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

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

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:	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:	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

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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: 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 8:12:37 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:	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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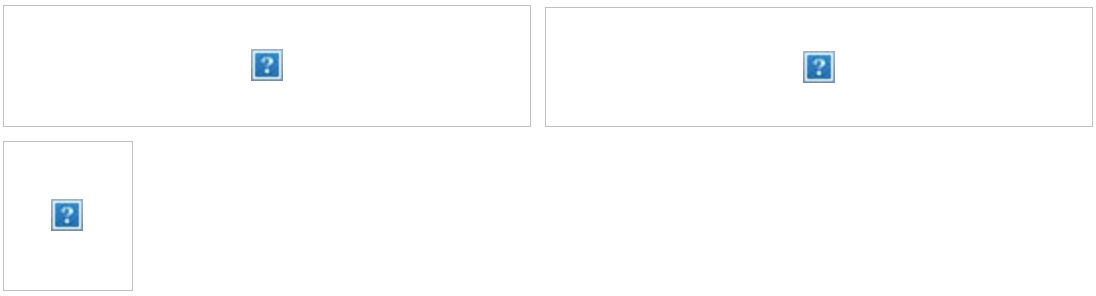
Coalition for San Francisco Neighborhoods Joins 17 Environmental, Environmental Justice & Community Orgs To Strongly *OPPOSE* MELGAR 'Family Housing' & Engardio-Breed 'Constraints Reduction' *(Also see attached in PDF format)*

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:

- **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

From:	Terry Butler
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:	"NO" on Melgar
Date:	Wednesday, July 26, 2023 12:47:43 PM

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Dear Supervisors,

Our names are Teresa Butler and Luis Pine of the Outer Sunset neighborhood. We still strongly oppose, without exception, Supervisor Melgar's "Family Housing" ordinance unless, and among other items:

1. it is amended to completely restore language allowing environmental and community review (including Discretionary Review and Conditional Use hearings for all demolitions and projects that would expand existing buildings to build one or more new units of housing
2. it clearly spells out all Noticing Requirements in the text of this ordinance instead of relying upon Planning Department staff to come up with noticing rules and procedures later.
3. it expands the initial public comment period for new projects from 30 days back to 60 days.
4. it bans Wall Street speculator/large corporate investors from buying, building, and/or selling or flipping housing that will not be 100% affordable units.

Thank you.

Teresa Butler/Luis Pine

From:	Stop Gap
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, 2023 - *STILL* OPPOSE Unless Amended - Melgar "Family Housing"
Date:	Tuesday, July 25, 2023 7:31:25 PM

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

Dear Supervisors,

I am writing to express my strong opposition to Supervisor Myrna Melgar's "Family Housing" Ordinance File #230026, which is scheduled for the July 24, 2023 Land Use Committee hearing. While I appreciate the efforts made by Supervisors Aaron Peskin and Dean Preston in introducing amendments to the ordinance, I must emphasize that we, as concerned citizens, need more time to thoroughly review and consider these significant changes.

The proposed amendments appear promising, but as they were only made available on Friday, July 21, 2023, one weekend is insufficient for us to make reasoned decisions on such crucial matters. It is essential to allow San Franciscans ample time to understand the implications of these amendments and propose further improvements.

Even with the new amendments, the "Family Housing" ordinance remains problematic. It lacks affordable housing mandates, substantially diminishes environmental and community review processes for projects, promotes gentrifying condo conversions that displace affordable rental housing, encourages unnecessary demolitions with adverse environmental consequences, and enables corporate real estate speculators to freely buy, demolish, and sell single-family homes for profit within a short period.

Considering that San Francisco already has a surplus of vacant housing units, thousands of potential units from empty office space conversions, and numerous new units in the pipeline, it raises concerns why we are focusing on constructing more market-rate housing. Instead, we should be prioritizing the transformation of vacant housing and office spaces into genuinely affordable living spaces. Building luxury units exacerbates greenhouse gas emissions and environmental impacts due to construction materials and processes.

I urge you to delay this legislation and collaborate with neighborhood, environmental, and social justice groups to address the following critical issues:

- Clearly define all Noticing Requirements directly in the text of the ordinance to ensure transparency and accountability, as San Franciscans cannot rely solely on Planning Department staff to determine these rules later.
- Include language triggering environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions and projects

that involve expanding existing buildings to add new housing units.

- Extend the initial public comment period for new projects from 30 days back to 60 days to allow for more comprehensive community feedback.
- Implement a robust ban on Wall Street speculators and large corporate real estate and investment firms from rapidly buying, building, and selling housing for speculative purposes, including single-family homes and apartments not under rent control. These entities should be required to wait a minimum of 10 years before reselling any housing property.
- Introduce language mandating genuinely affordable housing, ensuring that 100% of new housing units cater to families earning less than $80,000 per year and individuals earning less than $50,000 per year.
- Eliminate all language that promotes condo conversions, as they contribute to gentrification and threaten the availability of affordable rental housing. Any new housing construction should exclusively focus on providing truly affordable rental units.
- I respectfully ask you to vote NO on the Melgar "Family Housing" ordinance unless these changes are made to protect the environment, promote affordable housing, and safeguard the interests of San Francisco residents.

Thank you for your attention to this matter.

Sincerely,
Mallika Raul

From:	Meghan Raul
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, 2023 - STILL OPPOSE Unless Amended - Melgar "Family Housing"
Date:	Tuesday, July 25, 2023 7:30:03 PM

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

Dear Supervisors,

I am writing to express my concerns and opposition to Supervisor Myrna Melgar's "Family Housing" Ordinance File #230026, which is scheduled for the Land Use Committee hearing on July 24, 2023, at 1:30 p.m. I appreciate the efforts made by Supervisors Aaron Peskin and Dean Preston in introducing strong amendments to the ordinance, but there are critical issues that remain unresolved, and we need more time to assess and propose improvements.

First and foremost, the proposed "neighborhood noticing" amendment is insufficiently detailed and relies on the Planning Department staff to determine the rules post-approval. This lack of clarity is unacceptable, and we need explicit and comprehensive guidelines within the text of the ordinance itself.

Additionally, it is disappointing that Supervisor Melgar has not included any affordable housing mandates in her legislation. The absence of such mandates would only lead to unnecessary high-priced rentals and luxury condos, exacerbating the affordable housing crisis. We need firm requirements for affordable housing and a ban on gentrifying condo conversions.

Furthermore, the current ordinance fails to empower San Franciscans to request review hearings when permits for demolitions and new construction are proposed in their neighborhoods. Community input and engagement are vital in shaping the city's development, and this provision must be included.

While the amendments put forth by Supervisors Peskin and Preston offer some protections against the demolition of rent-controlled apartments, they still fall short by allowing non-rent-controlled single-family homes and rental units to be demolished and resold within just one year. To prevent housing speculation and maintain housing stability, I urge you to institute a 10-year ban on reselling any housing property.

Considering that San Francisco already has a surplus of vacant housing units and numerous developments in the pipeline, it is unwise to build new market-rate housing at this time. Instead, we should focus on transforming vacant housing and office spaces into affordable living spaces to meet the needs of the community while minimizing environmental impact.

I implore you to delay this legislation and collaborate with neighborhood, environmental, and social justice groups to address the following issues:

Clearly define all noticing requirements within the text of the ordinance to ensure transparency and accountability.
Institute environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions and projects expanding existing buildings to add new housing units.
Extend the initial public comment period for new projects from 30 to 60 days to allow for more meaningful community input.
Implement stronger language to prevent large corporate real estate and investment firms from quickly buying, building, and selling housing for speculative purposes, including a 10-year resale restriction.

Introduce language mandating 100% truly affordable housing for families making less than $80,000 per year and individuals making less than $50,000 per year.
Eliminate all language that expands condo conversions, as condos tend to drive out affordable rental housing.
Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made to ensure the best outcome for San Francisco residents.

Thank you for your attention to this matter.

Sincerely,
Meghan Raul

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: 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:
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:	Terry Butler
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:	"NO" on Melgar
Date:	Wednesday, July 26, 2023 12:47:44 PM

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Dear Supervisors,

Our names are Teresa Butler and Luis Pine of the Outer Sunset neighborhood. We still strongly oppose, without exception, Supervisor Melgar's "Family Housing" ordinance unless, and among other items:

1. it is amended to completely restore language allowing environmental and community review (including Discretionary Review and Conditional Use hearings for all demolitions and projects that would expand existing buildings to build one or more new units of housing
2. it clearly spells out all Noticing Requirements in the text of this ordinance instead of relying upon Planning Department staff to come up with noticing rules and procedures later.
3. it expands the initial public comment period for new projects from 30 days back to 60 days.
4. it bans Wall Street speculator/large corporate investors from buying, building, and/or selling or flipping housing that will not be 100% affordable units.

Thank you.

Teresa Butler/Luis Pine

From:	Meghan Raul
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, 2023 - STILL OPPOSE Unless Amended - Melgar "Family Housing"
Date:	Tuesday, July 25, 2023 7:30:03 PM

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Dear Supervisors,

I am writing to express my concerns and opposition to Supervisor Myrna Melgar's "Family Housing" Ordinance File #230026, which is scheduled for the Land Use Committee hearing on July 24, 2023, at 1:30 p.m. I appreciate the efforts made by Supervisors Aaron Peskin and Dean Preston in introducing strong amendments to the ordinance, but there are critical issues that remain unresolved, and we need more time to assess and propose improvements.

First and foremost, the proposed "neighborhood noticing" amendment is insufficiently detailed and relies on the Planning Department staff to determine the rules post-approval. This lack of clarity is unacceptable, and we need explicit and comprehensive guidelines within the text of the ordinance itself.

Additionally, it is disappointing that Supervisor Melgar has not included any affordable housing mandates in her legislation. The absence of such mandates would only lead to unnecessary high-priced rentals and luxury condos, exacerbating the affordable housing crisis. We need firm requirements for affordable housing and a ban on gentrifying condo conversions.

Furthermore, the current ordinance fails to empower San Franciscans to request review hearings when permits for demolitions and new construction are proposed in their neighborhoods. Community input and engagement are vital in shaping the city's development, and this provision must be included.

While the amendments put forth by Supervisors Peskin and Preston offer some protections against the demolition of rent-controlled apartments, they still fall short by allowing non-rent-controlled single-family homes and rental units to be demolished and resold within just one year. To prevent housing speculation and maintain housing stability, I urge you to institute a 10-year ban on reselling any housing property.

Considering that San Francisco already has a surplus of vacant housing units and numerous developments in the pipeline, it is unwise to build new market-rate housing at this time. Instead, we should focus on transforming vacant housing and office spaces into affordable living spaces to meet the needs of the community while minimizing environmental impact.

I implore you to delay this legislation and collaborate with neighborhood, environmental, and social justice groups to address the following issues:

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Introduce language mandating 100% truly affordable housing for families making less than $80,000 per year and individuals making less than $50,000 per year.
Eliminate all language that expands condo conversions, as condos tend to drive out affordable rental housing.
Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made to ensure the best outcome for San Francisco residents.

Thank you for your attention to this matter.

Sincerely,
Meghan Raul