From:	Board of Supervisors (BOS)
To:	BOS-Supervisors
Cc:	Major, Erica (BOS); Calvillo, Angela (BOS); De Asis, Edward (BOS); Entezari, Mehran (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS)
Subject:	4 Letters Regarding File No. 230026
Date:	Thursday, July 20, 2023 12:43:00 PM

Hello,

Please see attached 4 Letters Regarding **File No. 230026:**

Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize the greater of up to four units or one unit per 1,000 square feet of lot area on individual lots in the RH (Residential, House) District, the greater of up to twelve units or one unit per 1,000 square feet of lot area on three merged lots and the greater of up to eight units or one unit per 1,000 square feet of lot area on two merged lots in RH-1 (Residential, House: One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard requirements, conditional use authorizations, and neighborhood notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family Housing Opportunity Special Use District; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Regards,

John Bullock
Office of the Clerk of the Board
San Francisco Board of Supervisor
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
BOS@sfgov.org | www.sfbos.org

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: Aaron Goodman
To: Board of Supervisors (BOS)
Subject: Land Use agenda comments
Date: Tuesday, July 18, 2023 12:57:45 PM

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Agenda ITEM 6 - Melgar "Family Housing" Ordinance File #230026

I am opposed to the current rendition of melgars family housing ordinance.

It ignores communities rights and does not provide sufficient housing that is affordable to working citizens of SF.

The implications noted by others opposed to the legislation are indicative of the problems and concerns with letting developers demolish sound housing and build up for profits while ignoring affordability and lacking infrastructure (aka transit)

The west side has lacked in housing but also transit solutions. Why allow carte Blanche approvals when we see the results are often poorly design and not providing anything we need currently.

Regards

Ag D11

Sent from my iPhone

From:	Douglas Mehl
To:	Board of Supervisors (BOS)
Cc:	MandelmanStaff, [BOS]
Subject:	“Case Number: 2023-003676PCAMAP; Board File No. 230446”
Date:	Wednesday, July 19, 2023 1:26:27 PM

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

Supervisor Mandelman,
Our city desperately needs to streamline the approval process and construct additional housing to equalize the supply and demand issue in San Francisco. We need to cut the red tape in approving new projects. I urge the Land Use Committee and the Board of Supervisors to approve the "Housing for All" ordinance.
I will be watching how you vote and will vote you out of office if you fail to support this important ordinance.

Sincerely,

Doug Mehl, AIA, Principal
dm@fm-arch.com

FENNIE+MEHL Architects
415.378.5184- Mobile | 415.278.9596- Office
300 Brannan Street, Suite 310 | San Francisco, CA 94107

From: Patricia Solis Fillon
To: Board of Supervisors (BOS)
Subject: Case Number: 2023-003676PCAMAP; Board File No. 230446
Date: Wednesday, July 19, 2023 4:12:52 PM

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

Dear San Francisco Board of Supervisors:

I am writing to express my strong support for the "Housing for All" ordinance.

There has been a knee jerk reaction to oppose any mid to high density housing. The political forces in San Francisco have caved into these forces for decades. We are now reaping the tragic results of this short sightedness.

As an architect, urban planner, citizen and lover of San Francisco, I believe now is the time to implement a policy which comprehensively addresses our immediate and long-term housing crisis.
The proposed changes include process improvements, development standards modifications, and expanded housing development incentives throughout the city. Implementing these changes will offer diverse housing options for all residents of San Francisco, thereby expanding affordability and opportunity.

We can expand housing options for all San Francisco residents by passing the' Housing for All' ordinance. The correlation between supply and demand is undeniable, and the lack of adequate housing significantly contributes to the city's high cost of living. Private market-driven housing construction, with limited public subsidies, is the foundation of housing in San Francisco, the state, and the entire country. Streamlining the process and allowing developers to increase density will reduce construction costs per unit, ultimately benefiting renters and homeowners.

Expanding the inventory of housing options in San Francisco will foster greater neighborhood diversity, provide better housing opportunities for vulnerable populations, and contribute to a thriving city culture where everyone can flourish.

I urge the Land Use Committee and the Board of Supervisors to approve the "Housing for All" ordinance. Together, we can create a more inclusive and affordable housing landscape for all residents of San Francisco.

Sincerely,

Patricia Solis, AIA, NOMA

From: Caroline S. Lebar
To: Board of Supervisors (BOS)
Subject: Case Number: 2023-003676PCAMAP; Board File No. 230446
Date: Wednesday, July 19, 2023 8:02:20 PM

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

Dear San Francisco Board of Supervisors,

As an architect living and working in San Francisco, I am writing to express my support for the proposed 'Housing for All' ordinance. I commend the efforts made under the 2022 Housing Element Update, which focuses on racial and social equity, to address San Francisco's housing challenges. With a state-mandated goal of constructing 82,000 housing units within the next eight years, this plan aims to provide diverse housing options that strengthen our communities and improve overall affordability and diversity. The 'Housing for All' ordinance aligns with several policies outlined in the Housing Element. It specifically targets the removal of obstacles that hinder housing construction, especially based on subjective criteria. The proposed changes include process improvements, development standards modifications, and expanded housing development incentives throughout the city. Implementing these changes will offer diverse housing options for all residents of San Francisco, thereby expanding affordability and opportunity.

Process Improvements: The ordinance introduces several changes to eliminate costly and time-consuming requirements that impede housing construction and increase costs. We can save valuable time and resources by exempting code-compliant projects from certain processes like Conditional Use permits, the 311 process, and public hearings for projects outside the Priority Equity Geographies SUD. Additionally, allowing "as of right" development for heights and large lot projects, streamlining the approval of State Density Bonus Projects, enabling senior housing development wherever housing is permitted, and providing administrative approval for reasonable accommodations will further facilitate housing construction.

Development Standards: The proposed ordinance brings about standardization and changes in development standards to foster creativity and high-quality housing. Consolidating rear yard requirements, reducing front setbacks, and adjusting minimum lot widths and areas will allow for greater flexibility in designing housing that meets the higher densities mandated by the Housing Element. Other changes, such as allowing open space in specific locations and reevaluating street-facing ground floor uses, will contribute to a more inclusive and vibrant urban environment.

Expand Affordable Housing Incentives: The ordinance includes code changes that simplify the process of building affordable housing. Expanding fee waivers for all 100% affordable projects, broadening the eligibility for Home SF, and removing restrictions on eligibility requirements will increase the availability of affordable units to individuals with modest incomes. These measures will help address San Francisco's pressing need for affordable housing options. We can expand housing options for all San Francisco residents by passing the' Housing for All' ordinance. The correlation between supply and demand is undeniable, and the lack of adequate housing significantly contributes to the city's high cost of living.

Private market-driven housing construction, with limited public subsidies, is the foundation of housing in San Francisco, the state, and the entire country. Streamlining the process and allowing developers to increase density will reduce construction costs per unit, ultimately benefiting renters and homeowners.

Higher density in our neighborhoods will promote stronger communities as it increases the number of individuals actively observing and engaging with their surroundings. Moreover, a denser population in our neighborhood commercial districts will create opportunities for residents to successfully launch and operate small retail businesses, surpassing the impact of mandated ground-floor retail spaces. Expanding the inventory of housing options in San Francisco will foster greater neighborhood diversity, provide better housing opportunities for vulnerable populations, and contribute to a thriving city culture where everyone can flourish. I urge the Land Use Committee and the Board of Supervisors to approve the "Housing for All" ordinance. Together, we can create a more inclusive and affordable housing landscape for all residents of San Francisco.

Respectfully submitted,
Caroline Lebar, AIA, LEED AP BD+C
Architect, Leddy Maytum Stacy Architects
1940 Bryant St.
Mission District, San Francisco

From: Avi Gandhi
To: Major, Erica (BOS)
Subject: Public Comment Re: Legislative File #230026
Date: Monday, July 24, 2023 12:46:30 PM

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July 24, 2023

Chair Myrna Melgar
Land Use and Transportation Committee
SF Board of Supervisors
City Hall
San Francisco, CA

Re: Streamlining Legislation
"Family Housing Opportunity Special Use District"
Legislative File #230026

Dear Chair Melgar and Supervisors,

Chinatown Community Development Center (CCDC) is a nonprofit community-based organization providing affordable housing for low-income tenants across San Francisco with decades long experience in community engaged planning in the Chinatown area. Young Community Developers (YCD) is a Black-led nonprofit that has served the historically under-resourced Black community in San Francisco's Bayview-Hunters Point for over 50 years.

We are writing to express our support for Supervisor Melgar's legislation titled "Family Housing Opportunity Special Use District (SUD)." We recognize this legislation as a positive step towards increasing density and reducing constraints in the city's "Well Resourced" Areas while respecting the boundaries of the city's "Priority Equity Geographies" (PEGs) and other vulnerable areas outside of the proposed SUD.

PEGs are home to some of the oldest communities of color facing significant displacement risks, including neighborhoods like the Tenderloin, Chinatown, Mission, Bayview-Hunters Point, and Excelsior, as well as Cultural Districts like the Calle 24 Latino Cultural District and the African American Arts & Cultural District. These communities are already burdened by high rents and property prices resulting from surrounding market-rate developments and the scarcity of sites for affordable housing makes them susceptible to further displacement pressures.

By focusing on the city's "Well Resourced" Areas that have historically underproduced housing, the legislation aims to alleviate the housing shortage without exacerbating

displacement risks in PEGs and other vulnerable areas outside the SUD. This targeted approach recognizes the importance of maintaining the social fabric of vulnerable neighborhoods, where long-standing residents and small businesses have contributed significantly to the cultural richness of the city. By containing the impacts of streamlining, the legislation also aligns with the principles of Affirmatively Furthering Fair Housing laws outlined in the Housing Element, addressing geographic inequities, and recognizing the higher risk of displacement impacts that market-rate development poses in Priority Equity communities.

We also appreciate the inclusion of provisions that prevent the demolition of tenant-occupied units or those with a history of 'no-fault' evictions; and prevent the demolition of rent-controlled units. These measures help safeguard tenants and contribute to housing stability. We believe that this approach, which aims to increase density and reduce constraints in the city's "Well Resourced" Areas, while maintaining tenant protections and acknowledging the boundaries of PEGs, is a step in the right direction, and encourage the Board of Supervisors to support the legislation.

Sincerely,

Avi Gandhi
Senior Community Planner
Chinatown Community Development Center

Zachary Weisenburger
Land Use Policy Analyst
Young Community Developers

Avi Gandhi *(she/her)* **| Senior Planner**
Community Planning and Policy
Chinatown Community Development Center
Tel: (415) 984-2471
669 Clay St| San Francisco, CA | 94111
chinatowncdc.org | @chinatowncdc
Join us: Careers at CCDC
Effective January 9, 2023, Chinatown CDC have relocated our administrative offices. Our new office is located at 615 Grant Ave, San Francisco CA 94108 (cross street California). Please update your records.

Received in Committee
7/24/2023

July 24, 2023

Chair Myrna Melgar
Land Use and Transportation Committee
SF Board of Supervisor
City Hall
San Francisco, CA

RE: Agenda Item 7 -- Family Housing Opportunity Special Use District

Dear Chair Melgar and Supervisors:

The San Francisco Tenants Union is the largest membership-based tenant organization in the City with fifty-one years of experience fighting for tenant rights. The San Francisco Anti Displacement Coalition represents twenty housing rights organizations assisting thousands of tenants each year who struggle to stay in San Francisco despite threats of eviction and unaffordable housing costs.

Together our organizations write to express our support for the Family Housing Opportunity Special Use District. With the amendments we understand will be introduced by the Chair, this proposal establishes an appropriate framework for protecting the rights of existing and future tenants within the context of the proposed scale of projects in high resource areas and improved enforcement of other tenant protections by city agencies.

We highlight five essential elements of this proposal:

1. **Assure public notice of proposed development that may result in the loss of housing and fuel displacement**

Notice to the community and residents at or near the site of a proposed development is essential to safeguard the integrity of a program that eases controls either on the demolition of housing or promotes market rate development in neighborhoods impacted by displacement. Without adequate public notice the requirement of the 'ministerial approval' of development leaves Planning staff entirely dependent upon the one-sided claims of developers and incomplete public records. Our organizations are regularly contacted by long-time residents whose presence are denied by would-be developers. Eliminating public notice and the

opportunity for the community to 'ground truth' developer claims is an invitation for fraud and will undermine the program's capacity to achieve its stated goals. Supervisor Melgar's requirement of a pre-application process, if fully implemented by Planning Department rules, provides a basic baseline for public notice for the scale of projects proposed by this ordinance.

2. **Require public approvals of all demolitions of rent controlled housing**

It is a long-standing principle and policy of this city, with roots in the decades long struggle against the destruction of this city's working class and BIPOC communities, that the demolition of rent controlled housing must be the subject of a public approval process. Supervisor Melgar's proposal honors that principle by requiring Conditional Use approval for the demolition of any rent controlled housing. This should be a bottomline standard for any streamlining program.

We remain concerned, however, about the frequent failure by the Planning Department to properly identify how many housing units are located on a site. We understand Supervisor Melgar is drafting legislation to strengthen such city's policies and practices. That additional legislation is necessary for the implementation of this legislation and to preserve our city's existing rent controlled housing stock. We look forward to the introduction of such a proposal.

3 **Protect existing tenants from displacement fostered by the city's development policies**

The proposal's five year 'look back' period for most no-fault evictions and buy-outs are an essential minimum policy to mitigate the displacement impacts of streamlining policies. We are disappointed and disagree with the City Attorney's refusal to approve including Ellis Act evictions in this look back policy. We are grateful for Supervisor Melgar's efforts to establish a more effective policy to prevent displacement. We will continue to advocate for other protections against Ellis Act evictions.

4. **Protect future San Francisco tenants with rent and eviction controls.**

As San Francisco launches its ambitious plans for expanding housing development, it should not be encouraging the development of housing where future tenants will have zero or only second-class protections against unjust evictions and rent increases. That should not be San Francisco's housing future. The present legislation correctly proposes that housing developments that benefit from an expedited approval process should extend the protections of the rent ordinance to the newly developed units.

5. **Respect the Housing Element's commitment to provide additional protections in Priority Equity Areas**

A core component of the recently adopted Housing Element is the establishment of Priority Equity Areas that require additional protections and tailored policies that address the needs to the city's most racially and economically disadvantaged neighborhoods. Reducing community input and public oversight over market rate development in Priority Equity Areas requires more extensive research and separate consideration. The present proposal correctly focuses its proposed streamlining of development approvals on higher resources areas.

We view the inclusion of above provisions of the present proposal as a starting point of a process that will require appropriate implementing policies by the Planning Department and other agencies to assure the stated goals of the program are accomplished. Without more effective policy implementation, existing residents will continue to be displaced through off-the-books evictions and off-the-books housing units will disappear through unauthorized demolitions.

We also recognize that the present proposal will primarily if not exclusively promote market rate development – addressing part but only part of the housing unmet needs of this city. Clearly the need for more affordable housing development for those who cannot afford market rents must be addressed through other policies and programs.

For all the above reasons, we encourage the committee to recommend the amended proposal for approval by the full Board.

Respectfully,

ROISIN ISNER
Director of Activism and Operations
SAN FRANCISCO TENANTS UNION

MOLLY GOLDBERG
Director
SAN FRANCISCO ANTI DISPLACEMENT COALITION

From: skylar@greenaction.org
To: Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Major, Erica (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Fieber, Jennifer (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Groth, Kelly (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Thongsavat, Adam (BOS); Ronen, Hillary; Herrera, Ana (BOS); RonenStaff (BOS); Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Safai, Ahsha (BOS); Buckley, Jeff (BOS); SafaiStaff (BOS); Stefani, Catherine (BOS); Rosas, Lorenzo (BOS); StefaniStaff, (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS); EngardioStaff (BOS); Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Barnes, Bill (BOS); Chung, Lauren (BOS); Carrillo, Lila (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS)
Subject: Public Comment: Land Use item 7, July 24 - OPPOSE UNLESS AMENDED- Melgar "Family Housing"
Date: Monday, July 24, 2023 11:48:18 AM

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Dear Supervisors,

We need more time to look at the new amendments proposed by Supervisors Peskin and Preston look *much* better, but we are only just seeing them. San Franciscans need a few weeks to read these, and respond with any proposed improvements. We cannot be expected to assess and accept such major changes in just a few days.

Even with the new amendments, Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, is still not ready. **It still has no affordable housing mandates, unacceptably waives far too much environmental and community review of projects, expands gentrifying condo conversions that will eliminate affordable rental housing, drives unnecessary polluting demolitions, and gives corporate real estate speculators free rein to demolish and sell off vast tracts of single family homes and replace them with condos and apartment buildings to be resold in just one year for profit!**

San Francisco does not need ANY new market rate housing! San Francisco has at least 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions. **Instead of building luxury units, we should be transforming vacant housing and office space into affordable places to live. Demolishing housing and building expensive condo and rental expansions would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.**

Please delay this legislation, and continue to work with neighborhood, environmental, and social justice groups to make the following changes:

1) Clearly spell out all Noticing Requirements in the *text* of this ordinance. San Franciscans do not trust Planning Department staff to come up with noticing rules and procedures later!

2) Add language triggering environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and projects that would expand the horizontal or vertical dimensions of existing buildings, in order to add one or more new units of housing.

3) Expand the initial public comment period for new projects from 30 days, back to 60 days.

4) COMPLETELY Ban Wall Street Speculators! Stronger Language must be added which truly penalizes and prevents large corporate real estate and investment firms from quickly buying, building, and selling ANY housing as a speculative asset for profit including single family homes and apartments that are not rent controlled. Because Wall Street profiteers like BlackRock and Vanguard 'flip' housing property in 5 year time windows, property owners and managers must be required to wait *10 years* before reselling housing.

5) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than $80,000 per year, and individuals making less than $50,000 per year.

6) NO Condo Conversions! Remove all language that expands condo

conversions. Condos will further gentrify the city and drive out affordable rental housing. If we are going to build more housing, it should be 100% truly affordable rental units.

Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!

Thank you,
Skylar Sacoolas
Greenaction for Health and Environmental Justice
94102

From:	SON-SF SaveOurNeighborhoodsSF
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Major, Erica (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Fieber, Jennifer (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Groth, Kelly (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Thongsavat, Adam (BOS); Ronen, Hillary; Herrera, Ana (BOS); RonenStaff (BOS); Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Safai, Ahsha (BOS); Buckley, Jeff (BOS); SafaiStaff (BOS); Stefani, Catherine (BOS); Rosas, Lorenzo (BOS); StefaniStaff, (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS); EngardioStaff (BOS); Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Barnes, Bill (BOS); Chung, Lauren (BOS); Carrillo, Lila (BOS)
Subject:	Public Comment: Land Use item 7, July 24 - *STILL* OPPOSE Unless Amended - Melgar "Family Housing"
Date:	Saturday, July 22, 2023 10:36:32 AM

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

Dear Supervisors Etc.,

We **OPPOSE Melgar "Family Housing" Ordinance File #230026**

- This Ordinance is **NOT acceptable** & certainly is not needed in its current state
- I am **VERY certain** that if any of these proposed housing projects were to be demolished & to be "built" literally in your backyard or close to your Neighborhoods, you would **NOT want, approve of & certainly would want to be "notified" of any such projects, demolition & CEQA issues!!**
- **We need more time to look at the new amendments!** Amendments proposed by Supervisors Peskin and Preston look *much* better, but we are only just seeing them. San Franciscans need a few weeks to read these, and respond with any proposed improvements. We cannot be expected to assess and accept such major changes in just a few days
- **Even with the new amendments, Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, is still not ready.** It still has no affordable housing mandates, unacceptably waives far too much environmental and community review of projects, expands gentrifying condo conversions that will eliminate affordable rental housing, drives unnecessary polluting demolitions, and gives corporate real estate speculators free rein to demolish and sell off vast tracts of single family homes and replace them with condos and apartment buildings to be resold in just one year for profit!
- **Why are we building ANY new market rate housing at all?** San Francisco has

at least 40,000 vacant housing units, 70,000 new units in the pipeline, and thousands more potential units from empty office space conversions. Instead of building luxury units, we should be transforming vacant housing and office space into affordable places to live. **Demolishing housing and building expensive condo and rental expansions would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction. Additionally, the proposed 82,000 housing figure was incorrectly and over inflated by RHNA!**

- **Please delay this legislation, and continue to work with neighborhood, environmental, and social justice groups to make the following changes:**

1) Clearly spell out all Noticing Requirements in the *text* of this ordinance. San Franciscans do not trust Planning Department staff to come up with noticing rules and procedures later!

2) Add language triggering environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and projects that would expand the horizontal or vertical dimensions of existing buildings, in order to add one or more new units of housing

3) Expand the initial public comment period for new projects from 30 days, back to 60 days

4) COMPLETELY Ban Wall Street Speculators! Stronger Language must be added which truly penalizes and prevents large corporate real estate and investment firms from quickly buying, building, and selling ANY housing as a speculative asset for profit **including single family homes and apartments that are not rent controlled**. Because Wall Street profiteers like BlackRock and Vanguard 'flip' housing property in 5 year time windows, property owners and managers must be required to wait *10 years* before reselling housing

5) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than $80,000 per year, and individuals making less than $50,000 per year

6) The entire so-called **AFFORDABLE HOUSING Program needs to be scraped & re-written** to be **TRULY about Affordable Housing NOT** a **subsidy** for **Developers to get rich**

7) NO Condo Conversions! Remove all language that expands condo conversions. Condos will gentrify the city and drive out affordable rental housing. If we are going to build more housing, it should be 100% truly affordable rental units

Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!

Thank you,

Renee Lazear
SON-SF ~ Save Our Neighborhoods SF
D4 Resident - 94116

From: Eric Brooks
To: Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Major, Erica (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Fieber, Jennifer (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Groth, Kelly (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Thongsavat, Adam (BOS); Ronen, Hillary; Herrera, Ana (BOS); RonenStaff (BOS); Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Safai, Ahsha (BOS); Buckley, Jeff (BOS); SafaiStaff (BOS); Stefani, Catherine (BOS); Rosas, Lorenzo (BOS); StefaniStaff, (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS); EngardioStaff (BOS); Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Barnes, Bill (BOS); Chung, Lauren (BOS); Carrillo, Lila (BOS)
Subject: Public Comment: Land Use item 7, July 24 - *STILL* OPPOSE, UNLESS AMENDED - Melgar "Family Housing"
Date: Friday, July 21, 2023 6:24:10 PM

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Public Comment: Land Use item 7, July 24 - *STILL* OPPOSE, UNLESS AMENDED - Melgar "Family Housing"

Dear Supervisors,

- **We need more time to look at the new amendments!** Amendments proposed by Supervisors Peskin and Preston look *much* better, but we are only just seeing them on July 21. San Franciscans need a few weeks to read these, and respond with any proposed improvements. We cannot be expected to assess and accept such major changes in just a few days.

- **Even with the new amendments, Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, is still not ready.** It still has no affordable housing mandates, unacceptably waives far too much environmental and community review of projects, expands gentrifying condo conversions that will eliminate affordable rental housing, drives unnecessary polluting demolitions, and gives corporate real estate speculators free rein to demolish and sell off vast tracts of single family homes and replace them with condos and apartment buildings to be resold in just one year for profit!

- **Why are we building ANY new market rate housing at all?** San Francisco has at least 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions. Instead of building luxury units, we should be transforming vacant housing and office space into affordable places to live. **Demolishing housing and building expensive condo and rental expansions would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.**

- Please delay this legislation, and continue to work with neighborhood, environmental, and social justice groups to make the following changes:

1) Clearly spell out all Noticing Requirements in the *text* of this ordinance. San

Franciscans do not trust Planning Department staff to come up with noticing rules and procedures later!

2) Add language triggering environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and projects that would expand the horizontal or vertical dimensions of existing buildings, in order to add one or more new units of housing.

3) Expand the initial public comment period for new projects from 30 days, back to 60 days.

4) COMPLETELY Ban Wall Street Speculators! Stronger Language must be added which truly penalizes and prevents large corporate real estate and investment firms from quickly buying, building, and selling ANY housing as a speculative asset for profit **including single family homes and apartments that are not rent controlled**. Because Wall Street profiteers like BlackRock and Vanguard 'flip' housing property in 5 year time windows, property owners and managers must be required to wait *10 years* before reselling housing.

5) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than $80,000 per year, and individuals making less than $50,000 per year.

6) NO Condo Conversions! Remove all language that expands condo conversions. Condos will gentrify the city and drive out affordable rental housing. If we are going to build more housing, it should be 100% truly affordable rental units.

Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!

Thank you,

Eric Brooks, Campaign Coordinator
Our City SF, and
SF CEQA Defenders

415-756-8844

From:	Geo Kimmerling
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Major, Erica (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Fieber, Jennifer (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Groth, Kelly (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Thongsavat, Adam (BOS); Ronen, Hillary; Herrera, Ana (BOS); RonenStaff (BOS); Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Safai, Ahsha (BOS); Buckley, Jeff (BOS); SafaiStaff (BOS); Stefani, Catherine (BOS); Rosas, Lorenzo (BOS); StefaniStaff, (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS); EngardioStaff (BOS); Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Barnes, Bill (BOS); Chung, Lauren (BOS); Carrillo, Lila (BOS)
Subject:	Family Housing Ordinance
Date:	Saturday, July 22, 2023 11:18:08 AM
Attachments:	Board of Supervisors-72223.doc

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Please see attached.
Thank you.
Flo Kimmerling

MID-SUNSET NEIGHBORHOOD ASSOCIATION

July 21, 2023

Dear Supervisors,

Although we appreciate a great deal the strong amendments which Supervisors Peskin and Preston added to Supervisor Melgar's Family Initiative, there is still much work to be done on this proposal. In brief, here are the additional items the neighborhood association would like to see in order to support the bill:

More time to review the bill and amendments

A "neighborhood noticing" component that is clearly spelled out. We do not want Planning to make their own rules after the bill is passed.

Affordable housing mandates added to the bill

Review hearings as a right for neighbors when there is notice of demolition or new condos.

At this point, we cannot support the bill.

Thank you for taking the time to read this letter.
Sincerely,

Flo Kimmerling
President, Mid-Sunset Neighborhood Association

From: Shawna J. Mcgrew
To: Peskin, Aaron (BOS); MelgarStaff (BOS); Angulo, Sunny (BOS); Preston, Dean (BOS); Engardio, Joel (BOS); Smeallie, Kyle (BOS); peskin.staff@gmail.com; PrestonStaff (BOS); Major, Erica (BOS); Board of Supervisors (BOS); MelgarStaff (BOS)
Subject: Melgar"s Ordinance
Date: Monday, July 24, 2023 8:12:34 AM

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Mercer

I want to Thank Supervisor Peskin and Preston for adding a safety net to protect our communities.
But I do not think it goes far enough for neighborhoods for notifications of projects. Rules need to be set in stone not a vague statement.
Neighborhoods need time to review projects near their community.
This legislation needs to be put on hold until voters/tax payers have a opportunity to see what developments and the protection of CEQA standards are in place. A question What does the word "subdivision" mean in this legislation mean? Spell it out.
Special Use District to Qualify for Condo Conversion" Did not the voters, do not know what year or ballot number, vote against this? I believe the people who rented would be forced to buy or move so it was voted down.
What does affordable mean? Supervisor Engardio stated at the first Land Use Committee that income needed to buy one of these condos you would have to make somewhere between $150.000 and $180.000. Who makes that?
Thank You
Shawna McGrew
1522-32n Ave.
S.F., Ca
94122
Sunsetfog@aol.com

From:	Jean Barish
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Major, Erica (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Fieber, Jennifer (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Groth, Kelly (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Thongsavat, Adam (BOS); Ronen, Hillary; Herrera, Ana (BOS); RonenStaff (BOS); Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Safai, Ahsha (BOS); Buckley, Jeff (BOS); SafaiStaff (BOS); Stefani, Catherine (BOS); Rosas, Lorenzo (BOS); StefaniStaff, (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS); EngardioStaff (BOS); Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Barnes, Bill (BOS); Chung, Lauren (BOS); Carrillo, Lila (BOS)
Subject:	LUTC Meeting Agenda July 24, Item 7: "Family Housing" Legislation - PLEASE OPPOSE
Date:	Monday, July 24, 2023 9:43:04 AM

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

Dear Chair Melgar, Board President Peskin, and Supervisor Preston,

I am writing to urge you not to approve the proposed Family Housing legislation until there are further changes.

While I greatly appreciate the Amendments proposed by Supervisors Peskin and Preston, more time is needed for all stakeholders to review and respond to them. Even with the new amendments there are still serious flaws in this ordinance.

- **The noticing requirements are too vague.** They must be much more specific so there is no ambiguity and “wiggle-room” that could allow the Planning Department to avoid community input.
- **There is not an adequate affordable housing mandate.** The legislation must include language requiring that 100% of new housing is for families making less than $80,000 per year, and individuals making less than $50,000 per year.
- **There should be language the prevents Wall Street speculators from buying and flipping houses.** Housing in San Francisco should not be treated like real estate in a game of *Monopoly.* The legislation must include provisions that prevent profiteering instead of supporting housing for all.
- **This legislation should not include provisions for condo conversions**, which removes affordable rental housing that is so sorely needed.

Finally, I remain puzzled why are we building any new market rate housing. San Francisco has at least forty thousand vacant housing units, over seventy thousand new units in the pipeline, and thousands more potential units from empty office space conversions. The very foundation on which this legislation is built is shaky.

The sweeping changes in this legislation will drastically alter a large part of the City. There is no need to rush this legislation. Such changes should only be made after there has been more opportunity to work with neighborhood, environmental and social justice groups to make this legislation something we can all be proud of.

Please, vote NO on the Melgar "Family Housing" ordinance unless these additional revisions are made.

Thank you very much for your consideration,

Jean

Jean B Barish
jeanbbarish@hotmail.com

From:	Eric Brooks
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Major, Erica (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Fieber, Jennifer (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Groth, Kelly (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff, [BOS]; Thongsavat, Adam (BOS); Ronen, Hillary; Herrera, Ana (BOS); RonenStaff (BOS); Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Safai, Ahsha (BOS); Buckley, Jeff (BOS); SafaiStaff (BOS); Stefani, Catherine (BOS); Rosas, Lorenzo (BOS); StefaniStaff, (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS); EngardioStaff (BOS); Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS)
Subject:	CSFN Joins 17 Env, EJ & Community Orgs To Strongly *OPPOSE* MELGAR "Family Housing" & Engardio-Breed "Constraints Reduction"
Date:	Monday, July 24, 2023 10:33:01 AM
Attachments:	SF_CEQA_Defenders_Sign-On_July-24-2023.pdf

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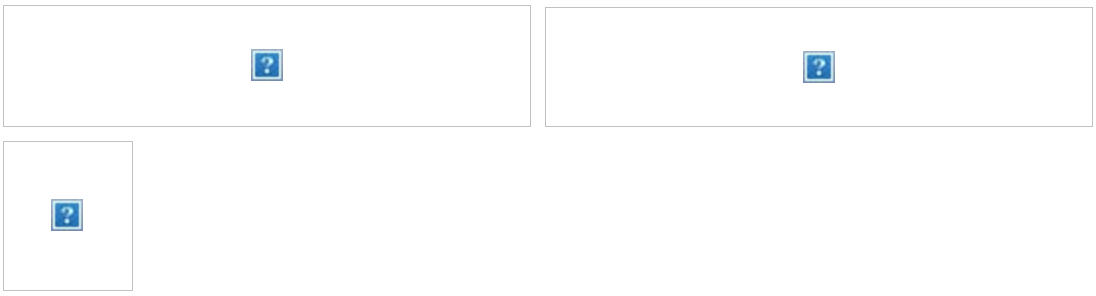
Coalition for San Francisco Neighborhoods Joins 17 Environmental, Environmental Justice & Community Orgs To Strongly *OPPOSE* MELGAR 'Family Housing' & Engardio-Breed 'Constraints Reduction' *(Also see attached in PDF format)*

Bayview Hunters Point Mothers & Fathers Committee



SPEAK Sunset Parkside Education & Action Committee

July 24, 2023

To: City and County of San Francisco Decision Makers - 1 Dr Carlton B Goodlett Pl, San Francisco, CA 94102

Re: **OPPOSE** Engardio-Breed-Dorsey "Constraints Reduction Ordinance" ("Housing Production") **File #230446** and **OPPOSE** Melgar-Engardio "Family Housing Opportunity Special Use District Ordinance" **File #230026**

Dear San Francisco Decision Makers: The undersigned environmental, housing, economic justice, community, and climate crisis response organizations write to voice our strong opposition to the Engardio-Breed-Dorsey "Constraints Reduction" and the Melgar-Engardio "Family Housing Opportunity Special Use District" ordinances. They would enact drastic and sweeping exceptions to San Francisco's environmental and community review of real estate projects and would undermine health, environmental, economic and neighborhood protections. The Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") contains massive unprecedented waivers of local environmental, community and demolition review that are absolutely unacceptable, all in the name of producing housing called "affordable" when most of that housing would be for families making $150,000 to $190,000 per year!

The Melgar-Engardio "Family Housing Opportunity Special Use District Ordinance" unacceptably waives nearly all environmental and community review for housing expansions in its large target project area to allow sweeping height increases, project design exemptions, open space requirement reductions, and condo conversions that will remove badly needed affordable rental housing!

Together these ordinances would worsen:

- **The Unaffordable Housing Crisis** - These ordinances promote building new high priced housing that is *not* affordable, and condo conversions that displace rental housing. It is ridiculous that the Engardio-Breed-Dorsey ordinance calls housing built mostly for families making $150,000 to $190,000 dollars per year "affordable". We already have a 50% *oversupply* of housing for those income levels! And the Melgar-Engardio ordinance relies on existing "affordable" standards that are not working and have already allowed gentrification to destroy San Francisco neighborhoods.

- **The Homelessness Crisis** - The gentrification spurred by these ordinances would push most rents citywide even higher, driving more middle, working and lower class San Franciscans either out of the city, or onto our streets where they will face unacceptable dangers of declining health, street crime, and underemployment.

- **The Vacant Housing Crisis** - San Francisco has at least 40,000 vacant housing units, most of them *far* overpriced. We also have empty office space that can be converted into thousands more apartments. We do not need more housing construction, we need to make our existing housing space affordable!

- **The Environmental Justice & Equity Crisis** - These ordinances would gut environmental and community review protections and would establish "Urban Renewal" style

redevelopment zones, setting precedents that would allow corporate real estate giants to even more easily build unhealthy housing on toxic and radioactive waste sites like those in Bayview Hunters Point and on Treasure Island (which local, state and federal agencies have falsely declared “cleaned up”).

- **The Climate Crisis** - These bills are bad for the environment. Allowing sweeping demolitions and expansions of existing homes and apartments, to replace them with luxury condo and rental towers, will use massive amounts of new cement and other building materials releasing *more* greenhouse gases, not less.

These ordinances would build housing for the wealthy, create more homelessness, and are an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN these unacceptable corporate attacks on San Francisco’s environmental, economic, cultural, and community integrity!

Sincerely:

Bayview Hunters Point Mothers & Fathers Committee
California Alliance of Local Electeds Californians for Energy Choice Coalition for San Francisco Neighborhoods
Concerned Residents of the Sunset East Mission Improvement Association Extinction Rebellion SF Bay Area Greenaction for Health & Environmental Justice Mid-Sunset Neighborhood Association Our City SF Our Neighborhood Voices San Franciscans for Urban Nature San Francisco Green Party San Francisco Tomorrow Save Our Neighborhoods SF Sunflower Alliance Sunset Parkside Education & Action Committee

Bayview Hunters Point Mothers & Fathers Committee

SPEAK SUNSET PARKSIDE EDUCATION AND ACTION COMMITTEE

July 24, 2023

To: City and County of San Francisco Decision Makers - 1 Dr Carlton B Goodlett Pl, San Francisco, CA 94102

Re: **OPPOSE** Engardio-Breed-Dorsey "Constraints Reduction Ordinance" ("Housing Production") **File #230446** and **OPPOSE** Melgar-Engardio "Family Housing Opportunity Special Use District Ordinance" **File #230026**

Dear San Francisco Decision Makers:

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The Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") contains massive unprecedented waivers of local environmental, community and demolition review that are absolutely unacceptable, all in the name of producing housing called "affordable" when most of that housing would be for families making $150,000 to $190,000 per year!

The Melgar-Engardio "Family Housing Opportunity Special Use District Ordinance" unacceptably waives nearly all environmental and community review for housing expansions in its large target project area to allow sweeping height increases, project design exemptions, open space requirement reductions, and condo conversions that will remove badly needed affordable rental housing!

Together these ordinances would worsen:

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And the Melgar-Engardio ordinance relies on existing “affordable” standards that are not working and have already allowed gentrification to destroy San Francisco neighborhoods.

- **The Homelessness Crisis** - The gentrification spurred by these ordinances would push most rents citywide even higher, driving more middle, working and lower class San Franciscans either out of the city, or onto our streets where they will face unacceptable dangers of declining health, street crime, and underemployment.

- **The Vacant Housing Crisis** - San Francisco has at least 40,000 vacant housing units, most of them *far* overpriced. We also have empty office space that can be converted into thousands more apartments. We do not need more housing construction, we need to make our existing housing space affordable!

- **The Environmental Justice & Equity Crisis** - These ordinances would gut environmental and community review protections and would establish “Urban Renewal” style redevelopment zones, setting precedents that would allow corporate real estate giants to even more easily build unhealthy housing on toxic and radioactive waste sites like those in Bayview Hunters Point and on Treasure Island (which local, state and federal agencies have falsely declared “cleaned up”).

- **The Climate Crisis** - These bills are bad for the environment. Allowing sweeping demolitions and expansions of existing homes and apartments, to replace them with luxury condo and rental towers, will use massive amounts of new cement and other building materials releasing *more* greenhouse gases, not less.

These ordinances would build housing for the wealthy, create more homelessness, and are an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN these unacceptable corporate attacks on San Francisco’s environmental, economic, cultural, and community integrity!

Sincerely:

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California Alliance of Local Electeds
Californians for Energy Choice
Coalition for San Francisco Neighborhoods
Concerned Residents of the Sunset
East Mission Improvement Association
Extinction Rebellion SF Bay Area
Greenaction for Health & Environmental Justice
Mid-Sunset Neighborhood Association
Our City SF
Our Neighborhood Voices
San Franciscans for Urban Nature
San Francisco Green Party
San Francisco Tomorrow
Save Our Neighborhoods SF
Sunflower Alliance
Sunset Parkside Education & Action Committee

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS); De Asis, Edward (BOS); Major, Erica (BOS); Board of Supervisors (BOS)
Subject:	FW: Public Comment: Land Use item 7, July 24 - *STILL* OPPOSE Unless Amended - Melgar "Family Housing"
Date:	Monday, July 24, 2023 11:25:59 AM

Dear Supervisors,

Please see below regarding:

> **File No. 230026** - Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize the greater of up to four units or one unit per 1,000 square feet of lot area on individual lots in the RH (Residential, House) District, the greater of up to twelve units or one unit per 1,000 square feet of lot area on three merged lots and the greater of up to eight units or one unit per 1,000 square feet of lot area on two merged lots in RH-1 (Residential, House: One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard requirements, conditional use authorizations, and neighborhood notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family Housing Opportunity Special Use District; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Regards,

Richard Lagunte
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184 | (415) 554-5163
richard.lagunte@sfgov.org | www.sfbos.org

Pronouns: he, him, his

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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: Najuawanda Daniels <Najuawanda.Daniels@seiu1021.org>
Sent: Monday, July 24, 2023 10:35 AM
Subject: Public Comment: Land Use item 7, July 24 - *STILL* OPPOSE Unless Amended - Melgar "Family Housing"

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Dear Supervisors,

I'm Naj Daniels a Sf native, and resident of D10. I do not support the Family Housing ordinance as it stands, and seek the following changes:
1) Clearly spell out all Noticing Requirements in the *text* of this ordinance. San Franciscans do not trust Planning Department staff to come up with noticing rules and procedures later!

2) Add language triggering environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and projects that would expand the horizontal or vertical dimensions of existing buildings, in order to add one or more new units of housing.

3) Expand the initial public comment period for new projects from 30 days, back to 60 days.

4) COMPLETELY Ban Wall Street Speculators! Stronger Language must be added which truly penalizes and prevents large corporate real estate and investment firms from quickly buying, building, and selling ANY housing as a speculative asset for profit **including single family homes and apartments that are not rent controlled**. Because Wall Street profiteers like BlackRock and Vanguard 'flip' housing property in 5 year time windows, property owners and managers must be required to wait *10 years* before reselling housing.

5) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than $80,000 per year, and individuals making less than $50,000 per year.

6) NO Condo Conversions! Remove all language that expands condo conversions. Condos will gentrify the city and drive out affordable rental housing. If we are going to build more housing, it should be 100% truly affordable rental units.

We need more time to look at the new amendments! Amendments proposed by Supervisors

Peskin and Preston look *much* better, but we are only just seeing them. San Franciscans need a few weeks to read these, and respond with any proposed improvements. We cannot be expected to assess and accept such major changes in just a few days.
Even with the new amendments, Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, is still not ready. It still has no affordable housing mandates, unacceptably waives far too much environmental and community review of projects, expands gentrifying condo conversions that will eliminate affordable rental housing, drives unnecessary polluting demolitions, and gives corporate real estate speculators free rein to demolish and sell off vast tracts of single family homes and replace them with condos and apartment buildings to be resold in just one year for profit!

Why are we building ANY new market rate housing at all? San Francisco has at least 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions. Instead of building luxury units, we should be transforming vacant housing and office space into affordable places to live. **Demolishing housing and building expensive condo and rental expansions would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.**
Please delay this legislation, and continue to work with neighborhood, environmental, and social justice groups.

Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!

In Solidarity,

Naj Daniels

From: Najuawanda Daniels
Subject: Public Comment: Land Use item 7, July 24 - *STILL* OPPOSE Unless Amended - Melgar "Family Housing"
Date: Monday, July 24, 2023 10:35:51 AM

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

Dear Supervisors,

I'm Naj Daniels a Sf native, and resident of D10. I do not support the Family Housing ordinance as it stands, and seek the following changes:
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We need more time to look at the new amendments! Amendments proposed by Supervisors Peskin and Preston look *much* better, but we are only just seeing them. San Franciscans need a few weeks to read these, and respond with any proposed improvements. We cannot be expected to assess and accept such major changes in just a few days.
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Please delay this legislation, and continue to work with neighborhood, environmental, and social justice groups.

Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!

In Solidarity,

Naj Daniels