use practices, and supervisorial prerogative which have for decades robbed residents of abundant and affordable housing. Many of the programs speak directly to the political nature of San Francisco's permitting process that HCD Director Gustavo Velasquez highlighted when he announced a holistic review of the City's policies and practices last year.¹

The Key Constraint Reduction Actions² in particular address some of the most egregious anti-housing facets of a broken and politicized permitting system: unnecessary hearings, arbitrary decision making, excessive fees, complicated rules, restrictive zoning in wealthy neighborhoods, extensive segregation,³ and a fundamental incapacity to subsidize housing for low-income households. These are the hallmarks of a city locked hopelessly in dysfunction, unable to address the roaring crises of displacement, homelessness, and want of housing which pervade

¹

<https://www.hcd.ca.gov/about-hcd/newsroom/state-announces-new-review-san-francisco-housing-policies-and-practices>

² <https://sfhousingelement.org/final-draft-housing-element-2022-update-clean>, pp. 159-162

³ <https://sfhousingelement.org/appendix-housing-needs-assessment-and-assessment-fair-housing>, p. 97-98, 108, 126, 226

every aspect of life in San Francisco. The Board must enact the legislative changes proposed in Program 8, *Reducing Constraints on Housing Development, Maintenance, and Improvement*,⁴ as soon as possible. There is no reason the Board should wait to implement this program, as waiting only makes it less likely for San Francisco to achieve its housing element goals. Action 8.1.5 in the housing element proposes “alternative actions” as requested by HCD,⁵ under which San Francisco’s failure to graduate sufficient housing pipeline projects to building permits would require even more ambitious corrections by the City to development standards and zoning restrictions. This program in particular is subject to HCD’s approval.⁶ In other words: the less ambitious the constraint reductions San Francisco enacts now, the more ambitious the state will require of such measures later.

San Francisco’s housing crisis is the direct result of political and policy choices made by city leaders over the last 50 years, and now different choices must be made. The City’s violations of state law are not new. Its practices of pretending it is not subject to the Housing Accountability Act or the Permit Streamlining Act or the State Density Bonus Law are older than many residents. What has changed now is the seriousness with which state legislators and the governor are treating San Francisco’s severe housing shortage. In prior decades, the housing element was an inconsequential document which could safely be shelved after passage—but no longer. As one HCD official put it: “A housing element is no longer a paper exercise—it’s a contract with the state.”⁷ Should City leaders shirk their responsibility after adoption, California may well elect to decertify our housing element. San Francisco could foreseeably lose eligibility for affordable housing and transit grants worth hundreds of millions of

⁴ <https://sfhousingelement.org/final-draft-housing-element-2022-update-clean>, p. 133–148

⁵ <https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/housing-element/SfrSanFranciscoDraftOut080822.pdf>, p. 2

⁶ <https://sfhousingelement.org/final-draft-housing-element-2022-update-clean>, p. 160

⁷ <https://www.hcd.ca.gov/about-hcd/newsroom/hcd-strengthens-efforts-increase-housing-accountability>

dollars,⁸ in addition to losing its ability to regulate many aspects of housing project proposals.⁹

The City must begin the difficult work of reform, and the Board of Supervisors must play an important part in that work. San Francisco's current trajectory is one in which it has no chance of meeting our housing production goals. The pipeline of housing projects is drying up,¹⁰ and the bad market conditions in the current downturn are only exacerbated by the City's labyrinthine and punishing approvals process for housing.^{11,12} The housing element itself even admits that "most sites are not currently viable for development in San Francisco."¹³ Meanwhile, housing production must double or triple if San Francisco is to accommodate 82,069 new homes by 2031.

We note with special urgency the City's need for affordable housing, and the need for new strategies to fund it. While San Francisco has for several decades attempted to use inclusionary zoning rules to fund and build affordable housing, this policy has not succeeded. Since inclusionary zoning requirements were increased in 2017 through June 2016's Proposition C, inclusionary and impact fee revenues have dropped 95%¹⁴ with developers now pursuing projects outside city limits. As housing project feasibility has withered, so has the pipeline for new affordable housing. The housing element's proposed program to identify new funds for affordable housing¹⁵

⁸

https://www.sfexaminer.com/news/muni-could-lose-big-if-the-citys-housing-plan-fails/article_91be3d36-1d80-11ed-b79a-6f07b62186d5.html

⁹ <https://sfhousingelement.org/october-27-2022-public-memo-housing-element-update-process>

¹⁰ <https://www.sfchronicle.com/sf/article/new-housing-projects-17135343.php>

¹¹ <https://www.sfchronicle.com/bayarea/article/sf-affordable-housing-projects-17727101.php>

¹²

<https://www.sfchronicle.com/sf/article/Gov-Newsom-launches-unprecedented-review-of-San-17362055.php>

¹³ <https://sfhousingelement.org/appendix-c-analysis-governmental-and-non-governmental-constraints-0>,

p. 239

¹⁴ *Ibid.*, p. 208

¹⁵ <https://sfhousingelement.org/final-draft-housing-element-2022-update-clean>, p. 86

must be emphasized if we are to meet the affordable housing crisis with the solutions it demands.

The most viable path forward is for the City to fund and maintain affordable housing through a robust social housing program. The future of affordable housing in San Francisco should not depend on private actors subject to economic cycles. Instead, we must look to successful examples like the Housing & Development Board in Singapore; Vienna, Austria; and the Montgomery County Housing Authority in Montgomery County, Maryland.¹⁶ San Francisco can and must use bonds and other sources of revenue to build and maintain social housing at scale. A program to study social housing is included in the housing element¹⁷ and should be prioritized.

The next days, months, and years will be a crucial test of San Francisco's willingness to inventory its ailing policies and reform the systems which stand in the way of abundant housing for all residents. We urge the recipients of this letter not to delay and not to falter in this task. The sooner the Board of Supervisors and the mayor can come together, the greater the benefit which will be accrued to all San Franciscans. We at San Francisco YIMBY will hold San Francisco to the promises laid out in the Housing Element 2022 Update: commitments to affirmatively further fair housing, end housing insecurity, and create a city where everyone is welcome. Can our city really achieve such lofty goals? It is our responsibility to San Francisco to answer this clarion call with a single word: Yes.

Best regards,

¹⁶ <https://www.vox.com/policy-and-politics/23278643/affordable-public-housing-inflation-renters-home>

¹⁷ <https://sfhousingelement.org/final-draft-housing-element-2022-update-clean>, p. 87

Robert Fruchtman and David Broockman

Volunteer Leads, San Francisco YIMBY

Jane Natoli

Organizing Director, San Francisco YIMBY

CC:

Rich Hillis,, San Francisco Planning Department

Lisa Gluckstein, Office of San Francisco Mayor London Breed

Sohab Mehmood, California Department of Housing and Community Development

Paul McDougall, California Department of Housing and Community Development

Gustavo Velasquez, California Department of Housing and Community Development

Megan Kirkeby, California Department of Housing and Community Development

Melinda Coy, California Department of Housing and Community Development

David Zisser, California Department of Housing and Community Development

Matthew Struhar, California Attorney General's Office Housing Strike Force

Sonja Trauss, YIMBY Law

Rafa Sonnenfeld, YIMBY Law

Keith Diggs, YIMBY Law

From: [Jonathan Bünemann](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 8:02:20 PM

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Clerk of the Board Angela Calvillo,

As you are well aware, the San Francisco Board of Supervisors is about to vote on the adoption of our next housing element. This important plan will decide whether the next eight years in San Francisco continue the same trends of the last eight years—rising rents, worsening displacement, more homelessness—or whether we are able to move toward abundant and affordable housing for San Francisco.

But this issue doesn't end with your vote. The housing element is just a plan. It is up to you and your colleagues to actually implement it. I urge the Board of Supervisors to enact the policy changes in the housing element as legislation. The housing element process does not end when Governor Newsom's housing department writes a letter approving our plan. This process ends when our housing crisis ends. And I implore you to legislate to execute the plan and make real progress on that goal.

In particular, the Board of Supervisors should immediately enact the legislative reforms in the "Reducing Constraints on Housing Development, Maintenance, and Improvement" program. Many of the biggest issues with San Francisco's permitting process are embedded in city law. The Board of Supervisors has the power to fix those problems. If the Board fails to act now, the city will likely lose the pace necessary to meet its 2031 housing production goals. If San Francisco has fallen behind by 2027, the housing element includes program 8.1.5 which will require the city to enact greater changes that HCD gets to approve. Total failure to act means that the state will yank the certification of our housing element—and that would be a catastrophe for all the projects which rely on affordable housing and transit grants. A lot of heartburn can be avoided by taking action now.

I am requesting that the Board of Supervisors take the following actions:

- Ensure the completion of housing element action 1.1.1 to decide on a funding strategy for affordable housing necessary to meet the goal of 46,000 homes for low- and moderate-income households by 2031
- Enact all the legislative changes in Program 8, "Reducing Constraints on Housing Development, Maintenance, and Improvement", and exercise oversight over city departments responsible for implementing changes
- Expedite the study of a social housing program described in housing element action 1.1.11, so that we can have an affordable housing funding mechanism not dependent on the private market

- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Jonathan Bünemann

jonathanbuenemann@gmail.com

1971 Green Street Apt B

San Francisco, California 94123

From: [Jonathan Bünemann](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 8:06:26 PM

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Clerk of the Board Angela Calvillo,

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Jonathan Bünemann

jonathanbuenemann@gmail.com

1971 Green Street Apt B

San Francisco, California 94123

From: [Stefan Negritoiu](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 8:41:17 PM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Stefan Negritoiu

stefann@stefann.com

1599 Lombard Street

San Francisco, California 94123

From: [Sienna Hernandez](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 8:49:12 PM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Sienna Hernandez

focal-rockier0x@icloud.com

1699 Market St

San Francisco, California

From: [David Stone](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 8:50:04 PM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

David Stone

david.curtis.stone@gmail.com

114 Beluah St #3

San Francisco, California 94122

From: [Aaron Baucom](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:14:42 PM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Aaron Baucom

aaronbaucom@gmail.com

1434 28th Ave

San Francisco, California 94122

From: [Andrew Dupree](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:17:31 PM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Andrew Dupree

ajdupree@gmail.com

3877 26th St

San Francisco, California 94131

From: [Alex Steiner](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:25:22 PM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Alex Steiner

alexgsteiner91@gmail.com

2843 Gough Street

San Francisco, California 94123

From: [Eugene Lew](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: I urge the board and land use and transportation committee to implement the housing goals of the Housing Element.
Date: Sunday, January 22, 2023 9:27:14 PM

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

Clerk of the Board Angela Calvillo,

As you are well aware, the San Francisco Board of Supervisors is about to vote on the adoption of our next housing element. This important plan will decide whether the next eight years in San Francisco continue the same trends of the last eight years—rising rents, worsening displacement, more homelessness—or whether we are able to move toward abundant and affordable housing for San Francisco.

But this issue doesn't end with your vote. The housing element is just a plan. It is up to you and your colleagues to actually implement it. I urge the Board of Supervisors to enact the policy changes in the housing element as legislation. The housing element process does not end when Governor Newsom's housing department writes a letter approving our plan. This process ends when our housing crisis ends. And I implore you to legislate to execute the plan and make real progress on that goal.

In particular, the Board of Supervisors should immediately enact the legislative reforms in the "Reducing Constraints on Housing Development, Maintenance, and Improvement" program. Many of the biggest issues with San Francisco's permitting process are embedded in city law. The Board of Supervisors has the power to fix those problems. If the Board fails to act now, the city will likely lose the pace necessary to meet its 2031 housing production goals. If San Francisco has fallen behind by 2027, the housing element includes program 8.1.5 which will require the city to enact greater changes that HCD gets to approve. Total failure to act means that the state will yank the certification of our housing element—and that would be a catastrophe for all the projects which rely on affordable housing and transit grants. A lot of heartburn can be avoided by taking action now.

I am requesting that the Board of Supervisors take the following actions:

- Ensure the completion of housing element action 1.1.1 to decide on a funding strategy for affordable housing necessary to meet the goal of 46,000 homes for low- and moderate-income households by 2031
- Enact all the legislative changes in Program 8, "Reducing Constraints on Housing Development, Maintenance, and Improvement", and exercise oversight over city departments responsible for implementing changes
- Expedite the study of a social housing program described in housing element action 1.1.11, so that we can have an affordable housing funding mechanism not dependent on the private market

- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Eugene Lew

eugene@eelew.net

69 5TH Ave

San Francisco, California 94118

From: [Meredith Bergman](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:40:44 PM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Meredith Bergman
meredithbergman@yahoo.com
1599 Lombard Street
San Francisco, California 94123

From: [Zack Subin](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:46:31 PM

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Clerk of the Board Angela Calvillo,

As a resident of Ocean View near where many new homes could be built by the principles in the Housing Element, I urge you to adopt this and take measures to make it easier to build homes in SF. More neighbors could help support the businesses on Ocean Ave with foot traffic and provide the ridership to keep our transit system going strong, while providing my family and many of my friends with more housing options to be able to stay in the city.

As you are well aware, the San Francisco Board of Supervisors is about to vote on the adoption of our next housing element. This important plan will decide whether the next eight years in San Francisco continue the same trends of the last eight years—rising rents, worsening displacement, more homelessness—or whether we are able to move toward abundant and affordable housing for San Francisco.

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Zack Subin

zack.subin@fastmail.fm

192 Caine Avenue

San Francisco, California 94112

From: [Ben Sedat](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:51:10 PM

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Clerk of the Board Angela Calvillo,

As someone who grew up in the city, I think it's time to cut the red tape and build more housing now!

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Ben Sedat

bsedat@gmail.com

Caine Ave

San Francisco, California 94112

From: [Steve Naventi](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:52:30 PM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Steve Naventi

steve.naventi@gmail.com

55 Page St

San Francisco, California 94102

From: [Rod Shokrian](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 10:05:50 PM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Rod Shokrian

a.balooga.whale@gmail.com

631 O'Farrell Street APT 1502

San Francisco, California 94109

From: [Jane Yam](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 10:15:30 PM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Jane Yam

jane.yam@gmail.com

152 3rd Avenue

San Francisco, California 94118

From: [Townsend Walker](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 2:05:44 AM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Townsend Walker

townsend@townsendwalker.com

22515 Larkin

San Francisco, California 94109

From: [John Steponaitis](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 2:09:57 AM

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John Steponaitis

steponaj@gmail.com

910 Geary 20

San Francisco, California 94109-7095

From: [Andrew Fister](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 7:59:50 AM

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Andrew Fister

andrewfister3@gmail.com

1338 17th Ave

San Francisco , California 94122

From: [Andrew Day](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 8:18:04 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Andrew Day

aday.nu@gmail.com

1366 Turk St, 7C

San Francisco, California 94115

From: [Kenneth Russell](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 8:18:05 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Kenneth Russell

krlist+yimby@gmail.com

8400 Oceanview Ter Apt 414

San Francisco, California 94132

From: [Mitch Conquer](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 8:49:49 AM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Mitch Conquer

mitchconquer@gmail.com

145 Casitas Ave

San Francisco, California 94127

From: [Logan Williams](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 9:17:22 AM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Logan Williams

lwilliams@alignrealestate.com

2999 California Street

San Francisco, California 94115

From: [a.f. shayne](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 9:41:16 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

a.f. shayne

afshayne@gmail.com

126 n. martel avenue

los angeles, California 90036

From: [Yann Benetreau](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 10:08:39 AM

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Yann Benetreau

yannbd@hotmail.com

322 Parnassus Ave

San Francisco, California 94117

From: [Leif Allmerotj](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element- we are in a crisis
Date: Monday, January 23, 2023 10:14:10 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Leif Allmerotj

leifallmeroth@gmail.com

3714 Broderick St

San Francisco, California 94213

From: [Keith Soranno](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 10:17:13 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Keith Soranno

ksoranno@gmail.com

1790 BROADWAY APT 506, 506, 506, 506

San Francisco, California 94109

From: [Alan Billingsley](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 10:38:37 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Alan Billingsley

alanbillingsley215@gmail.com

215 Eureka Street

San Francisco, California 94114

From: [Charles Ayers](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 10:56:50 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Charles Ayers

cayers99@gmail.com

1600 15 Street, 525

San Francisco, California 94103

From: [Molly Alarcon](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 10:57:47 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Molly Alarcon

mollyalarcon@gmail.com

2202 Divisadero Street Apt 4

San Francisco , California 94115

From: [Ted Bartlett](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 11:04:48 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Ted Bartlett

ted@bartlettire.com

954 Ashbury Sr

San Francisco, California 94117

From: [Hunter Oatman-Stanford](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element AND build at least 82K new homes
Date: Monday, January 23, 2023 11:31:38 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Hunter Oatman-Stanford

hoatmanstanford@gmail.com

855 Folsom St

San Francisco, California 94107

From: [James De Mott](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 11:38:10 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

James De Mott

jamesandersondemott@gmail.com

575 Cole Street, Apartment 310

San Francisco, California 94117

From: [Elizabeth Miller](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 9:29:49 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Elizabeth Miller

dancewithliz@gmail.com

1790 Broadway #506

San Francisco, California 94109

From: [Emanuel Evans](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 10:07:40 AM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Emanuel Evans

political@eevans.co

1851 10th Ave

San Francisco , California 94122

From: [Nadia Rahman](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 10:54:56 AM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Nadia Rahman

nadia@rahman-consulting.com

724 8th Avenue #4

San Francisco, California 94118

From: [Tom Lawson](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 11:09:52 AM

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Clerk of the Board Angela Calvillo,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Tom Lawson

tomdlawson@comcast.net

1895 Hidden Hollow Lane

LINCOLN, California 95648

From: [Yann Benetreau](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 10:08:33 AM

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Land Use and Transportation Committee Clerk Erica Major,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Yann Benetreau

yannbd@hotmail.com

322 Parnassus Ave

San Francisco, California 94117

From: [Test Test1](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 9:51:18 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Test Test1

lizjmiller@alumni.princeton.edu

1608 Felton Street

San Francisco, California 94134

From: [a.f. shayne](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 9:41:17 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

a.f. shayne

afshayne@gmail.com

126 n. martel avenue

los angeles, California 90036

From: [Elizabeth Miller](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 9:29:45 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Elizabeth Miller

dancewithliz@gmail.com

1790 Broadway #506

San Francisco, California 94109

From: [Logan Williams](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 9:17:17 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Logan Williams

lwilliams@alignrealestate.com

2999 California Street

San Francisco, California 94115

From: [Mitch Conquer](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 8:51:36 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Mitch Conquer

mitchconquer@gmail.com

145 Casitas Ave

San Francisco, California 94127

From: [Andrew Day](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 8:18:31 AM

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Andrew Day

aday.nu@gmail.com

1366 Turk St, 7C

San Francisco, California 94115

From: [Kenneth Russell](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 8:16:55 AM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Kenneth Russell

krlist+yimby@gmail.com

8400 Oceanview Ter Apt 414

San Francisco, California 94132

From: [Andrew Fister](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 7:59:51 AM

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Land Use and Transportation Committee Clerk Erica Major,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Andrew Fister

andrewfister3@gmail.com

1338 17th Ave

San Francisco , California 94122

From: [John Steponaitis](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 2:09:47 AM

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Land Use and Transportation Committee Clerk Erica Major,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

John Steponaitis

steponaj@gmail.com

910 Geary 20

San Francisco, California 94109-7095

From: [Townsend Walker](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Monday, January 23, 2023 2:05:45 AM

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Land Use and Transportation Committee Clerk Erica Major,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Townsend Walker

townsend@townsendwalker.com

22515 Larkin

San Francisco, California 94109

From: [Jane Yam](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 10:15:30 PM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Jane Yam

jane.yam@gmail.com

152 3rd Avenue

San Francisco, California 94118

From: [Rod Shokrian](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 10:05:51 PM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Rod Shokrian

a.balooga.whale@gmail.com

631 O'Farrell Street APT 1502

San Francisco, California 94109

From: [Steve Naveni](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:52:31 PM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Steve Naventi

steve.naventi@gmail.com

55 Page St

San Francisco, California 94102

From: [Ben Sedat](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:51:10 PM

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Land Use and Transportation Committee Clerk Erica Major,

As someone who grew up in the city, I think it's time to cut the red tape and build more housing now!

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Ben Sedat

bsedat@gmail.com

Caine Ave

San Francisco, California 94112

From: [Meredith Bergman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:40:43 PM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Meredith Bergman
meredithbergman@yahoo.com
1599 Lombard Street
San Francisco, California 94123

From: [Alex Steiner](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:25:23 PM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Alex Steiner

alexgsteiner91@gmail.com

2843 Gough Street

San Francisco, California 94123

From: [Andrew Dupree](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:17:33 PM

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Andrew Dupree

ajdupree@gmail.com

3877 26th St

San Francisco, California 94131

From: [Aaron Baucom](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 9:14:41 PM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

Aaron Baucom

aaronbaucom@gmail.com

1434 28th Ave

San Francisco, California 94122

From: [David Stone](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 8:50:04 PM

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Land Use and Transportation Committee Clerk Erica Major,

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

David Stone

david.curtis.stone@gmail.com

114 Beluah St #3

San Francisco, California 94122

From: [Sienna Hernandez](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 8:49:12 PM

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Land Use and Transportation Committee Clerk Erica Major,

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Sienna Hernandez

focal-rockier0x@icloud.com

1699 Market St

San Francisco, California

From: [Jonathan Bünemann](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 8:06:24 PM

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- Commit to maximizing the size of the rezoning in the Well-resourced Neighborhoods

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From: [Jonathan Bünemann](#)
To: [Major, Erica \(BOS\)](#)
Subject: Implement the housing element and build 82K new homes
Date: Sunday, January 22, 2023 8:02:19 PM

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Land Use and Transportation Committee Clerk Erica Major,

As you are well aware, the San Francisco Board of Supervisors is about to vote on the adoption of our next housing element. This important plan will decide whether the next eight years in San Francisco continue the same trends of the last eight years—rising rents, worsening displacement, more homelessness—or whether we are able to move toward abundant and affordable housing for San Francisco.

But this issue doesn't end with your vote. The housing element is just a plan. It is up to you and your colleagues to actually implement it. I urge the Board of Supervisors to enact the policy changes in the housing element as legislation. The housing element process does not end when Governor Newsom's housing department writes a letter approving our plan. This process ends when our housing crisis ends. And I implore you to legislate to execute the plan and make real progress on that goal.

In particular, the Board of Supervisors should immediately enact the legislative reforms in the "Reducing Constraints on Housing Development, Maintenance, and Improvement" program. Many of the biggest issues with San Francisco's permitting process are embedded in city law. The Board of Supervisors has the power to fix those problems. If the Board fails to act now, the city will likely lose the pace necessary to meet its 2031 housing production goals. If San Francisco has fallen behind by 2027, the housing element includes program 8.1.5 which will require the city to enact greater changes that HCD gets to approve. Total failure to act means that the state will yank the certification of our housing element—and that would be a catastrophe for all the projects which rely on affordable housing and transit grants. A lot of heartburn can be avoided by taking action now.

I am requesting that the Board of Supervisors take the following actions:

- Ensure the completion of housing element action 1.1.1 to decide on a funding strategy for affordable housing necessary to meet the goal of 46,000 homes for low- and moderate-income households by 2031
- Enact all the legislative changes in Program 8, "Reducing Constraints on Housing Development, Maintenance, and Improvement", and exercise oversight over city departments responsible for implementing changes
- Expedite the study of a social housing program described in housing element action 1.1.11, so that we can have an affordable housing funding mechanism not dependent on the private market

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