From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Somera, Alisa (BOS); Carroll, John (BOS)
Subject:	FW: OPPOSING Land Use and Transportation Committee Agenda Item #8 AND BOS Agenda Item #32 [Planning and Subdivision Codes, Zoning Map - Housing Production] File #231142
Date:	Tuesday, December 5, 2023 7:29:32 AM

From: aeboken <aeboken@gmail.com>
Sent: Monday, December 4, 2023 2:57 AM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: OPPOSING Land Use and Transportation Committee Agenda Item #8 AND BOS Agenda Item #32 [Planning and Subdivision Codes, Zoning Map - Housing Production] File #231142

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TO: Board of Supervisors members

FROM: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: Land Use and Transportation Committee Agenda Item #8 AND BOS Agenda Item #32 [Planning and Subdivision Codes, Zoning Map - Housing Production] File #231142

Position: OPPOSING

This legislation seems to be in many ways similar to other legislation e.g. file #230446.

It's questionable that multiple pieces of legislation seek to do basically the same thing.

This appears to be a strategy similar to the strategy used in the state legislature which is the buckshot approach.

###

Sent from my Verizon, Samsung Galaxy smartphone

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Somera, Alisa (BOS); Carroll, John (BOS)
Subject:	FW: OPPOSING Land USE AND TRANSPORTATION COMMITTEE AGENDA ITEM #8 AND BOS AGENDA ITEM #32 (Planning and Subdivision Codes, Zoning Map - Housing Production) File #231142
Date:	Tuesday, December 5, 2023 7:27:30 AM

From: Shawna J. Mcgrew <sunsetfog@aol.com>
Sent: Monday, December 4, 2023 9:08 AM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: OPPOSING Land USE AND TRANSPORTATION COMMITTEE AGENDA ITEM #8 AND BOS AGENDA ITEM #32 (Planning and Subdivision Codes, Zoning Map - Housing Production) File #231142

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Another housing bill??? a developers dream??
What I think I am addressing is Supervisor Engardio.s new housing bill to over develop corner lots. Correct?? Who knows about this?
Supervisor Engardio is new to D4 and maybe does not realize that on many street corners there are apartment buildings. Example on 30th and Judah on each corner there are apartment buildings that house 6 to 12 or more units. Many of the corners in the Sunset are designated historical and can not be touched and how many legal or illegal in-laws are in the Sunset I would say at the very least 75% which if they are on a corner how are they classified?
Is it just me or is this a way to make the voters/tax payers OK over development which will open the floodgates to massive development.
To be snarky if these is what Engardio wants and thinks is needed start with the south side of Sloat Blvd.
Thank you
Shawna McGrew
D4 voter/tax payer

From:	Gen Fujioka
To:	Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS); Carroll, John (BOS)
Cc:	Fieber, Jennifer (BOS); Angulo, Sunny (BOS); Smeallie, Kyle (BOS)
Subject:	Letter re: Item 8 - Housing Production re-zoning
Date:	Monday, December 4, 2023 12:52:34 PM
Attachments:	BOS Housing Production Letter (1).pdf

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Enclosed please find a letter regarding Item 8.

Gen Fujioka
Senior Counsel and Analyst
Chinatown Community Development Center

December 4, 2023

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

RE: Mayors' 'Constraints Reduction'' Revisions to Planning Code, File No. 231142 - Agenda Item 8

Dear Chair Melgar and Members of the Committee:

Our organizations join in support of President Peskin's proposed amendments to the above legislation that would enable impacted communities to have a voice in setting design standards for large scale developments in areas in the city considered to be most at-risk of displacement and gentrification, the so-called Priority Equity Geographies.

Each of our organizations have leadership, members, and missions rooted in communities of color within the Priority Equity SUD.

The Mission Economic Development Agency is rooted in San Francisco's Mission District, advancing a national equity movement by building Latino prosperity, community ownership and civic power.

Young Community Developers has served the historically under-resourced African American community in San Francisco's Bayview-Hunters Point for over 50 years. YCD's customer base is among San Francisco's most vulnerable, facing generational challenges, including economic instability, housing insecurity, and a lack of adequate employment opportunities.

The **Calle 24 Latino Cultural District**'s mission is to preserve, enhance and advocate for Latino cultural continuity, vitality, and community in San Francisco's touchstone Latino Cultural District and the greater Mission neighborhood.

Chinatown Community Development Center has since its founding sought to support and engage Chinatown's predominantly low income and immigrant residents to retain and access decent and affordable housing.

As presently written, the above legislation's revisions to Planning Code sections 121.1 and 121.3 would abruptly restrict the ability of the Planning Commission to evaluate the design of new real estate developments in Priority Equity Geographies. In place of more flexible and holistic design standards, the proposal would impose what are described as "objective standards" without any express commitment to engage communities in the development of the content of those standards or to allow tailoring those standards to specific neighborhood needs.

We believe that San Francisco's social and economic vitality is supported and enhanced by the diversity of its neighborhoods. Our City's neighborhoods are destinations locally and internationally because of that diversity. Thus, it is essential that design standards for large projects, particularly in the City's most vulnerable neighborhoods, are adopted to reflect the City's diversity. Otherwise our neighborhoods would

be at even greater risk of large scale development that have no relationship to the social or economic fabric of existing neighborhoods. But such outcomes are not inevitable. 'Objective standards' need not and should not be equated with 'uniformity' or disregard for local community needs.

President Peskin's proposed amendments towould address these concerns by expressly requiring community participation and input in the adoption of objective design standards and would allow those standards to vary by district based upon their needs. This would provide clear design standards for developers and provide communities with an opportunity to shape those standards. Thus we urge the adoption of these important amendments.

In expressing support for these specific amendments we do not mean to suggest that additional amendments should not at some point be considered and adopted that would bring San Francisco into greater alignment with AFFH law and the needs of its cultural communities. For example, we believe other neighborhoods in the City at increased risk of displacement but outside of Cultural Districts that are within Priority Equity Geographies also should be entitled to consideration for neighborhood specific design standards, as well as policies that reinforce the cultural protections and community voice in neighborhoods across the city's vulnerable areas. Such expanded policies would be consistent with the Affirmatively Furthering Fair Housing guidelines and with provisions of the adopted Housing Element Policy.[1]

However, we understand that the Board has been advised that the restrictions and timelines imposed by HCD's Practice and Policy Review do not provide the City the opportunity to adopt better and more inclusive policies at this time. We look forward to the opportunity arising in the near future that will ensure the stability and prosperity of our cultural communities across the city

Respectfully,

Peter Papadopoulos
Senior Land Use Policy Analyst
Mission Economic Development Agency

Zachary Weisenburger
Land Use Policy Analyst
Young Community Developers

Erick Arguello
President and Founder
Calle 24 Latino Cultural District

Rosa Chen
Director of Programs - Planning and Policy
Chinatown Community Development Center

[1] E.g., San Francisco Housing Element, Implementing Programs, "4.5.3 Create objective Special Area Design Guidelines if requested by communities in Cultural Districts and Priority Equity Geographies where the design of public space and architecture could help reinforce cultural identities, in compliance with State requirements." (emphasis added).

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Somera, Alisa (BOS); Ng, Wilson (BOS); De Asis, Edward (BOS); Mchugh, Eileen (BOS); BOS-Operations; Carroll, John (BOS); BOS Legislation, (BOS)
Subject:	FW: Rezoning of Emerson
Date:	Thursday, November 30, 2023 1:41:06 PM

Hello,

Please see below for communication from Leala Jew regarding File No. 230446.

> **File No. 230446 -** Planning and Subdivision Codes, Zoning Map - Housing Production (Mayor, Engardio, Dorsey)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: Leala Jew <jewlala@yahoo.com>
Sent: Thursday, November 30, 2023 11:36 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: Rezoning of Emerson

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

To San Francisco Board of Supervisors

I am, too, writing to request that the Board of Supervisors consider removing the west side of Emerson Street from the rezoning proposal. The west side of Emerson Street is currently zoned residential with a 40-foot height limit. Rezoning up to 240 feet is not supported by the stated policies that rezoning to heights such as 240-300 feet should be in established neighborhood commercial areas. The west side of Emerson is a residential street currently zoned for 40 feet. Wood Street, which abuts the west side of Emerson, is also residential and zoned for 40 feet. Also, we are very confused about what is being proposed as there has been no interaction with anyone at the City and we don't know why our quiet residential street would be targeted for rezoning from 40 feet to 240 feet. We are hoping that this is a mistake or a misprint in the printed map provided by SF Planning. If this was not a mistake in the

printing of the map, then I request that the Board of Supervisors please reconsider and not rezone our quiet 40-foot residential street to 240 feet.

Please notify me as well on this rezoning issue.

Leala Jew
34 Wood Street

From: Meg Fitzgerald
To: Board of Supervisors (BOS)
Subject: Rezoning - West Side of Emerson Street
Date: Tuesday, November 28, 2023 11:12:01 AM
Attachments: Emerson Street San Francisco.pdf

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

Dear Board of Supervisors,

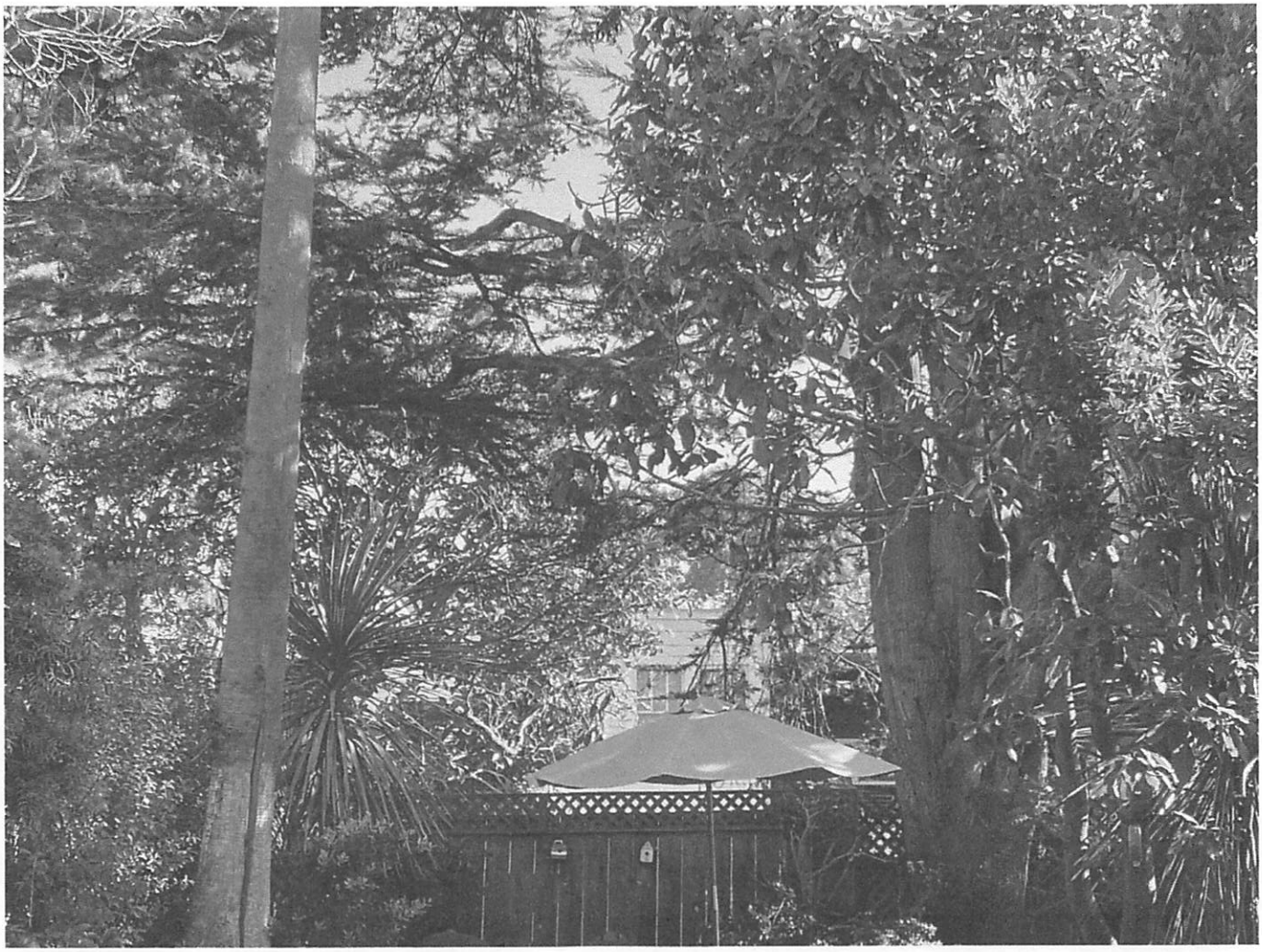
Regarding the city rezoning, Item 32 on the agenda for November 28, 2023, I am writing to request that the Board of Supervisors consider removing the west side of Emerson Street from the rezoning proposal. The west side of Emerson Street is currently zoned residential with a 40-foot heigh limit (for ease of reference see pictures attached of the west side of Emerson Street).

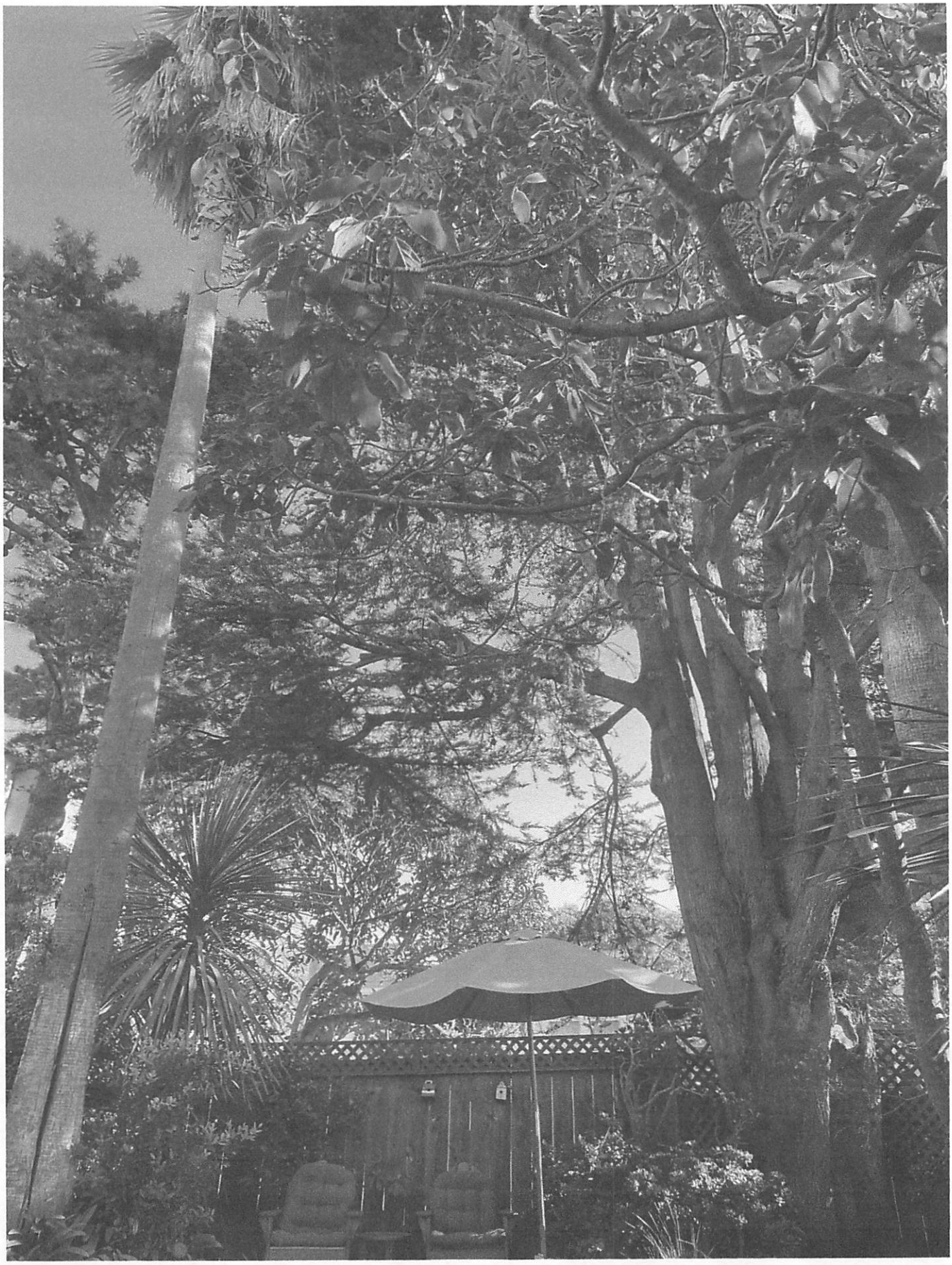
Rezoning up to 240 feet is not supported by the stated policies that rezoning to heights such as 240-300 feet should be in established neighborhood commercial areas. The west side of Emerson is a residential street currently zoned for 40 feet. Wood Street, which abuts the west side of Emerson, is also residential and zoned for 40 feet. None of the neighbors were notified by this, we learned about this from a neighbor who lives several blocks away. We are very confused about what is being proposed as there has been no interaction with anyone at the City and we don't know why our quiet residential street would be targeted for rezoning from 40 feet to 240 feet. We are hoping that this is a mistake or a misprint in the printed map provided by SF Planning as we cannot find any reference of this in the supporting materials.

If this was not a mistake in the printing of the map, then I request that the Board of Supervisors please reconsider and not rezone this quiet 40-foot residential street to 240 feet.

Thank you for considering our comments.

Meg Fitzgerald





From:	Carroll, John (BOS)
To:	Christopher Roach
Cc:	Kevin Riley; Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS)
Subject:	RE: AIA SF letter in support of Constraints Removal ordinance - BOS File No. 230446
Date:	Monday, November 27, 2023 10:23:10 AM
Attachments:	image001.png AIASF Housing for All ordinance Support with members 11.27.pdf

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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: Christopher Roach <chris@studiovara.com>
Sent: Monday, November 27, 2023 6:24 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Kevin Riley <kriley82@gmail.com>
Subject: AIA SF letter in support of Constraints Removal ordinance

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

Hello,

Please find attached the letter of support for the Constraints Removal ordinance (BOS file #230446), along with signatures from the architecture community, respectfully submitted for the Land Use and Transportation Committee hearing today.

Best regards,

+

Christopher A. Roach AIA IIDA LEED *(he/him/his)*
Principal

Studio VARA
3130 20Th St. Suite 190
San Francisco, CA 94110

studiovara.com

T. 415 826-1367
M. 415 609-1264

AIA San Francisco

Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689

July 12, 2023

Re: Project Name: Constraints Reduction (AKA Housing Production)
Case Number: 2023-003676PCAMAP
Board File No. 230446
By Mayor Breed

Dear San Francisco Board of Supervisors,

AIA San Francisco Public Policy and Advocacy Committee are writing to express our support for the proposed 'Housing for All' ordinance.

We 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.

AIA San Francisco
Hallidie Building
150 Sutter Street #814
San Francisco, CA 94104

(415) 874-2620
info@aiasf.org

www.aiasf.org

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.

We 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,

AIA San Francisco Public Policy and Advocacy Committee

AIA Members

Name	Company	Affiliation
Christopher A. Roach	Studio VARA	AIASF PPAC Chair
John Maniscalco	John Maniscalco Architecture	AIASF PPAC
Susanna Douglas	Susanna Douglas Architecture	AIASF Small Firms Co-Chair
Felicia Nitu	CityStructure	AIASF
John Long, AIA	Perkins&Will	AIASF
Gerry Tierney	Perkins&Will	AIAEB
Beth Morris	BMA	AIASF

Robert Jackson	Perkins&Will	USFCA
Mark Davis	Mark Davis Design	AIASF
Mark Kelly	BAR Architects & Interiors	AIASF COTE Co-Chair
Ellen Lou	Skidmore, Owings & Merrill	AIASF
James Hill	James Hill Architect	AIASF
Lena Zhang	Z Studio Architects	AIASF
Ariane Fehrenkamp	Perkins&Will	AIASF
Nish Kothari	HKS Architects	AIASF
Heather Chicoine	Chicoine Studio	AIASF
Christian Dauer	ChrDAUER Architects	
Un Hui Chang	HKS Architects	AIASF
Bruce Albert	The Albert Group	AIASF
David Marlatt	DNM Architecture	AIASF
Dawn Ma	Q-Architecture	AIASF
Theo Revlock	Q-Architecture	AIASF
Patricia Centeno	BAR Architects & Interiors	AIASF
Joel David	Jackson Liles Architecture	
Julie Jackson	Jackson Liles Architecture	AIASF Board of Directors, PPAC
Brian Liles	Jackson Liles Architecture	AIASF
Jon Peterson	Design Conspiracy A+D	
Robo Gerson	Siol	AIASF
Gregg Novicoff	LMS Architects	AIASF Board of Directors, PPAC
Michael S. Bernard	Virtual Practice	Former Board member, AIACC & AIASF
Shawn Fritz	Shawn Fritz Architect	AIASF
Joel M. Smith	Noel Cross + Architects	AIASF
Killian O'Sullivan	O'Sullivan Architecture	AIASF
Howard Blecher	Blecher Builidng + Urban Design | BBUD	AIASF
Melissa Thorn	Thorn Architects	
Scott McGlashan	McGlashan Architecture	
Eliza Hart	Hart Wright Architects	
Ines Lejarraga	Lejarraga Studio	AIASF Small Firms Chair
Joshua Aidlin	Aidlin Darling Design	AIASF
Kathleen Bost	KBA+D	AIASF

Karin Payson	Karin Payson architecture + design	Former Board member AIASF + AIACC
Mark English	Mark English architects	Former AIASF board member
Brian Nee	Perkins&Will	AIASF
Cary Bernstein	Cary Bernstein Architect	AIASF / AIA CA
Peter Liang	Blue Truck Studio	AIASF
Chandra Baerg	OCBA	AIASF
Anne Fougeron	Fougeron Architecture	AIASF
Irving A Gonzales	G7A | Gonzales Architects	AIASF, 2015 Board Chapter President; NOMA
Eric Hartz	Gast Architects	AIASF
Matt Williams	Gast Architects	AIASF Assoc
Michelle Kriebel	Lundberg Design	
Nana Koami	Koami Architecture	AIA East Bay
Pam Goode	Van Meter Williams Pollack	
Cameron Cooper	Lundberg Design	
Dennis Budd	Gast Architects	AIASF
J. Hulett Jones	jones | haydu	AIASF
Paul Haydu	jones | haydu	AIASF
Geoffrey S Gainer	Actual-Size Architecture	
Jim Zack	Zack/de Vito Architecutre + Construction	
David Gast	Gast Architects	AIA SF
Javier Medina	Mark Davis Design	
Vivian Dwyer	Dwyer Design	AAIASF
Sarah Willmer	Studio Sarah Willmer Architecture	AIA SF
Paul Adamson	as|design	AIA SF
Maura Fernandez Abernethy	Studio VARA	AIA SF Assoc
Rachel Malchow	Rachel Malchow architect Inc	AIA SF
Ryan Knock	Knock Architecture and Design	AIA SF
Larry Paul	L. A. Paul & Associates	AIA SF
Caroline Nassif	Studio Ovo	AIA SF, NOMA
Jackie Detamore	building Lab	AIA SF
A. Bryan Fox	Five Design	AIA SF
E.B. Min	Min Design	AIA SF

Ernest Theurer	Min Design	
Phil Rossington	Rossington Architecture	
Laura Boutelle	Boutelle Architecture	AIA EB
Tristan Warren	Tristan Warren Architect	AIA
Kayla Bien	Min Design	
John Klopf	Klopf Architecture	AIASF
Dan Spiegel	Spiegel Aihar Workshop, Inc	
Megumi Aihara	Spiegel Aihar Workshop, Inc	
Karen Curtiss	Red Dot Studio	AIA SF
Jim Westover	William Duff Architects, Inc	AIA SF
David Plotkin	William Duff Architects, Inc	AIA SF
Ross Levy	Levy Art & Architecture	AIA SF, past chair PPAC
Neal J.Z. Schwartz, FAIA	S^A | Schwartz and Architecture	AIA SF, Founding Chair PPAC
Heidi Liebes	Liebes Architects	
Sophie Bae		

From:	Kathy Howard
To:	ChanStaff (BOS); MandelmanStaff, [BOS]; MelgarStaff (BOS); Preston, Dean (BOS); Safai, Ahsha (BOS); Walton, Shamann (BOS); DorseyStaff (BOS); info@engardio.com; Peskin, Aaron (BOS); Ronen, Hillary; Stefani, Catherine (BOS); Board of Supervisors (BOS)
Subject:	LUTC - Agenda item #5 - Housing Ordinance File #230446 - Please vote against this
Date:	Sunday, November 26, 2023 3:34:14 PM
Attachments:	CEQA_Fact_Sheet-2.pdf

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

Dear Supervisors,

Please vote against this ordinance and start again.

This ordinance will eliminate environmental and community review protections. In addition, it will encourage demolitions and allow more luxury development, employing new building materials, a further burden on the environment.

As Senator Wiener and the YIMBY's unjustly attack CEQA, we lose and the environment loses.

Please review the attached Sierra Club information sheets on CEQA and the Sierra Club article on the importance of upholding environmental protection.

> "*CEQA is one of the state's most powerful laws to achieve sustainable and resilient communities. It provides a public process that can address environmental injustice, public health hazards, and greenhouse gas emissions. It's not infallible, and like many laws, it can be employed in ways its drafters never considered. But legislators shouldn't heed the call of corporate developers, gut or reform CEQA to assuage their concerns, and throw the baby out with the bathwater. . ."*

https://www.sierraclub.org/california/letter-sacramento-let-s-talk-about-ceqa

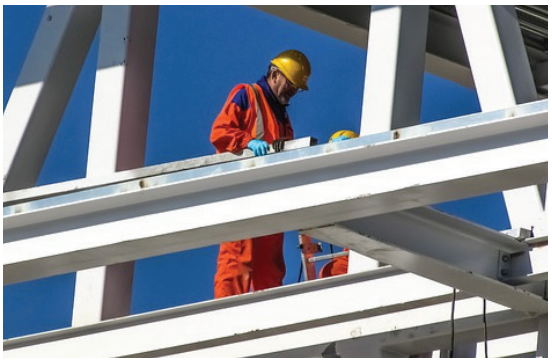
Thank you for your consideration.

Sincerely,
Katherine Howard
Outer Sunset

SIERRA CLUB CALIFORNIA

The California Environmental Quality Act

Protects our environment. Keeps Californians healthy. Promotes transparency.



The California Environmental Quality Act (CEQA), passed in 1970 and signed into law by then-Governor Ronald Reagan, is one of the foundational environmental laws in California.

CEQA requires that the environmental impacts of significant projects—from skyscrapers to freeways to sports stadiums—have been publicly disclosed, analyzed and, where feasible, mitigated.

It facilitates compliance with other environmental laws and regulations, and makes sure that responsible parties clean up their pollution.

CEQA BENEFITS

CEQA has a range of benefits for all Californians. It:

- **Sets up an orderly, manageable track that project proponents and residents can follow as projects are developed.** It helps remove surprise and unpredictability from the construction permitting process.

- **Helps California protect public health and reach its ambitious environmental goals.** The CEQA process has been used to help cut climate pollution, reduce air and water pollution and protect open space, wildlife habitats and farmlands.

- **Ensures that environmental justice and equity are part of the development decision-making process.**

- **It's about transparency.** CEQA gives all Californians the opportunity to know what is planned in their communities and then weigh in to help reduce health and environmental impacts.

- **Holds government agencies and developers accountable.** CEQA ensures that public agencies and private proponents comply with air and water standards.

- **Minimizes court challenges to projects.** CEQA allows concerns to be addressed early in the development process. As a result, numerous studies have routinely shown that CEQA litigation occurs for only about 1% of all projects that must comply with the law.

- **Supports California's economic growth.** Studies have documented that since its enactment in 1970, CEQA has not prevented California from building and thriving.

- **Reflects a changing California.** CEQA is a living document and has been amended continuously since its enactment to make the review process function efficiently.

CEQA is working to protect California's environment and communities.

Sierra Club California
909 12th Street, Suite 202, Sacramento, CA 95814
(916) 557-1100 • Fax (916) 557-9669 • www.sierraclubcalifornia.org

From:	Bronwen Lemmon
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Sunday, November 26, 2023 11:19:51 PM

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

Dear Supervisors,

As a tax paying voter of San Francisco I join all my fellow neighbors in saying that it's time to **stop.**
Stop wasting time negotiating amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance. It is a broken ordinance and need overhauling from the ground up. We want all of our SF supervisors to get behind and support a GUT & REPLACE. Only then will a housing ordinance being to TRULY represent what it's meant to do, namely

1) to provide 100% truly affordable housing for families who really do make less than $80,000 per year. Add it stands the housing is for mostly people who earn $230K, which is for the low income. There is plenty of SF housing for the upper income brackets already.

2) to stay true to your voting public and civil rights by protect all current San Francisco laws which ensure environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

3) it's time to do to things well for everyone, not just the few.

Bronwen Lemmon
L & B Psychotherapy
CA 94122

From: herbert weiner
To: Peskin, Aaron (BOS); aishasafai@sfgov.org; hillaryronen@sfgov.org; Stefani, Catherine (BOS); MelgarStaff (BOS); Preston, Dean (BOS); MandelmanStaff, [BOS]; Walton, Shamann (BOS); Connie Chan; Dorsey, Matt (BOS); Joel Engardio; Board of Supervisors (BOS)
Subject: GUT&REPLACE: Engardio-Breed-Dorsey"Housing" Ordiance File 230446
Date: Sunday, November 26, 2023 7:35:23 PM

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

The proposed housing ordinance by Supervisors Engardio and Dorsey and Mayor London Breed is destructive to the city's economy, environment and culture.

It would sacrifice environmental protections, so necessary to the city's ecology and health. The protections were instituted for a purpose, i.e., protecting the health of the environment.
Radioactive waste and other pollutants will menace tenants and the environment. It is disgraceful that the Mayor and members of the Board endorse this proposed ordinance in light of this.

In addition, affordable housing applies to those making incomes in excess of six digits, placing housing, so necessary to prevent homelessness, out of affordability for so many.

Demolition protections are also endangered.

Whatever ordinance is approved, it should not permit those who demolish housing building new affordable housing which is a double benefit. New contractors, who did not demolish housing, should be in charge of new housing.

The increase in "affordable" housing units should not drive already high rents in this city higher. High priced housing and rents from these new structures will encourage higher prices in already existing homes and apartments, forcing tenants to move out of the city and state. Homelessness will also increase.

Another casualty will be the culture of the city which has greatly suffered from corporate hustlers and the gig economy. The city used to welcome artists, poets and liberal, free spirited individuals. Now, it welcomes those

who wish to make a pile of cash and leave the city in ruin. That is the present state of the city where vultures, disguised as humans, rob businesses with abandon, wrecking the economy and placing shoppers in danger. The neighborhoods, the heart and soul of San Francisco, are being eclipsed by this new culture of greed and selfishness.

We need decent, safe housing, free of environment threats. This proposed ordinance will have a destructive impact.

This proposed measure should be squelched at the meeting of the Land Use Committee.

Sadly, I cannot use remote commentary which places a burden on me, due to my residence in assisted living.

Please put this proposed ordinance in the waste basket of proposed measures.

Many residents of the city will be grateful for this service.

Herbert J. Weiner
Native San Francisco
District 11

From: Aaron Goodman
To: Board of Supervisors (BOS); cac@sfmta.com
Subject: Trackless trains / sunset Blvd ? Geneva harney ? Presidio?
Date: Sunday, November 26, 2023 12:45:58 PM

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

Why more housing without a transit solution. Don't allow density without an adequate and shovel ready transit plan.

If you don't have the money for transit and subway or tram systems outside the downtown you do not densify.

Cart in front of the horse or behind the horse…

Simple solution may be simpler than u think by linking from presidio and marina green to sunset and around to Caltrains Schlage lock get it done and u can go on your planning density. Ignore it and we are all stuck in traffic.

Ag D11

https://url.avanan.click/v2/___https://fb.watch/ozjRFQqTFj/?mibextid=cr9u03___.YXAzOnNmZHQyOmE6bzpmOTkxYzI2YmQ1ZTNmYTIwZTY0ZmNiN2NkZjQzYmY1Nzo2OmRlYjM6ZjQwMzlkYTI0NWFjZjg3ZDViMzZlYmUxZDQwYjM2NDRlMjFlYzJmMzA4M2M0MTc0MDEwNGUwMGVjOTRjMjRkNTpwOlQ

Sent from my iPhone

From:	Steve Ward
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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); Tom/glassman Andre; Thomas Soper AIA; Greg Gotelli; Asima Arif; nlfederico@msn.com; Mari Eliza; Michael Nohr
Subject:	"Housing" Ordinance File #230446
Date:	Wednesday, November 22, 2023 2:05:40 PM

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

Dear Leaders,

Reject Housing' ordinance File #230446 gutting environmental and community protections against bad real estate development in San Francisco.

SF has the most density west of New York. Look how affordable NYC is. Adopting this ordinance amounts to abandoning your duty to protect quality of life and the beauty and character of San Francisco. Instead of capitulating to Sacramento extortion and encouraging corporate real estate dominance, fill 60,000 empty housing units and 81 million square feet of vacant Office Space 'BEFORE' we allow developers and density advocates to undermine environmental values, quality of life, aesthetic continuity and the character of our neighborhoods while making the people who live here voiceless.

There are sensible alternatives,
Remember the Fontana Building Revolt of the sixties,
Reject Ordinance 234460 and support " Our Neighbor Voices Initiative" to admend the state constitution. The majority of Californians do.

"Gut & Replace" strategy to completely delete all of the Mayor's text and replace it with a new ordinance that will produce 100% truly affordable housing for families making less than $80,000 per year, and which will protect all existing public noticing and hearings for real estate projects.
.org,peskinstaff@sfgov.org,dean.preston@sfgov.org,Kyle.Smeallie@sfgov.org,prestonstaff@sfgov.org
Sun, Oct 29 at 7:55 PM
Dear Leaders,

Reject Housing' ordinance File #230446 gutting environmental and community protections against bad real estate development in San Francisco.

Steve Ward
2nd Gen SFer
La Playa Village
Outer Sunset SF

From:	Eric Brooks
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	For LAND USE Nov 27: *SUE* vs CA Housing Mandates - Gut & Replace Mayor"s "Housing" Ordinance File #230446
Date:	Tuesday, November 21, 2023 7:13:38 PM

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

Hi Supervisors,

Between the Budget and Legislative Analyst's (BLA's) recent housing vacancy report (link below) and clear reports about the *decline* of the California and San Francisco populations following the pandemic, it is abundantly obvious to anyone with a junior high school education that bills like SB 423 to force obviously unneeded housing projects down the throats of California municipalities, are flat-out completely out of touch with reality, legally ridiculous, and can likely be effectively challenged in court. See the BLA vacancy report at: https://sfbos.org/sites/default/files/BLA.Residential_Vacancies.Update.102022.pdf

Regardless, there is no reason whatsoever to 'negotiate' with a hostile Mayor (who is completely coopted by real estate investment interests) over amendments to her disastrous 'Housing' ordinance File #230446. If we feel we need to put forward a housing ordinance to placate state officials on a deadline by early next year, then that ordinance needs to be written by San Francisco Supervisors, and community organizers, who are strong on affordable housing and environmental policy (*not* written by Mayor Breed and her Big Tech and Big Real Estate donor cronies). **Sue The State, To Block Housing Mandates** See the following link to an article which properly highlights the total insanity of the state's forced housing policy, and shows why the Board of Supervisors and the City Attorney need to move immediately, to sue and file for injunctions, to block the state of California's fantasyland housing mandates. "California's population is still shrinking. These Bay Area counties lost people" by Sophia Bollag for the SF Chronicle LINK: https://www.sfchronicle.com/politics/article/california-population-numbers-18000501.php **GUT & REPLACE Mayor's 'Housing' Ordinance** It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The

Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,

Eric Brooks, Coordinator
Our City SF, and San Francisco CEQA Defenders
415-756-8844
http://ourcitysf.org/campaigns/DefendingAffordableHousing.html

From:	Dave Rhody
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Tuesday, November 21, 2023 12:42:12 PM

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

Supervisors:

Please stop trying to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance. It needs to be gutted and replaced with whole new house bill one that:

1) Produces 100% truly affordable housing for families making less than $80,000 per year.

2) Fully protects all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is not like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced

housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Respectfully,

-Dave Rhody
1594 45th Ave.
San Francisco, CA 94122

From:	Celeste Marty
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446
Date:	Sunday, November 26, 2023 4:57:54 PM

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

Dear Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
-
-
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell

housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

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- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
-
-
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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").
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- **The Climate Crisis** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Celeste Marty
Sunset Resident
94122

Sent from my iPhone

From:	David Romano
To:	Peskin, Aaron (BOS)
Cc:	Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Saturday, November 25, 2023 3:45:51 PM

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

Dear President Peskin,

Please stop seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is not like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is an extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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!

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- **The Climate Crisis** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,

David J. Romano
San Francisco CA 94121

From:	Jean Barish
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	GUT & REPLACE Housing Ordinance File #230446 - SF Board of Supervisors Land Use Committee Nov. 27 Agenda Item #5
Date:	Sunday, November 26, 2023 6:04:47 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 urge you to **GUT & REPLACE** the pending Engardio-Breed-Dorsey Housing Ordinance, and draft a new ordinance that will produce the housing that San Francisco desperately needs - 100% affordable housing for families making less than $80,000. A replacement ordinance must also protect San Francisco's laws ensuring community noticing and Discretionary Review, Demolition Review, Conditional Use Review, and Appeal hearings.

Tweaking this proposed Ordinance will not solve its many problems. You must **GUT & REPLACE** it. The pending Ordinance contains unprecedented and unacceptable waivers of many local environmental, community and demolition reviews, all in the name of producing housing called "affordable" when most of that housing would be for families making over $230,000 per year!

There are many reasons this Ordinance should not be approved:

The Decision-Making Process is Undemocratic. We need to scrap this Ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year. This Ordinance does not do that, and it must be discarded. Start over. Pay attention to the needs of all San Franciscans, not just the desires of greedy, rapacious developers who cannot wait to create market-rate housing that only the wealthy will be able to afford. Amending this misguided legislation will not remedy its problems. You must GUT & REPLACE it with carefully considered legislation that will meet the true housing needs of the San Franciscans you represent.

This Ordinance Will Exacerbate, not Help Solve, the Homelessness Crisis. This Ordinance will drive most rents citywide even higher, pushing 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.

This Ordinance Will Exacerbate, not Help Solve, the Unaffordable Housing Crisis. This ordinance promotes building new high priced housing that is not

affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". There is already a 50% oversupply of housing for those income levels.

There are Already More Than Enough Market-Rate Units. San Francisco has at least 60,000 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 - This ordinance 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").

In addition, this ordinance is 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.

In Conclusion, this Ordinance is an unacceptable attack on San Francisco's environmental, economic, cultural, and community integrity. Please **GUT & REPLACE** this Ordinance.

Thank you,

Jean B Barish
D1 Resident

From:	JJ Hollingsworth
To:	Peskin, Aaron (BOS); Somera, Alisa (BOS); Barnes, Bill (BOS); Board of Supervisors (BOS); Chan, Connie (BOS); Ronen, Hillary; Carroll, John (BOS); Groth, Kelly (BOS); Smeallie, Kyle (BOS); Rosas, Lorenzo (BOS); Tam, Madison (BOS); Mandelman, Rafael (BOS); Burch, Percy (BOS); Walton, Shamann (BOS); Thongsavat, Adam (BOS); Herrera, Ana (BOS); Stefani, Catherine (BOS); Safai, Ahsha (BOS); ChanStaff (BOS); Preston, Dean (BOS); DorseyStaff (BOS); EngardioStaff (BOS); Buckley, Jeff (BOS); Fieber, Jennifer (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS); Chung, Lauren (BOS); Carrillo, Lila (BOS); MandelmanStaff, [BOS]; Dorsey, Matt (BOS); MelgarStaff (BOS); Melgar, Myrna (BOS); PeskinStaff (BOS); PrestonStaff (BOS); RonenStaff (BOS); SafaiStaff (BOS); StefaniStaff, (BOS); Angulo, Sunny (BOS); Waltonstaff (BOS)
Subject:	Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, November 27, 2023 7:11:06 AM

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

Dear Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
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- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just

rent controlled housing.

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- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
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- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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.
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- **The Vacant Housing Crisis** - San Francisco has at least 60,000 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** - This ordinance 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").
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- **The Climate Crisis** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

JJ Hollingsworth
Sunset District Resident

From: Catherine Magee
To: Board of Supervisors (BOS); Stefani, Catherine (BOS)
Subject: Item #32 for Nov 28th
Date: Monday, November 27, 2023 11:09:31 PM

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

Dear Board of Supervisors,

I am writing to request that the Board of Supervisors consider a couple items for Item #32:

1) removing the west side of Emerson Street from the rezoning proposal. The west side of Emerson Street is currently zoned residential with a 40-foot heigh limit. Rezoning up to 240 feet is not supported by the stated policies that rezoning to heights such as 240-300 feet should be in established neighborhood commercial areas. The west side of Emerson is a residential street currently zoned for 40 feet. Wood Street, which abuts the west side of Emerson, is also residential and zoned for 40 feet. Also, we are very confused about what is being proposed as there has been no interaction with anyone at the City and we don't know why our quiet residential street would be targeted for rezoning from 40 feet to 240 feet. We are hoping that this is a mistake or a misprint in the printed map provided by SF Planning. If this was not a mistake in the printing of the map, then I request that the Board of Supervisors please reconsider and not rezone our quiet 40-foot residential street to 240 feet.

2) changing the zoning height for Masonic - the bus yard. This is a one - two block transit corridor that is primarily surrounded by residential buildings with upper heights of only 40 feet. Putting in 24-30 story highrises will not only take away sunlight for these neighbors in the western edition and laurel heights, but it will take away the character of the neighborhood and have a monolith tower forever dividing the neighborhood. Housing is needed but not at these obscene heights here -- only developers will reap the benefits through outrageous profits, while the long- established small homeowners and residents are left behind having their dwellings get swallowed up in the shadows of greed.

Please don't neglect and ignore the character of the neighborhoods, the need for sunlight and the beauty of our city with 24 foot highrises belonging downtown, not among residential neighborhoods with 40-foot heights.

Thank you for your time and consideration.

Catherine

From: Arlene
To: Board of Supervisors (BOS)
Subject: Item 32- Board of Supervisors Hearing- November 28, 2023- West Side of Emerson Street
Date: Monday, November 27, 2023 9:19:37 PM

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

I am requesting that the Board of Supervisors remove the west side of Emerson Street from the rezoning proposal. The west side of Emerson Street is a quiet residential street currently zoned for a 40 foot height limit. But now, I learn that the City intends to rezone this street from the reasonable 40 foot height limit to a towering 240 foot height limit. As a neighbor living directly behind Emerson Street, I would like to ask for what reason was such a proposal made and why as neighbors were we not consulted or asked for our opinions. I ask that the Board of Supervisors please reconsider and not rezone this street from the 40 foot height limit to a 240 foot height limit.

Arlene Filippi
42 Wood Street
San Francisco, CA 94118

From:	Judy Yamamoto
To:	Board of Supervisors (BOS)
Subject:	Rezoning of Emerson Street
Date:	Monday, November 27, 2023 8:13:13 PM

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

I am submitting my comment because I am shocked to know there is a hearing to consider rezoning Emerson Street scheduled for tomorrow. Property owners who are directly involved with this plan has not made any attempt to communicate this with us.
Our street is a dead-end street with only 10 or so single family homes. Traffic is already a major problem with ingress and egress onto Geary Street.
I am upset and disillusioned of the proposed change.
Judy Yamamoto
43 Emerson Street
San Francisco, CA 94118

From:	Mary OConnor
To:	Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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)
Subject:	Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, November 27, 2023 5:56:52 PM

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

Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce **affordable** housing for families making less than $80,000 per year.
-
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-

Corporate Housing Takeovers - **The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.**

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". **We already have a 50% oversupply of housing for those income levels!**
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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 - This ordinance 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 - This ordinance is 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.**

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,
Mary Ellen O'Connor
94122

From:	Michael Woods
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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 from Michael Woods: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, November 27, 2023 1:16:53 PM

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Dear Supervisors,

Since the 1970s the affordability of my rent controlled apartment near Haight Ashbury is the only thing that has allowed me to remain in the city I love. Unlike so many friends and neighbors who were driven out over the decades due to **gentrification**, I have stubbornly hung on.

I have no regrets, and don't live in the past, but I miss the diversity of my neighborhood when people of modest income could afford to live here before the first tech boom. The community of those times not only provided needed services but also contributed to our world famous cultural, musical and artistic identity.

PLEASE scrap the Mayor's massive, destructive ordinance that will further gentrify neighborhoods all over the city and **draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.**

Affordability is the road back to a culturally diverse and thriving community. Please don't hand the keys of the city over to developers who will build vast amounts of market rate housing for the affluent, perpetuating the decline of what makes our city unique and worth calling "home" for people of all income levels.

Thank you,
Michael Woods

From:	Carroll, John (BOS)
To:	Thomas Soper AIA
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment; Ordinance File #230446 MON, NOV 27 HEARING: Demand Supervisors "GUT & REPLACE" Mayor"s Attack on Environment & Affordable Housing
Date:	Monday, November 27, 2023 10:24:10 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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: Thomas Soper AIA <tsarchaia@gmail.com>
Sent: Monday, November 27, 2023 1:47 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment; Ordinance File #230446 MON, NOV 27 HEARING: Demand Supervisors "GUT & REPLACE" Mayor's Attack on Environment & Affordable Housing

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

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

Dear Supervisors,

As an Architect and Planner who has practiced over 40 years from this City and with this City and one old enough to be knowledgeable of the legislative devastating mistakes of U.S. urban housing history, but has also lived in, practiced, and seen its disastrous consequences across this Country, the Board teeters once again on acting out of desperation rather than providing housing for the right reasons.

To illustrate this is not personal opinion but an essential public debate, the Press has described the issue (Chronicle 11-22-23), making conspicuous City Officials‘ contradictory comments and double talk which are alarmingly transparent: these are comments by our representatives being offered up as a diversion rather than the source of problem solving for the City’s Housing needs.

Supervisor Melgar said of this legislation in the Chronicle , “We will get it passed” and the timing of the legislation would avoid “the “builder’s remedy” kicking in, the 50-story tower at the beach, or any other nonsense.” Unfortunately, she cannot guarantee both the Tower’s dismissal or any other nonsense. But more importantly: is this reference to “Builder’s remedy” a scare tactic to th people of San Francisco or rather, an authoritarian, uniformed, non-democratic reactionary response? The Press writes so.

To illustrate additional misleading portions in this Supervisors repose, "Timing" ..and getting housing done "right"….. are two different objectives and shortcuts always produce urban decay while the other alternatives, creates urban equilibrium. Please stop and consider the superficiality of legislating by "Builders remedy" or any other cursory methods. Please travel to Asia and see what that method produces.

Even Planning Director Hillis shrinks from this threatening view that ,"There might be one or more builder's remedy projects that would come in (?), but the 2700 is the one we know about for certain," (?) What is that withheld information? This too is misleading speculation but still at odds with what Supervisor Melgar alleges is what the City, not the Constituency, must avoid. The Supervisors need to get some "skin" in this game to understand. And equally important, Hillis' statement doesn't recognize the vagaries of how developers make money or what they will shortcut. Thus the need to structure any corporate involvement by thoughtful legislation is necessary, not cut and paste.

The confusion continues in the Board's remarks: at the Board level, doing the "right thing" for the West Side is largely unknown and purposefully unlucid to both the public and apparently other Supervisors.

Supervisor Engardio argues in the Chronical, "Let's meet the State deadline and avoid the consequences of builders (remedy) being able to do whatever they want," He continued, "A Salesforce-sized tower plopped on the sand next to the ocean is wrong for so many reasons." How about asking what else is wrong about the block by block plan for destructing the Dolger plan of the West side.?

Does this Supervisor think developers will not do damage to the existing fabric of his District, left to poorly written, cut and paste legislation? The truth is there is no Master Plan for his District, only a euphemism called "soft sites".

With all due respect, this Supervisor's fascination with Paris, is cursory and not a model. Vienna or even Cambridge, Mass. might be useful as a model but nonetheless requires professionals to guide a new model, not legislators. As a society, we do not allow legislators to do heart surgery. There is no independent third party review (which is normal professional due diligence) to legitimate development claims and then legislate.

Engardio seems to understand when a housing proposal is obscenely absurd but, offering up a little "Domes-City" from a colleague is not how genuinely affordable housing is done within our society's delivery system.

What Supervisors Melgar and Engardio seem to share is an amorphous need to avoid a threat, (which they know is quite probable): Housing non-sense.

These Supervisors admit housing development based on the "builders remedy", is antithetical somehow. But we already know that the City's arbitrary process of "soft" or "opportunity sites" is not housing by design. It is design without concern for "unintended consequences" or heeding attention to historical lessons learned..

If this legislation is driven by Sacramento's punitive plan against the City mismanagement or misunderstanding, (such as what is buried in the flawed RHNA system), then the more important duty of the Board of Supervisors is facilitating housing for the right reasons.

The first step is to recognize it is imperative that the Board represent both property owner and renter welfare in this City and STOP seeking to negotiate amendments to the Engardio-Breed-

Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance based on the following core values:

1) **Revise the State's Rhetoric on Affordable housing**- We do not have a Housing crisis as a few brave supervisors admit; we have an unaffordable Housing crisis. Two very different things.

The focus of this legislation needs to shift to assure the delivery (not just checking a box) of livable units for families and individuals making less than $80,000 per year from "cradle to grave".

The City already has precedents to draw from local success stories: 833 Bryant, 4900 Geary , 1369 43rd Ave, Valencia Gardens in the Mission, and 365 Fulton Street projects, all projects that are site specific based, which is a time honored planning principle exclusively performed by licensed professionals (not legislators). This legal structure is unknowingly being circumvented by this legislation.

All of these examples above can be can be greatly improved upon especially regarding their fiscal procurement method. But such examples as 370 Stanyan and 2550 Irving and others are disgraceful environments to their future occupants. And remember that SB 35, 9 and 10 are cut from the same unprofessional mind-set in Sacramento.

This alternate recommended combination of rational design analysis can produce a new model legislation for the right reasons. This insight will uniquely recognize the needs of homelessness as a separate medical solution as evidenced in the 365 Fulton solution. But contrary to the medical professional's recommendations, they retreat from the City's machinations. But it's more basic: Density with dignity is the mantra to guide legislation. (see item 3 for situational parallel)

2) **The Downtown Core is priority one**- Considering the 35 % vacancy rate of existing office space downtown, the massive loss of tax revenue, with property laying fallow in a once vibrate and destination Downtown. This is a Detroit-like plan for its demise. I lived through and in this tragedy. This is not "dystopian" commentary as Supervisor Engardio has described to cloud the crisis. This City should concentrate on the restoration of the downtown core as New York City is doing right now.

The West side is a diversion from the existential necessity of the downtown core conversion. Its scale and density demands this as urbanists confirm. Temporarily facilities are also feasible and so is Public land. The Planning Department has toyed with these options.

But then why does this legislation invent a need for a range income from $150 k to 200K? This range is not the priority or the problem. The "missing middle" is something else according to experts. This legislation will only cause more gentrification under the Engardio-Breed-Dorsey fantasy. The private market can manage this range.

3) **The Simultaneity of the Global Warming Crisi , Equity, and the Environmental Threat**- As a LEED AP and a practitioner from as far back as Ian McHarg's admonitions, this is a multiple emergency and should be understood as such. It is a profound and unprecedented existential threat. The "Builder's remedy is a simplistic un professional reaction to the reality and science of Global Warming and Climate change science.

But even more complex, because it is a multiple phenomenon, it has been exacerbated by

Governmental outdated systemic inabilities to deal with it to be sure. The City as well as the State compartmentalizes these problems and thus prevents the necessary collaboration of their solutions. The problem is not exclusively legal and for the City Attorney to solve it is folley. It is multi-dimensional. The present single line City approval process for its resolve, is obsolete.

Unbeknownst to the many regulatory agencies, City and State, they are all compartmentalized. The Global warming Crisis is critically intertwined with the Equity crisis and other social issues. Each agencies define their boundaries too short. Particularly, we know providing housing for income brackets $80,000 K and downward have inadequate fiscal systems to realize this necessity. There is little incentive for the private sector to participate but equally, because Non-profits mechanisms consistently practice unacceptable compromises for below market rate housing, they too are not the answer. But with proper legislation, there is prospect.

These BMR income groupings should be your focus: they need the same basic health, safety and socio-psychological housing features to their homes as other higher brackets of income. In short, all housing is medical, (this is buried in our codes) and this reality should be renewed for regulatory agencies.

It is understandable that legislators might not fully understand this change if they are not currently licensed to practice the design of housing. One such publicized instance the City and State is presently allowing (but should never be allowed) is building for BMR folks on contaminated land. Another is over densifying like 370 Stanyan and 2550 Irving. HCD used to admonish practitioners to not overconcentrate. But the meaning of the word “Density” has been left to unlicensed opinion. This is what other authoritarian governments do, and for lack of genuine considerations of family health, our success stories offer a way forward.. Vive Valencia Gardens for families.

Furthermore, master planning for housing that supplies the need for $80 K AI and below, while presently non-existent, must be a balancing act that legislation needs to reflect. Present City approval process cannot accommodate this. Calls for streamlining without understanding the administrative obstacles, miss the point and promote a further downward spiral, as evidenced by continued exponential increase of graft already published regarding specific City departments, much like what happened to Detroit but for different circumstances.

We need legislation that has the ability to adapt intelligently to this multiple crisis and a foundation of human-based processes and design principles. That is why all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings should be re-integrated into this legislation, but also along with a commitment from the City to civic government restructuring in response to existential global and humanitarian changes..

It is helpful to put this exigency in perspective: it is tantamount to what the Federal Government did in 1942 and this is a circumstance for adaptive existential change for this unprecedented new crisis. We also cannot forget to include the societal changes that have been brought on by the pandemic and how this affects housing and City Planning overall. Sacramento’s thinking is pre-dated to these lessons from the pandemic and must be convinced to recognize this.

In summary, this ordinance is not like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in unintended consequences like Detroit’s experience. It is still

trying to rise from its ashes.

The serious damage this legislation would cause to San Francisco is in your hands. Its neighborhoods need masterplans for community well-being not reckless densification. And the elusive goal of affordable housing are pushed out even farther out by this legislation's proposed provisions.

Thank you,

Thomas Soper

Thomas Soper AIA
Architect
P 1.415.902.9457
F 1.415.566.0465

From:	Carroll, John (BOS)
To:	RL
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: OPPOSE THIS ORDINANCE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, November 27, 2023 10:24:01 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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From: RL <redpl@aol.com>
Sent: Sunday, November 26, 2023 4:26 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: OPPOSE THIS ORDINANCE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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

Dear Supervisors,

I have written 3-4 prior as my comments & thoughts have not changed!!

Please FORGIVE THE CAPS but felt needed to highlight points. Also, I may be repeating some of those points/comments from previous letters but felt important to repeat and emphasize them.

1) There is NO reason to keep creating ordinances like this or any others. They will DESTROY OUR NEIGHBORHOODS for MANY reasons (e.g.

INFRASTRUCTURE, TRAFFIC, ENVIRONMENT ETC.) as to BUILD ON EVERY CORNER / 4 PLEXES ON EVERY SFR LOT REGARDLESS OF THE HEIGHT BUT ESPECIALLY DO NOT BUILD OVER 2 STORIES

2) The POPULATION HAS & IS STILL DECLINING! There are ALREADY APPROXIMATELY 143,000 units (that will be, are & in the pipeline) AVAILABLE. The MATH is SIMPLE! 143,000 - 82,000 RHNA #'S = 61,000 LEFT. THERE ARE OTHER OPTIONS - AKA CONVERTING EXISTING UNITS/HOUSING!

3) There are NO reasons to BUILD MORE HOUSING when there are PLENTY VACANT UNITS (SFR/OTHER) that can be CONVERTED.

4) RHNA (HCD) has INCORRECTLY OVER-INFLATED THE # OF HOUSING WE NEED IN SF / CALIFORNIA. Support an AUDIT!

5) These type Ordianance will NOT BE FINANCIALLY BENEFICIAL TO THE PERSON SELLING THEIR HOME -
EXAMPLES:
a) Owner(s) will have to pay CAPITAL GAINS - CREATING LESS FINANCIAL POWER/FREEDOM available to Owner(s)

b) Will NEED most likely to RENT somewhere while unit is being constructed and will DEPLETE THEIR FUNDS
c) CREATES STRESS & COSTS OF MOVING OUT & BACK IN INTO A UNIT ONCE BUILT/AVAILABLE, which a UNIT MAY NOT EVEN BE AVAILABLE to the Owner(S) who sold property to build one of these NEW Housing Units/Projects
d) Owner will have GONE THROUGH MORE FUNDS and have LESS FUNDS AVAILABLE TO THEM.
e) WILL NOT have an ASSET TO LEAVE TO THEIR HEIRS

6) Here is what is going to happen, some of you may remember GENEVA TOWERS, some of you may have heard about it, but at any rate, this is URBAN RENEWAL 2.0! These will SIT VACANT & BECOME A BLIGHT ON THE COMMUNITY because they WILL NOT SELL. Projects like this are FOLLOWING THE SAME TRAJECTORY!
A current perfect example of this is THE WESTERLY @ 2800 SLOAT / WAWONA. This complex has been completed for 5 years and believe only 1/3 are sold at present (mostly to speculators). It appears a small percentage of these are actually owner occupied . Most seem to be occupied by renters or Airbnb which may NOT be allowed by the Complex By-laws. The REST SIT VACANT! The BUILDING has been FALLING APART ALREADY and they are STRIPPING DOWN THE SIDING THAT WAS

FALLING APART and CONSTRUCTED POORLY. This is a BLIGHT on the NEIGHBORHOOD.

7) If this Ordinance passes, it most likely will be MANAGED by a Non-Profit. We ALL know the ISSUES and how BADLY the NON-PROFITS MANAGE ANYTHING IN THIS CITY !

8) We should NOT allow DEVELOPERS, the CITY or the STATE to CREATE BILLS OR ORDINANCES TO BUILD UNDER THE GUISE OF AFFORDABLE HOUSING. IT'S ANYTHING BUT AFFORDABLE, IT'S SUBSIDIZED HOUSING TO FUND DEVELOPERS, REAL ESTATE SPECULATORS & RETIREMENT FUNDS.

9) Finally, as much as I adore Paris, we are NOT PARIS! We are SAN FRANCISCO & UNIQUE! Please do NOT DESTROY our SFR NEIGHBORHOODS!

Please READ the LETTER below from The Coalition with ALL OTHER IMPORTANT POINTS.

Thank you.
Renee Lazear
D4 Resident
SON-SF ~ Save Our Neighborhoods SF

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate

housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,
Renee Lazear
D4 Resident
SON-SF ~ Save Our Neighborhoods SF

From:	Michael Woods
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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 from Michael Woods: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, November 27, 2023 1:16:53 PM

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Dear Supervisors,

Since the 1970s the affordability of my rent controlled apartment near Haight Ashbury is the only thing that has allowed me to remain in the city I love. Unlike so many friends and neighbors who were driven out over the decades due to **gentrification**, I have stubbornly hung on.

I have no regrets, and don't live in the past, but I miss the diversity of my neighborhood when people of modest income could afford to live here before the first tech boom. The community of those times not only provided needed services but also contributed to our world famous cultural, musical and artistic identity.

PLEASE scrap the Mayor's massive, destructive ordinance that will further gentrify neighborhoods all over the city and **draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.**

Affordability is the road back to a culturally diverse and thriving community. Please don't hand the keys of the city over to developers who will build vast amounts of market rate housing for the affluent, perpetuating the decline of what makes our city unique and worth calling "home" for people of all income levels.

Thank you,
Michael Woods

From:	Mary OConnor
To:	Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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)
Subject:	Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, November 27, 2023 5:56:50 PM

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Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce **affordable** housing for families making less than $80,000 per year.
-
-
-

Corporate Housing Takeovers - **The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.**

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". **We already have a 50% oversupply of housing for those income levels!**
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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 - This ordinance 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 - This ordinance is 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.**

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,
Mary Ellen O'Connor
94122

From:	Carroll, John (BOS)
To:	lgpetty
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS)
Subject:	RE: For File 231175 Item #6 LUC Agenda 11/27/23 & File 230446 Item #5 plus distribution to all Members
Date:	Monday, November 27, 2023 10:39:00 AM
Attachments:	image001.png

Thank you for your comment letter. I have added the letter to the files for the ordinance and resolution matters both.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

- Board of Supervisors File No. 230446
- Board of Supervisors File No. 231175

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: lgpetty <lgpetty@juno.com>
Sent: Saturday, November 25, 2023 2:03 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: For File 231175 Item #6 LUC Agenda 11/27/23 & File 230446 Item #5 plus distribution to all Members

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

November 24, 2023

re: File 231175 LUC Item #6 Nov. 27 2023 requesting City Attorney and City Lobbyist to seek HCD extention re the deadline for San Francisco's Housing Element Implementation Action Plan, and to revise and correct HCD's Oct. 25 Review/Letter.

And re: File 230446 Item #5 Constraints Reduction legislation.

Dear Land Use Committee Members: Chair Melgar and Supervisors Peskin and Preston,

I urge you to adopt the Peskin/Chan resolution seeking additional time, and development of a city rebuttal to the HCD review/letter's incorrect statements and strong-arm tactics.

I also urge you NOT to adopt or pass through the Mayor's Contraints Reduction legislation.

Regarding the Peskin/Chan resolution: there is a complete disconnect between the real estate industry-serving HCD review and the facts on the ground. The HCD review ignores the current market rate housing sales and rental downturn in SF, the city's considerable achievements in producing housing, and the impossibility of building enough affordable housing without adequate state or federal funds.

Regarding Mayor Breed's legislation, proponents have been falsely claiming it's purpose is to produce affordable housing. This bill, to the contrary, is about building unaffordable high-rise and mid-rise luxury condos deep into neighborhoods, while removing protective regulation and public scrutiny--totally without equity or fairness--thus encouraging a speculation frenzy of land-grabbing and demolition of rent contolled housing. No matter how many amendments are added, they are just pretty ribbons covering a giant box of ugliness.

The state HCD review/letter **orders** our city to pass Mayor Breed's legislation. If we don't, It threatens to withhold transit and affordable housing funds, and remove local planning control until we do. This is a self-defeating Catch 22 at best...and the harshest bullying blackmail at worst.

Please halt the Constraints Reduction package.

Approve the Peskin/Chan resolution.

Respectfully,

Lorraine Petty
District 2 senior voter
Affordable housing advocate for seniors and people with disabilities

From:	Carroll, John (BOS)
To:	Christopher Roach
Cc:	Kevin Riley; Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS)
Subject:	RE: AIA SF letter in support of Constraints Removal ordinance - BOS File No. 230446
Date:	Monday, November 27, 2023 10:23:00 AM
Attachments:	image001.png AIASF Housing for All ordinance Support with members 11.27.pdf

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Christopher Roach <chris@studiovara.com>
Sent: Monday, November 27, 2023 6:24 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Kevin Riley <kriley82@gmail.com>
Subject: AIA SF letter in support of Constraints Removal ordinance

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

Hello,

Please find attached the letter of support for the Constraints Removal ordinance (BOS file #230446), along with signatures from the architecture community, respectfully submitted for the Land Use and Transportation Committee hearing today.

Best regards,

+

Christopher A. Roach AIA IIDA LEED *(he/him/his)*
Principal

Studio VARA
3130 20Th St. Suite 190
San Francisco, CA 94110

studiovara.com

T. 415 826-1367
M. 415 609-1264

From:	Carroll, John (BOS)
To:	Jean Barish
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: GUT & REPLACE Housing Ordinance File #230446 - SF Board of Supervisors Land Use Committee Nov. 27 Agenda Item #5
Date:	Monday, November 27, 2023 10:23:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Jean Barish <jeanbbarish@hotmail.com>
Sent: Sunday, November 26, 2023 6:04 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: GUT & REPLACE Housing Ordinance File #230446 - SF Board of Supervisors Land Use Committee Nov. 27 Agenda Item #5

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Dear Supervisors,

I am writing to urge you to **GUT & REPLACE** the pending Engardio-Breed-Dorsey Housing Ordinance, and draft a new ordinance that will produce the housing that San Francisco desperately needs - 100% affordable housing for families making less than $80,000. A replacement ordinance must also protect San Francisco's laws ensuring community noticing and Discretionary Review, Demolition Review, Conditional Use Review, and Appeal hearings.

Tweaking this proposed Ordinance will not solve its many problems. You must **GUT & REPLACE** it. The pending Ordinance contains unprecedented and unacceptable waivers of many local environmental, community and demolition reviews, all in the name of producing housing called "affordable" when most of that housing would be for families making over $230,000 per year!

There are many reasons this Ordinance should not be approved:

The Decision-Making Process is Undemocratic. We need to scrap this Ordinance and draft legislation that will produce 100% affordable housing for families making

less than $80,000 per year. This Ordinance does not do that, and it must be discarded. Start over. Pay attention to the needs of all San Franciscans, not just the desires of greedy, rapacious developers who cannot wait to create market-rate housing that only the wealthy will be able to afford. Amending this misguided legislation will not remedy its problems. You must GUT & REPLACE it with carefully considered legislation that will meet the true housing needs of the San Franciscans you represent.

This Ordinance Will Exacerbate, not Help Solve, the Homelessness Crisis. This Ordinance will drive most rents citywide even higher, pushing 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.

This Ordinance Will Exacerbate, not Help Solve, the Unaffordable Housing Crisis. This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". There is already a 50% oversupply of housing for those income levels.

There are Already More Than Enough Market-Rate Units. San Francisco has at least 60,000 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 - This ordinance 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").

In addition, this ordinance is 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.

In Conclusion, this Ordinance is an unacceptable attack on San Francisco's environmental, economic, cultural, and community integrity. Please **GUT & REPLACE** this Ordinance.

Thank you,

Jean B Barish
D1 Resident

From:	Carroll, John (BOS)
To:	RL
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: OPPOSE THIS ORDINANCE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, November 27, 2023 10:23:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: RL <redpl@aol.com>
Sent: Sunday, November 26, 2023 4:26 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: OPPOSE THIS ORDINANCE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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Dear Supervisors,

I have written 3-4 prior as my comments & thoughts have not changed!!

Please FORGIVE THE CAPS but felt needed to highlight points. Also, I may be repeating some of those points/comments from previous letters but felt important to repeat and emphasize them.

1) There is NO reason to keep creating ordinances like this or any others. They will DESTROY OUR NEIGHBORHOODS for MANY reasons (e.g.

INFRASTRUCTURE, TRAFFIC, ENVIRONMENT ETC.) as to BUILD ON EVERY CORNER / 4 PLEXES ON EVERY SFR LOT REGARDLESS OF THE HEIGHT BUT ESPECIALLY DO NOT BUILD OVER 2 STORIES

2) The POPULATION HAS & IS STILL DECLINING! There are ALREADY APPROXIMATELY 143,000 units (that will be, are & in the pipeline) AVAILABLE. The MATH is SIMPLE! 143,000 - 82,000 RHNA #'S = 61,000 LEFT. THERE ARE OTHER OPTIONS - AKA CONVERTING EXISTING UNITS/HOUSING!

3) There are NO reasons to BUILD MORE HOUSING when there are PLENTY VACANT UNITS (SFR/OTHER) that can be CONVERTED.

4) RHNA (HCD) has INCORRECTLY OVER-INFLATED THE # OF HOUSING WE NEED IN SF / CALIFORNIA. Support an AUDIT!

5) These type Ordianance will NOT BE FINANCIALLY BENEFICIAL TO THE PERSON SELLING THEIR HOME -
EXAMPLES:
a) Owner(s) will have to pay CAPITAL GAINS - CREATING LESS FINANCIAL POWER/FREEDOM available to Owner(s)

b) Will NEED most likely to RENT somewhere while unit is being constructed and will DEPLETE THEIR FUNDS
c) CREATES STRESS & COSTS OF MOVING OUT & BACK IN INTO A UNIT ONCE BUILT/AVAILABLE, which a UNIT MAY NOT EVEN BE AVAILABLE to the Owner(S) who sold property to build one of these NEW Housing Units/Projects
d) Owner will have GONE THROUGH MORE FUNDS and have LESS FUNDS AVAILABLE TO THEM.
e) WILL NOT have an ASSET TO LEAVE TO THEIR HEIRS

6) Here is what is going to happen, some of you may remember GENEVA TOWERS, some of you may have heard about it, but at any rate, this is URBAN RENEWAL 2.0! These will SIT VACANT & BECOME A BLIGHT ON THE COMMUNITY because they WILL NOT SELL. Projects like this are FOLLOWING THE SAME TRAJECTORY!
A current perfect example of this is THE WESTERLY @ 2800 SLOAT / WAWONA. This complex has been completed for 5 years and believe only 1/3 are sold at present (mostly to speculators). It appears a small percentage of these are actually owner occupied . Most seem to be occupied by renters or Airbnb which may NOT be allowed by the Complex By-laws. The REST SIT VACANT! The BUILDING has been FALLING APART ALREADY and they are STRIPPING DOWN THE SIDING THAT WAS

FALLING APART and CONSTRUCTED POORLY. This is a BLIGHT on the NEIGHBORHOOD.

7) If this Ordinance passes, it most likely will be MANAGED by a Non-Profit. We ALL know the ISSUES and how BADLY the NON-PROFITS MANAGE ANYTHING IN THIS CITY !

8) We should NOT allow DEVELOPERS, the CITY or the STATE to CREATE BILLS OR ORDINANCES TO BUILD UNDER THE GUISE OF AFFORDABLE HOUSING. IT'S ANYTHING BUT AFFORDABLE, IT'S SUBSIDIZED HOUSING TO FUND DEVELOPERS, REAL ESTATE SPECULATORS & RETIREMENT FUNDS.

9) Finally, as much as I adore Paris, we are NOT PARIS! We are SAN FRANCISCO & UNIQUE! Please do NOT DESTROY our SFR NEIGHBORHOODS!

Please READ the LETTER below from The Coalition with ALL OTHER IMPORTANT POINTS.

Thank you.
Renee Lazear
D4 Resident
SON-SF ~ Save Our Neighborhoods SF

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate

housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,
Renee Lazear
D4 Resident
SON-SF ~ Save Our Neighborhoods SF

From:	Carroll, John (BOS)
To:	anastasia Yovanopoulos
Cc:	Mandelman, Rafael (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Peskin, Aaron (BOS)
Subject:	RE: Prohibit the Demolition Rent Controlled Housing - BOS File No. 230446
Date:	Monday, November 27, 2023 10:21:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: anastasia Yovanopoulos <shashacooks@yahoo.com>
Sent: Saturday, November 25, 2023 1:26 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Cc: Carroll, John (BOS) <john.carroll@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Subject: Prohibit the Demolition Rent Controlled Housing

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Dear Chair Melgar and Land Use Committee members Preston and Peskin,

Mayor Breed's proposed Constraints Reduction Ordinance #230446 is fatally flawed legislation that I urge you to reject. San Francisco's Housing Element expressly prohibits the demolition of rent controlled housing. The provisions in #230446 conflict with it.

Our rent controlled housing stock is the most affordable housing in the city. We need to keep on keeping people housed, and not displace them from their homes.

Mayor Breed's proposed Constraints Reduction Ordinance #230446 does not prohibit the demolition of rent controlled housing. It seriously conflicts with SF's Housing Element, and must be rejected.

Sincerely,
Anastasia Yovanopoulos, Coordinator
SF Tenants Union Land Use & Planning Watch Committee

From:	Carroll, John (BOS)
To:	Thomas Soper AIA
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment; Ordinance File #230446 MON, NOV 27 HEARING: Demand Supervisors "GUT & REPLACE" Mayor"s Attack on Environment & Affordable Housing
Date:	Monday, November 27, 2023 10:24:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
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From: Thomas Soper AIA <tsarchaia@gmail.com>
Sent: Monday, November 27, 2023 1:47 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment; Ordinance File #230446 MON, NOV 27 HEARING: Demand Supervisors "GUT & REPLACE" Mayor's Attack on Environment & Affordable Housing

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

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

Dear Supervisors,

As an Architect and Planner who has practiced over 40 years from this City and with this City and one old enough to be knowledgeable of the legislative devastating mistakes of U.S. urban housing history, but has also lived in, practiced, and seen its disastrous consequences across this Country, the Board teeters once again on acting out of desperation rather than providing housing for the right reasons.

To illustrate this is not personal opinion but an essential public debate, the Press has described the issue (Chronicle 11-22-23), making conspicuous City Officials‘ contradictory comments and double talk which are alarmingly transparent: these are comments by our representatives being offered up as a diversion rather than the source of problem solving for the City’s Housing needs.

Supervisor Melgar said of this legislation in the Chronicle , “We will get it passed” and the timing of the legislation would avoid “the “builder’s remedy” kicking in, the 50-story tower at the beach, or any other nonsense.” Unfortunately, she cannot guarantee both the Tower’s dismissal or any other nonsense. But more importantly: is this reference to “Builder’s remedy” a scare tactic to th people of San Francisco or rather, an authoritarian, uniformed, non-democratic reactionary response? The Press writes so.

To illustrate additional misleading portions in this Supervisors repose, "Timing" ..and getting housing done "right"….. are two different objectives and shortcuts always produce urban decay while the other alternatives, creates urban equilibrium. Please stop and consider the superficiality of legislating by "Builders remedy" or any other cursory methods. Please travel to Asia and see what that method produces.

Even Planning Director Hillis shrinks from this threatening view that ,"There might be one or more builder's remedy projects that would come in (?), but the 2700 is the one we know about for certain," (?) What is that withheld information? This too is misleading speculation but still at odds with what Supervisor Melgar alleges is what the City, not the Constituency, must avoid. The Supervisors need to get some "skin" in this game to understand. And equally important, Hillis' statement doesn't recognize the vagaries of how developers make money or what they will shortcut. Thus the need to structure any corporate involvement by thoughtful legislation is necessary, not cut and paste.

The confusion continues in the Board's remarks: at the Board level, doing the "right thing" for the West Side is largely unknown and purposefully unlucid to both the public and apparently other Supervisors.

Supervisor Engardio argues in the Chronical, "Let's meet the State deadline and avoid the consequences of builders (remedy) being able to do whatever they want," He continued, "A Salesforce-sized tower plopped on the sand next to the ocean is wrong for so many reasons." How about asking what else is wrong about the block by block plan for destructing the Dolger plan of the West side.?

Does this Supervisor think developers will not do damage to the existing fabric of his District, left to poorly written, cut and paste legislation? The truth is there is no Master Plan for his District, only a euphemism called "soft sites".

With all due respect, this Supervisor's fascination with Paris, is cursory and not a model. Vienna or even Cambridge, Mass. might be useful as a model but nonetheless requires professionals to guide a new model, not legislators. As a society, we do not allow legislators to do heart surgery. There is no independent third party review (which is normal professional due diligence) to legitimate development claims and then legislate.

Engardio seems to understand when a housing proposal is obscenely absurd but, offering up a little "Domes-City" from a colleague is not how genuinely affordable housing is done within our society's delivery system.

What Supervisors Melgar and Engardio seem to share is an amorphous need to avoid a threat, (which they know is quite probable): Housing non-sense.

These Supervisors admit housing development based on the "builders remedy", is antithetical somehow. But we already know that the City's arbitrary process of "soft" or "opportunity sites" is not housing by design. It is design without concern for "unintended consequences" or heeding attention to historical lessons learned..

If this legislation is driven by Sacramento's punitive plan against the City mismanagement or misunderstanding, (such as what is buried in the flawed RHNA system), then the more important duty of the Board of Supervisors is facilitating housing for the right reasons.

The first step is to recognize it is imperative that the Board represent both property owner and renter welfare in this City and STOP seeking to negotiate amendments to the Engardio-Breed-

Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance based on the following core values:

1) **Revise the State's Rhetoric on Affordable housing**- We do not have a Housing crisis as a few brave supervisors admit; we have an unaffordable Housing crisis. Two very different things.

The focus of this legislation needs to shift to assure the delivery (not just checking a box) of livable units for families and individuals making less than $80,000 per year from "cradle to grave".

The City already has precedents to draw from local success stories: 833 Bryant, 4900 Geary , 1369 43rd Ave, Valencia Gardens in the Mission, and 365 Fulton Street projects, all projects that are site specific based, which is a time honored planning principle exclusively performed by licensed professionals (not legislators). This legal structure is unknowingly being circumvented by this legislation.

All of these examples above can be can be greatly improved upon especially regarding their fiscal procurement method. But such examples as 370 Stanyan and 2550 Irving and others are disgraceful environments to their future occupants. And remember that SB 35, 9 and 10 are cut from the same unprofessional mind-set in Sacramento.

This alternate recommended combination of rational design analysis can produce a new model legislation for the right reasons. This insight will uniquely recognize the needs of homelessness as a separate medical solution as evidenced in the 365 Fulton solution. But contrary to the medical professional's recommendations, they retreat from the City's machinations. But it's more basic: Density with dignity is the mantra to guide legislation. (see item 3 for situational parallel)

2) **The Downtown Core is priority one**- Considering the 35 % vacancy rate of existing office space downtown, the massive loss of tax revenue, with property laying fallow in a once vibrate and destination Downtown. This is a Detroit-like plan for its demise. I lived through and in this tragedy. This is not "dystopian" commentary as Supervisor Engardio has described to cloud the crisis. This City should concentrate on the restoration of the downtown core as New York City is doing right now.

The West side is a diversion from the existential necessity of the downtown core conversion. Its scale and density demands this as urbanists confirm. Temporarily facilities are also feasible and so is Public land. The Planning Department has toyed with these options.

But then why does this legislation invent a need for a range income from $150 k to 200K? This range is not the priority or the problem. The "missing middle" is something else according to experts. This legislation will only cause more gentrification under the Engardio-Breed-Dorsey fantasy. The private market can manage this range.

3) **The Simultaneity of the Global Warming Crisi , Equity, and the Environmental Threat**- As a LEED AP and a practitioner from as far back as Ian McHarg's admonitions, this is a multiple emergency and should be understood as such. It is a profound and unprecedented existential threat. The "Builder's remedy is a simplistic un professional reaction to the reality and science of Global Warming and Climate change science.

But even more complex, because it is a multiple phenomenon, it has been exacerbated by

Governmental outdated systemic inabilities to deal with it to be sure. The City as well as the State compartmentalizes these problems and thus prevents the necessary collaboration of their solutions. The problem is not exclusively legal and for the City Attorney to solve it is folley. It is multi-dimensional. The present single line City approval process for its resolve, is obsolete.

Unbeknownst to the many regulatory agencies, City and State, they are all compartmentalized. The Global warming Crisis is critically intertwined with the Equity crisis and other social issues. Each agencies define their boundaries too short. Particularly, we know providing housing for income brackets $80,000 K and downward have inadequate fiscal systems to realize this necessity. There is little incentive for the private sector to participate but equally, because Non-profits mechanisms consistently practice unacceptable compromises for below market rate housing, they too are not the answer. But with proper legislation, there is prospect.

These BMR income groupings should be your focus: they need the same basic health, safety and socio-psychological housing features to their homes as other higher brackets of income. In short, all housing is medical, (this is buried in our codes) and this reality should be renewed for regulatory agencies.

It is understandable that legislators might not fully understand this change if they are not currently licensed to practice the design of housing. One such publicized instance the City and State is presently allowing (but should never be allowed) is building for BMR folks on contaminated land. Another is over densifying like 370 Stanyan and 2550 Irving. HCD used to admonish practitioners to not overconcentrate. But the meaning of the word “Density” has been left to unlicensed opinion. This is what other authoritarian governments do, and for lack of genuine considerations of family health, our success stories offer a way forward.. Vive Valencia Gardens for families.

Furthermore, master planning for housing that supplies the need for $80 K AI and below, while presently non-existent, must be a balancing act that legislation needs to reflect. Present City approval process cannot accommodate this. Calls for streamlining without understanding the administrative obstacles, miss the point and promote a further downward spiral, as evidenced by continued exponential increase of graft already published regarding specific City departments, much like what happened to Detroit but for different circumstances.

We need legislation that has the ability to adapt intelligently to this multiple crisis and a foundation of human-based processes and design principles. That is why all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings should be re-integrated into this legislation, but also along with a commitment from the City to civic government restructuring in response to existential global and humanitarian changes..

It is helpful to put this exigency in perspective: it is tantamount to what the Federal Government did in 1942 and this is a circumstance for adaptive existential change for this unprecedented new crisis. We also cannot forget to include the societal changes that have been brought on by the pandemic and how this affects housing and City Planning overall. Sacramento’s thinking is pre-dated to these lessons from the pandemic and must be convinced to recognize this.

In summary, this ordinance is not like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in unintended consequences like Detroit’s experience. It is still

trying to rise from its ashes.

The serious damage this legislation would cause to San Francisco is in your hands. Its neighborhoods need masterplans for community well-being not reckless densification. And the elusive goal of affordable housing are pushed out even farther out by this legislation's proposed provisions.

Thank you,

Thomas Soper

Thomas Soper AIA
Architect
P 1.415.902.9457
F 1.415.566.0465

From:	Carroll, John (BOS)
To:	Celeste Marty
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446
Date:	Monday, November 27, 2023 10:22:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Celeste Marty <celeste.marty@gmail.com>
Sent: Sunday, November 26, 2023 4:57 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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Dear Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

A Bad Decision Making Process - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

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- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
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- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
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- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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.
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- **The Vacant Housing Crisis** - San Francisco has at least 60,000 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** - This ordinance 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").
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- **The Climate Crisis** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Celeste Marty
Sunset Resident
94122

Sent from my iPhone

From:	Carroll, John (BOS)
To:	Bronwen Lemmon
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, November 27, 2023 10:21:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

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-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Bronwen Lemmon <bronwenlemmon@gmail.com>
Sent: Sunday, November 26, 2023 11:19 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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Dear Supervisors,

As a tax paying voter of San Francisco I join all my fellow neighbors in saying that it's time to **stop.** Stop wasting time negotiating amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance. It is a broken ordinance and need overhauling from the ground up. We want all of our SF supervisors to get behind and support a GUT & REPLACE. Only then will a housing ordinance being to TRULY represent what it's meant to do, namely

1) to provide 100% truly affordable housing for families who really do make less than $80,000 per year. Add it stands the housing is for mostly people who earn $230K, which is for the low income. There is plenty of SF housing for the upper income brackets already.

2) to stay true to your voting public and civil rights by protect all current San Francisco laws which ensure environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

3) it's time to do to things well for everyone, not just the few.

Bronwen Lemmon
L & B Psychotherapy
CA 94122

From:	Carroll, John (BOS)
To:	David Romano
Cc:	Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Fieber, Jennifer (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Peskin, Aaron (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:	RE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, November 27, 2023 10:23:00 AM
Attachments:	image001.png

Thank you for your comment letter.

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I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: David Romano <droma4@gmail.com>
Sent: Saturday, November 25, 2023 3:45 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Cc: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS)

<board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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

Dear President Peskin,

Please stop seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is not like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is an extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,

David J. Romano
San Francisco CA 94121

From:	Carroll, John (BOS)
To:	JJ Hollingsworth
Cc:	Peskin, Aaron (BOS); Somera, Alisa (BOS); Barnes, Bill (BOS); Board of Supervisors (BOS); Chan, Connie (BOS); Ronen, Hillary; Groth, Kelly (BOS); Smeallie, Kyle (BOS); Rosas, Lorenzo (BOS); Tam, Madison (BOS); Mandelman, Rafael (BOS); Burch, Percy (BOS); Walton, Shamann (BOS); Thongsavat, Adam (BOS); Herrera, Ana (BOS); Stefani, Catherine (BOS); Safai, Ahsha (BOS); ChanStaff (BOS); Preston, Dean (BOS); DorseyStaff (BOS); EngardioStaff (BOS); Buckley, Jeff (BOS); Fieber, Jennifer (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS); Chung, Lauren (BOS); Carrillo, Lila (BOS); MandelmanStaff, [BOS]; Dorsey, Matt (BOS); MelgarStaff (BOS); Melgar, Myrna (BOS); PeskinStaff (BOS); PrestonStaff (BOS); RonenStaff (BOS); SafaiStaff (BOS); StefaniStaff, (BOS); Angulo, Sunny (BOS); Waltonstaff (BOS)
Subject:	RE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, November 27, 2023 10:23:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: JJ Hollingsworth <fortehouse1498@gmail.com>
Sent: Monday, November 27, 2023 7:10 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Rosas, Lorenzo (BOS)

<Lorenzo.Rosas@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>
Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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

Dear Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram

forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

-
-
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
-
-
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
-
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- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an

environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,
JJ Hollingsworth
Sunset District Resident

From:	Steve Ward
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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); Tom/glassman Andre; Thomas Soper AIA; Greg Gotelli; Asima Arif; nlfederico@msn.com; Mari Eliza; Michael Nohr
Subject:	"Housing" Ordinance File #230446
Date:	Wednesday, November 22, 2023 2:05:44 PM

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

Dear Leaders,

Reject Housing' ordinance File #230446 gutting environmental and community protections against bad real estate development in San Francisco.

SF has the most density west of New York. Look how affordable NYC is. Adopting this ordinance amounts to abandoning your duty to protect quality of life and the beauty and character of San Francisco. Instead of capitulating to Sacramento extortion and encouraging corporate real estate dominance, fill 60,000 empty housing units and 81 million square feet of vacant Office Space 'BEFORE' we allow developers and density advocates to undermine environmental values, quality of life, aesthetic continuity and the character of our neighborhoods while making the people who live here voiceless.

There are sensible alternatives,
Remember the Fontana Building Revolt of the sixties,
Reject Ordinance 234460 and support " Our Neighbor Voices Initiative" to admend the state constitution. The majority of Californians do.

"Gut & Replace" strategy to completely delete all of the Mayor's text and replace it with a new ordinance that will produce 100% truly affordable housing for families making less than $80,000 per year, and which will protect all existing public noticing and hearings for real estate projects.
.org,peskinstaff@sfgov.org,dean.preston@sfgov.org,Kyle.Smeallie@sfgov.org,prestonstaff@sfgov.org
Sun, Oct 29 at 7:55 PM
Dear Leaders,

Reject Housing' ordinance File #230446 gutting environmental and community protections against bad real estate development in San Francisco.

Steve Ward
2nd Gen SFer
La Playa Village
Outer Sunset SF

From: Thomas Schuttish
To: Carroll, John (BOS)
Cc: Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Mandelman, Rafael (BOS); Angulo, Sunny (BOS); Souza, Sarah (BOS); Fieber, Jennifer (BOS); Low, Jen (BOS); Ho, Calvin (BOS); Smeallie, Kyle (BOS); Thongsavat, Adam (BOS)
Subject: Board File 230446 for LUT Monday, November 27, 2023
Date: Wednesday, November 22, 2023 10:06:52 AM
Attachments: Screen Shot 2023-11-22 at 9.18.34 AM.png

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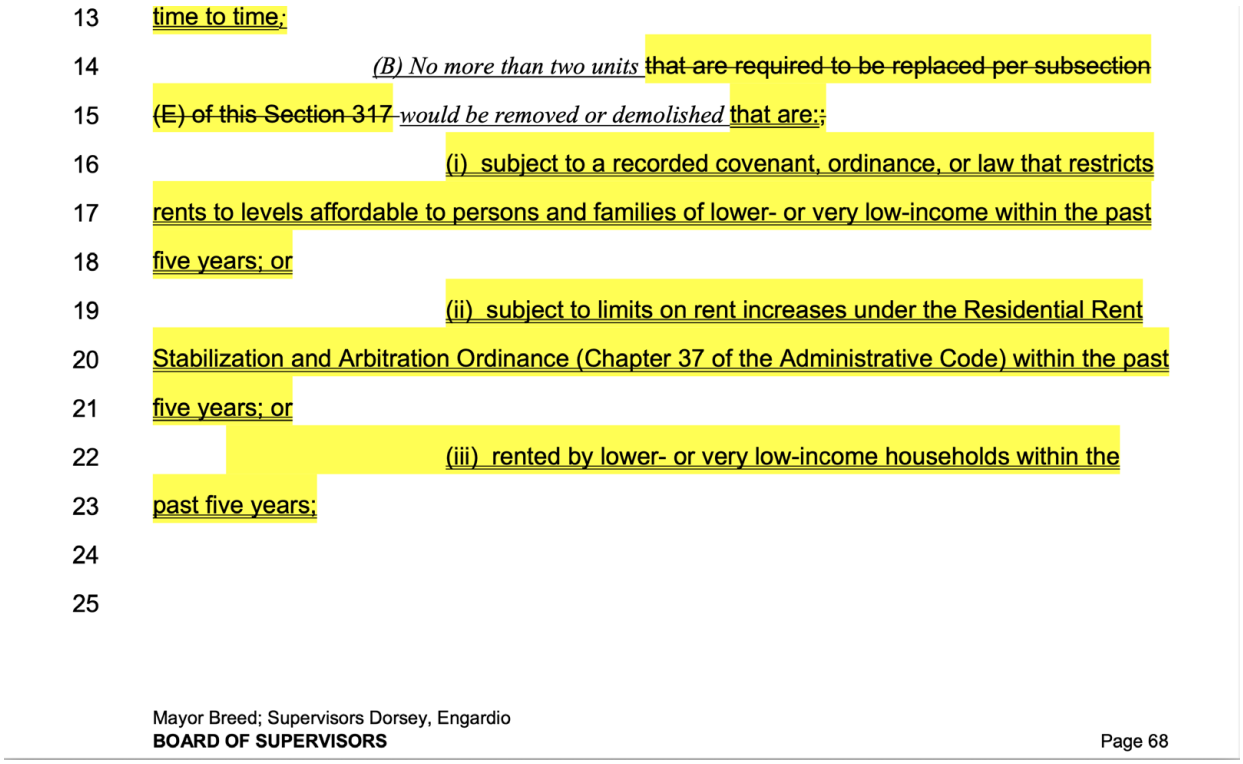

time to time;

(B) No more than two units ~~that are required to be replaced per subsection (E) of this Section 317~~ *would be removed or demolished* that are:;

(i) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower- or very low-income within the past five years; or

(ii) subject to limits on rent increases under the Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) within the past five years; or

(iii) rented by lower- or very low-income households within the past five years;

Mayor Breed; Supervisors Dorsey, Engardio
BOARD OF SUPERVISORS Page 68

Dear Mr. Carroll, Supervisors and Staff:

Attached above is a screenshot from Legislative Version 5, page 68, as found on the LUT Committee Agenda website.

Please note line 14 above. This is proposed Section 317 (c) (2) (B) which starts, *"No more than two units…"*

In Supervisor Mandelman's duplicated File the *"more than two"* is eliminated from this subsection. (See page 72, line 1 of the duplicated File).

This revision from Supervisor Mandelman makes sense.

Why create a potential loophole with three little words?

Please remove the "more than two" phrase before passing the Mayor's Ordinance onto the full Board.

Thank you.

Sincerely,
Georgia Schuttish

From:	Eric Brooks
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	For LAND USE Nov 27: *SUE* vs CA Housing Mandates - Gut & Replace Mayor"s "Housing" Ordinance File #230446
Date:	Tuesday, November 21, 2023 7:13:37 PM

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

Hi Supervisors,

Between the Budget and Legislative Analyst's (BLA's) recent housing vacancy report (link below) and clear reports about the *decline* of the California and San Francisco populations following the pandemic, it is abundantly obvious to anyone with a junior high school education that bills like SB 423 to force obviously unneeded housing projects down the throats of California municipalities, are flat-out completely out of touch with reality, legally ridiculous, and can likely be effectively challenged in court. See the BLA vacancy report at: https://sfbos.org/sites/default/files/BLA.Residential_Vacancies.Update.102022.pdf

Regardless, there is no reason whatsoever to 'negotiate' with a hostile Mayor (who is completely coopted by real estate investment interests) over amendments to her disastrous 'Housing' ordinance File #230446. If we feel we need to put forward a housing ordinance to placate state officials on a deadline by early next year, then that ordinance needs to be written by San Francisco Supervisors, and community organizers, who are strong on affordable housing and environmental policy (*not* written by Mayor Breed and her Big Tech and Big Real Estate donor cronies). **Sue The State, To Block Housing Mandates** See the following link to an article which properly highlights the total insanity of the state's forced housing policy, and shows why the Board of Supervisors and the City Attorney need to move immediately, to sue and file for injunctions, to block the state of California's fantasyland housing mandates. "California's population is still shrinking. These Bay Area counties lost people" by Sophia Bollag for the SF Chronicle LINK: https://www.sfchronicle.com/politics/article/california-population-numbers-18000501.php **GUT & REPLACE Mayor's 'Housing' Ordinance** It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

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This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The

Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

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- **The Vacant Housing Crisis** - San Francisco has at least 60,000 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!

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agencies have falsely declared "cleaned up").

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This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,

Eric Brooks, Coordinator
Our City SF, and San Francisco CEQA Defenders
415-756-8844
http://ourcitysf.org/campaigns/DefendingAffordableHousing.html

From:	Magick Altman
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	Compromise is NOT right!
Date:	Monday, November 20, 2023 7:39:13 PM

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

Hello, We cannot gut the work that has already been done to create truly affordable housing. We have the right to have homes that actually serve the workers, teachers, health care workers, labor, college students, artists and all those who contribute to making this city great!
Politics needs to be about ethical and real solutions, compromising is a nice word for selling out.
In truth, Magick Altman

From:	parrott371@juno.com
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	We Demand Supervisors "GUT & REPLACE" Mayor"s Attack on Environment & Affordable Housing currently set to be heard before Land Use Committee November 21, 2023
Date:	Monday, November 20, 2023 6:46:54 PM

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

---------- Forwarded Message ----------
From: Eric Brooks <brookse32@sonic.net>
To: SF CEQA Defenders <sf_ceqa_defenders@sfpeople.net>
Subject: Email Action & MON, NOV 27 HEARING: Demand Supervisors "GUT & REPLACE" Mayor's Attack on Environment & Affordable Housing
Date: Mon, 20 Nov 2023 16:36:20 -0800

Demand Supervisors "GUT & REPLACE" Mayor-Engardio-Dorsey Attack on Environment & Affordable Housing

Next Hearing: Monday, November 27, 1:30pm at the Land Use & Transportation Committee
Email Comments Now & Attend The Hearing If You Can

Hi all,

If you have not yet done so, email the full Board of Supervisors now to ensure they receive your comment by tomorrow, Tuesday November 21, before the Thanksgiving holiday (see EMAIL ACTION instructions below)

THEN: Attend next Monday's November 27 City Hall Hearing in person if you can.

The Mayor's and Supervisors Joel Engardio and Matt Dorsey's monster 'Housing' ordinance gutting environmental and community protections against bad real estate development in San Francisco, is again before the Land Use & Transportation Committee this Monday, November 27, sometime after 2pm.

We've had success in holding back this legislation but still have a ***major*** problem.

While the ordinance is so destructive, amendments can't fix it, some of our best ally supervisors such as Dean Preston and Aaron Peskin are *still* unacceptably seeking to negotiate with the Mayor to amend the text, when they should instead use a "Gut & Replace"

strategy to completely delete all of the Mayor's text and replace it with a new ordinance that will produce 100% truly affordable housing for families making less than $80,000 per year, and which will protect all existing public noticing and hearings for real estate projects.

We need to *demand* the Land Use Committee Supervisors *STOP* talking about amending the ordinance, and instead move to completely delete and replace it.

EMAIL ACTION

Here are instructions and sample talking points for emailing your Supervisors now to oppose Mayor Breed and Supervisor Engardio and Dorsey's ordinance. (See instructions for attending and speaking at the Monday, November 27 hearing below.)

Please email comments now to the Board of Supervisors

Copy the following email addresses, and send them the message below:

aaron.peskin@sfgov.org , sunny.angulo@sfgov.org , peskinstaff@sfgov.org , dean.preston@sfgov.org , Kyle.Smeallie@sfgov.org , prestonstaff@sfgov.org , John.Carroll@sfgov.org , Alisa.Somera@sfgov.org , board.of.supervisors@sfgov.org , Myrna.Melgar@sfgov.org , jennifer.fieber@sfgov.org , MelgarStaff@sfgov.org , connie.chan@sfgov.org , Kelly.Groth@sfgov.org , ChanStaff@sfgov.org , rafael.mandelman@sfgov.org , mandelmanstaff@sfgov.org , adam.thongsavat@sfgov.org , hillary.ronen@sfgov.org , ana.herrera@sfgov.org , ronenstaff@sfgov.org , shamann.walton@sfgov.org , Percy.Burch@sfgov.org , waltonstaff@sfgov.org , ahsha.safai@sfgov.org , jeff.buckley@sfgov.org , safaistaff@sfgov.org , Catherine.Stefani@sfgov.org , Lorenzo.Rosas@sfgov.org , stefanistaff@sfgov.org , joel.engardio@sfgov.org , jonathan.goldberg@sfgov.org , engardiostaff@sfgov.org , matt.dorsey@sfgov.org , Madison.R.Tam@sfgov.org , dorseystaff@sfgov.org , Bill.Barnes@sfgov.org , lauren.l.chung@sfgov.org , lila.carrillo@sfgov.org

SEND THESE POINTS, WITH A FEW UNIQUE OPENING WORDS OF YOUR OWN:

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446
Dear Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would

result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,

[Your Name]
[Your Organization if any]
[Your Zip Code]

(end of sample email)

****INSTRUCTIONS FOR IN PERSON COMMENTS MONDAY NOVEMBER 27, 1:30 PM****

NOTE: City Hall is no longer allowing phoned-in public comments!

*For **Talking Points** see further below.*

To view the Land Use Committee agenda online, after this Wednesday, go to the PDF link:
https://sfbos.org/event/agenda/2023/lut112723_agenda.pdf

WHAT: Land Use & Transportation Committee, Rm 250 - SF City Hall - Polk @ McAllister
Agenda Item (not yet numbered) 'Housing Production' Sponsors: Mayor, Engardio, Dorsey - File #230446

WHEN: Monday, November 27 - Committee Begins at 1:30pm

***IMPORTANT* The 'Housing' ordinance will probably be later in the agenda, preceded by other lengthy items and will likely be heard between 2pm and 3pm.**

Note: If you live or work close to City Hall, you can watch the Land Use Hearing online and follow how close the committee is to File #230446, at the video link: https://sfgovtv.org/ch1live

****TALKING POINTS****

Start by saying your name (and your organization or neighborhood) & then insist of the supervisors:

"You must GUT & REPLACE the Engardio-Breed-Dorsey 'Housing Production' Ordinance."

then, state two or three of the following talking points that are most important to you:

It is imperative that you STOP seeking to negotiate amendments to this terrible Ordinance and instead move to fully GUT & REPLACE the text with a *new* ordinance that will:

- produce 100% truly affordable housing for families making less than $80,000 per year, and

- fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

- This ordinance is *not* like Supervisor Melgar's very limited 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

- This ordinance contains unprecedented citywide 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 over $230,000 per year!

[end of sample public comments]

That's the update and action!

Reply with any questions.

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

For full details and text of the Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance, go to: https://sfgov.legistar.com/LegislationDetail.aspx?ID=6177110&GUID=544811FE-7DDD-40F4-B568-39113C54F8FF

Carroll, John (BOS)

From: Judi Gorski <judigorski@gmail.com>
Sent: Tuesday, November 21, 2023 8:59 AM
To: Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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); judigorski@gmail.com
Subject: Public Comment to Oppose Housing Ordinance File No. 230446 - Land Use & Transportation Committee Hearing: Monday, November 27, 1:30pm

Categories: 230446

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

To: aaron.peskin@sfgov.org , sunny.angulo@sfgov.org , peskinstaff@sfgov.org , dean.preston@sfgov.org , Kyle.Smeallie@sfgov.org , prestonstaff@sfgov.org , John.Carroll@sfgov.org , Alisa.Somera@sfgov.org , board.of.supervisors@sfgov.org , Myrna.Melgar@sfgov.org , jennifer.fieber@sfgov.org , MelgarStaff@sfgov.org , connie.chan@sfgov.org , Kelly.Groth@sfgov.org , ChanStaff@sfgov.org , rafael.mandelman@sfgov.org , mandelmanstaff@sfgov.org , adam.thongsavat@sfgov.org , hillary.ronen@sfgov.org , ana.herrera@sfgov.org , ronenstaff@sfgov.org , shamann.walton@sfgov.org , Percy.Burch@sfgov.org , waltonstaff@sfgov.org , ahsha.safai@sfgov.org , jeff.buckley@sfgov.org , safaistaff@sfgov.org , Catherine.Stefani@sfgov.org , Lorenzo.Rosas@sfgov.org , stefanistaff@sfgov.org , joel.engardio@sfgov.org , jonathan.goldberg@sfgov.org , engardiostaff@sfgov.org , matt.dorsey@sfgov.org , Madison.R.Tam@sfgov.org , dorseystaff@sfgov.org , Bill.Barnes@sfgov.org , lauren.l.chung@sfgov.org , lila.carrillo@sfgov.org

From: Judi Gorski

Date: November 21, 2023

Subject: Public Comment to Oppose Housing Ordinance File No. 230446 - Land Use & Transportation Committee Hearing November 27, 2023, 1:30 PM

Dear Supervisors and City Officials,

I'm writing to oppose the passage of Housing Ordinance File No. 230446 which aims to be affordable housing, but instead precludes most of the hard-working families like teachers and San Francisco City employees needing housing because the minimum income required to live there is too high.

More importantly, it contains unprecedented citywide 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 over $230,000 per year.

This ordinance would worsen:

-
-
- **A Bad Decision**
- **Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap
- this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
-
-
-
-
- **Corporate Housing**
- **Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a
- neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to
- *all* housing, not just rent controlled housing.
-
-
- **The Unaffordable Housing Crisis**
- - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for
- those income levels!
-
-
- **The**
- **Homelessness Crisis**
- - The gentrification spurred by this ordinance 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 60,000 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** -
- This ordinance 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** -
- This ordinance is 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.
-

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please replace this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity with a newly created different ordinance that will produce 100% truly affordable housing for families like teachers and City workers making less than $80,000/yr despite working full time in San Francisco.**

Please fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

Thank you.

Judi Gorski,
SF Resident/Voter/Homeowner
District 4

From: Julienne Fisher
To: Board of Supervisors (BOS)
Cc: Julie Fisher
Subject: Asking for a fresh Start....Housing Ordinance for all of us.....
Date: Tuesday, November 21, 2023 1:56:57 PM

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

Fall Leaves

Dear San Francisco Supervisors,

STOP seeking to negotiate with amendments to the flawed and one sided Engardio-Breed-Dorsey 'Housing' Ordinance.

Instead move to create a fully new ordinance that will do the following:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

Start again please and do better, much better, this time by representing all residents of San Francisco with a housing ordinance that preserves existing housing and creates affordable public housing for low income.

Thank you.

Julie Fisher
415 307-1213

Fall Leaves

Yahoo Mail Stationery

From:	Dave Rhody
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Tuesday, November 21, 2023 12:42:11 PM

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

Supervisors:

Please stop trying to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance. It needs to be gutted and replaced with whole new house bill one that:

1) Produces 100% truly affordable housing for families making less than $80,000 per year.

2) Fully protects all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is not like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced

housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Respectfully,

-Dave Rhody
1594 45th Ave.
San Francisco, CA 94122

Sent: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted]

⚠ This message is from outside the City. Be careful when clicking on attachments or links from external senders.

To: [redacted]

From: Joel Koopman

Date: November 21, 2021

Subject: Item 9 Comment re Pigeon Housing Ordinance File No. 170466 – Land Use & Transportation Committee Hearing: November 22nd, 2021, 1:30 PM

Dear Supervisors and City Officials,

I'm writing to oppose the passage of Housing Ordinance File No. 170466 (Item 9) which is the Affordable Housing Fund Ordinance (Fund) at this time sending the false narrative that San Francisco City Hall/Supervisorial/Housing Bureaucracy has minimal to moderate support for these housing projects.

Most importantly, to maintain a balanced Fund, I dispute the nature of Fund Administration, Underwriting and Accreditation review that are absolutely unacceptable, and I find value of producing housing under 100% Affordable" rather than 20% Fund Leveraging Model for Families creating over 500,000 per unit.

This ordinance is unjust, because it:

- **Fund Revenue Binding Process** – Allowing the Mayor and San Supervisors to lock forward a Fiduciary Authority that Authorized and significantly neglect Bond Proceeds at over 75% city, while we go ground shows for the city authority's, and to help fund process like Seattle to end this cold era as a civil rights/racism that will produce 100% Affordable Housing for Families totaling less than 200,000 per year.
- **Duplicate Housing Takeovers** – The Two prior "Foreclosure" processes is the nature Where Fund owned other corporates speculated they ALWAYS, Each and Each Leasing a Tax year Investment cycles. They well have re-provided working Poor years to Alcoholics w neighborhoods/corrupt HUD, to the maximum year of 60 Millions on corporate housing speculation which apply Fund Leasing, only just start controlled housing.
- **The 100% Rental Housing Fund** – This ordinance specifically building High Speed Housing that is not Affordable. It is obvious that the Landlord is Extremely Hard Costly for Families Leasing, over 100,000/Millions per year "Affordable". We should value 1 Million Leasing Of Housing for Those Jurisdictions"
- **The Underassessor Rules** – The gentrification Speculated by the Landlord is Incentivized Under Hard Money Eligible Lenders, allowing Section 8 Bills, working and Asset Value Foreclosure Lofts out of the city, or Infocus or Hotels and Housing that Assess Eligible Amount of Working Dynamic Jobless Units, and Lenders Exploitation
- **The Tenant Housing Units** – Has Interview Data that Need 40,000 vacant Housing units, most of them Old Investment. Rhodes Reserve Daily, Office space, that can be converted into Households more apartments. We do not need more Housing construction, we need to make our existing Housing spaces Affordable!
- **The Great Antebellum Capital & Equity Crisis** – This is not a rumor. according to an Investor letter and testimony by Gateway Jurisdictions, as it would establish "Virtual Mortgage" style Valuation/Option Leases, working Jurisdictions that would Allow a Corporation own a Bank, grants its own Assets, Every Asset, Every Family Housing LLC Stock and Jobless Rate and Be Able Filter Those. A "Business Section 8 Act" Lenders "Investors Vested Option Asset, Debt, and "Bailout Agencies have Totally Declared "Insolvent LLP's.
- **The Global Crisis** – This is what is a Real Pro Economic Crisis! Allowing managing Jurisdictions and organizations refounding Fashion, and equal Clients, Yet replace them" with nearly victim and Corrupt lawyers, and non-business of Section 8 Fake Landlord and office Gambling Debt Debt, Housing Crisis, grand Jurors, Juveniles.

This ordinance is worth both Housing for the wealthy, Corporate Investor Entertainment, and is an Extreme Hostility Actions Only giveaway. It rejects the 1954 Fund and corporate, non-citizen, gun owners. **Please, I oppose the new unjustified corporate collection at San Francisco's underdeveloped, residents, culture, and historically struggling with a nearly crashed difficult ordinance that can't produce 100% truly affordable housing for families like Charlotte could fly, we have a strong low Fair 1954 (FFH) + the jobs working full time in San Francisco.**

Please fully protect all current San Francisco Asian-showing commissions Get and community clothing, as well as Discriminatory Review, Executives, Constituent Use, and Opposed Hearings.

Thank you.

Joel Koopman,
Certified Financial Professional
District 11

From: kaylena katz
To: Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date: Monday, November 20, 2023 5:31:22 PM

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

Dear Supervisors,

During a time when SF is on track to have the deadliest overdose year on record, we need to invest in affordable housing now more than ever.

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision-Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is an extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
- **Corporate Housing Takeovers** - The five-year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,
Kaylena Katz
SFSU MPH candidate 2025

--
In Solidarity,
Kaylena Katz

From:	Aaron Goodman
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Tuesday, November 21, 2023 9:18:49 AM
Attachments:	231121 SFBOS landuse dorsey breed engardio legislation.pdf

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

Please see the attached memo in regards to the Housing Ordinance File #230446

I will not be able to attend the hearing, however would like to submit my comments in support of gutting and replacing the Engardio Breed Dorsey Housing Ordinance which ignores transit/transportation and public ammenities, open space, and the ongoing problems of larger redevelopments of neighborhoods without public input and comment.

A.Goodman D11

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

Dear Supervisors,

I have been involved in housing issues in San Francisco for some time submitting public comment on major projects, environmental and transportation concerns, essential housing and larger public housing projects. My concerns have only increased with the poorly done Engardio-Breed-Dorsey Housing ordinance, and its failure to properly “correct” housing legislation and current projects that have been delayed or stalled due to transit projects being unfunded, housing projects taking 20-40 years to complete, and options that are not being seriously considered such as infill, and transit focused housing development with the emphasis on transit being built prior to the housing density.

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and provide transit and transportation improvements outside the downtown to lessen auto impacts. (Ex: 800 brotherhood way had one bus-stop and 3-4 car garages. Where is the transit changes when the religious institutions on brotherhood start to change to housing per recent legislation?

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings. Too many projects are going forward without billboard signs and visual images of what is to be built, and than project sponsors reneging on the proposed improvements. (Ex: JHSF in SF, public plaza is sinking, other corner at Avalon was reduced in glazing, and public amenities chairs and tables, and no retail storefront design was done to incentivize the retail corridor, in addition street trees were killed damaged and not replaced, and no bio-swales or improvements on steep sloped streets were done, including any trash and daily cleanings besides gas blowers on off-street sweep days) These were submitted to the D11 supervisor and still nothing has been done post the new construction of facilities. What use is noticing when follow-up and follow-through is negligent.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing. Where is there a north south line in the sunset on sunset blvd or 19th as proposed by Wiener prior? How can you add more housing when trains do not operate in loops or linkages to other districts without transfers. The system must have a direct around the city loop and linkage.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year! Develop sound rental housing, by purchasing back larger sites like parkmerced,

make a bigger difference through an infill option and securing the sound housing before developers flip properties to new owners.

This ordinance would worsen:

A Bad Decision Making Process - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year. Demolition is the MOST unsound environmental solution, projects that demolish vs. infill and rehabilitate are on the wrong trail and route for a sustainable future for all.

Corporate Housing Takeovers - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need ten year prohibitions on corporate housing speculation which apply to all housing, not just rent controlled housing. Larger redevelopment groups are targeting the largest sites like public housing for 99 year leases that will allow them tax write offs and redevelopment rights. The corporate flipping is constantly ignored by the SFBOS see Parkmerced and Stonestown for where the prior essential rental housing has gone.

The Unaffordable Housing Crisis - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

The Homelessness Crisis - The gentrification spurred by this ordinance 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 60,000 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! What is the current vacancy at Stonestown? Parkmerced? Public Housing sites? And new constructed buildings?

The Environmental Justice & Equity Crisis - This ordinance 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 - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Aaron Goodman

94112

From:	Robert Hall
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, November 20, 2023 7:42:46 PM

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

Dear Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,

Bob Hall
94117

From:	Allan Fisher
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	Replace Engardo, Dorsey, Breed housing ordinance
Date:	Monday, November 20, 2023 8:29:20 PM

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

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446
Dear Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
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- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced

housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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!

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- **The Climate Crisis** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,

Allan Fisher
AFT 2121 - Retired
800 Shields St. 94132
--
Allan Fisher
afisher800@gmail.com
415-954-2763

From:	Joseph Smooke
To:	Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS); Carroll, John (BOS); Major, Erica (BOS)
Cc:	Board of Supervisors (BOS); BOS-Legislative Aides; Gluckstein, Lisa (MYR); Hillis, Rich (CPC); Starr, Aaron (CPC); Tanner, Rachael (CPC); Moore, Kathrin (CPC); Braun, Derek (CPC); Diamond, Sue (CPC); Koppel, Joel (CPC); Imperial, Theresa (CPC); Ruiz, Gabriella (CPC); housingelements@hcd.ca.gov; tyrone.buckley@hcd.ca.gov
Subject:	Letter from REP-SF re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"
Date:	Friday, October 27, 2023 2:17:01 PM
Attachments:	REP Letter to Supervisors re Housing Element Streamlining Legislation 27Oct23.pdf

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Dear Chair Melgar and the Land Use and Transportation Committee,

Please find the attached letter from the Race & Equity in all Planning Coalition (REP-SF) regarding Legislative File #230446, "Planning Code, Zoning Map - Housing Production," which is on the Land Use and Transportation Committee agenda this coming Monday, October 30th.

Respectfully,
Joseph Smooke
on behalf of the Race & Equity in all Planning Coalition

co-founder of People Power Media
Creators of PRICED OUT
See the animation that will change the way you think about housing!

27 October 2023
Chair of the Land Use & Transportation Committee, Supervisor Melgar
Land Use & Transportation Committee Members, Supervisors Peskin and Preston

Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"

Dear Land Use & Transportation Committee Chair Melgar and Supervisors Peskin and Preston:

Despite amendments having been incorporated into this legislation, and new amendments to be introduced on Monday, October 30, this legislation still fails to address the housing that is required by the Housing Element and by the vast majority of San Franciscans--housing that is truly affordable.

Therefore, the Race & Equity in all Planning Coalition of San Francisco (REP-SF), strongly urges the Land Use & Transportation Committee to reject this legislation and take up new legislation that:

- Puts affordable housing first;
- Protects tenants against displacement;
- Values and retains the voices and aspirations of historically marginalized communities in project approval processes with significantly shorter durations;
- Expands and modifies the Priority Equity Geographies SUD (PEG-SUD), and provides additional protections and opportunities to Cultural Districts and people who live within the expanded PEG-SUD.
- Complies with the Housing Element mandate to Affirmatively Further Fair Housing.

Earlier this week, the State's Department of Housing and Community Development (HCD) published a "report" titled "San Francisco Housing Policy and Practice Review" which we have read and analyzed. Regarding the report, please consider and incorporate the following in your deliberations:

- The "report" from HCD is full of factually incorrect statements and appears to be heavily politically motivated. The "report" does not acknowledge all the legislation already passed and in process to reduce constraints:
    - The City has already passed several significant measures intended to "reduce constraints" for market rate housing. These include:
        - File #230026: Creates the Family Housing Opportunity Special Use District.
        - File #230374: Cuts more than a year off the site permit and building permit process.
        - File #230764 and File #230769: Reduces impact fees paid by market rate developers.
        - File #230855: Reduces inclusionary housing requirement for market rate developers.

        - File #230732: Streamlines commercial properties converting to residential.
    - The City has also proposed other measures that are still pending Committee action, including:
        - File #230734: Replaces residential density limits in Certain Neighborhood Commercial Districts.
        - File #230735: Removes residential density limits in Neighborhood Commercial Districts.
        - File #230372: Exempts projects from impact fees that convert from commercial to residential
- The "report" ignores the market realities of high interest rates and other development costs that are completely independent of San Francisco's approval processes. The fact that few permit applications were filed over the past several months reflects this market reality and the fact that developers build in order to make a profit.
    - For-profit developers don't build or propose to build in order to meet RHNA "supply" goals, or to bring the price of housing down, or to house those who are homeless.
- The "report" fails to acknowledge that tens of thousands of units have been approved by our Planning Dept - and that these units are not proceeding into construction because of developers' business decisions, not due to any bureaucratic failings.
- Public policy interventions are better placed with 100% truly affordable housing because public policy and public investment in truly affordable housing result directly in housing being built.
- The "report" ignores all of the equity and Affirmatively Furthering Fair Housing (AFFH) -oriented actions in the Housing Element that HCD approved in January.
    - With its "report", HCD has basically written its own Housing Element for San Francisco - ignoring AFFH and dozens of implementing actions that would move the Housing Element toward racial and social equity. This is an important part of HCD's legal charge as a department, yet they are neglecting their own civil rights obligations.
    - The "report" fails to understand the complexity of San Francisco's dense urban context - by far the most densely populated major City in the State, and its recommendations threaten to inflict even more trauma and displacement on historically marginalized communities than has already been experienced in prior Housing Element cycles.
    - The "report" fails to acknowledge the Statewide legal obligation for all cities, including San Francisco to Affirmatively Further Fair Housing pursuant to AB 686. Nothing in HCD's report moves in the direction of AFFH - none of it helps affordable housing. This "report" simply resorts to threats rather than taking any initiative to provide resources for affordable housing.
- The "report" threatens to silence communities - denying us of our constitutional rights to due process and freedom of expression.
    - As such, the State HCD threatens to abuse and overreach its police powers by denying our communities of our constitutional rights.
- The "report" fails to address corruption that has tainted the project approval process.
- HCD's "report" threatens the Board of Supervisors to pass this legislation, File #230446, but it is the power of our own legislature to consider and act on legislation as it sees fit.

REP-SF expects our State government to support our City's efforts to enact policies that work for people most in need rather than silencing our communities, denying our self-determination, while transferring that power to developers who only have their own profits as their goal.

If the city bows to the state's pressure on October 30th and passes this additional piece of legislation to further "reduce constraints"--despite the fact that **San Francisco already has a backlog of tens of thousands of already-entitled market rate developments, and more than 60,000 vacant market rate units**--this would would be a denial of our City's legal obligation to affirmatively further fair housing (AFFH) and policy objectives to prioritize racial and social equity.

As policymakers, we urge you to ask, with the legislative decisions you make, "who are we as a City building for?". This article from the San Francisco Chronicle, "SF's luxury condo market is cooling. Here's why it might be a good time to buy" on October 10, 2023 indicates that most of the condo buildings being built in San Francisco are largely vacant, and that the market for these units is foreign investors. There isn't any discussion in this article among developers about making these units available or affordable to San Francisco's low to moderate income households either in the short or long term. This article underscores the fact that in order to provide housing that very-low, low, and moderate income households can truly afford, we need to prioritize other Implementation Actions from the Housing Element that focus on truly affordable housing.

Conclusion
Despite past and newly proposed amendments from Supervisors and the Mayor, and despite the recent, misguided pressure from the State, this legislation must be rejected as it fundamentally moves our City in entirely the opposite direction of racial and social equity with an approach that silences our communities, encourages demolitions of existing housing and displacement of tenants throughout vast areas of the City, while providing no resources or meaningful benefits for affordable housing.

REP-SF requests that the Land Use & Transportation Committee reject this legislation, and commence working with low income and people of color communities throughout the City to move forward legislation that implements the Housing Element to affirmatively further fair housing and center racial and social equity. REP-SF looks forward to working with you all on new legislation to reorient the priorities of Housing Element implementation.

Respectfully submitted,

Joseph Smooke
on behalf of the Race & Equity in all Planning Coalition, San Francisco

From: Mary OConnor
To: Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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: Re: Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date: Tuesday, October 31, 2023 5:12:23 PM

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

October 31, 2023

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

Dear Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and**

gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

-
-
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. **We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing**.
-
-
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". **We already have a 50% oversupply of housing for those income levels!**
-
-
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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.
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- **The Vacant Housing Crisis** - **San Francisco has at least 60,000 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** - This ordinance 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").
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- **The Climate Crisis** - **This ordinance is 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.**

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,
Mary Ellen O'Connor - zip code: 94122

To:	[redacted]
Cc:	[redacted]
Bcc:	[redacted]
Subject:	Notice of Violation for Unsafe Building Notice 202 Ulloa and Replace Z Ventilation
Date:	Wed, 12 Mar 2025 08:45:00 -0700

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

Notice VIOLATION & Director Subpoena 202 Ulloa and Replace Z Ventilation

Dear Property owner:

There is a duty vested to support this Ordinance is and will pass the Ugly 6, 4-7 Ventilation System, Z, office whose appointed Department Inspectors Bob Wu, Paul Lundell Mark Gonzalez Wu Wu, Paul Lundell Mark Gonzalez Wu Wu.

The supposed improvements to cost of Housing would the disproportionately affected by the cost of Housing by those and the lower incomes.

Please report, or if necessary explore this Ordinance which would disproportionately force vulnerable and low-income residents of San Francisco to face of shifting housing costs/rents, increasingly ill-conditions, into unhinkable people, including, low-residents.

Sincerely yours,

Unsafe Bldg

Sent with Proton Mail secure email.

From:	bronwen lemmon
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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)
Cc:	Kathleen Kelley
Subject:	Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 1:24:05 PM

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

Dear Supervisors,

I join my friends and neighbors in communicating our side of this important conversation with all of our city supervisors.

In a world where force and action is increasing daily, it is even more vital that we retain our ability to talk about difficult things. This means remaining human within this increasingly complex and impersonal system.
These are difficult conversations for everyone. It is stressful. That is the truth. It can only work when we remain in contact with each other as individuals, human beings who all want the same thing, or at least I hope we do, which is to live free of unnecessary and inhumane suffering.

Your project has an expected goal of helping those who suffer the most in our society, those of severely limited means, without good housing and with the lowest incomes. Yet, my neighbors and friends find this goal is far from overtly explained and even erroneous. Is the new low income qualification really up to $230K? Surely this is a typo that needs to be corrected.
We have no issue supporting low income housing. That is great!

My neighbors and I do not understand how making an amendment to this particular ordinance, as laid out, can honestly work.
We really appreciate the efforts of Aaron Peskin –whose father was my mentor and professor at SFSU– and Supervisor Dean Preston. We kindly request that they reconsider their views of the amendment vis a vis the calibre of the ordinance. Do they believe in their amendment? We believe that they will see how an amendment to a troubled ordinance can't help. Please, may the ordinance receive a Gut & Replace.

Yours sincerely,

Bronwen Lemmon

October 30, 2023

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

Dear Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
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- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five

year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

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- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
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- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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.
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- **The Vacant Housing Crisis** - San Francisco has at least 60,000 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** - This ordinance 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").
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- **The Climate Crisis** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more

homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,
[Your Name]

From:	Art Persyko
To:	Board of Supervisors (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	Regarding Ordinance File #230446 (on the agenda of the Land Use & Transportation Committee today): OPPOSE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 1:21:16 PM

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

October 30, 2023

To: The SF Board of Supervisors and the Land Use & Transportation Committee

From: Art Persyko, SF Gray Panthers Board member

Regarding Ordinance File #230446 (on the agenda of the Land Use & Transportation Committee today)

Dear SF Board of Supervisors and the Land Use & Transportation Committee:

Please do not support streamlining the demolition of rent-controlled housing in SF. Why in the world should you, SF's civic leaders allow speculators to profit from tearing down down existing rent-controlled housing in our city? And we should certainly not do so without any meaningful community input or oversight from San Franciscans. Don't let the private market steamroll you, the SF Board of Supervisors, to get you to enable lining the pockets of developers, who only have allegiance to their bottom line, and do so at at the expense of the best interests of the people of SF, i.e. which would be preserving and building TRULY affordable housing in SF. So:

Please STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance; and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is not like the previous Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide waivers of local environmental, community and demolition review that are unacceptable, all in the name of producing housing called "affordable" when most of that housing would be for families making over $230,000 per year!
This ordinance would worsen:

-

A Bad Decision Making Process - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- Corporate Housing Takeovers - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need ten year prohibitions on corporate housing speculation which apply to all housing, not just rent controlled housing.

- The Unaffordable Housing Crisis - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- The Homelessness Crisis - The gentrification spurred by this ordinance 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 60,000 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 - This ordinance 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 - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Again: Do not support streamlining the demolition of rent-controlled housing. Why in the world should we allow speculators to profit from tearing down down existing rent-controlled housing and we should certainly not do so without any meaningful community input or oversight? Don’t let the private market steamroll you, the Board of Supervisors to enable lining the pockets of developers, who only have allegiance to their bottom line, and do so at at the expense of the best interests of the people of SF, i.e. which would be preserving and building truly affordable housing in SF.

Thank you,

Sincerely, Art Persyko
SF Gray Panthers Board member
94109

From:	Grace Turkis
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 12:10:56 PM

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

Dear Supervisors,

I am writing as a concerned San Franciscan. It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and

is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Grace

Zip: 94122

From:	Carroll, John (BOS)
To:	"Mary OConnor"
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Wednesday, November 1, 2023 10:12:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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From: Mary OConnor <meoconnor-sf@sbcglobal.net>
Sent: Tuesday, October 31, 2023 5:12 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>;

MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Re: Engardio-Breed-Dorsey "Housing" Ordinance File #230446

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

October 31, 2023

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

Dear Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

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- **A Bad Decision Making Process** - **Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.**
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This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,
Mary Ellen O'Connor - zip code: 94122

From:	Carroll, John (BOS)
To:	Carolyn Kenady
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS)
Subject:	RE: Comments from Carolyn Kenady on Item #3 of Oct. 30, 2023 - Land Use and Transportation Committee Meeting Agenda - BOS File No. 230446
Date:	Tuesday, October 31, 2023 5:52:00 PM
Attachments:	image001.png

Sorry, everyone, resending this to clarify that this comment appears to have been for yesterday's agenda item no. 4: [Planning and Subdivision Codes, Zoning Map - Housing Production]

Carolyn Kenady also spoke during public comment on agenda item number 4 yesterday.

I will add this commentary to File No. 230446.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

Best to you all,
John Carroll

From: Carroll, John (BOS)
Sent: Tuesday, October 31, 2023 5:45 PM
To: Carolyn Kenady <carolynkenady@gmail.com>
Cc: Melgar, Myrna (BOS) <Myrna.Melgar@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>
Subject: RE: Comments from Carolyn Kenady on Item #3 of Oct. 30, 2023 - Land Use and Transportation Committee Meeting Agenda - BOS File No. 230768

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230768

John Carroll
Assistant Clerk
Board of Supervisors

San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

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From: Carolyn Kenady <carolynkenady@gmail.com>
Sent: Monday, October 30, 2023 1:17 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Comments from Carolyn Kenady on Item #3 of Oct. 30, 2023 - Land Use and Transportation Committee Meeting Agenda

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To Chair Melgar and Cttee members
From: Carolyn Kenady, chair of the DHIC, a neighborhood association in District 8.

This proposed legislation will decimate the provisions and protections in our planning code and process that enabled residents and neighborhood Orgs to have input on projects. I am astounded that this Committee and our Mayor have not learned the lesson that the market dictates how much and what type of housing gets built. As the REP Coalition's letter from Joseph Smooke documents, these changes will dramatically decrease protections with no proven gain in housing supply.

Since market conditions have nearly halted market-rate housing construction, why are we not doubling-down on increasing affordable housing production? The shortage of affordable housing is the single biggest factor affecting our service economy workforce and therefore our City's economy.

Why this legislation now? Recent legislation has already reduced so-called "constraints" and streamlined the process including:

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-

The Family Housing Opportunity Special Use District that incentivizes more housing

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-
-
- Cutting a year or more off the site & building permit processes.
-
-
-
- Reducing impact fees and inclusionary requirements.
-
-
-
- Streamlining the process for converting commercial to residential.
-

Regarding the proposed legislation now before the Committee, I ask you to reconsider these changes:

1.
2.
3. Renter protections:
4. They ONLY go as far as allowing notifications and CUs for DEMOLITION. We need protections for the alterations and remodels that cause "renovictions" leading to tenants displacement.
5.
6.
7.
8. Rear yard set-backs:
9. reduces the rear yard requirements even further than Supervisor Melgar's legislation
10.
11.
12.
13. Home-SF projects:
14. allows a substantial adverse change in the significance of an historic resource.
15.

Please stand up for San Francisco’s residents and to protect and increase our affordable housing stock.
Thank you.

Carolyn

Carolyn Kenady
carolynkenady@gmail.com
408-218-3115
http://www.linkedin.com/in/ckenady

From:	Carroll, John (BOS)
To:	SFCitizen2023
Cc:	Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS); Board of Supervisors (BOS); Chan, Connie (BOS); Mandelman, Rafael (BOS); Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Stefani, Catherine (BOS); EngardioStaff (BOS); DorseyStaff (BOS)
Subject:	RE: Reject INEQUITABLE Housing Ordinance File #230446 and Replace if necessary
Date:	Tuesday, October 31, 2023 3:07:00 PM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: SFCitizen2023 <SFCitizen2023@proton.me>
Sent: Monday, October 30, 2023 3:06 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>
Cc: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Reject INEQUITABLE Housing Ordinance File #230446 and Replace if necessary

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

Reject INEQUITABLE Housing Ordinance File #230446 and Replace if necessary

Dear Supervisors:

There are many reasons to oppose this measure and ask you to reject it, or if necessary replace it; others have expressed important reasons to do this, but I would like to focus on the INEQUITY in the measure.

The supposed improvements in overall housing would be disproportionately obtained by the loss of housing by those with the least resources.

Please reject, or if necessary replace this measure which would disproportionately harm vulnerable and less-resourced residents of San Francisco in favor of shifting housing availability increasingly to wealthier, less vulnerable people, including non-residents.

Sincerely yours,

Citizen2023

aaron.peskin@sfgov.org , sunny.angulo@sfgov.org , peskinstaff@sfgov.org , dean.preston@sfgov.org , Kyle.Smeallie@sfgov.org , prestonstaff@sfgov.org , John.Carroll@sfgov.org , Alisa.Somera@sfgov.org , board.of.supervisors@sfgov.org , Myrna.Melgar@sfgov.org, jennifer.fieber@sfgov.org , MelgarStaff@sfgov.org , connie.chan@sfgov.org , Kelly.Groth@sfgov.org , ChanStaff@sfgov.org , rafael.mandelman@sfgov.org , mandelmanstaff@sfgov.org , adam.thongsavat@sfgov.org , hillary.ronen@sfgov.org , ana.herrera@sfgov.org , ronenstaff@sfgov.org , shamann.walton@sfgov.org , Percy.Burch@sfgov.org , waltonstaff@sfgov.org , ahsha.safai@sfgov.org , jeff.buckley@sfgov.org , safaistaff@sfgov.org , Catherine.Stefani@sfgov.org , Lorenzo.Rosas@sfgov.org , stefanistaff@sfgov.org , joel.engardio@sfgov.org , jonathan.goldberg@sfgov.org , engardiostaff@sfgov.org , matt.dorsey@sfgov.org , Madison.R.Tam@sfgov.org , dorseystaff@sfgov.org , Bill.Barnes@sfgov.org , lauren.l.chung@sfgov.org , lila.carrillo@sfgov.org

Sent with Proton Mail secure email.

From:	Carroll, John (BOS)
To:	bronwen lemmon
Cc:	Kathleen Kelley; Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Tuesday, October 31, 2023 3:07:00 PM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: bronwen lemmon <therapymft@gmail.com>
Sent: Monday, October 30, 2023 1:23 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>;

MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Cc: Kathleen Kelley <kks2200@gmail.com>
Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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

Dear Supervisors,

I join my friends and neighbors in communicating our side of this important conversation with all of our city supervisors.

In a world where force and action is increasing daily, it is even more vital that we retain our ability to talk about difficult things. This means remaining human within this increasingly complex and impersonal system.
These are difficult conversations for everyone. It is stressful. That is the truth. It can only work when we remain in contact with each other as individuals, human beings who all want the same thing, or at least I hope we do, which is to live free of unnecessary and inhumane suffering.

Your project has an expected goal of helping those who suffer the most in our society, those of severely limited means, without good housing and with the lowest incomes. Yet, my neighbors and friends find this goal is far from overtly explained and even erroneous. Is the new low income qualification really up to $230K? Surely this is a typo that needs to be corrected.
We have no issue supporting low income housing. That is great!

My neighbors and I do not understand how making an amendment to this particular ordinance, as laid out, can honestly work.
We really appreciate the efforts of Aaron Peskin –whose father was my mentor and

professor at SFSU– and Supervisor Dean Preston. We kindly request that they reconsider their views of the amendment vis a vis the calibre of the ordinance. Do they believe in their amendment? We believe that they will see how an amendment to a troubled ordinance can't help. Please, may the ordinance receive a Gut & Replace.

Yours sincerely,

Bronwen Lemmon

October 30, 2023

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

Dear Supervisors,

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will

demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

-
-
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
-
-
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
-
-
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,
[Your Name]

From:	Carroll, John (BOS)
To:	Art Persyko
Cc:	Board of Supervisors (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Regarding Ordinance File #230446 (on the agenda of the Land Use & Transportation Committee today): OPPOSE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Tuesday, October 31, 2023 3:07:00 PM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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-----Original Message-----
From: Art Persyko <artpersyko@gmail.com>
Sent: Monday, October 30, 2023 1:21 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Melgar, Myrna (BOS)

<myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Regarding Ordinance File #230446 (on the agenda of the Land Use & Transportation Committee today): OPPOSE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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October 30, 2023

To: The SF Board of Supervisors and the Land Use & Transportation Committee

From: Art Persyko, SF Gray Panthers Board member

Regarding Ordinance File #230446 (on the agenda of the Land Use & Transportation Committee today)

Dear SF Board of Supervisors and the Land Use & Transportation Committee:

Please do not support streamlining the demolition of rent-controlled housing in SF. Why in the world should you, SF's civic leaders allow speculators to profit from tearing down down existing rent-controlled housing in our city? And we should certainly not do so without any meaningful community input or oversight from San Franciscans. Don't let the private market steamroll you, the SF Board of Supervisors, to get you to enable lining the pockets of developers, who only have allegiance to their bottom line, and do so at at the expense of the best interests of the people of SF, i.e. which would be preserving and building TRULY affordable housing in SF. So:

Please STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance; and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is not like the previous Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide waivers of local environmental, community and demolition review that are unacceptable, all in the name of producing housing called "affordable" when most of that housing would be for families making over $230,000 per year!
This ordinance would worsen:

- A Bad Decision Making Process - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- Corporate Housing Takeovers - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need ten year prohibitions on corporate housing speculation which apply to all housing, not just rent controlled housing.

- The Unaffordable Housing Crisis - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- The Homelessness Crisis - The gentrification spurred by this ordinance 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 60,000 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 - This ordinance 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 - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Again: Do not support streamlining the demolition of rent-controlled housing. Why in the world should we allow speculators to profit from tearing down down existing rent-controlled housing and we should certainly not do so without any meaningful community input or oversight? Don’t let the private market steamroll you, the Board of Supervisors to enable lining the pockets of developers, who only have allegiance to their bottom line, and do so at at the expense of the best interests of the people of SF, i.e. which would be preserving and building truly affordable housing in SF.

Thank you,

Sincerely, Art Persyko
SF Gray Panthers Board member
94109

From:	Carroll, John (BOS)
To:	SFCitizen2023
Cc:	Melgar, Myrna (BOS); MelgarStaff (BOS); Preston, Dean (BOS); PrestonStaff (BOS); Peskin, Aaron (BOS); PeskinStaff (BOS)
Subject:	RE: Reject INEQUITABLE Housing Ordinance File #230446 and Replace if necessary
Date:	Tuesday, October 31, 2023 3:07:00 PM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: SFCitizen2023 <SFCitizen2023@proton.me>
Sent: Monday, October 30, 2023 12:29 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Reject INEQUITABLE Housing Ordinance File #230446 and Replace if necessary

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Reject INEQUITABLE Housing Ordinance File #230446 and Replace if necessary --
Land Use Committee Meeting Today, 10/30/23

Dear Supervisors:

There are many reasons to oppose this measure and ask you to reject it, or if necessary replace it; others have expressed important reasons to do this, but I would like to focus on the INEQUITY in the measure.

The supposed improvements in overall housing would be disproportionately obtained by the loss of housing by those with the least resources, and those already less protected from losing their homes such as renters with already-too-weak rent control protections.

Please reject, or if necessary replace this measure which would disproportionately harm vulnerable and less-resourced residents of San Francisco in favor of shifting housing availability increasingly to wealthier, less vulnerable people, including non-residents.

Sincerely yours,

Citizen2023

****

Agenda Item in full:

4. 230446

[Planning and Subdivision Codes, Zoning Map - Housing Production] Sponsors: Mayor; Engardio and Dorsey

Ordinance amending the Planning Code to encourage housing production by 1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations, and areas outside RH (Residential House) Districts within the Family Housing Opportunity Special Use District;

2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots in areas outside the Priority Equity Geographies Special Use District, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts, subject to certain exceptions in RH Districts in the Family Housing Opportunity Special Use District; 4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; 5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; 6) exempting certain affordable housing projects from certain development fees; 7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and 8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; amending the Subdivision Code to update the condominium conversion requirements for projects utilizing residential density exceptions in RH Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

4/18/23; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee. 4/26/23; REFERRED TO DEPARTMENT.
5/17/23; RESPONSE RECEIVED.
6/6/23; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee. 6/9/23; REFERRED TO DEPARTMENT.

6/13/23; REFERRED TO DEPARTMENT.
6/27/23; SUBSTITUTED AND ASSIGNED to the Land Use and Transportation Committee. 6/30/23; REFERRED TO DEPARTMENT.
7/14/23; RESPONSE RECEIVED.
7/20/23; RESPONSE RECEIVED.
9/8/23; NOTICED.
9/18/23; CONTINUED.
9/25/23; REFERRED TO DEPARTMENT.
10/2/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.
10/2/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

4. 230446

[Planning and Subdivision Codes, Zoning Map - Housing Production] Sponsors: Mayor; Engardio and Dorsey

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10/2/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.
10/2/23; AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE.

10/2/23; CONTINUED AS AMENDED.

10/16/23; CONTINUED.

Sent with Proton Mail secure email.

From:	Carroll, John (BOS)
To:	Grace Turkis
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Tuesday, October 31, 2023 3:07:00 PM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Grace Turkis <gmulan@gmail.com>
Sent: Monday, October 30, 2023 12:10 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>;

MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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Dear Supervisors,

I am writing as a concerned San Franciscan. It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
-
-
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
-
-
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
-
-
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,
Grace
Zip: 94122

From:	Carroll, John (BOS)
To:	Iris Biblowitz
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Please vote NO on "Housing Production", Land Use Committee - 10/30/23
Date:	Tuesday, October 31, 2023 3:06:00 PM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

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From: Iris Biblowitz <irisbiblowitz@hotmail.com>
Sent: Monday, October 30, 2023 11:27 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>;

MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Fw: Please vote NO on "Housing Production", Land Use Committee - 10/30/23

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Dear Supervisors -

I would like to add that we need to produce 100% of real affordable housing for families that are struggling to survive in San Francisco, and the city needs to fully protect all current S.F. laws that ensure environmental and community notices, discretionary review, demolitions, conditional use permits, and appeal hearings. Removing these protections would put a lot of San Franciscans at risk of losing their housing, especially communities that I mentioned in my 10/2/23 letter.

Thank you - Iris Biblowitz, RN

From: Iris Biblowitz
Sent: Sunday, October 1, 2023 12:56 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; dean.preston@sfgov.org <dean.preston@sfgov.org>
Subject: Please vote NO on File #230446 - "Housing Production", agenda item 4, Land Use Committee - 10/2/23

Dear Supervisors of the Land Use Committee -

Please deliver a strong rebuke of this plan that will give the green light to destroy environmental and community protections for real affordable housing and as well as allow corporate real estate deals that have had extremely harmful effects on our communities for

over 2 decades,. especially on Black and Latinx families, and seniors and people with disabilities. Gentrification has been devastating in my neighborhood in the Mission, and this proposal would increase the risks of losing large amounts of affordable rent-controlled housing. We know that there's about 30% of the needed affordable housing in SF now (from the Housing Element), and over 100% of needed market-rate housing. We also know that 70% of people who are unhoused did have housing in the past several years.

I can only see harm that comes from this latest proposal. The streets are filled with people struggling to survive. We need real affordable housing, increased dignified SROs (where there are many vacant rooms), to open up many of the 40,000 (isn't that the latest number?) of vacant units in SF, and focus on the commitment to build 100% real affordable housing.

As a nurse, I've documented the health effects of people dealing with evictions and threats of evictions. The results are upsetting, with increases in strokes, cardiac issues, anxiety, insomnia, depression, increase in Parkinson's symptoms, high blood pressure and blood sugars. This plan will only increase these risks. The same communities who were most severely affected by COVID will be most affected by this plan for dramatic waivers of local environmental, community, and demolition reviews, and will have a destructive effect on communities that are desperate for real affordable housing. The scenes on the streets of SF tell the story. We need to act fast to reject this latest proposal and find humanitarian policies that work to house people and keep communities alive.

Haven't we learned anything in the past 20+ years?

Sincerely - Iris Biblowitz, RN

From:	Carroll, John (BOS)
To:	Steve Ward
Subject:	RE: Housing" Ordinance File #230446
Date:	Tuesday, October 31, 2023 3:06:00 PM
Attachments:	image001.png

Thank you for your comment letter.

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Assistant Clerk
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San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Sent: Monday, October 30, 2023 11:13 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: FW: Housing' Ordinance File #230446

Alisa Somera
Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax

alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Click **HERE** to complete a Board of Supervisors Customer Service Satisfaction form.

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From: Steve Ward <seaward94133@yahoo.com>
Sent: Sunday, October 29, 2023 7:55 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Housing' Ordinance File #230446

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Dear Leaders,

Reject Housing' ordinance File #230446 gutting environmental and community protections against bad real estate development in San Francisco.

SF has the most density west of New York. Look how affordable NYC is. Adopting this ordinance amounts to abandoning your duty to protect quality of life and the beauty and character of San Francisco. Instead of capitulating to Sacramento extortion and encouraging corporate real estate dominance, fill 60,000 empty housing units and 51 million square feet of vacant Office Space 'BEFORE' we allow developers and density advocates to undermine environmental values, quality of life, aesthetic continuity and the character of our neighborhoods while making the people who live here voiceless.

There are sensible alternatives,
Remember the Fontana Building Revolt of the sixties,
Reject Ordinance 234460 and support " Our Neighbor Voices Initiative" to admend the state constitution. The majority of Californians do.

Steve Ward
2nd generation resident
(multiple local group memberships)

From:	Carroll, John (BOS)
To:	SON-SF SaveOurNeighborhoodsSF
Cc:	Eric Brooks; Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: OPPOSE THIS ORDINANCE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Tuesday, October 31, 2023 3:06:00 PM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: SON-SF SaveOurNeighborhoodsSF <info@sonsf.org>
Sent: Monday, October 30, 2023 10:26 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>;

MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Cc: Eric Brooks <brookse32@sonic.net>
Subject: OPPOSE THIS ORDINANCE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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

Dear Supervisors,

I have written 2-3 other times and added my personal points / comments to the below letter so I will not be sending those same letters again. If you'd like to re-read them, they can be pulled from your records.

Please FORGIVE THE CAPS but felt needed to highlight points. Also, I may be repeating some of those points/comments from previous letters but felt important to repeat and emphasize them.

1) There is NO reason to keep creating ordinances like this or any others. They will DESTROY OUR NEIGHBORHOODS for MANY reasons (e.g. INFRASTRUCTURE, TRAFFIC, ENVIRONMENT ETC.) as to BUILD ON EVERY CORNER / 4 PLEXES ON EVERY SFR LOT REGARDLESS OF THE HEIGHT BUT ESPECIALLY DO NOT BUILD OVER 2 STORIES

2) The POPULATION HAS & IS STILL DECLINING! There are ALREADY APPROXIMATELY 143,000 units (that will be, are & in the pipeline) AVAILABLE. The MATH is SIMPLE! 143,000 - 82,000 RHNA #'S = 61,000 LEFT. THERE ARE OTHER OPTIONS - AKA CONVERTING EXISTING UNITS/HOUSING!

3) There are NO reasons to BUILD MORE HOUSING when there are PLENTY VACANT UNITS (SFR/OTHER) that can be CONVERTED.

4) RHNA (HCD) has INCORRECTLY OVER-INFLATED THE # OF HOUSING WE NEED IN SF / CALIFORNIA. Support an AUDIT!

5) These type Ordianance will NOT BE FINANCIALLY BENEFICIAL TO THE PERSON SELLING THEIR HOME -

EXAMPLES:

a) Owner(s) will have to pay CAPITAL GAINS - CREATING LESS FINANCIAL POWER/FREEDOM available to Owner(s)

b) Will NEED most likely to RENT somewhere while unit is being constructed and will DEPLETE THEIR FUNDS

c) CREATES STRESS & COSTS OF MOVING OUT & BACK IN INTO A UNIT ONCE BUILT/AVAILABLE, which a UNIT MAY NOT EVEN BE AVAILABLE to the Owner(S) who sold property to build one of these NEW Housing Units/Projects

d) Owner will have GONE THROUGH MORE FUNDS and have LESS FUNDS AVAILABLE TO THEM.

e) WILL NOT have an ASSET TO LEAVE TO THEIR

HEIRS

6) Here is what is going to happen, some of you may remember GENEVA TOWERS, some of you may have heard about it, but at any rate, this is URBAN RENEWAL 2.0! These will SIT VACANT & BECOME A BLIGHT ON THE COMMUNITY because they WILL NOT SELL. Projects like this are FOLLOWING THE SAME TRAJECTORY!
A current perfect example of this is THE WESTERLY @ 2800 SLOAT / WAWONA. This complex has been completed for 5 years and believe only 1/3 are sold at present (mostly to speculators). It appears a small percentage of these are actually owner occupied . Most seem to be occupied by renters or Airbnb which may NOT be allowed by the Complex By-laws. The REST SIT VACANT! The BUILDING has been FALLING APART ALREADY and they are STRIPPING DOWN THE SIDING THAT WAS FALLING APART and CONSTRUCTED POORLY.
This is a BLIGHT on the NEIGHBORHOOD.

7) If this Ordinance passes, it most likely will be MANAGED by a Non-Profit. We ALL know the ISSUES and how BADLY the NON-PROFITS MANAGE ANYTHING IN THIS CITY !

8) We should NOT allow DEVELOPERS, the CITY or the STATE to CREATE BILLS OR ORDINANCES TO BUILD UNDER THE GUISE OF AFFORDABLE HOUSING. IT'S ANYTHING BUT AFFORDABLE, IT'S SUBSIDIZED HOUSING TO FUND DEVELOPERS, REAL ESTATE SPECULATORS & RETIREMENT FUNDS.

9) Finally, as much as I adore Paris, we are NOT PARIS! We are SAN FRANCISCO & UNIQUE! Please do NOT DESTROY our SFR NEIGHBORHOODS!

Please READ the LETTER below from The Coalition with ALL OTHER IMPORTANT POINTS.

Thank you.
Renee Lazear
D4 Resident
SON-SF ~ Save Our Neighborhoods SF

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,

Renee Lazear

D4 Resident

SON-SF ~ Save Our Neighborhoods SF

From:	Carroll, John (BOS)
To:	Gabriela Villareal
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS)
Subject:	RE: Comment: File No. 230446, "Planning Code, Zoning Map – Housing Production" Hearing October 30, 2023, Agenda Item No. 4
Date:	Tuesday, October 31, 2023 3:06:00 PM
Attachments:	image001.png 2023.10.30 SF DEMO Controls Letter.pdf

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Gabriela Villareal <gabrielav@advancingjustice-alc.org>
Sent: Monday, October 30, 2023 9:58 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Comment: File No. 230446, "Planning Code, Zoning Map – Housing Production" Hearing October 30, 2023, Agenda Item No. 4

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Hello,

For consideration of the San Francisco Board of Supervisors Land Use and Transportation Committee, attached is the written comments regarding File # 230446.

Best,
Gabriela

--
Gabriela Villareal
Policy Director
Pronouns: she/her

Asian Americans Advancing Justice - **Asian Law Caucus**
(415) 226-6611
gabrielav@advancingjustice-alc.org
www.advancingjustice-alc.org

ASIAN AMERICANS
ADVANCING
JUSTICE
ASIAN LAW CAUCUS

October 30, 2023

Chair Myrna Melgar
Land Use and Transportation Committee
San Francisco Board of Supervisors
San Francisco, CA 94102

RE: File No. 230446, "Planning Code, Zoning Map – Housing Production"
Hearing October 30, 2023, Agenda Item No. 4

Dear Chair Melgar and Supervisors:

The Asian Law Caucus writes to express our concern that the current proposed legislation fails to protect and preserve our existing rent-controlled housing stock. We urge the committee not to advance the current proposal for consideration by the full board, and we echo the concerns raised by the San Francisco Anti-Displacement Coalition (SFADC).

We write to specifically emphasize the need for public notice and comment procedures. Our Housing Rights program serves low-income tenants throughout San Francisco. We have a particular emphasis on serving immigrant tenant households, many of whom experience significant challenges in accessing housing that is affordable to them. Many of our clients are elderly, disabled, non-English speakers. Our clients are at particular risk of being unfairly displaced through a streamlined process with limited procedural protections. Without public notice and comment, our clients lose the preemptive opportunity to advocate for themselves.

While the current legislation retains the conditional use authorization (CUA) within Priority Equity Geographies and, with Supervisor Melgar's amendments, preserves the CUA for any rent-controlled unit within the RH districts within the Family Housing Opportunity SUD, this coverage is not complete. As noted by the SFADC, non-RH zoning districts within the Family Housing Opportunity SUD (i.e. Residential Mixed (RM), Residential Commercial (RC), or Neighborhood Commercial (NC) districts) do not retain the CUA.

We know that low-income tenants do not decide where to live based on zoning. Rather, low-income immigrant tenants rent and live in the housing that they can afford.

Eliminating the CUA requirement for the demolition of rent controlled units removes public notice and the opportunity for public comment, further removing opportunities for tenants to have a voice in a process that directly impacts whether they will have a place to live in the future. Accordingly, this important procedural protection must be maintained city-wide.

Sincerely,

Gabriela Villareal

Policy Director

Shelby Nacino

Housing Rights Program Manager & Staff Attorney

From:	Eric Brooks
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (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); Carroll, John (BOS); Somera, Alisa (BOS)
Subject:	UPDATED PUBLIC SIGN-ON **GUT & REPLACE** 17 Orgs *OPPOSE* Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance
Date:	Friday, October 27, 2023 4:56:15 PM
Attachments:	SF_CEQA_Defenders_Sign-On_October-26-2023.pdf

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UPDATED PUBLIC SIGN-ON **GUT & REPLACE**

17 Environmental, Environmental Justice & Community Organizations Join To Strongly *OPPOSE* Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance *(See updated sign-on below, and attached in PDF format.)*

IMPORTANT: WE DEMAND THAT SUPERVISORS *GUT AND REPLACE* the Engardio-Breed-Dorsey 'Housing' Ordinance.

It is ***unacceptable*** that some supervisors continue to suggest 'negotiating' amendments with the Mayor's office, to this egregiously destructive ordinance. The text must be ***completely*** deleted and replaced with text drafted by supervisors on the Land Use and Transportation Committee and other environmental and affordable housing allies, with full community participation at the drafting table.

Here and attached is our updated sign-on letter.

Bayview Hunters Point Mothers & Fathers Committee

SPEAK Sunset Parkside Education & Action Committee

October 26, 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**
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" ordinance. It 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 over $230,000 per year!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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 - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack 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

October 26, 2023

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Concerned Residents of the Sunset
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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:	Carroll, John (BOS)
To:	RL; Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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)
Cc:	Eric Brooks
Subject:	RE: OPPOSE THIS ORDINANCE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 11:44:38 AM

We received it. I'll be adding it to the file later.

Thanks JEC

From: RL <redpl@aol.com>
Sent: Monday, October 30, 2023 10:34 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Cc: Eric Brooks <brookse32@sonic.net>
Subject: Fwd: OPPOSE THIS ORDINANCE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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

Dear Supervisors,

Sending this to you all from my personal email, as I wanted to make sure you received this letter. Not sure if Our Group email, SON-SF, would be accepted or go through.

Thank you,
Renee Lazear
D4 Resident
SON-SF ~ Save Our Neighborhoods SF

Begin forwarded message:

From: SON-SF SaveOurNeighborhoodsSF <info@sonsf.org>
Subject: OPPOSE THIS ORDINANCE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446
Date: October 30, 2023 at 10:25:56 AM PDT
To: Aaron Peskin <aaron.peskin@sfgov.org>, sunny.angulo@sfgov.org, peskinstaff@sfgov.org, Dean Preston <dean.preston@sfgov.org>, Kyle.Smeallie@sfgov.org, prestonstaff@sfgov.org, John.Carroll@sfgov.org, Alisa.Somera@sfgov.org, board.of.supervisors@sfgov.org, Myrna.Melgar@sfgov.org, jennifer.fieber@sfgov.org, MelgarStaff@sfgov.org, Connie Chan <connie.chan@sfgov.org>, Kelly.Groth@sfgov.org, ChanStaff@sfgov.org, rafael.mandelman@sfgov.org, mandelmanstaff@sfgov.org, adam.thongsavat@sfgov.org, Hillary Ronen <hillary.ronen@sfgov.org>, ana.herrera@sfgov.org, ronenstaff@sfgov.org, Shamann Walton <shamann.walton@sfgov.org>, Percy.Burch@sfgov.org, waltonstaff@sfgov.org, Ahsha Safai <ahsha.safai@sfgov.org>, jeff.buckley@sfgov.org, safaistaff@sfgov.org, Catherine Stefani <Catherine.Stefani@sfgov.org>, Lorenzo.Rosas@sfgov.org, stefanistaff@sfgov.org, Joel Engardio <joel.engardio@sfgov.org>, "Goldberg, Jonathan (BOS)" <jonathan.goldberg@sfgov.org>, engardiostaff@sfgov.org, matt.dorsey@sfgov.org, Madison.R.Tam@sfgov.org, dorseystaff@sfgov.org, Bill.Barnes@sfgov.org, lauren.l.chung@sfgov.org, lila.carrillo@sfgov.org
Cc: Eric Brooks <brookse32@sonic.net>

Dear Supervisors,

I have written 2-3 other times and added my personal points / comments to the below letter so I will not be sending those same letters again. If you'd like to re-read them, they can be pulled from your records.

Please FORGIVE THE CAPS but felt needed to highlight points. Also, I may be repeating some of those points/comments

from previous letters but felt important to repeat and emphasize them.

1) There is NO reason to keep creating ordinances like this or any others. They will DESTROY OUR NEIGHBORHOODS for MANY reasons (e.g. INFRASTRUCTURE, TRAFFIC, ENVIRONMENT ETC.) as to BUILD ON EVERY CORNER / 4 PLEXES ON EVERY SFR LOT REGARDLESS OF THE HEIGHT BUT ESPECIALLY DO NOT BUILD OVER 2 STORIES

2) The POPULATION HAS & IS STILL DECLINING! There are ALREADY APPROXIMATELY 143,000 units (that will be, are & in the pipeline) AVAILABLE. The MATH is SIMPLE! 143,000 - 82,000 RHNA #'S = 61,000 LEFT. THERE ARE OTHER OPTIONS - AKA CONVERTING EXISTING UNITS/HOUSING!

3) There are NO reasons to BUILD MORE HOUSING when there are PLENTY VACANT UNITS (SFR/OTHER) that can be CONVERTED.

4) RHNA (HCD) has INCORRECTLY OVER-INFLATED THE # OF HOUSING WE NEED IN SF / CALIFORNIA. Support an AUDIT!

5) These type Ordianance will NOT BE FINANCIALLY BENEFICIAL TO THE PERSON SELLING THEIR HOME - EXAMPLES:

a) Owner(s) will have to pay CAPITAL GAINS - CREATING LESS FINANCIAL POWER/FREEDOM available to Owner(s)
b) Will NEED most likely to RENT somewhere while unit is being constructed and will DEPLETE THEIR FUNDS
c) CREATES STRESS & COSTS OF MOVING OUT & BACK IN INTO A UNIT ONCE BUILT/AVAILABLE, which a UNIT MAY NOT EVEN BE AVAILABLE to the Owner(S) who sold property to build one of these NEW Housing Units/Projects
d) Owner will have GONE THROUGH MORE FUNDS and have LESS FUNDS AVAILABLE TO THEM.
e) WILL NOT have an ASSET TO LEAVE TO THEIR HEIRS

6) Here is what is going to happen, some of you may remember GENEVA TOWERS, some of you may have heard about it, but at any rate, this is URBAN RENEWAL 2.0! These will SIT VACANT & BECOME A BLIGHT ON THE COMMUNITY because they WILL NOT SELL. Projects like this are FOLLOWING THE SAME TRAJECTORY!
A current perfect example of this is THE WESTERLY @ 2800 SLOAT / WAWONA. This complex has been completed for 5 years and believe only 1/3 are sold at present (mostly to speculators). It appears a small percentage of these are actually owner occupied . Most seem to be occupied by renters or Airbnb which may NOT be allowed by the Complex By-laws. The REST SIT VACANT! The BUILDING has been FALLING APART ALREADY and they are STRIPPING DOWN THE SIDING THAT WAS FALLING APART and CONSTRUCTED POORLY.
This is a BLIGHT on the NEIGHBORHOOD.

7) If this Ordinance passes, it most likely will be MANAGED by a Non-Profit. We ALL know the ISSUES and how BADLY the NON-PROFITS MANAGE ANYTHING IN THIS CITY !

8) We should NOT allow DEVELOPERS, the CITY or the STATE to CREATE BILLS OR ORDINANCES TO BUILD UNDER THE GUISE OF AFFORDABLE HOUSING. IT'S ANYTHING BUT AFFORDABLE, IT'S SUBSIDIZED HOUSING TO FUND DEVELOPERS, REAL ESTATE SPECULATORS & RETIREMENT FUNDS.

9) Finally, as much as I adore Paris, we are NOT PARIS! We are SAN FRANCISCO & UNIQUE! Please do NOT DESTROY our SFR NEIGHBORHOODS!

Please READ the LETTER below from The Coalition with ALL OTHER IMPORTANT POINTS.

Thank you.
Renee Lazear
D4 Resident
SON-SF ~ Save Our Neighborhoods SF

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,
Renee Lazear
D4 Resident
SON-SF ~ Save Our Neighborhoods SF

From:	Iris Biblowitz
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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:	Fw: Please vote NO on "Housing Production", Land Use Committee - 10/30/23
Date:	Monday, October 30, 2023 11:27:16 AM

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Dear Supervisors -

I would like to add that we need to produce 100% of real affordable housing for families that are struggling to survive in San Francisco, and the city needs to fully protect all current S.F. laws that ensure environmental and community notices, discretionary review, demolitions, conditional use permits, and appeal hearings. Removing these protections would put a lot of San Franciscans at risk of losing their housing, especially communities that I mentioned in my 10/2/23 letter.

Thank you - Iris Biblowitz, RN

From: Iris Biblowitz
Sent: Sunday, October 1, 2023 12:56 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; dean.preston@sfgov.org <dean.preston@sfgov.org>
Subject: Please vote NO on File #230446 - "Housing Production", agenda item 4, Land Use Committee - 10/2/23

Dear Supervisors of the Land Use Committee -

Please deliver a strong rebuke of this plan that will give the green light to destroy environmental and community protections for real affordable housing and as well as allow corporate real estate deals that have had extremely harmful effects on our communities for over 2 decades,. especially on Black and Latinx families, and seniors and people with disabilities. Gentrification has been devastating in my neighborhood in the Mission, and this proposal would increase the risks of losing large amounts of affordable rent-controlled housing. We know that there's about 30% of the needed affordable housing in SF now (from the Housing Element), and over 100% of needed market-rate housing. We also know that 70% of people who are unhoused did have housing in the past several years.

I can only see harm that comes from this latest proposal. The streets are filled with people

struggling to survive. We need real affordable housing, increased dignified SROs (where there are many vacant rooms), to open up many of the 40,000 (isn't that the latest number?) of vacant units in SF, and focus on the commitment to build 100% real affordable housing.

As a nurse, I've documented the health effects of people dealing with evictions and threats of evictions. The results are upsetting, with increases in strokes, cardiac issues, anxiety, insomnia, depression, increase in Parkinson's symptoms, high blood pressure and blood sugars. This plan will only increase these risks. The same communities who were most severely affected by COVID will be most affected by this plan for dramatic waivers of local environmental, community, and demolition reviews, and will have a destructive effect on communities that are desperate for real affordable housing. The scenes on the streets of SF tell the story. We need to act fast to reject this latest proposal and find humanitarian policies that work to house people and keep communities alive.

Haven't we learned anything in the past 20+ years?

Sincerely - Iris Biblowitz, RN

From:	Kathy Howard
To:	ChanStaff (BOS); MandelmanStaff, [BOS]; MelgarStaff (BOS); Preston, Dean (BOS); Safai, Ahsha (BOS); Walton, Shamann (BOS); DorseyStaff (BOS); info@engardio.com; Peskin, Aaron (BOS); Ronen, Hillary; Stefani, Catherine (BOS); Board of Supervisors (BOS)
Subject:	File 230446: Please vote down this housing ordinance
Date:	Monday, October 30, 2023 11:04:03 AM

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Dear Supervisors,

I oppose this legislation. This legislation will have many adverse social, economic, environmental, and equity impacts, all of which have been outlined in the correspondence which you have received and in public testimony.

The ordinance is an extreme attack on community, on environmental review, and on affordable housing. It cannot be successfully amended and must instead be ***voted down***!

Thank you.

Katherine Howard
Outer Sunset
Long-time SF resident

From:	Carroll, John (BOS)
To:	Thomas Soper AIA
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: REPLACE with new legislation" Mayor-Engardio-Dorsey Attack on Environment & Affordable Housing
Date:	Monday, October 30, 2023 9:54:06 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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: Thomas Soper AIA <tsarchaia@gmail.com>
Sent: Monday, October 30, 2023 12:05 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: REPLACE with new legislation" Mayor-Engardio-Dorsey Attack on Environment & Affordable Housing

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

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

Dear Supervisors,

As an Architect and Planner who has practiced over 40 years from this City and with this City and has experienced the mistakes of history and how rational and comprehensive Housing development serves each and all people of our society, this latest effort to negotiate amendments to the Engardio-Breed-Dorsey Housing Ordinance is a new mark of desperation. What is going on is likened to painting a fractured bike frame instead of rebuilding it but proposing it will now be of benefit. This is pure oversimplification. I experienced the death of Detroit firsthand in the late 1970's, its reasons for failure and that is why we came here to rebuild a new life. But this latest issue is the symptom of the lack of knowledge in Detroit's tragedy, its demise. It is time to be candid about a City that has lost its way.

The first step is that it is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce truly affordable housing for families making less than $80,000 per year but will uniquely recognize the needs of homeless as a separate medical solution as the medical profession recommends.. One model is 833 Bryant but specifically other variations on this are available. Please feel free to discuss.

2) concentrate on the restoration of the downtown core as New York City is doing. The West side is a strategy that many political and historical figures have been distracted by and it is a blunder as it has resulted in disasters in the past. The Downtown is an economic reality and imperative that we focus on and not oversimplify. The range of income this ordinance focuses on is manageable through better legislation as recommended by this consensus to scrap the Engardio-Breed-Dorsey band-aids..

3) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings. You are undermining American democracy and without having the skills to manage and integrate local concerns it is apparent to you that you must force this issue.. Please feel free to discuss.

Specifically, this ordinance is not like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in unintended consequences like Detroit and serious damage to San Francisco, its neighborhoods, and the elusive goal of affordable housing. Let's not throw out what we have learned from this Country's Housing think-tanks.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen the multiple crises our City faces due to:

- **An Inadequate and outdated Decision Making Process** - Our decision-making processes have always been liberal but never under such circumstances as 4 Existential crisis happening simultaneously. Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely uninformed process. We need to scrap this ordinance and draft legislation that will produce affordable housing for families making less than $80,000 per year. This means identifying a model. What is that?

- **Corporate Housing Involvement** - The problem is with Below Market Rate housing (BMR), not Market rate housing so focus on the BMR problem. The State and City have not been candid about this. History demonstrates this. The five year "look back" provisions in the amendments are useless. Local developers admit they can't pencil out BMR housing. They have never been interested in how to design Social housing. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable particularly for those with incomes above SF AMI. . It is ridiculous that the ordinance calls housing built “mostly” for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels! Are you not aware of what RHNA’s criteria that is distorting this reality? “Mostly” is the marketing “spin” which many of your constituents resent because the problem has been oversimplified.

- **The Homelessness Crisis** - The conspicuous tragedy of this crisis is very similar to Detroit, not identical in cause but in misery of life. But the gentrification spurred by this ordinance 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 60,000 vacant housing units, some of them *far* overpriced, some of them left vacant due to economic infeasibility. We also have at least 35% empty office space. Architects know how they can be converted into thousands more apartments. We need to restore our tax base as a supreme priority. We do not need more new housing construction due to several other reasons stated herein, we need to make our existing housing space affordable! But equally so, this problem needs to simultaneously address the climate crisis demands which it is failing to do. Examples available.

- **The Environmental Justice & Equity Crisis** - This ordinance 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" or toxic sites like 2550 Irving.

- **The Global Warming Crisis** - This ordinance ignores the environment. We cannot allow this need for affordable housing to also threaten our lives, Nation and State. Allowing sweeping demolitions and expansions of existing homes and apartments, to replace them with out-of-reach priced condo and rental densification the way Asian countries do is tragic (if you have seen the examples abroad), We need a new resolution that demands all new or renovated housing contruction to be made out of Typr 3, 4, or 5 Construction depeding on the scale of the development with concrete limited to foundational below grade use as concrete is the most deleterious construction material known to cause green-house gase erosion of our atmosphere. Check the experts.

This ordinance would build housing for the upper class, create more homelessness, and is an environmentally incompetent and a by-product of economic naivete and corporate real estate speculators promoting a fix.

Please GUT & REPLACE this unacceptable attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Thomas Soper

Thomas Soper AIA
Architect
P 1.415.902.9457
F 1.415.566.0465

From:	Carroll, John (BOS)
To:	Jean Barish
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Engardio-Breed-Dorsey "Housing" Ordinance File #230446 Public Comment - Do Not Approve
Date:	Monday, October 30, 2023 9:53:47 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Jean Barish <jeanbbarish@hotmail.com>
Sent: Sunday, October 29, 2023 11:47 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Engardio-Breed-Dorsey 'Housing' Ordinance File #230446 Public Comment - Do Not Approve

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Dear President Peskin and Members of the Board of Supervisors:

I am writing to urge you to oppose the proposed Engardio-Breed-Dorsey “Housing Production Ordinance.” San Francisco has been my home for decades. Never before have I felt that it is under threat as I feel it is now. Please GUT & REPLACE this misguided legislation with a rewritten Ordinance that will appropriately deal with San Francisco's housing, homelessness, and environmental crises.

A rewritten Ordinance must do the following:

1) Create badly needed 100% affordable housing for all families making less than $80,000 per year, and;

2) Retain all current San Francisco laws that guarantee environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

But instead of meeting these needs, the proposed Engardio-Breed-Dorsey "Housing Production Ordinance" Ordinance contains unprecedented and unacceptable citywide waivers of local environmental, community and demolition review, all in the name of producing “affordable” housing. Yet most of that housing would be for wealthy families making over $230,000 per year! This Ordinance reads as though it was written by developers, not by legislators with input from community stakeholders.

This Ordinance will have the following consequences:

It will fail to provide 100% affordable housing for low-income families, while allowing the demolition and gentrification of neighborhoods throughout the city,

- It will not deter corporate housing takeovers. The five year "look back" provisions in the amendments are of no concern to corporate housing speculators for whom a five-year investment cycle is acceptable. There must be at least a ten-year prohibition on corporate housing speculation which would apply to all housing, not just rent-controlled housing,

- It will promote the construction of more market rate housing, not affordable housing. San Francisco does not need more housing for people earning over $230,000. There is already an oversupply of housing for high earners. This ordinance does nothing to slow down that kind of development,

- It will push most rents throughout the city 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,

- It will eliminate 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,

- It will exacerbate the climate crisis. 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.

The Engardio-Breed-Dorsey “Housing Producing Ordinance” is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators that will not meet San Francisco’s needs for affordable housing, and will create more homelessness. It must be defeated, and replaced with an ordinance that meets the needs of all San Franciscans.

Please, act in the best interest of your constituents. Do not approve this fatally flawed legislation. *GUT & REPLACE* this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity.

San Francisco's future is depending on you.

Thank you,

Jean
Jean B Barish
D1 Resident
jeanbbarish@hotmail.com

From:	Carroll, John (BOS)
To:	aeboken
Cc:	BOS-Supervisors; BOS-Legislative Aides; Somera, Alisa (BOS); Board of Supervisors (BOS)
Subject:	RE: Strongly OPPOSING [Planning and Subdivision Codes, Zoning Map - Housing Production] File #230446
Date:	Monday, October 30, 2023 9:53:44 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: aeboken <aeboken@gmail.com>
Sent: Saturday, October 28, 2023 9:14 PM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: Strongly OPPOSING [Planning and Subdivision Codes, Zoning Map - Housing Production] File #230446

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TO: Board of Supervisors members

cc: Clerk of Land Use and Transportation Committee

Clerk of the Board of Supervisors

FROM: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: [Planning and Subdivision Codes, Zoning Map - Housing Production] File #230446

Position: Strongly OPPOSING as currently drafted and strongly urging gut and replace.

Sunset-Parkside Education and Action Committee (SPEAK) is strongly OPPOSING this ordinance as currently drafted.

SPEAK believes that this ordinance is beyond redemption and should either be tabled or amended with a gut and replace strategy.

A gut and replace ordinance should include the following:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year.

This proposed ordinance would worsen the following:

- A bad decision making process.

- The corporate housing takeover.

- The unaffordable housing crisis.

- The homeless crisis.

- The vacant housing crisis.

- The environmental justice and equity crisis.

- The climate crisis.

###

Sent from my Verizon, Samsung Galaxy smartphone

From:	Carroll, John (BOS)
To:	Geo Kimmerling
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Engardio-Breed-Dorsey Housing Production ordinance
Date:	Monday, October 30, 2023 9:53:35 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Geo Kimmerling <geokimm@sbcglobal.net>
Sent: Saturday, October 28, 2023 12:42 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Engardio-Breed-Dorsey Housing Production ordinance

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Hello. My name is Flo Kimmerling andI am a long time resident of San Francisco. I believe the above named ordinance needs to be rethought so that it truly encourages affordable housing for those who need it in this city. That means families with incomes beneath $80,000.00 per year. In addition, I feel we need to protect the laws that ensure environmental review and community noticing. This includes discretionary review, demolition, construction permits , conditional use, and all appeals hearings. Every member of the community has a right to be engaged in a process that could create major changes in the neighborhood.

Good intentions can have some very negative consequences for a community. I am asking you to think about this possibility and do all you can to prevent those negative consequences, by allowing the community to be engaged throughout the demolition and building process.

Thank you for taking the time to read this letter.
Sincerely,
Flo Kimmerling
1282 26th Ave.

From:	Carroll, John (BOS)
To:	Kathleen Kelley
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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); nenstaff@sfgov.org; 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:	RE: PUBLIC COMMENT: SUPERVISORS GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 9:53:31 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Kathleen Kelley <kks2200@gmail.com>
Sent: Saturday, October 28, 2023 12:33 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; nenstaff@sfgov.org; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Cc: Kathleen Kelley <kks2200@gmail.com>
Subject: PUBLIC COMMENT: SUPERVISORS GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

Dear Supervisors,

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Kathleen Kelley
San Francisco Resident

From:	Carroll, John (BOS)
To:	Susan Kahn
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 9:53:27 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

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From: David Kaskowitz <dkasko@gmail.com>
Sent: Saturday, October 28, 2023 10:23 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446
Dear Supervisors,

I have been a resident and a voter in San Francisco for over 30 years and I worry about its future because of the lack of affordable housing. We urgently need to address this issue, but the Engardio-Breed-Dorsey 'Housing' Ordinance is not the solution.

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,

Thank you,

David Kaskowitz
306 Park St.
San Francisco, CA

From:	Carroll, John (BOS)
To:	Robert Hall
Cc:	Eric Brooks; Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: OPPOSE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 9:53:23 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
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From: Robert Hall <bilgepump100@sbcglobal.net>
Sent: Saturday, October 28, 2023 9:38 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Cc: Eric Brooks <brookse32@sonic.net>
Subject: OPPOSE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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

Dear Supervisors:

Please oppose the onerous Engardio-Breed-Dorsey 'Housing' Ordinance. It's unworkable and needs to be tossed out. Instead, move quickly to implement the SF Climate Action Plan because we're in the midst of a worsening climate crisis. Then, turn your attention to reimagining the moribund Financial District with all those concrete towers sitting there vacant. The concrete has already been poured. The carbon from cement-making has already been released into the atmosphere. Instead of a place designed for commuters consider a new renaissance neighborhood where people live and gather. One that is more resilient to the boom and bust gold rush mentality that San Franciscans experience. I would even be in favor of tax incentives to make this happen.

In the meantime, please have every supervisor respond to why they'd want an ordinance designed like this?

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- **A Bad Decision**
- **Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap
- this ordinance and draft legislation that will produce 100% affordable housing for

families making less than $80,000 per year.

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- **Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a
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- *all* housing, not just rent controlled housing.
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- - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for
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- - The gentrification spurred by this ordinance 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,
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- San Francisco has at least 60,000 vacant housing units, most of them *far*
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- This ordinance is 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.
-

It’s time to think bigger than the unaffordable towers this ordinance seeks to create.

Bob Hall
1946 Grove St. Apt. 6
San Francisco, CA 94117

From:	Carroll, John (BOS)
To:	blair@drlapin.org
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment re: SF affordable housing: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 9:53:17 AM
Attachments:	image001.png

Thank you for your comment letter.

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From: blair@drlapin.org <blair@drlapin.org>
Sent: Saturday, October 28, 2023 6:19 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

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Subject: Public Comment re: SF affordable housing: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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Dear Supervisors,

I have lived in San Francisco for almost 40 years. I am almost 70 years old. I am writing to you because my daughter and many friends call San Francisco home, and because I hope to live here for the rest of my days.

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

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- greenhouse gases, not less.
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This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,

Dr. Blair Sandler, Ph.D., J.D.
1742 Newcomb Ave. SF CA 94124

From: Steve Ward
To: Peskin, Aaron (BOS)
Subject: Housing" Ordinance File #230446
Date: Sunday, October 29, 2023 7:56:48 PM

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Dear Leaders,

Reject Housing' ordinance File #230446 gutting environmental and community protections against bad real estate development in San Francisco.

SF has the most density west of New York. Look how affordable NYC is. Adopting this ordinance amounts to abandoning your duty to protect quality of life and the beauty and character of San Francisco. Instead of capitulating to Sacramento extortion and encouraging corporate real estate dominance, fill 60,000 empty housing units and 51 million square feet of vacant Office Space 'BEFORE' we allow developers and density advocates to undermine environmental values, quality of life, aesthetic continuity and the character of our neighborhoods while making the people who live here voiceless.

There are sensible alternatives,
Remember the Fontana Building Revolt of the sixties,
Reject Ordinance 234460 and support " Our Neighbor Voices Initiative" to admend the state constitution. The majority of Californians do.

Steve Ward
2nd generation resident
(multiple local group memberships)

From:	Carroll, John (BOS)
To:	Eric Brooks
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (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); Somera, Alisa (BOS)
Subject:	RE: UPDATED PUBLIC SIGN-ON **GUT & REPLACE** 17 Orgs *OPPOSE* Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance - BOS File No. 230446 - LUT October 30, 2023
Date:	Friday, October 27, 2023 5:08:48 PM

Thank you for your comment letter. I've added your comments to the ordinance file.

Best to you,
John Carroll

From: Eric Brooks <brookse32@sonic.net>
Sent: Friday, October 27, 2023 4:54 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: UPDATED PUBLIC SIGN-ON **GUT & REPLACE** 17 Orgs *OPPOSE* Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance

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UPDATED PUBLIC SIGN-ON **GUT & REPLACE**

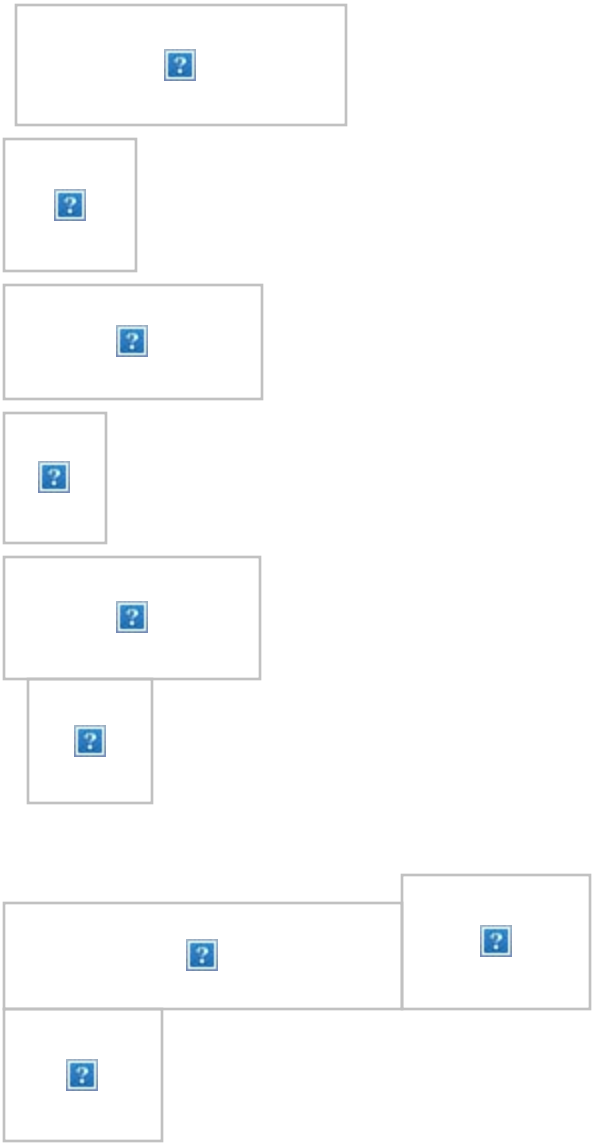
17 Environmental, Environmental Justice & Community Organizations Join To Strongly *OPPOSE*

Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance *(See updated sign-on below, and attached in PDF format.)*

IMPORTANT: WE DEMAND THAT SUPERVISORS *GUT AND REPLACE* the Engardio-Breed-Dorsey 'Housing' Ordinance.

It is ***unacceptable*** that some supervisors continue to suggest 'negotiating' amendments with the Mayor's office, to this egregiously destructive ordinance. The text must be ***completely*** deleted and replaced with text drafted by supervisors on the Land Use and Transportation Committee and other environmental and affordable housing allies, with full community participation at the drafting table.

Here and attached is our updated sign-on letter.



Bayview Hunters Point Mothers & Fathers Committee

SPEAK Sunset Parkside Education & Action Committee

October 26, 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**

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" ordinance. It 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 over $230,000 per year!

This ordinance would worsen:

- **The Unaffordable**
- **Housing Crisis** -
- This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 per year "affordable". We already have a 50% oversupply of housing for those income
- levels!

- **The Homelessness**
- **Crisis** -
- The gentrification spurred by this ordinance 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 60,000 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** -
- This ordinance 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**
- - This ordinance
- is 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.
-

This
ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack 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:	Carroll, John (BOS)
To:	Joseph Smooke
Cc:	Board of Supervisors (BOS); BOS-Legislative Aides; Gluckstein, Lisa (MYR); Hillis, Rich (CPC); Starr, Aaron (CPC); Tanner, Rachael (CPC); Moore, Kathrin (CPC); Braun, Derek (CPC); Diamond, Sue (CPC); Koppel, Joel (CPC); Imperial, Theresa (CPC); Ruiz, Gabriella (CPC); housingelements@hcd.ca.gov; tyrone.buckley@hcd.ca.gov; Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS)
Subject:	RE: Letter from REP-SF re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"
Date:	Friday, October 27, 2023 5:03:27 PM

Thank you for your comment letter. I've added your comments to the ordinance file.

Best to you,
John Carroll

From: Joseph Smooke <joseph@peoplepowermedia.org>
Sent: Friday, October 27, 2023 2:13 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>
Cc: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Gluckstein, Lisa (MYR) <lisa.gluckstein@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Braun, Derek (CPC) <derek.braun@sfgov.org>; Diamond, Sue (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ruiz, Gabriella (CPC) <gabriella.ruiz@sfgov.org>; housingelements@hcd.ca.gov; tyrone.buckley@hcd.ca.gov
Subject: Letter from REP-SF re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"

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Dear Chair Melgar and the Land Use and Transportation Committee,

Please find the attached letter from the Race & Equity in all Planning Coalition (REP-SF) regarding Legislative File #230446, "Planning Code, Zoning Map - Housing Production," which is on the Land Use and Transportation Committee agenda this coming Monday, October 30th.

Respectfully,
Joseph Smooke
on behalf of the Race & Equity in all Planning Coalition

co-founder of People Power Media

Creators of PRICED OUT

See the animation that will change the way you think about housing!

From:	Carroll, John (BOS)
To:	"Thomas Soper AIA"
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: REPLACE with new legislation" Mayor-Engardio-Dorsey Attack on Environment & Affordable Housing
Date:	Monday, October 30, 2023 9:54:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Thomas Soper AIA <tsarchaia@gmail.com>
Sent: Monday, October 30, 2023 12:05 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: REPLACE with new legislation" Mayor-Engardio-Dorsey Attack on Environment & Affordable Housing

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

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

Dear Supervisors,

As an Architect and Planner who has practiced over 40 years from this City and with this City and has experienced the mistakes of history and how rational and comprehensive Housing development serves each and all people of our society, this latest effort to negotiate amendments to the Engardio-Breed-Dorsey Housing Ordinance is a new mark of desperation. What is going on is likened to painting a fractured bike frame instead of rebuilding it but proposing it will now be of benefit. This is pure oversimplification. I experienced the death of Detroit firsthand in the late 1970's, its reasons for failure and that is why we came here to rebuild a new life. But this latest issue is the symptom of the lack of knowledge in Detroit's tragedy, its demise. It is time to be candid about a City that has lost its way.

The first step is that it is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce truly affordable housing for families making less than $80,000 per year but will uniquely recognize the needs of homeless as a separate medical solution as the medical profession recommends.. One model is 833 Bryant but specifically other variations on this are available. Please feel free to discuss.

2) concentrate on the restoration of the downtown core as New York City is doing. The West side is a strategy that many political and historical figures have been distracted by and it is a blunder as it has resulted in disasters in the past. The Downtown is an economic reality and imperative that we focus on and not oversimplify. The range of income this ordinance focuses on is manageable through better legislation as recommended by this consensus to scrap the Engardio-Breed-Dorsey band-aids..

3) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings. You are undermining American democracy and without having the skills to manage and integrate local concerns it is apparent to you that you must force this issue.. Please feel free to discuss.

Specifically, this ordinance is not like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in unintended consequences like Detroit and serious damage to San Francisco, its neighborhoods, and the elusive goal of affordable housing. Let's not throw out what we have learned from this Country's Housing think-tanks.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen the multiple crises our City faces due to:

- **An Inadequate and outdated Decision Making Process** - Our decision-making processes have always been liberal but never under such circumstances as 4 Existential crisis happening simultaneously. Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely uninformed process. We need to scrap this ordinance and draft legislation that will produce affordable housing for families making less than $80,000 per year. This means identifying a model. What is that?

- **Corporate Housing Involvement** - The problem is with Below Market Rate housing (BMR), not Market rate housing so focus on the BMR problem. The State and City have not been candid about this. History demonstrates this. The five year "look back" provisions in the amendments are useless. Local developers admit they can't pencil out BMR housing. They have never been interested in how to design Social housing. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable particularly for those with incomes above SF AMI. . It is ridiculous that the ordinance calls housing built “mostly” for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels! Are you not aware of what RHNA’s criteria that is distorting this reality? “Mostly” is the marketing “spin” which many of your constituents resent because the problem has been oversimplified.

- **The Homelessness Crisis** - The conspicuous tragedy of this crisis is very similar to Detroit, not identical in cause but in misery of life. But the gentrification spurred by this ordinance 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 60,000 vacant housing units, some of them *far* overpriced, some of them left vacant due to economic infeasibility. We also have at least 35% empty office space. Architects know how they can be converted into thousands more apartments. We need to restore our tax base as a supreme priority. We do not need more new housing construction due to several other reasons stated herein, we need to make our existing housing space affordable! But equally so, this problem needs to simultaneously address the climate crisis demands which it is failing to do. Examples available.

- **The Environmental Justice & Equity Crisis** - This ordinance 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" or toxic sites like 2550 Irving.

- **The Global Warming Crisis** - This ordinance ignores the environment. We cannot allow this need for affordable housing to also threaten our lives, Nation and State. Allowing sweeping demolitions and expansions of existing homes and apartments, to replace them with out-of-reach priced condo and rental densification the way Asian countries do is tragic (if you have seen the examples abroad), We need a new resolution that demands all new or renovated housing contruction to be made out of Typr 3, 4, or 5 Construction depeding on the scale of the development with concrete limited to foundational below grade use as concrete is the most deleterious construction material known to cause green-house gase erosion of our atmosphere. Check the experts.

This ordinance would build housing for the upper class, create more homelessness, and is an environmentally incompetent and a by-product of economic naivete and corporate real estate speculators promoting a fix.

Please GUT & REPLACE this unacceptable attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Thomas Soper

Thomas Soper AIA
Architect
P 1.415.902.9457
F 1.415.566.0465

From:	Carroll, John (BOS)
To:	T Flandrich
Cc:	Melgar, Myrna (BOS); Preston, Dean (BOS); Peskin, Aaron (BOS); Mandelman, Rafael (BOS)
Subject:	RE: Item 4 Leg File # 230446 Housing Production (Constraints) OPPOSITION
Date:	Monday, October 30, 2023 9:53:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: T Flandrich <tflandrich@yahoo.com>
Sent: Sunday, October 29, 2023 7:58 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Cc: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Item 4 Leg File # 230446 Housing Production (Constraints) OPPOSITION

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

Dear Chair Melgar, Vice Chair Preston & President Peskin,

I write in opposition to this legislation in its current form as it still allows the demolition of rent-controlled units, does not contain language about noticing and does not allow for CU hearings wherein concealed facts on occupancy, evictions, unfiled buyouts, and other means used to force tenants out are brought to light.

This Land Use Committee, as well as Supervisor Mandelman, knows of many cases as being emblematic of speculative tactics used citywide by some unscrupulous developers. This legislation will cause yet more harm in that it incentivizes the vacating of units, displacement, and tenants will have nowhere to go due to the shortage of affordable housing today.
I shall name a few cases here as reminders of why noticing and CU hearings must remain intact going forward in order to protect, to preserve our existing affordable housing, while building the long delayed affordable housing needed.

Cases in point:

- Varennes- Construction plans filed for luxury expansions which would also eliminate the possibility of restoring a legal ADU & subjecting a multi-generational household to vacate under false pretenses
- Francisco Street -sole profit motivating eviction

history, short-term rentals, decreasing housing choices for low-moderate income earners and removal from rental market
- Bernard Street-tenant history & evictions revealed
- 20th Avenue/Richmond -plans that did not acknowledge families living in the two unit building & only because the tenants had the opportunity to stand up at a Planning Commission hearing to say "we live here" were they able to remain in their homes
- Columbus/Bay: No public notice to senior housing tenants. Because there was a hearing we could ask for public health/safety measures to be put in place during the demolition phase to protect the extremely vulnerable seniors/ people with disabilities, the adjacent residents of North Beach Place (public/private housing)

Please do not forward this legislation! Fulfill our needs, our obligation to build the affordable housing we know we need right now for low-middle income earners. The abundance of luxury condos that have been built or are in the pipeline are not homes, rather, many operate as piggybanks, they are not housing our workers. Stand up to the bullying tactics, call out the false narrative coming out of Sacramento in their recent "review" and create legislation that will cause the least amount of harm to San Franciscans today and into the future. We should not destroy in order to build. This is not a solution.

Theresa Flandrich
North Beach Tenants Committee

From:	Carroll, John (BOS)
To:	Steve Ward
Cc:	Melgar, Myrna (BOS); Awareness, Presence (UCSF); Peskin, Aaron (BOS)
Subject:	RE: Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 9:53:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
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From: Steve Ward <seaward94133@yahoo.com>
Sent: Sunday, October 29, 2023 7:55 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Housing' Ordinance File #230446

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

Dear Leaders,

Reject Housing' ordinance File #230446 gutting environmental and community

protections against bad real estate development in San Francisco.

SF has the most density west of New York. Look how affordable NYC is. Adopting this ordinance amounts to abandoning your duty to protect quality of life and the beauty and character of San Francisco. Instead of capitulating to Sacramento extortion and encouraging corporate real estate dominance, fill 60,000 empty housing units and 51 million square feet of vacant Office Space 'BEFORE' we allow developers and density advocates to undermine environmental values, quality of life, aesthetic continuity and the character of our neighborhoods while making the people who live here voiceless.

There are sensible alternatives,
Remember the Fontana Building Revolt of the sixties,
Reject Ordinance 234460 and support " Our Neighbor Voices Initiative" to admend the state constitution. The majority of Californians do.

Steve Ward
2nd generation resident
(multiple local group memberships)

From:	Carroll, John (BOS)
To:	Thomas Schuttish
Cc:	Fieber, Jennifer (BOS); Low, Jen (BOS); Smeallie, Kyle (BOS); Angulo, Sunny (BOS); Souza, Sarah (BOS); MandelmanStaff, [BOS]; Mandelman, Rafael (BOS); Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS)
Subject:	RE: LUT Meeting October 30, 2023. Ordinance #230446
Date:	Monday, October 30, 2023 9:53:00 AM
Attachments:	image001.png WSJ article April 2023.pdf residential flat policy.pdf

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Sunday, October 29, 2023 5:47 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Souza, Sarah (BOS) <sarah.s.souza@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>

Subject: LUT Meeting October 30, 2023. Ordinance #230446

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

Dear Chair Melgar, President Peskin and Supervisor Preston and Mr. Carroll,

The public opposition to this proposed Ordinance is understandable.

Attached are two pdfs that should raise more questions about the Mayor's Constraints Reduction Ordinance for the Committee to consider in rejecting this Ordinance.

POINT NUMBER ONE

The first pdf is an April 2023 Wall Street Journal article entitled *"How Many Homes the U.S. Really Needs"*.

The WSJ article cites a range from 1.7 million to 7.3 million units with other projected numbers in between that are needed.

In other words there is no firm consensus nationwide of what the is number of units needed to solve the housing crisis.

This is important to consider because the underlying premise of the Mayor's Ordinance, the Housing Element and the pressure from HCD is that 2.5 million units of housing are needed in the next 10 years in California requiring 82,000 units in San Francisco and 46,598 of those being "affordable".

We all know the RHNA numbers are being imposed on San Francisco by Sacramento.

But are these numbers, numbers that underly all the policies in the Housing Element really correct?

Let's say that the 7.3 million nationwide number cited in the WSJ article is correct. *Does that mean that California really has to provide 2.5 million units of that 7.3 million?* What if the nationwide numbers in the lower range are correct? *Does that mean that California will be providing the the bulk of the housing needed nationwide?*

Are the RHNA numbers, particularly for the market rate housing needed in San Francisco, inflated?

This potential for inaccurate RHNA numbers takes on even more importance with the latest HCD warning or maybe the better word is "threat" to San Francisco issued just last week.

POINT NUMBER TWO

Additionally, the WSJ article also cites the financial need to "*preserve existing units*". See the paragraph circled in the article.

Yet in the Mayor's proposed Ordinance on Page 68, Line 14, it is proposed that:

(B) No more than **two units** would be removed or demolished

But this is contrary to the City's own policy to preserve Residential Flats, which are recognized as an important source of family housing.

Residential Flats in San Francisco are mostly **two units**. Does this clause allow for the Demolition of Residential Flats?

For example does this mean that in an existing three-plex or a four-plex structure, two units could be removed to make the remaining Flat(s) larger?

The Mayor's Ordinance is contrary to her own Commission's Policy as approved on October 12, 2017.

The Residential Flat Policy is enumerated in Planning Commission Resolution 20024.

The approved Resolution for the Residential Flat Policy is attached in the second pdf. Please take a minute to read the Findings.

The Residential Flat Policy should be strengthened and codified with objective standards to preserve the existing configuration of Residential Flats, not whittled away by the Mayor's Ordinance.

Sincerely,

Georgia Schuttish

THE NUMBERS | By Josh Zumbrun

How Many Homes the U.S. Really Needs

How many new homes does the U.S. need to build to restore normalcy to the housing market?

While everyone seems to agree there's a housing shortage, there's little agreement on its magnitude. The National Low Income Housing Coalition says the U.S. has a shortage of 7.3 million units, Realtor.com says 6.5 million, mortgage-finance company Fannie Mae says 4.4 million and Up for Growth, a policy group focused on the housing shortage, says 3.8 million units. John Burns Research & Consulting, a real-estate industry consultant, puts it at just 1.7 million.

Even in a country like the U.S., with around 142 million housing units, that's quite a range. The reason is that the estimates aren't all making the same claim. It shows how asking slightly different questions about the same problem can lead to significantly different answers.

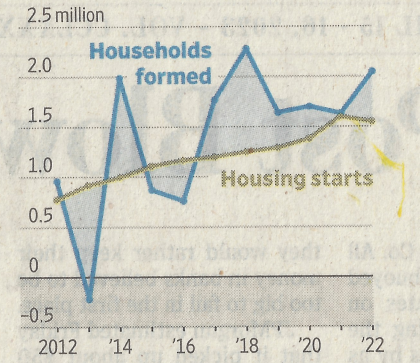
An economist would say that so long as prices are free to adjust, a true shortage doesn't exist: There are homes available to anyone willing to pay the going price. That's of little comfort to anyone who has been to an open house with a line snaking around the block, or searched in frustration just for something in somewhat decent shape in a somewhat decent location that meets their budget. To most people, if homes available aren't affordable, that's a shortage.

"There's a sense that it feels right because housing is so expensive," said John Burns, his firm's CEO.

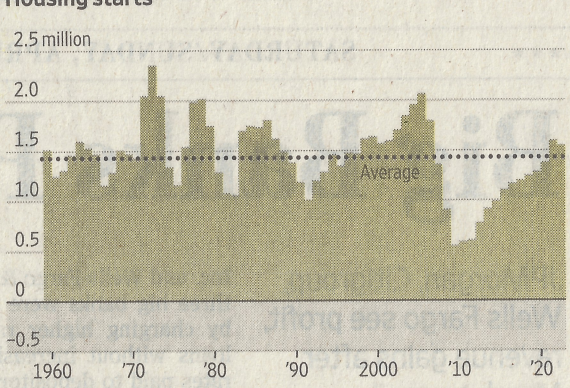
It's fairly straightforward to count the number of U.S. housing units—the Census Bureau does. As recently as 2010, Census takers drove or walked every street in the U.S. In 2020, they used satellite imagery.

The tricky part is figuring out how many homes there ought to be.

The number of households formed over the past decade exceeds the number of housing units where construction has started.



Lower construction over the past 10 years followed a period of heavy building during the early 2000s.



Sources: Realtor.com (households formed vs. housing starts); Census Bureau (housing starts)

Realtor.com's approach is to compare new houses to new households. It puts new household formation since 2012 at 15.6 million and the number of single-family homes that began construction in that period at 9.03 million, yielding a gap of 6.5 million.

But not everyone lives or aspires to live in a single-family home. Apartments and condos are an important part of the U.S. housing stock. Accounting for those units, the gap shrinks to 2.3 million, according to Realtor.com. (The Wall Street Journal and Realtor.com are both owned by News Corp.)

The National Low Income Housing Coalition begins by looking at rental units that it defines as affordable. The group finds only seven million homes affordable for people with extremely low incomes (defined as at or below the poverty line, or below 30% of the median income in their area). But 3.3 million of those homes are occupied by people who aren't extremely low income, leaving only 3.7 million affordable homes actually available to the lowest-income households.

Because there are 11 million such households, and 3.7 million affordable units, the NLIHC puts the gap at 7.3 million units. That isn't the same as a shortage in the overall stock of homes. In fact, the group calculates more rental units than renters.

The NLIHC therefore cautions that raising overall supply won't necessarily address the shortfall of affordable homes. In theory, when new homes are built, "households with sufficient income move into the new housing, making available their previous and older housing to other households, who in turn leave behind even older units, and so on," a process called filtering, it says. In practice, it says, this chain often breaks down before the lowest-income households benefit. In weak markets, many properties will simply be abandoned or put to different use; in strong markets, older units become targets for rehabilitation.

Fannie Mae also looks at affordability, but for renters and homeowners. It examines "affordable housing," for those earning as much as 60% of median income, and "workforce housing," for those earning 120%, and comes up with 4.4 million too few houses at these price points.

Fannie concludes the U.S. needs to not just build units but preserve existing units: "In most metros, the rehab of an existing unit to extend its useful life is cheaper than building a new unit."

Up for Growth estimates the total number of units needed as the number of households, plus the number of households that should have formed but didn't because housing wasn't available, plus 5% to account for normal vacancy rates as housing units turn over.

Up for Growth assumes that people should have formed households at the same ages as they did in the year 2000. The fact that they haven't, the group concludes, reflects a shortage.

No doubt some people haven't formed a household for that reason, but since 2000, people spend more time in school, marry later and have kids later, which could all delay household formation.

So these estimates might overstate the number of units that need to be built. Mr. Burns's firm looks at demographics and vacancies, concluding that fewer households should have been formed than you would expect looking at the year 2000, and noting that housing vacancies were still elevated until the past few years—implying that many places in the U.S. were overbuilt from the early 2000s housing boom. As a result, it thinks the shortage is 1.7 million, lower than most other estimates, but "still a big number," Mr. Burns said.

If his number is right it's a reason for some optimism that shortages can be resolved with a few years of solid construction, rather than requiring an unprecedented and sustained housing boom.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

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Information:
415.558.6377

Planning Commission Resolution No. 20024

HEARING DATE: OCTOBER 12, 2017

Project Name:	Planning Commission Policy: Removal of Residential Flats
Record Number:	2016-003658GEN
Staff Contact:	Brittany Bendix, Current Planning (415) 575-9114; brittany.bendix@sfgov.org
Reviewed By:	Elizabeth Watty, Assistant Director of Current Planning (415) 558-5620; elizabeth.watty@sfgov.org

ADOPTING A POLICY THAT REQUIRES MANDATORY DISCRETIONARY REVIEW OF ANY PROJECT IN ALL ZONING DISTRICTS THAT RESULTS IN THE REMOVAL OF A RESIDENTIAL FLAT.

WHEREAS, Objective 2 of the City's 2014 Housing Element states that "conserving and improving the existing (housing) stock is critical to San Francisco's long term housing strategy;" and

WHEREAS, the City is currently at 207% production and entitlement of market rate housing units, 16% production and entitlement of units affordable to moderate income households, and 31% production of below-market rate housing, as defined in the 2015-2022 RHNA goals;

WHEREAS, currently market-rate housing is frequently not accessible to moderate-income families, making between 80-120% of area median income;

WHEREAS, for the purpose of this Resolution a 'Residential Flat' is to be defined as a common San Francisco housing typology consisting of a single dwelling unit, generally occupying an entire story within a building, and having exposure onto open areas at the front and rear of the property;

WHEREAS, this unit typology satisfies a number of housing needs, particularly for middle-income families,

WHEREAS; a dwelling unit can currently be relocated, or altered, such that it no longer functions as a Residential Flat without public notification or review by the Planning Commission, so long as the proposal complies with all other requirements of the Planning Code;

WHEREAS, the Planning Commission is pursuing legislative amendments to Planning Code Section 317 that would require changes to the review process for projects that remove Residential Flats.

ATTACHMENT 2

NOW THEREFORE BE IT RESOLVED that the Commission hereby adopts a new policy that requires a Mandatory Discretionary Review application to be filed for any building or site permit that proposes the modification of a Residential Flat such that it is no longer a Residential Flat; and, be it

FURTHER RESOLVED, that projects increasing the number of dwelling units within a building will not be subject to this policy; and, be it

FURTHER RESOLVED, that this policy will allow time for the orderly completion of a planning study and for the adoption of appropriate legislation; and, be it

FURTHER RESOLVED, that this policy will sunset after the adoption of the Residential Expansion Threshold legislative initiative currently underway; and be it

FURTHER RESOLVED, that this policy shall apply to all building or site permit applications to remove a Residential Flat where the application has not been filed as of the effective date of this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 12, 2017.

Jonas P. Ionin
Commission Secretary

AYES: Richards, Hillis, Fong, Koppel and Melgar

NOES: Johnson

ABSENT: Moore

ADOPTED: October 12, 2017

From:	Carroll, John (BOS)
To:	Jean Barish
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Engardio-Breed-Dorsey "Housing" Ordinance File #230446 Public Comment - Do Not Approve
Date:	Monday, October 30, 2023 9:53:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Jean Barish <jeanbbarish@hotmail.com>
Sent: Sunday, October 29, 2023 11:47 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Engardio-Breed-Dorsey 'Housing' Ordinance File #230446 Public Comment - Do Not Approve

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Dear President Peskin and Members of the Board of Supervisors:

I am writing to urge you to oppose the proposed Engardio-Breed-Dorsey “Housing Production Ordinance.” San Francisco has been my home for decades. Never before have I felt that it is under threat as I feel it is now. Please GUT & REPLACE this misguided legislation with a rewritten Ordinance that will appropriately deal with San Francisco's housing, homelessness, and environmental crises.

A rewritten Ordinance must do the following:

1) Create badly needed 100% affordable housing for all families making less than $80,000 per year, and;

2) Retain all current San Francisco laws that guarantee environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

But instead of meeting these needs, the proposed Engardio-Breed-Dorsey "Housing Production Ordinance" Ordinance contains unprecedented and unacceptable citywide waivers of local environmental, community and demolition review, all in the name of producing “affordable” housing. Yet most of that housing would be for wealthy families making over $230,000 per year! This Ordinance reads as though it was written by developers, not by legislators with input from community stakeholders.

This Ordinance will have the following consequences:

It will fail to provide 100% affordable housing for low-income families, while allowing the demolition and gentrification of neighborhoods throughout the city,

- It will not deter corporate housing takeovers. The five year "look back" provisions in the amendments are of no concern to corporate housing speculators for whom a five-year investment cycle is acceptable. There must be at least a ten-year prohibition on corporate housing speculation which would apply to all housing, not just rent-controlled housing,

- It will promote the construction of more market rate housing, not affordable housing. San Francisco does not need more housing for people earning over $230,000. There is already an oversupply of housing for high earners. This ordinance does nothing to slow down that kind of development,

- It will push most rents throughout the city 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,

- It will eliminate 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,

- It will exacerbate the climate crisis. 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.

The Engardio-Breed-Dorsey “Housing Producing Ordinance” is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators that will not meet San Francisco’s needs for affordable housing, and will create more homelessness. It must be defeated, and replaced with an ordinance that meets the needs of all San Franciscans.

Please, act in the best interest of your constituents. Do not approve this fatally flawed legislation. *GUT & REPLACE* this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity.

San Francisco's future is depending on you.

Thank you,

Jean
Jean B Barish
D1 Resident
jeanbbarish@hotmail.com

From:	Carroll, John (BOS)
To:	aeboken
Cc:	BOS-Supervisors; BOS-Legislative Aides; Somera, Alisa (BOS); Board of Supervisors (BOS)
Subject:	RE: Strongly OPPOSING [Planning and Subdivision Codes, Zoning Map - Housing Production] File #230446
Date:	Monday, October 30, 2023 9:53:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
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San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: aeboken <aeboken@gmail.com>
Sent: Saturday, October 28, 2023 9:14 PM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: Strongly OPPOSING [Planning and Subdivision Codes, Zoning Map - Housing Production] File #230446

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TO: Board of Supervisors members

cc: Clerk of Land Use and Transportation Committee

Clerk of the Board of Supervisors

FROM: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: [Planning and Subdivision Codes, Zoning Map - Housing Production] File #230446

Position: Strongly OPPOSING as currently drafted and strongly urging gut and replace.

Sunset-Parkside Education and Action Committee (SPEAK) is strongly OPPOSING this ordinance as currently drafted.

SPEAK believes that this ordinance is beyond redemption and should either be tabled or amended with a gut and replace strategy.

A gut and replace ordinance should include the following:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year.

This proposed ordinance would worsen the following:

- A bad decision making process.

- The corporate housing takeover.

- The unaffordable housing crisis.

- The homeless crisis.

- The vacant housing crisis.

- The environmental justice and equity crisis.

- The climate crisis.

###

Sent from my Verizon, Samsung Galaxy smartphone

From:	Carroll, John (BOS)
To:	lgpetty
Cc:	Melgar, Myrna (BOS); Preston, Dean (BOS); Peskin, Aaron (BOS)
Subject:	RE: For addition to file 230446 Constraints Reduction & distribution to L.U. Committee members for 10-30-23 meeting
Date:	Monday, October 30, 2023 9:53:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
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From: lgpetty <lgpetty@juno.com>
Sent: Saturday, October 28, 2023 2:23 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: For addition to file 230446 Constraints Reduction & distribution to L.U. Committee members for 10-30-23 meeting

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Oct. 28, 2023

For addition to file 230446

Constraints Reduction proposed ordinance hearing 10-30-23

Dear Land Use Chair Melgar and Supervisors Peskin and Preston,

In taking action on the "Constraints" legislation, I urge you once again to keep the needs of San Franciscans for housing affordability, stability, and equity topmost in your mind -- no matter how many ultimatums and threats based on faulty data, disinformation, and flawed assumptions are thrown at you by The State.

The "Constraints Reduction" package contains no real balance, collaboration, or consensus. No matter how many amendment bandaids you slap on, it will remain the fulfillment of speculative developers' profit dreams, liberated from the "constraints" of public scrutiny and a commonsense regulatory structure that prevents destruction of sound affordable housing and protects residents.

The "Constraints Reduction" plan is a massive, unrestrained attack on San Franciscans' housing security that would be felt over the next half-century.

Please reject the "Constraints Reduction" package.

Instead, comply with the Housing Element by enacting a fully-committed, equitable city-wide plan to produce, preserve, and protect the affordable housing San Franciscans need and deserve.

Thank you,

Lorraine Petty

Advocate for seniors and people with disabilities

D2 Voting Senior

From:	Carroll, John (BOS)
To:	Geo Kimmerling
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Engardio-Breed-Dorsey Housing Production ordinance
Date:	Monday, October 30, 2023 9:53:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Geo Kimmerling <geokimm@sbcglobal.net>
Sent: Saturday, October 28, 2023 12:42 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Engardio-Breed-Dorsey Housing Production ordinance

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Hello. My name is Flo Kimmerling andI am a long time resident of San Francisco. I believe the above named ordinance needs to be rethought so that it truly encourages affordable housing for those who need it in this city. That means families with incomes beneath $80,000.00 per year. In addition, I feel we need to protect the laws that ensure environmental review and community noticing. This includes discretionary review, demolition, construction permits , conditional use, and all appeals hearings. Every member of the community has a right to be engaged in a process that could create major changes in the neighborhood.

Good intentions can have some very negative consequences for a community. I am asking you to think about this possibility and do all you can to prevent those negative consequences, by allowing the community to be engaged throughout the demolition and building process.

Thank you for taking the time to read this letter.
Sincerely,
Flo Kimmerling
1282 26th Ave.

From:	Carroll, John (BOS)
To:	Kathleen Kelley
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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); nenstaff@sfgov.org; 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:	RE: PUBLIC COMMENT: SUPERVISORS GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 9:53:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

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Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
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(415)554-4445

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From: Kathleen Kelley <kks2200@gmail.com>
Sent: Saturday, October 28, 2023 12:33 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; nenstaff@sfgov.org; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Cc: Kathleen Kelley <kks2200@gmail.com>
Subject: PUBLIC COMMENT: SUPERVISORS GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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

Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

Dear Supervisors,

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!

This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Kathleen Kelley
San Francisco Resident

From:	Carroll, John (BOS)
To:	David Kaskowitz
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 9:53:00 AM
Attachments:	image001.png

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From: David Kaskowitz <dkasko@gmail.com>
Sent: Saturday, October 28, 2023 10:23 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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Subject: Public Comment: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446
Dear Supervisors,

I have been a resident and a voter in San Francisco for over 30 years and I worry about its future because of the lack of affordable housing. We urgently need to address this issue, but the Engardio-Breed-Dorsey 'Housing' Ordinance is not the solution.

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

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This ordinance would worsen:

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Thank you,

Thank you,

David Kaskowitz
306 Park St.
San Francisco, CA

From:	Carroll, John (BOS)
To:	Robert Hall
Cc:	Eric Brooks; Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: OPPOSE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 9:53:00 AM
Attachments:	image001.png

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From: Robert Hall <bilgepump100@sbcglobal.net>
Sent: Saturday, October 28, 2023 9:38 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Cc: Eric Brooks <brookse32@sonic.net>
Subject: OPPOSE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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

Dear Supervisors:

Please oppose the onerous Engardio-Breed-Dorsey 'Housing' Ordinance. It's unworkable and needs to be tossed out. Instead, move quickly to implement the SF Climate Action Plan because we're in the midst of a worsening climate crisis. Then, turn your attention to reimagining the moribund Financial District with all those concrete towers sitting there vacant. The concrete has already been poured. The carbon from cement-making has already been released into the atmosphere. Instead of a place designed for commuters consider a new renaissance neighborhood where people live and gather. One that is more resilient to the boom and bust gold rush mentality that San Franciscans experience. I would even be in favor of tax incentives to make this happen.

In the meantime, please have every supervisor respond to why they'd want an ordinance designed like this?

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- **A Bad Decision**
- **Making Process** - Allowing the Mayor and two Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while we grasp at straws to try to amend it, is extremely bad process. We need to scrap
- this ordinance and draft legislation that will produce 100% affordable housing for

families making less than $80,000 per year.

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- **Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a
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- - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for
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- - The gentrification spurred by this ordinance 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,
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- San Francisco has at least 60,000 vacant housing units, most of them *far*
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- 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!
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- **The**
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- **The**
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- This ordinance is 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.
-

It’s time to think bigger than the unaffordable towers this ordinance seeks to create.

Bob Hall
1946 Grove St. Apt. 6
San Francisco, CA 94117

From:	Carroll, John (BOS)
To:	blair@drlapin.org
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment re: SF affordable housing: GUT & REPLACE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 30, 2023 9:53:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 230446

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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: blair@drlapin.org <blair@drlapin.org>
Sent: Saturday, October 28, 2023 6:19 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar,

Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment re: SF affordable housing: GUT & REPLACE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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Dear Supervisors,

I have lived in San Francisco for almost 40 years. I am almost 70 years old. I am writing to you because my daughter and many friends call San Francisco home, and because I hope to live here for the rest of my days.

It is imperative that you STOP seeking to negotiate amendments to the Engardio-Breed-Dorsey 'Housing' Ordinance and instead move to fully GUT & REPLACE the text with a new ordinance that will:

1) produce 100% truly affordable housing for families making less than $80,000 per year, and

2) fully protect all current San Francisco laws ensuring environmental and community noticing, as well as Discretionary Review, Demolition, Conditional Use, and Appeal hearings.

This ordinance is *not* like the previous, very limited Melgar 'Family Housing' ordinance. The Engardio-Breed-Dorsey ordinance is far more sweeping and destructive. 'Negotiations' would result in serious damage to San Francisco, its neighborhoods, and affordable housing.

The Engardio-Breed-Dorsey "Housing Production Ordinance" contains unprecedented citywide 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 over $230,000 per year!
This ordinance would worsen:

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This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please GUT & REPLACE this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!**

Thank you,

Dr. Blair Sandler, Ph.D., J.D.
1742 Newcomb Ave. SF CA 94124

From:	Eric Brooks
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (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); Carroll, John (BOS); Somera, Alisa (BOS)
Subject:	UPDATED PUBLIC SIGN-ON **GUT & REPLACE** 17 Orgs *OPPOSE* Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance
Date:	Friday, October 27, 2023 4:56:15 PM
Attachments:	SF_CEQA_Defenders_Sign-On_October-26-2023.pdf

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UPDATED PUBLIC SIGN-ON **GUT & REPLACE**

17 Environmental, Environmental Justice & Community Organizations Join To Strongly *OPPOSE* Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance *(See updated sign-on below, and attached in PDF format.)*

IMPORTANT: WE DEMAND THAT SUPERVISORS *GUT AND REPLACE* the Engardio-Breed-Dorsey 'Housing' Ordinance.

It is ***unacceptable*** that some supervisors continue to suggest 'negotiating' amendments with the Mayor's office, to this egregiously destructive ordinance. The text must be ***completely*** deleted and replaced with text drafted by supervisors on the Land Use and Transportation Committee and other environmental and affordable housing allies, with full community participation at the drafting table.

Here and attached is our updated sign-on letter.

Bayview Hunters Point Mothers & Fathers Committee

SPEAK Sunset Parkside Education & Action Committee

October 26, 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**
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" ordinance. It 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 over $230,000 per year!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 per year "affordable". We already have a 50% oversupply of housing for those income levels!

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- **The Vacant Housing Crisis** - San Francisco has at least 60,000 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!

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This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack 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

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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:	Joseph Smooke
To:	Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS); Carroll, John (BOS); Major, Erica (BOS)
Cc:	Board of Supervisors (BOS); BOS-Legislative Aides; Gluckstein, Lisa (MYR); Hillis, Rich (CPC); Starr, Aaron (CPC); Tanner, Rachael (CPC); Moore, Kathrin (CPC); Braun, Derek (CPC); Diamond, Sue (CPC); Koppel, Joel (CPC); Imperial, Theresa (CPC); Ruiz, Gabriella (CPC); housingelements@hcd.ca.gov; tyrone.buckley@hcd.ca.gov
Subject:	Letter from REP-SF re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"
Date:	Friday, October 27, 2023 2:17:01 PM
Attachments:	REP Letter to Supervisors re Housing Element Streamlining Legislation 27Oct23.pdf

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

Dear Chair Melgar and the Land Use and Transportation Committee,

Please find the attached letter from the Race & Equity in all Planning Coalition (REP-SF) regarding Legislative File #230446, "Planning Code, Zoning Map - Housing Production," which is on the Land Use and Transportation Committee agenda this coming Monday, October 30th.

Respectfully,
Joseph Smooke
on behalf of the Race & Equity in all Planning Coalition

co-founder of People Power Media
Creators of PRICED OUT
See the animation that will change the way you think about housing!

27 October 2023
Chair of the Land Use & Transportation Committee, Supervisor Melgar
Land Use & Transportation Committee Members, Supervisors Peskin and Preston

Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"

Dear Land Use & Transportation Committee Chair Melgar and Supervisors Peskin and Preston:

Despite amendments having been incorporated into this legislation, and new amendments to be introduced on Monday, October 30, this legislation still fails to address the housing that is required by the Housing Element and by the vast majority of San Franciscans--housing that is truly affordable.

Therefore, the Race & Equity in all Planning Coalition of San Francisco (REP-SF), strongly urges the Land Use & Transportation Committee to reject this legislation and take up new legislation that:

- Puts affordable housing first;
- Protects tenants against displacement;
- Values and retains the voices and aspirations of historically marginalized communities in project approval processes with significantly shorter durations;
- Expands and modifies the Priority Equity Geographies SUD (PEG-SUD), and provides additional protections and opportunities to Cultural Districts and people who live within the expanded PEG-SUD.
- Complies with the Housing Element mandate to Affirmatively Further Fair Housing.

Earlier this week, the State's Department of Housing and Community Development (HCD) published a "report" titled "San Francisco Housing Policy and Practice Review" which we have read and analyzed. Regarding the report, please consider and incorporate the following in your deliberations:

- The "report" from HCD is full of factually incorrect statements and appears to be heavily politically motivated. The "report" does not acknowledge all the legislation already passed and in process to reduce constraints:
    - The City has already passed several significant measures intended to "reduce constraints" for market rate housing. These include:
        - File #230026: Creates the Family Housing Opportunity Special Use District.
        - File #230374: Cuts more than a year off the site permit and building permit process.
        - File #230764 and File #230769: Reduces impact fees paid by market rate developers.
        - File #230855: Reduces inclusionary housing requirement for market rate developers.

        - File #230732: Streamlines commercial properties converting to residential.
    - The City has also proposed other measures that are still pending Committee action, including:
        - File #230734: Replaces residential density limits in Certain Neighborhood Commercial Districts.
        - File #230735: Removes residential density limits in Neighborhood Commercial Districts.
        - File #230372: Exempts projects from impact fees that convert from commercial to residential
- The "report" ignores the market realities of high interest rates and other development costs that are completely independent of San Francisco's approval processes. The fact that few permit applications were filed over the past several months reflects this market reality and the fact that developers build in order to make a profit.
    - For-profit developers don't build or propose to build in order to meet RHNA "supply" goals, or to bring the price of housing down, or to house those who are homeless.
- The "report" fails to acknowledge that tens of thousands of units have been approved by our Planning Dept - and that these units are not proceeding into construction because of developers' business decisions, not due to any bureaucratic failings.
- Public policy interventions are better placed with 100% truly affordable housing because public policy and public investment in truly affordable housing result directly in housing being built.
- The "report" ignores all of the equity and Affirmatively Furthering Fair Housing (AFFH) -oriented actions in the Housing Element that HCD approved in January.
    - With its "report", HCD has basically written its own Housing Element for San Francisco - ignoring AFFH and dozens of implementing actions that would move the Housing Element toward racial and social equity. This is an important part of HCD's legal charge as a department, yet they are neglecting their own civil rights obligations.
    - The "report" fails to understand the complexity of San Francisco's dense urban context - by far the most densely populated major City in the State, and its recommendations threaten to inflict even more trauma and displacement on historically marginalized communities than has already been experienced in prior Housing Element cycles.
    - The "report" fails to acknowledge the Statewide legal obligation for all cities, including San Francisco to Affirmatively Further Fair Housing pursuant to AB 686. Nothing in HCD's report moves in the direction of AFFH - none of it helps affordable housing. This "report" simply resorts to threats rather than taking any initiative to provide resources for affordable housing.
- The "report" threatens to silence communities - denying us of our constitutional rights to due process and freedom of expression.
    - As such, the State HCD threatens to abuse and overreach its police powers by denying our communities of our constitutional rights.
- The "report" fails to address corruption that has tainted the project approval process.
- HCD's "report" threatens the Board of Supervisors to pass this legislation, File #230446, but it is the power of our own legislature to consider and act on legislation as it sees fit.

REP-SF expects our State government to support our City's efforts to enact policies that work for people most in need rather than silencing our communities, denying our self-determination, while transferring that power to developers who only have their own profits as their goal.

If the city bows to the state's pressure on October 30th and passes this additional piece of legislation to further "reduce constraints"--despite the fact that **San Francisco already has a backlog of tens of thousands of already-entitled market rate developments, and more than 60,000 vacant market rate units**--this would would be a denial of our City's legal obligation to affirmatively further fair housing (AFFH) and policy objectives to prioritize racial and social equity.

As policymakers, we urge you to ask, with the legislative decisions you make, "who are we as a City building for?". This article from the San Francisco Chronicle, "SF's luxury condo market is cooling. Here's why it might be a good time to buy" on October 10, 2023 indicates that most of the condo buildings being built in San Francisco are largely vacant, and that the market for these units is foreign investors. There isn't any discussion in this article among developers about making these units available or affordable to San Francisco's low to moderate income households either in the short or long term. This article underscores the fact that in order to provide housing that very-low, low, and moderate income households can truly afford, we need to prioritize other Implementation Actions from the Housing Element that focus on truly affordable housing.

Conclusion
Despite past and newly proposed amendments from Supervisors and the Mayor, and despite the recent, misguided pressure from the State, this legislation must be rejected as it fundamentally moves our City in entirely the opposite direction of racial and social equity with an approach that silences our communities, encourages demolitions of existing housing and displacement of tenants throughout vast areas of the City, while providing no resources or meaningful benefits for affordable housing.

REP-SF requests that the Land Use & Transportation Committee reject this legislation, and commence working with low income and people of color communities throughout the City to move forward legislation that implements the Housing Element to affirmatively further fair housing and center racial and social equity. REP-SF looks forward to working with you all on new legislation to reorient the priorities of Housing Element implementation.

Respectfully submitted,

Joseph Smooke
on behalf of the Race & Equity in all Planning Coalition, San Francisco

From:	Molly Goldberg
To:	Melgar, Myrna (BOS); Preston, Dean (BOS); Peskin, Aaron (BOS)
Cc:	Somera, Alisa (BOS); Carroll, John (BOS)
Subject:	Constraints Reduction (AKA Housing Production) Ordinance – File # 230446. Hearing October 30, 2023, Agenda Item #4
Date:	Friday, October 27, 2023 2:01:32 PM
Attachments:	2023-10-27 ADC letter re- Constraints Reduction Ordinance – File # 230446.pdf

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

Dear Chair Melgar, President Peskin, and Supervisor Preston,

Please see the attached letter of concern from the San Francisco Anti-Displacement Coalition regarding the Mayor's Constraints Reduction Ordinance that will be heard in your committee on Monday. Once again, we urge you not to advance the current proposal for consideration to the full board without further amendments that protect existing rent-controlled housing against demolitions and assure that future housing development provides the affordability that our communities need.

Please feel free to reach out if you have any questions or want to discuss this further.
Best,
Molly

Molly Goldberg
Director, San Francisco Anti-Displacement Coalition
1212 Market Street, Unit 200
San Francisco, CA 94102
SFADC.org

October 27, 2023

Chair Myrna Melgar
Land Use and Transportation Committee
SF Board of Supervisors
San Francisco, CA 94102

RE: File # 230446, "Planning Code, Zoning Map – Housing Production"
Hearing October 30, 2023, Agenda Item #4

Dear Chair Melgar and Supervisors:

The San Francisco Anti-Displacement Coalition urges the committee not to advance the current proposal for consideration by the full board without further amendments that protect existing rent-controlled housing against demolitions and assure that future housing development provides the affordability that our communities need. Despite some positive amendments, the legislation as currently written does not address the concerns that we have repeatedly laid out.

(1) <u>Removal of Conditional Use Authorization for Demolition of Rent-Controlled Units Directly Violates the City's Housing Element</u>.

As currently written, the legislation would allow the demolition of 2 units of rent-controlled housing without a Conditional Use Authorization (CUA) outside the proposed Priority Equity Geography SUD[1]. With Supervisor Melgar's amendments, the legislation now retains the CUA for any application proposing to demolish *any* rent-controlled units in Residential Housing (RH) Districts within the Family Housing Opportunity SUD[2]. While we welcome this amendment to protect more existing rent-controlled units, without applying this rule city-wide, the legislation still leaves out several sites, including those zoned Residential Mixed (RM), Residential Commercial (RC), or Neighborhood Commercial (NC) Districts within the Family Housing Opportunity SUD. These sites include buildings with three to four housing units, as well as buildings with small ground floor businesses. Without a CUA process, the legislation puts at heightened risk of displacement both these businesses and existing housing. Similarly, the

[1] The Priority Equity Geographies SUD is established under Section 249.97 and includes most of the Mission, Chinatown, Tenderloin, Bayview, Western Addition, Excelsior, and Visitacion Valley and other neighborhoods with a high concentration of lower income People of Color and high economic need and levels of housing insecurity.
[2] The Family Housing Opportunity SUD is established under Section 249.94 and is coterminous with the areas defined as "Well Resourced" neighborhoods under the Housing Element.

amendments also leave out several sites that don't fall within either of the two SUDs, which include predominantly Residential Housing (RH) Districts, where you would find the greatest number of two-unit buildings.

As we have highlighted previously, removing public hearings pursuant to Sec. 317[3] for demolition of existing housing is a significant step backwards for San Francisco and does in fact directly contradict Housing Element Actions **8.4.2**, **8.4.8** and **8.4.9**, all of which provide that any removal of Conditional Use Authorizations for housing production "*should not demolish existing Rent Controlled units*."

(2) The legislation overrides essential protections in Supervisor Melgar's recently passed "Family Housing Opportunity Special Use District" legislation.

While Supervisor Melgar's legislation requires a 5-year lookback period for ownership of properties with 2+ units to be eligible for proposed streamlining, this legislation would eliminate even the current one-year ownership requirement under the existing fourplex legislation. We appreciate that project sponsors are required to certify that units to be demolished are not tenant occupied or are without a history of evictions in the last 5 years, but such reporting would be highly flawed without a minimum ownership requirement, as highlighted by the Board's own statement in Supervisor Melgar's legislation: "This Board recognizes that additional development opportunities may lead to speculative real estate investments that may seek to displace current residents, demolish existing housing stock, build new units, and quickly sell those units. To discourage such speculation, demolition of existing units, and displacement of current residents, particularly in existing multifamily buildings, this ordinance makes the benefit of the streamlining and development incentives available only to persons who have owned their properties for five years prior to the date of their application."

(3) The legislation provides no Additional Protections or Pro-Equity Initiatives for the Proposed Priority Equity Geographies Special Use District (PEG-SUD).

The legislation creates a Special Use District to address historic inequities in Priority Equity Areas, but apart from retaining existing public noticing requirements, offers no additional protections or affirmative actions to address social or racial inequities. Instead, the legislation takes away the right of SUD residents to public hearings, including the delegation of ministerial approval for State Density Bonus projects and directly contradicts Housing Element actions **8.4.2** and **9.4.2** which explicitly state that Conditional Use Authorizations should be retained in

[3] Planning Code Sec 317 requires that a public hearing should be held prior to approval of any permit that would remove existing housing, including through demolitions, major alterations, mergers or conversions.

Priority Equity Geographies and areas vulnerable to displacement[4]. Neither does the legislation offer tools or policies for prioritization of affordable housing within these areas, whereas the Housing Element has several such tools for land banking, deeper affordability, and neighborhood stabilization.

We do not in principle oppose the replacement of existing low-density housing with new higher density *affordable* housing. But there must be loophole-free standards for protecting existing tenants from displacement, enforceable guarantees of relocation assistance and right of return, and assurances of real affordable outcomes. We do not find such processes and standards proposed here. For these reasons, we urge the committee to not advance the present proposal for consideration by the full board without substantial amendments.

Sincerely,

Molly Goldberg
Director, San Francisco Anti-Displacement Coalition
415.742.2705
molly@sfadc.org

[4] Housing Element Action 9.4.2: "Remove Conditional Use Authorizations outside of Priority Equity Geographies and areas vulnerable to displacement where required to remove an existing use and construct housing.."

From:	anastasia Yovanopoulos
To:	Melgar, Myrna (BOS); Preston, Dean (BOS); Peskin, Aaron (BOS)
Cc:	Mandelman, Rafael (BOS); Carroll, John (BOS)
Subject:	Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"
Date:	Friday, October 27, 2023 12:23:00 PM

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

Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production" Hearing October 30, 2023, Agenda Item #4

Dear Chair Melgar and Land Use & Transportation Committee members, Supervisors Peskin and Preston:

I am writing to express my condemnation of Mayor Breed's legislation #230446 and ask you to reject it.

The proposed legislation directly contradicts Housing Element Actions 8.4.2, 8.4.8 and 8.4.9, which provide that **any removal of Conditional Use Authorizations for housing production "should not demolish existing rent controlled units**."

Rent controlled housing is the most affordable housing in the city, and must not be demolished - even if the unit is vacant for 5 years, or the owner keeps the unit "off the market" for 5 years.

A **pre-application meeting** is not a substitute for a properly noticed hearing. Relying on the representations of a project sponsor does not replace a hearing that affords the public the opportunity to weigh in on tenant occupancy and the circumstances of a developer's project.

I do not see that this legislation would protect tenants against displacement.

Furthermore, the voices of community members must be respected in determining housing policy, including Affirmatively Furthering Fair Housing.

Sincerely.
Anastasia Yovanopoulos, Coordinator
SF Tenants Union Land Use & Planning Watch Committee

From:	Jovita Mendoza
Subject:	Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 16, 2023 1:23:57 PM

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

Dear Supervisors,

Across the state from Sacramento down we are seeing housing bills (over 100 since 2016) that have become a threat to everyone who lives in California, most importantly lower income households and the environment.

The Trickle down has never worked. If you'd like real solutions:

- impose 20% low & very low inclusionary affordable housing in ALL developments
- remove opportunity for developers to pay in-lieu fees on the 20% of units (for anything over 9 units)
- ban short term rentals for full units, San Francisco has 4,834 units per http://insideairbnb.com/
- implement a vacancy tax for homes
- ear mark vacancy tax revenue to refurbish houses that owners would rent as low & very low rentals for 15 years

There are other solutions to the housing affordability crisis that hurt people or the environment.

Even as amended, the Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") still contains sweeping 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while grasping at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the ***wealthy***, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,
Jovita Mendoza

From:	Francesca Pastine
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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: Strongly AGREE with Engardio-Breed-Dorsey "Housing Production" Ordinance File #230446
Date:	Monday, October 16, 2023 2:00:48 PM

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

Hello All,

We are in a housing crises. Opposition to ordinances such as file #230446 is why. Building more housing will not only create much needed homes for San Franciscan's, it will also create more vibrant neighborhoods, help local business thrive, and divert a financial crises by creating a larger tax base. Please stop listening to anti-housing hysterics. We need more housing of all types. Period.

Francesca Pastine
President, Inner Mission Neighborhood Association
94110

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https://www.francescapastine.com/
www.pastineprojects.com
IN THE MAKE
http://francescapastine.blogspot.com
http://www.innermissionneighborhood.com
www.hillaryronenmission.com

Life is short
Art is long
Opportunity fleeting
Experience treacherous
Judgment difficult

Hippocrates 400 b.c.

From: Wendy Williams
To: Angulo, Sunny (BOS); PeskinStaff (BOS)
Subject: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date: Monday, October 16, 2023 2:17:32 PM

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

Dear Supervisors,

Even as amended, the Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") still contains sweeping 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while grasping at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Wendy Williams
Day Moon (small business owner)
94122

From:	Elliot Helman
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 16, 2023 2:21:14 PM

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Dear Supervisors,

Even as amended, the Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") still contains sweeping 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while grasping at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

elliot helman
Mission Bay 94158

From:	RL
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 16, 2023 2:33:53 PM

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

Dear Supervisors,

We are NOT Paris!!

Even as amended, the Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") still contains sweeping 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 over $230,000 per year!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high-priced housing that is not “affordable.” It is ridiculous that the 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! *There is nothing “affordable” about this type of ordinance but a subsidized program that only benefits buyers, developers, real estate interests or speculators etc. and not those most in need.*
- **The Homelessness Crisis** - The gentrification spurred by this ordinance would push most rents citywide even higher, driving more working class (low/middle income) 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 60,000 plus vacant housing units, most of them *far* overpriced. We also have empty office space that can be converted into thousands and thousands more apartments. We do not need more housing construction; we need to make our existing housing space affordable.
-

- **NO Housing Crisis** – Lets use simple math & logic, since 2022 the population of San Francisco has declined by over 65,000 which certainly has increased for

2023 and continues to decline. There are approximately 143,000 plus units that are vacant, have been built, are currently being built, that are coming soon and are in the pipeline for building, so, why would we need 82,000 more units? **Reason** - we do NOT have a housing crisis but a crisis where HCD (RHNA) over-inflated the figures for housing needs & their veiled threats that if cities don't build these numbers, funding will not be given to cities such as San Francisco.

  - The Communities do NOT need Six (6) Story complexes or greater on "every corner" or elsewhere. As stated previously, there is plenty of Vacant Office Space/Housing/Units that can be converted in an area that is more appropriate. As well, it seems the owners of these vacancies are willing, although challenging, to address options. Allowing this type of ordinance to pass would DESTROY the Neighborhoods where owners/renters desire to live in a SFR Community not an area of over-sized, over-priced cramped buildings.

- **The Environmental Justice & Equity Crisis** - This ordinance 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 build unhealthy housing even more easily 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"), as well as 2550 Irving and thousands of other sites in the City with similar issues. CEQA and other agencies of this nature were established to protect the Communities and to enforce doing the right thing like doing the proper testing, remediate a site properly, not build on toxic sites or not cut corners for the sake of making money. Removing these protections will harm the Community and <u>all</u> those you profess to care about.

  - **Removing / Demolishing** a long-established Row House will create issues with soil, foundation, sinkage as well as so many other issues for the surrounding homes. Also, Environmental issues to consider would be the OLD materials (e.g. Mercury, Asbestos, Lead etc.) that have not been disturbed since the homes were build but would certainly be exposed & impact the Neighborhoods/Communities.

    - Another very important reason to retain **CEQA**
- **The Climate Crisis** - This ordinance is 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.

- **Urban Renewal 2.0** – Ordinances of these nature are and will follow the same trajectory as the past like Geneva Towers.* They will be built, not be occupied only to sit vacant (e.g. The Westerly on Sloat), become mismanaged*, not benefit the people's needs and a blight on the Neighborhoods.

- **Financial Concerns –** Removing existing homes to build new low-high, high rise apartments/condos would NOT be financially beneficial to the Owner as the creators of this ordinance would have them or you all believe. The person selling their property is most likely elderly, the property is FREE & CLEAR of a mortgage with low property taxes and on a fixed income. However, selling the property will displace them from their home and they will have to find housing at an expensive monthly rate. Staying in their home would give them more financial power/freedom, not have to pay Capital Gains and this alone would certainly be more financially beneficial. Selling and being able to move back into a new unit, does NOT necessarily guarantee them a unit or when that would occur (building delays etc.) and certainly does not offer them financial flexibility/power.
    - Furthermore, it has not been discussed whether this transaction as with their "owned" home could be considered part of their Estate to leave to their heirs.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Consider and remember your Constituents and Neighborhoods needs NOT big money or HCD.

Please **vote DOWN** this unacceptable political and corporate attack on San Francisco's environmental, economic, cultural, and Community integrity!

Thank you,
<!--[endif]-->

Renee Lazear

D4 Resident - 94116

SON-SF ~ Save Our Neighborhoods SF

Preserve the Nature & Character of Our Neighborhoods

From:	Carroll, John (BOS)
To:	Francesca Pastine
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: Strongly AGREE with Engardio-Breed-Dorsey "Housing Production" Ordinance File #230446
Date:	Monday, October 16, 2023 3:52:35 PM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Francesca Pastine <fpastine@gmail.com>
Sent: Monday, October 16, 2023 2:00 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>;

Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: Strongly AGREE with Engardio-Breed-Dorsey 'Housing Production' Ordinance File #230446

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Hello All,

We are in a housing crises. Opposition to ordinances such as file #230446 is why. Building more housing will not only create much needed homes for San Franciscan's, it will also create more vibrant neighborhoods, help local business thrive, and divert a financial crises by creating a larger tax base. Please stop listening to anti-housing hysterics. We need more housing of all types. Period.

Francesca Pastine
President, Inner Mission Neighborhood Association
94110

--
https://www.francescapastine.com/
www.pastineprojects.com
IN THE MAKE
http://francescapastine.blogspot.com
http://www.innermissionneighborhood.com
www.hillaryronenmission.com

Life is short
Art is long
Opportunity fleeting
Experience treacherous
Judgment difficult

Hippocrates 400 b.c.

From:	Carroll, John (BOS)
To:	Elliot Helman
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 16, 2023 3:52:37 PM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Elliot Helman <muzungu_x@yahoo.com>
Sent: Monday, October 16, 2023 2:21 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>;

Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

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Dear Supervisors,

Even as amended, the Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") still contains sweeping 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while grasping at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

elliot helman
Mission Bay 94158

From:	Carroll, John (BOS)
To:	RL
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 16, 2023 3:52:39 PM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: RL <redpl@aol.com>
Sent: Monday, October 16, 2023 2:33 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>;

Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

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Dear Supervisors,

We are NOT Paris!!

Even as amended, the Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") still contains sweeping 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 over $230,000 per year!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high-priced housing that is not “affordable.” It is ridiculous that the 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! *There is nothing “affordable” about this type of ordinance but a subsidized program that only benefits buyers, developers, real estate interests or speculators etc. and not those most in need.*
- **The Homelessness Crisis** - The gentrification spurred by this ordinance would push most rents citywide even higher, driving more working class (low/middle income) 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 60,000 plus vacant housing units, most of them *far* overpriced. We also have empty office space that can be converted into thousands and thousands more apartments. We do not need more housing construction; we need to make our existing housing space affordable.

-
- **NO Housing Crisis** – Lets use simple math & logic, since 2022 the population of San Francisco has declined by over 65,000 which certainly has increased for 2023 and continues to decline. There are approximately 143,000 plus units that are vacant, have been built, are currently being built, that are coming soon and are in the pipeline for building, so, why would we need 82,000 more units? **Reason** - we do NOT have a housing crisis but a crisis where HCD (RHNA) over-inflated the figures for housing needs & their veiled threats that if cities don't build these numbers, funding will not be given to cities such as San Francisco.

    - The Communities do NOT need Six (6) Story complexes or greater on "every corner" or elsewhere. As stated previously, there is plenty of Vacant Office Space/Housing/Units that can be converted in an area that is more appropriate. As well, it seems the owners of these vacancies are willing, although challenging, to address options. Allowing this type of ordinance to pass would DESTROY the Neighborhoods where owners/renters desire to live in a SFR Community not an area of over-sized, over-priced cramped buildings.

- **The Environmental Justice & Equity Crisis** - This ordinance 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 build unhealthy housing even more easily 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"), as well as 2550 Irving and thousands of other sites in the City with similar issues. CEQA and other agencies of this nature were established to protect the Communities and to enforce doing the right thing like doing the proper testing, remediate a site properly, not build on toxic sites or not cut corners for the sake of making money. Removing these protections will harm the Community and all those you profess to care about.

    - **Removing / Demolishing** a long-established Row House will create issues with soil, foundation, sinkage as well as so many other issues for the surrounding homes. Also, Environmental issues to consider would be the OLD materials (e.g. Mercury, Asbestos, Lead etc.) that have not been disturbed since the homes were build but would certainly be exposed &

impact the Neighborhoods/Communities.

- Another very important reason to retain **CEQA**

- **The Climate Crisis** - This ordinance is 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.

- **Urban Renewal 2.0** – Ordinances of these nature are and will follow the same trajectory as the past like Geneva Towers.* They will be built, not be occupied only to sit vacant (e.g. The Westerly on Sloat), become mismanaged*, not benefit the people's needs and a blight on the Neighborhoods.

- **Financial Concerns –** Removing existing homes to build new low-high, high rise apartments/condos would NOT be financially beneficial to the Owner as the creators of this ordinance would have them or you all believe. The person selling their property is most likely elderly, the property is FREE & CLEAR of a mortgage with low property taxes and on a fixed income. However, selling the property will displace them from their home and they will have to find housing at an expensive monthly rate. Staying in their home would give them more financial power/freedom, not have to pay Capital Gains and this alone would certainly be more financially beneficial. Selling and being able to move back into a new unit, does NOT necessarily guarantee them a unit or when that would occur (building delays etc.) and certainly does not offer them financial flexibility/power.

    - Furthermore, it has not been discussed whether this transaction as with their "owned" home could be considered part of their Estate to leave to their heirs.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.
Consider and remember your Constituents and Neighborhoods needs NOT big money or HCD.
Please **vote DOWN** this unacceptable political and corporate attack on San Francisco's environmental, economic, cultural, and Community integrity!
Thank you,

Renee Lazear
D4 Resident - 94116
SON-SF ~ Save Our Neighborhoods SF
Preserve the Nature & Character of Our Neighborhoods

From:	Jeantelle Laberinto
To:	Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS); Carroll, John (BOS); Major, Erica (BOS)
Cc:	Board of Supervisors (BOS); BOS-Legislative Aides; Gluckstein, Lisa (MYR)
Subject:	10/12/23 Letter re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"
Date:	Thursday, October 12, 2023 2:25:48 PM
Attachments:	Letter to Supervisors re Housing Element Streamlining Legislation 12Oct23.pdf

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Dear Chair Melgar and the Land Use and Transportation Committee,

Please find the attached letter from the Race & Equity in all Planning Coalition (REP-SF) regarding Legislative File #230446, "Planning Code, Zoning Map - Housing Production," which is on the Land Use and Transportation Committee agenda this coming Monday, October 16th.

Respectfully,
Jeantelle Laberinto
on behalf of the Race & Equity in all Planning Coalition

12 October 2023
Chair of the Land Use & Transportation Committee, Supervisor Melgar
Land Use & Transportation Committee Members, Supervisors Peskin and Preston

Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"

Dear Land Use & Transportation Committee Chair Melgar and Supervisors Peskin and Preston:

Despite amendments made by the Mayor and Supervisor Melgar, the Race & Equity in all Planning Coalition of San Francisco (REP-SF), strongly urges the Land Use & Transportation Committee to reject this legislation and take up new legislation that:

- Puts affordable housing first
- Protects tenants against displacement
- Values and retains the voices and aspirations of historically marginalized communities in project approval processes with significantly shorter durations
- Expands and modifies the Priority Equity Geographies SUD (PEG-SUD), and provides additional protections and opportunities to people who live within the expanded PEG-SUD.

This City has already passed several significant measures intended to "reduce constraints" for market rate housing. These include:

- File #230026: Creates the Family Housing Opportunity Special Use District.
- File #230374: Cuts more than a year off the site permit and building permit process.
- File #230764 and File #230769: Reduces impact fees paid by market rate developers.
- File #230855: Reduces inclusionary housing requirement for market rate developers.
- File #230732: Streamlines commercial properties converting to residential.

The City has also proposed other measures that are still pending Committee action, including:

- File #230734: Replaces residential density limits in Certain Neighborhood Commercial Districts.
- File #230735: Removes residential density limits in Neighborhood Commercial Districts.
- File #230372: Exempts projects from impact fees that convert from commercial to residential

Although San Francisco fell 8,298 units short of its affordable housing goals for the last Housing Element cycle, and is facing a goal of nearly 47,000 affordable units for the current Housing Element cycle which is 57% of the overall goal, these ordinances prove that the City is only moving forward with the same failed housing policies and priorities.

Continuing to push even more legislation to further "reduce constraints" when our City already has a backlog of tens of thousands of already-entitled market rate developments, and more than

60,000 vacant market rate units avoids our City's legal obligation to affirmatively further fair housing (AFFH) and policy objectives to prioritize racial and social equity.

As policymakers, we urge you to ask, with the legislative decisions you make, "who are we as a City building for?". This article from the San Francisco Chronicle, "SF's luxury condo market is cooling. Here's why it might be a good time to buy" on October 10, 2023 seems to indicate that most of the condo buildings being built in San Francisco are largely vacant, and that the market for these units is foreign investors. There isn't any discussion in this article among developers about targeting these units to San Francisco's low to moderate income households either in the short or long term. This article underscores the fact that in order to provide housing that very-low, low, and moderate income households can truly afford, we need to prioritize other Implementation Actions from the Housing Element that focus on truly affordable housing.

Putting Affordable Housing First

1. The Housing Element commits the City to build 57% of its new housing in the next eight years as price restricted to be affordable for very-low, low and moderate income households. This legislation must prioritize strategies for price-restricted affordable housing.
2. Add a budget supplemental and/or a dedicated revenue source to commit significant new funding to affordable housing per **Housing Element action 1.1.2**.
3. Include a provision that identifies enough development sites and building acquisitions to meet our RHNA mandate for Very low, Low and Moderate income housing. Please refer to **Housing Element Actions 1.2.2 and 1.4.6**.

Protecting Tenants Against Displacement

1. Retain the Citywide requirement for Conditional Use Authorization (CUA) for any proposed demolition of existing rent-controlled units.
    a. The Housing Element includes Implementation Actions that speak to retention of rent controlled units even if Conditional Use Authorization policies are updated. Please refer to **Housing Element Actions 8.4.8, 8.4.9**,
2. Expand rent control to all new units
3. Protect small businesses from displacement
    a. Prohibit demolition of buildings occupied by community-based, community-serving small businesses within the five years prior to the project application. This pertains as well to legacy businesses and priority businesses identified by Cultural Districts as being important in their CHHESS reports.

Valuing and Retaining the Voices of Historically Marginalized Communities

1. REP-SF supports efforts to reduce the duration of project reviews and uncertainty in the process. We, however, demand a process that continues to put the voices and expertise of low income and communities of color out front in the approval process.
    a. Please refer to **Housing Element Action 8.4.21** for how to retain meaningful input and participation citywide, especially from low-income communities and communities of color.
    b. Develop new project approval systems that strengthen the ability for Cultural Districts, low income communities and communities of color to direct how our communities grow and develop as supported by **Housing Element Actions**

3.4.2; 4.1.1; 4.1.2; 4.1.4; 4.2.4; 4.2.5; 4.2.6; 4.4.2; 4.5.12; 5.2.4; 5.4.1; 6.1.3; 6.3.2 among others.

Expanding and Modifying the Priority Equity Geographies SUD

1. This Committee should be aware that despite the fact that so much attention is being paid to areas outside the PEG-SUD, the Housing Element still results in most of the housing being built within the PED-SUD. Please see the Planning Department's map below. As our communities have experienced, this scale of market rate development results in escalation of housing costs and displacement, especially of households with low incomes, and historically marginalized San Francisco residents.
2. Expand the PEG-SUD with input from American Indian, Black and other people of color communities and low income communities throughout the City, and input from all Cultural Districts.
    a. Retain and strengthen public noticing, anti-displacement and other community stabilization policies and procedures within the expanded PEG-SUD. Several Implementation Actions in the Housing Element refer to "Priority Equity Geographies and areas vulnerable to displacement" but the "areas vulnerable to displacement" are not considered in this legislation.
    b. Restore Impact fees and inclusionary housing requirements to their prior levels within the expanded PEG-SUD.
    c. Commit significant new investments and resources for affordable housing for communities within the expanded PEG-SUD.
    d. Update the PEG-SUD, which is already out of date, with new data and input from historically marginalized communities at least every five (5) years.

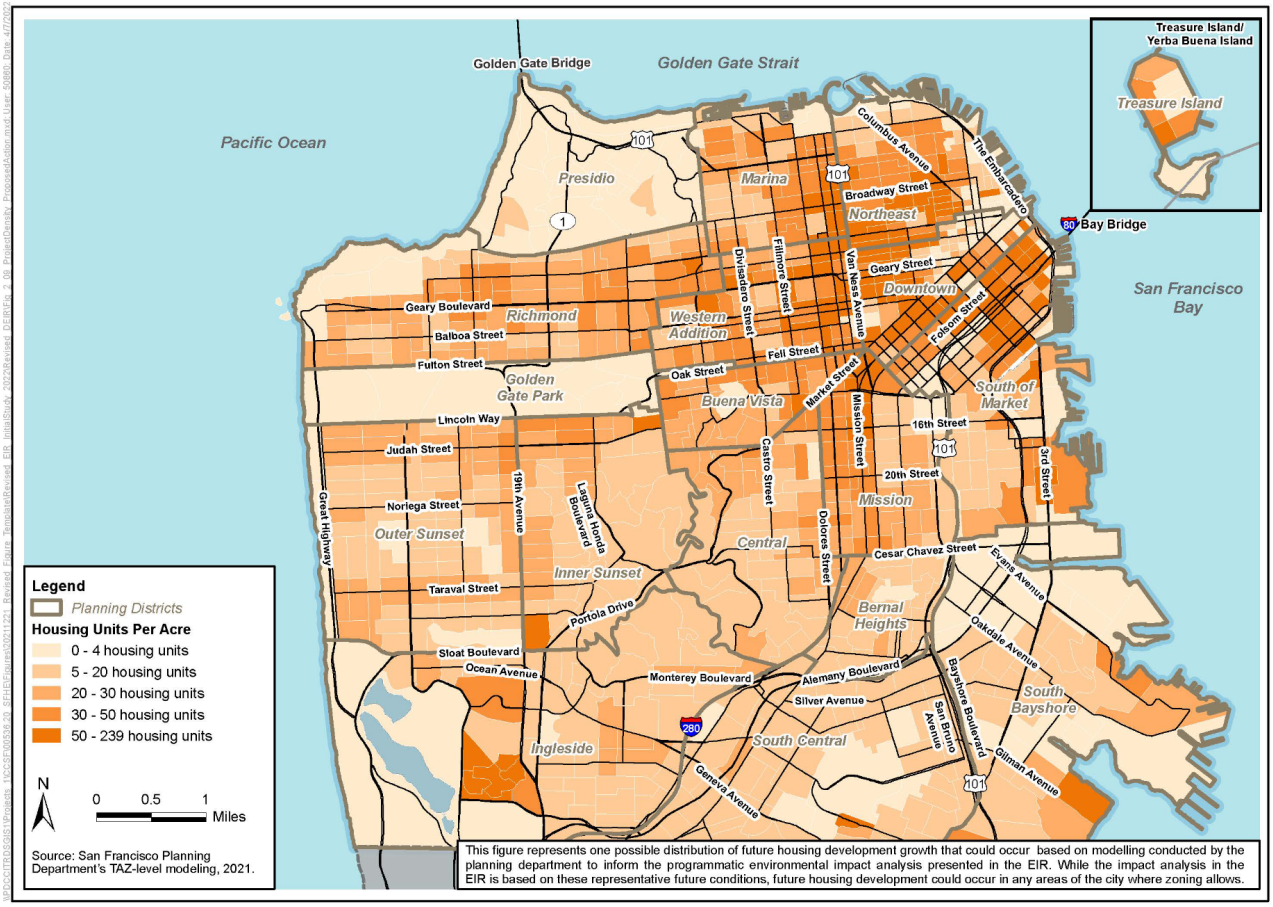
Conclusion

Despite the amendments that were incorporated into the legislation at the October 2, 2023 hearing, this legislation fundamentally moves our City in entirely the opposite direction of racial and social equity with an approach that silences our communities, encourages demolitions and displacement of existing housing throughout vast areas of the City, and provides no resources or meaningful benefits for affordable housing.

REP-SF requests that the Land Use & Transportation Committee reject this legislation, and commence working with low income and people of color communities throughout the City to move forward legislation that implements the Housing Element to affirmatively further fair housing and center racial and social equity. REP-SF looks forward to working with you all on new legislation to reorient the priorities of Housing Element implementation.

Respectfully submitted,

Jeantelle Laberinto
on behalf of the Race & Equity in all Planning Coalition, San Francisco



San Francisco Housing Element 2022 Update
Case No. 2019-016230ENV

Figure 2-9
Projected Housing Unit Density Under the Proposed Action

From:	kaylena katz
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:	Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, September 18, 2023 7:36:34 PM

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Dear Supervisors,

The Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") contains massive unprecedented waivers of local environmental, community, and demolition reviews 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!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high-priced housing that is not affordable. It is ridiculous that the 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!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is bad for the environment. Allowing sweeping demolitions and expansions of existing homes and apartments, to replace them with

luxury condos and rental towers will use massive amounts of new cement and other building materials releasing more greenhouse gases, not less.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Kaylena Katz
SFSU MPH Candidate
94122

From:	Carroll, John (BOS)
To:	emailwendyhere@gmail.com
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Peskin, Aaron (BOS); Souza, Sarah (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); Fieber, Jennifer (BOS)
Subject:	FW: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 16, 2023 3:52:00 PM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Sent: Monday, October 16, 2023 2:54 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: FW: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

230446

Alisa Somera
Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

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From: Wendy Williams <emailwendyhere@gmail.com>
Sent: Monday, October 16, 2023 2:17 PM
To: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>
Subject: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

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Dear Supervisors,

Even as amended, the Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") still contains sweeping 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while grasping at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.

- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem

waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Wendy Williams
Day Moon (small business owner)
94122

From:	Carroll, John (BOS)
To:	RL
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 16, 2023 3:52:00 PM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: RL <redpl@aol.com>
Sent: Monday, October 16, 2023 2:33 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>;

Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

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Dear Supervisors,

We are NOT Paris!!

Even as amended, the Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") still contains sweeping 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 over $230,000 per year!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high-priced housing that is not “affordable.” It is ridiculous that the 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! *There is nothing “affordable” about this type of ordinance but a subsidized program that only benefits buyers, developers, real estate interests or speculators etc. and not those most in need.*
- **The Homelessness Crisis** - The gentrification spurred by this ordinance would push most rents citywide even higher, driving more working class (low/middle income) 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 60,000 plus vacant housing units, most of them *far* overpriced. We also have empty office space that can be converted into thousands and thousands more apartments. We do not need more housing construction; we need to make our existing housing space affordable.

-
- **NO Housing Crisis** – Lets use simple math & logic, since 2022 the population of San Francisco has declined by over 65,000 which certainly has increased for 2023 and continues to decline. There are approximately 143,000 plus units that are vacant, have been built, are currently being built, that are coming soon and are in the pipeline for building, so, why would we need 82,000 more units? **Reason** - we do NOT have a housing crisis but a crisis where HCD (RHNA) over-inflated the figures for housing needs & their veiled threats that if cities don't build these numbers, funding will not be given to cities such as San Francisco.

    - The Communities do NOT need Six (6) Story complexes or greater on "every corner" or elsewhere. As stated previously, there is plenty of Vacant Office Space/Housing/Units that can be converted in an area that is more appropriate. As well, it seems the owners of these vacancies are willing, although challenging, to address options. Allowing this type of ordinance to pass would DESTROY the Neighborhoods where owners/renters desire to live in a SFR Community not an area of over-sized, over-priced cramped buildings.

- **The Environmental Justice & Equity Crisis** - This ordinance 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 build unhealthy housing even more easily 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"), as well as 2550 Irving and thousands of other sites in the City with similar issues. CEQA and other agencies of this nature were established to protect the Communities and to enforce doing the right thing like doing the proper testing, remediate a site properly, not build on toxic sites or not cut corners for the sake of making money. Removing these protections will harm the Community and all those you profess to care about.

    - **Removing / Demolishing** a long-established Row House will create issues with soil, foundation, sinkage as well as so many other issues for the surrounding homes. Also, Environmental issues to consider would be the OLD materials (e.g. Mercury, Asbestos, Lead etc.) that have not been disturbed since the homes were build but would certainly be exposed &

impact the Neighborhoods/Communities.

- Another very important reason to retain **CEQA**

- **The Climate Crisis** - This ordinance is 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.

- **Urban Renewal 2.0** – Ordinances of these nature are and will follow the same trajectory as the past like Geneva Towers.* They will be built, not be occupied only to sit vacant (e.g. The Westerly on Sloat), become mismanaged*, not benefit the people's needs and a blight on the Neighborhoods.

- **Financial Concerns –** Removing existing homes to build new low-high, high rise apartments/condos would NOT be financially beneficial to the Owner as the creators of this ordinance would have them or you all believe. The person selling their property is most likely elderly, the property is FREE & CLEAR of a mortgage with low property taxes and on a fixed income. However, selling the property will displace them from their home and they will have to find housing at an expensive monthly rate. Staying in their home would give them more financial power/freedom, not have to pay Capital Gains and this alone would certainly be more financially beneficial. Selling and being able to move back into a new unit, does NOT necessarily guarantee them a unit or when that would occur (building delays etc.) and certainly does not offer them financial flexibility/power.

    - Furthermore, it has not been discussed whether this transaction as with their "owned" home could be considered part of their Estate to leave to their heirs.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.
Consider and remember your Constituents and Neighborhoods needs NOT big money or HCD.
Please **vote DOWN** this unacceptable political and corporate attack on San Francisco's environmental, economic, cultural, and Community integrity!
Thank you,

Renee Lazear
D4 Resident - 94116
SON-SF ~ Save Our Neighborhoods SF
Preserve the Nature & Character of Our Neighborhoods

From:	Carroll, John (BOS)
To:	Elliot Helman
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 16, 2023 3:52:00 PM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Elliot Helman <muzungu_x@yahoo.com>
Sent: Monday, October 16, 2023 2:21 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>;

Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

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Dear Supervisors,

Even as amended, the Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") still contains sweeping 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 over $230,000 per year!
This ordinance would worsen:

- **A Bad Decision Making Process** - Allowing the Mayor and Supervisors to ram forward a massive, destructive ordinance that will demolish and gentrify neighborhoods all over the city, while grasping at straws to try to amend it, is extremely bad process. We need to scrap this ordinance and draft legislation that will produce 100% affordable housing for families making less than $80,000 per year.
- **Corporate Housing Takeovers** - The five year "look back" provisions in the amendments are useless. Wall Street and other corporate speculators buy, demolish, build and sell housing in five year investment cycles. They will have no problem waiting five years to demolish a neighborhood and gentrify it. We need *ten year* prohibitions on corporate housing speculation which apply to *all* housing, not just rent controlled housing.
- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

elliot helman
Mission Bay 94158

From:	Carroll, John (BOS)
To:	Francesca Pastine
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: Strongly AGREE with Engardio-Breed-Dorsey "Housing Production" Ordinance File #230446
Date:	Monday, October 16, 2023 3:52:00 PM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Francesca Pastine <fpastine@gmail.com>
Sent: Monday, October 16, 2023 2:00 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>;

Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: Strongly AGREE with Engardio-Breed-Dorsey 'Housing Production' Ordinance File #230446

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Hello All,

We are in a housing crises. Opposition to ordinances such as file #230446 is why. Building more housing will not only create much needed homes for San Franciscan's, it will also create more vibrant neighborhoods, help local business thrive, and divert a financial crises by creating a larger tax base. Please stop listening to anti-housing hysterics. We need more housing of all types. Period.

Francesca Pastine
President, Inner Mission Neighborhood Association
94110

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https://www.francescapastine.com/
www.pastineprojects.com
IN THE MAKE
http://francescapastine.blogspot.com
http://www.innermissionneighborhood.com
www.hillaryronenmission.com

Life is short
Art is long
Opportunity fleeting
Experience treacherous
Judgment difficult

Hippocrates 400 b.c.

From:	Carroll, John (BOS)
To:	T Flandrich
Cc:	Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS)
Subject:	RE: Ordinance File #230446 Constraints Reduction-Housing Production OPPOSITION
Date:	Monday, October 16, 2023 3:52:00 PM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: T Flandrich <tflandrich@yahoo.com>
Sent: Monday, October 16, 2023 9:52 AM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>
Cc: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Ordinance File #230446 Constraints Reduction-Housing Production OPPOSITION

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Having read the written amendments added by Supervisor Melgar and Mayor Breed, we have determined that these amendments still do not go far

enough in protecting the loss of affordable housing by allowing demolition essentially Citywide, nor does it address affordability. For these reasons we stand in opposition to this legislation and urge you not to advance this legislation in its current form.

Theresa Flandrich
North Beach Tenants Committee

From:	SchuT
To:	Carroll, John (BOS)
Cc:	Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS); Low, Jen (BOS); Angulo, Sunny (BOS); Smeallie, Kyle (BOS); Fieber, Jennifer (BOS); Souza, Sarah (BOS)
Subject:	LUT October 16, 2023 Board File No. 230446
Date:	Friday, October 13, 2023 7:31:02 AM

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Dear Mr. Carroll:

Good morning.

I just read the **October 12th letter from REP-SF** to the Committee re this ordinance.

I agree 100% with their letter. Their letter is comprehensive.

The REP-SF letter correctly analyzes and explains why this proposed ordinance should be rejected and not voted out to the full Board.

Thank you.

Georgia Schuttish

From:	Jeantelle Laberinto
To:	Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS); Carroll, John (BOS); Major, Erica (BOS)
Cc:	Board of Supervisors (BOS); BOS-Legislative Aides; Gluckstein, Lisa (MYR)
Subject:	10/12/23 Letter re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"
Date:	Thursday, October 12, 2023 2:26:09 PM
Attachments:	Letter to Supervisors re Housing Element Streamlining Legislation 12Oct23.pdf

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Dear Chair Melgar and the Land Use and Transportation Committee,

Please find the attached letter from the Race & Equity in all Planning Coalition (REP-SF) regarding Legislative File #230446, "Planning Code, Zoning Map - Housing Production," which is on the Land Use and Transportation Committee agenda this coming Monday, October 16th.

Respectfully,
Jeantelle Laberinto
on behalf of the Race & Equity in all Planning Coalition

12 October 2023
Chair of the Land Use & Transportation Committee, Supervisor Melgar
Land Use & Transportation Committee Members, Supervisors Peskin and Preston

Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"

Dear Land Use & Transportation Committee Chair Melgar and Supervisors Peskin and Preston:

Despite amendments made by the Mayor and Supervisor Melgar, the Race & Equity in all Planning Coalition of San Francisco (REP-SF), strongly urges the Land Use & Transportation Committee to reject this legislation and take up new legislation that:

- Puts affordable housing first
- Protects tenants against displacement
- Values and retains the voices and aspirations of historically marginalized communities in project approval processes with significantly shorter durations
- Expands and modifies the Priority Equity Geographies SUD (PEG-SUD), and provides additional protections and opportunities to people who live within the expanded PEG-SUD.

This City has already passed several significant measures intended to "reduce constraints" for market rate housing. These include:

- File #230026: Creates the Family Housing Opportunity Special Use District.
- File #230374: Cuts more than a year off the site permit and building permit process.
- File #230764 and File #230769: Reduces impact fees paid by market rate developers.
- File #230855: Reduces inclusionary housing requirement for market rate developers.
- File #230732: Streamlines commercial properties converting to residential.

The City has also proposed other measures that are still pending Committee action, including:

- File #230734: Replaces residential density limits in Certain Neighborhood Commercial Districts.
- File #230735: Removes residential density limits in Neighborhood Commercial Districts.
- File #230372: Exempts projects from impact fees that convert from commercial to residential

Although San Francisco fell 8,298 units short of its affordable housing goals for the last Housing Element cycle, and is facing a goal of nearly 47,000 affordable units for the current Housing Element cycle which is 57% of the overall goal, these ordinances prove that the City is only moving forward with the same failed housing policies and priorities.

Continuing to push even more legislation to further "reduce constraints" when our City already has a backlog of tens of thousands of already-entitled market rate developments, and more than

60,000 vacant market rate units avoids our City's legal obligation to affirmatively further fair housing (AFFH) and policy objectives to prioritize racial and social equity.

As policymakers, we urge you to ask, with the legislative decisions you make, "who are we as a City building for?". This article from the San Francisco Chronicle, "SF's luxury condo market is cooling. Here's why it might be a good time to buy" on October 10, 2023 seems to indicate that most of the condo buildings being built in San Francisco are largely vacant, and that the market for these units is foreign investors. There isn't any discussion in this article among developers about targeting these units to San Francisco's low to moderate income households either in the short or long term. This article underscores the fact that in order to provide housing that very-low, low, and moderate income households can truly afford, we need to prioritize other Implementation Actions from the Housing Element that focus on truly affordable housing.

Putting Affordable Housing First

1. The Housing Element commits the City to build 57% of its new housing in the next eight years as price restricted to be affordable for very-low, low and moderate income households. This legislation must prioritize strategies for price-restricted affordable housing.
2. Add a budget supplemental and/or a dedicated revenue source to commit significant new funding to affordable housing per **Housing Element action 1.1.2**.
3. Include a provision that identifies enough development sites and building acquisitions to meet our RHNA mandate for Very low, Low and Moderate income housing. Please refer to **Housing Element Actions 1.2.2 and 1.4.6**.

Protecting Tenants Against Displacement

1. Retain the Citywide requirement for Conditional Use Authorization (CUA) for any proposed demolition of existing rent-controlled units.
    a. The Housing Element includes Implementation Actions that speak to retention of rent controlled units even if Conditional Use Authorization policies are updated. Please refer to **Housing Element Actions 8.4.8, 8.4.9**,
2. Expand rent control to all new units
3. Protect small businesses from displacement
    a. Prohibit demolition of buildings occupied by community-based, community-serving small businesses within the five years prior to the project application. This pertains as well to legacy businesses and priority businesses identified by Cultural Districts as being important in their CHHESS reports.

Valuing and Retaining the Voices of Historically Marginalized Communities

1. REP-SF supports efforts to reduce the duration of project reviews and uncertainty in the process. We, however, demand a process that continues to put the voices and expertise of low income and communities of color out front in the approval process.
    a. Please refer to **Housing Element Action 8.4.21** for how to retain meaningful input and participation citywide, especially from low-income communities and communities of color.
    b. Develop new project approval systems that strengthen the ability for Cultural Districts, low income communities and communities of color to direct how our communities grow and develop as supported by **Housing Element Actions**

3.4.2; 4.1.1; 4.1.2; 4.1.4; 4.2.4; 4.2.5; 4.2.6; 4.4.2; 4.5.12; 5.2.4; 5.4.1; 6.1.3; 6.3.2 among others.

Expanding and Modifying the Priority Equity Geographies SUD

1. This Committee should be aware that despite the fact that so much attention is being paid to areas outside the PEG-SUD, the Housing Element still results in most of the housing being built within the PED-SUD. Please see the Planning Department's map below. As our communities have experienced, this scale of market rate development results in escalation of housing costs and displacement, especially of households with low incomes, and historically marginalized San Francisco residents.
2. Expand the PEG-SUD with input from American Indian, Black and other people of color communities and low income communities throughout the City, and input from all Cultural Districts.
    a. Retain and strengthen public noticing, anti-displacement and other community stabilization policies and procedures within the expanded PEG-SUD. Several Implementation Actions in the Housing Element refer to "Priority Equity Geographies and areas vulnerable to displacement" but the "areas vulnerable to displacement" are not considered in this legislation.
    b. Restore Impact fees and inclusionary housing requirements to their prior levels within the expanded PEG-SUD.
    c. Commit significant new investments and resources for affordable housing for communities within the expanded PEG-SUD.
    d. Update the PEG-SUD, which is already out of date, with new data and input from historically marginalized communities at least every five (5) years.

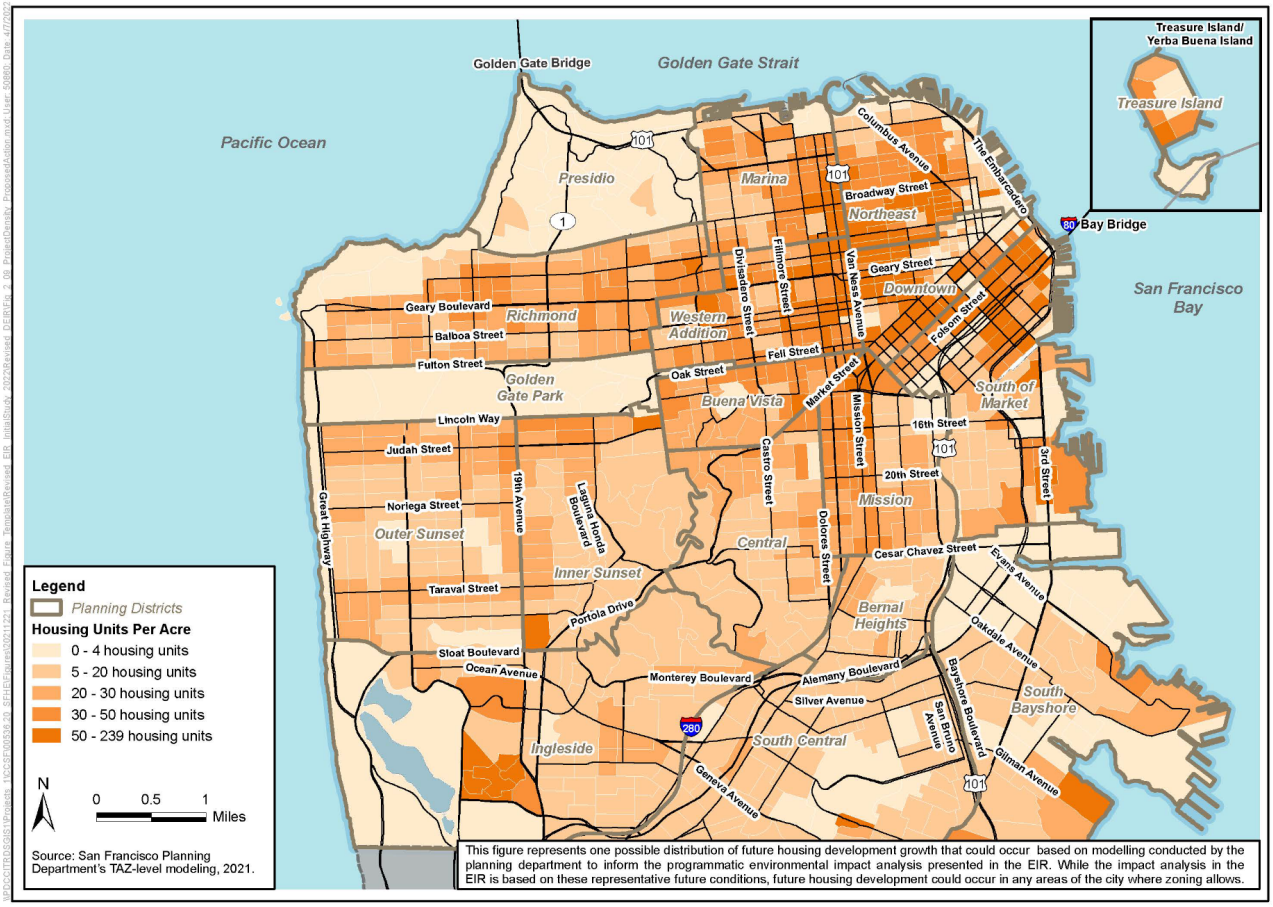
Conclusion

Despite the amendments that were incorporated into the legislation at the October 2, 2023 hearing, this legislation fundamentally moves our City in entirely the opposite direction of racial and social equity with an approach that silences our communities, encourages demolitions and displacement of existing housing throughout vast areas of the City, and provides no resources or meaningful benefits for affordable housing.

REP-SF requests that the Land Use & Transportation Committee reject this legislation, and commence working with low income and people of color communities throughout the City to move forward legislation that implements the Housing Element to affirmatively further fair housing and center racial and social equity. REP-SF looks forward to working with you all on new legislation to reorient the priorities of Housing Element implementation.

Respectfully submitted,

Jeantelle Laberinto
on behalf of the Race & Equity in all Planning Coalition, San Francisco



San Francisco Housing Element 2022 Update
Case No. 2019-016230ENV

Figure 2-9
Projected Housing Unit Density Under the Proposed Action

From:	RL
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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)
Cc:	Somera, Alisa (BOS); Carroll, John (BOS); Major, Erica (BOS)
Subject:	VOTE DOWN & OPPOSE
Date:	Monday, October 2, 2023 1:44:13 PM
Attachments:	230046 ORDINANCE LETTER.3 10-2-23.docx

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Dear Supervisor and All,

Please take the time to read my words for Public Comments regarding this matter.

It may be a bit long, but wanted to express my feeling & OPPOSITION to this Ordinance.

Thank you,
Renee Lazear
D4 Resident
SON-SF ~ Save Our Neighborhoods SF

October 2, 2023 – 2ND LETTER from September 18, 2023 UPDATED

Subject: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

Dear Supervisors and All,

The Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") contains massive, unprecedented waivers of local environmental, community and demolition review that are 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! – **UPDATE** It is ridiculous that the ordinance calls housing that is built mostly for families making over $230,000 a year "affordable". We already have a 50% oversupply of housing for those income levels!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high-priced housing that is not “affordable.” It is ridiculous that the 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! *There is nothing “affordable” about this type of ordinance but a subsidized program that only benefits buyers, developers, real estate interests or speculators etc. and not those most in need.*
- **The Homelessness Crisis** - The gentrification spurred by this ordinance would push most rents citywide even higher, driving more working class (low/middle income) 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 60,000 plus vacant housing units, most of them *far* overpriced. We also have empty office space that can be converted into thousands and thousands more apartments. We do not need more housing construction; we need to make our existing housing space affordable!
- **NO Housing Crisis** – Lets use simple math & logic, since 2022 the population of San Francisco has declined by over 65,000 which certainly has increased for 2023 and continues to decline. There are approximately 143,000 plus units that are vacant, have been built, are currently being built, that are coming soon and are in the pipeline for building, so, why would we need 82,000 more units? **Reason** - we do NOT have a housing crisis but a crisis where HCD (RHNA) over-inflated the figures for housing needs & their veiled threats that if cities don’t build these numbers, funding will not be given to cities such as San Francisco.
    - The Communities do NOT need Six (6) Story complexes or greater on “every corner” or elsewhere. As stated previously, there is plenty of Vacant Office Space/Housing/Units that can be converted in an area that is more appropriate. As well, it seems the owners of these vacancies are willing, although challenging, to address options. Allowing this type of ordinance to pass would DESTROY the Neighborhoods where owners/renters desire to live in a SFR Community not an area of over-sized, over-priced cramped buildings.

- **The Environmental Justice & Equity Crisis** - This ordinance 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 build unhealthy housing even more easily 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"), as well as 2550 Irving and thousands of other sites in the City with similar issues. CEQA and other agencies of this nature were established to protect the Communities and to enforce doing the right thing like doing the proper testing, remediate a site properly, not build on toxic sites or not cut corners for the sake of making money. Removing these protections will harm the Community and <u>all</u> those you profess to care about.
    - **Removing / Demolishing** a long-established Row House will create issues with soil, foundation, sinkage as well as so many other issues for the surrounding homes. Also, Environmental issues to consider would be the OLD materials (e.g. Mercury, Asbestos, Lead etc.) that have not been disturbed since the homes were build but would certainly be exposed & impact the Neighborhoods/Communities.
        - Another very important reason to retain **CEQA**
- **The Climate Crisis** - This ordinance is 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.
- **Urban Renewal 2.0** – Ordinances of these nature are and will follow the same trajectory as the past like Geneva Towers.* They will be built, not be occupied only to sit vacant (e.g. The Westerly on Sloat), become mismanaged*, not benefit the people's needs and a blight on the Neighborhoods.
- **Financial Concerns –** Removing existing homes to build new low-high rise apartments would NOT be financially beneficial to the Owner as the creators of this ordinance would have them or you all believe. The person selling their property is most likely elderly, the property is FREE & CLEAR of a mortgage with low property taxes and on a fixed income. However, selling the property will displace them from their home and they will have to find housing at an expensive monthly rate. Staying in their home would give them more financial power/freedom, not have to pay Capital Gains and this alone would certainly be more financially beneficial. Selling and being able to move back into a new unit, does NOT necessarily guarantee them a unit or when that would occur (building delays etc.) and certainly does not offer them financial flexibility/power.
    - Furthermore, it has not been discussed whether this transaction as with their "owned" home could be considered part of their Estate to leave to their heirs.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Consider and remember your Constituents and Neighborhoods needs NOT big money or HCD.

Please **vote DOWN** this unacceptable political and corporate attack on San Francisco's environmental, economic, cultural, and Community integrity!

Thank you,

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

Preserve the Nature & Character of Our Neighborhoods

From:	Mark Davis
To:	Board of Supervisors (BOS)
Subject:	Housing for All Ordinance
Date:	Monday, October 2, 2023 11:23:30 AM

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Dear Members of the San Francisco Board of Supervisors Land Use Committee,

I am writing to express my strong support for the "Housing for All" / Constraints Removal Legislation (BOS file # 230446). As an architect, I am trying to make a tiny difference by helping clients who want to build housing projects (ADUs primarily for me and my practice), actually get them built. The bureaucracy that people in this city must endure to get even simple additions or ADUs constructed is not only daunting enough, but usually results in people cancelling those plans and those kinds of projects.

I understand the differing viewpoints within the Land Use Committee, and I acknowledge that some members may have reservations about this legislation. However, I implore you to consider the broader implications of your decision. Opposing this legislation is equivalent to opposing millions of dollars of affordable housing and transit funding from the state for San Francisco. The State's scrutiny and the potential withholding of funds should not be taken lightly. It would have disastrous consequences for our city and, most importantly, the vulnerable members of our community who rely on affordable housing.

In addition to this crucial point, the "Housing for All" legislation contains several vital provisions, including process improvements mandated by the state, standardization of development standards, and the expansion of affordable housing incentives. These measures are essential for San Francisco to meet its obligation to produce 82,000 units by 2031 under the state-approved Housing Element. Furthermore, they enable us to streamline development, foster creativity, and enhance the quality of housing while addressing our housing affordability emergency.

I urge you to focus on the greater good of our city. By supporting the "Housing for All" / Constraints Removal Legislation, we can take a significant step toward ensuring that San Francisco remains a place where all its residents can find safe, affordable housing. I believe that by working together, we can make our city a more inclusive and vibrant place for all.

Thank you for your time and consideration.

Sincerely,
Mark

Mark Davis AIA: **Architect**

3720 Sacramento Street, Suite 3
San Francisco, CA **94118**

415.990.8491

www.markddesign.com

From: Julie Jackson
To: Board of Supervisors (BOS)
Cc: Major, Erica (BOS); Carroll, John (BOS); Somera, Alisa (BOS)
Subject: Support for "Housing for All" / Constraints Removal Legislation (BOS file # 230446)
Date: Monday, October 2, 2023 1:00:44 PM

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RE: Support for "Housing for All" / Constraints Removal Legislation (BOS file # 230446)

Dear Members of the San Francisco Board of Supervisors Land Use Committee,

I am writing to express my strong support for the "Housing for All" / Constraints Removal Legislation (BOS file # 230446). As an architect and a member of the AIASF Board of Directors and Public Policy Action Committee, I am acutely aware of the pressing need for affordable housing in our city and the critical role that this legislation plays in addressing the housing crisis.

I understand the differing viewpoints within the Land Use Committee, and I acknowledge that some members may have reservations about this legislation. However, I implore you to consider the broader implications of your decision. Opposing this legislation is equivalent to opposing millions of dollars of affordable housing and transit funding from the state for San Francisco. The State's scrutiny and the potential withholding of funds should not be taken lightly. It would have disastrous consequences for our city and, most importantly, the vulnerable members of our community who rely on affordable housing.

In addition to this crucial point, the "Housing for All" legislation contains several vital provisions, including process improvements mandated by the state, standardization of development standards, and the expansion of affordable housing incentives. These measures are essential for San Francisco to meet its obligation to produce 82,000 units by 2031 under the state-approved Housing Element. Furthermore, they enable us to streamline development, foster creativity, and enhance the quality of housing while addressing our housing affordability emergency.

I urge you to focus on the greater good of our city. By supporting the "Housing for All" / Constraints Removal Legislation, we can take a significant step toward ensuring that San Francisco remains a place where all its residents can find safe, affordable housing. I believe that by working together, we can make our city a more inclusive and vibrant place for all.

Thank you for your time and consideration.

Sincerely,

Julie Jackson, AIA
29 year San Francisco Resident, Parent, Architect and Member of the AIASF Board of Directors
Public Policy Action Committee

Julie Jackson, AIA
Principal
Jackson Liles Architecture
AIASF Board of Directors, 2022-23

Direct: 415.680.3022
Office: 415.621.1799
Web: www.jacksonliles.com
Email: julie@jacksonliles.com

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From:	Francesca Pastine
To:	Somera, Alisa (BOS); Barnes, Bill (BOS); Stefani, Catherine (BOS); ChanStaff (BOS); Carroll, John (BOS); Groth, Kelly (BOS); Smeallie, Kyle (BOS); Rosas, Lorenzo (BOS); Tam, Madison (BOS); MelgarStaff (BOS); Melgar, Myrna (BOS); Burch, Percy (BOS); Peskin, Aaron (BOS); Thongsavat, Adam (BOS); Safai, Ahsha (BOS); Herrera, Ana (BOS); Board of Supervisors (BOS); Chan, Connie (BOS); Preston, Dean (BOS); DorseyStaff (BOS); EngardioStaff (BOS); Ronen, Hillary; Buckley, Jeff (BOS); Fieber, Jennifer (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS); Chung, Lauren (BOS); Carrillo, Lila (BOS); MandelmanStaff, [BOS]; Dorsey, Matt (BOS); PeskinStaff (BOS); PrestonStaff (BOS); Mandelman, Rafael (BOS); RonenStaff (BOS); SafaiStaff (BOS); Walton, Shamann (BOS); StefaniStaff, (BOS); Angulo, Sunny (BOS); Waltonstaff (BOS)
Subject:	Public Comment: Strongly AGREE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Monday, October 2, 2023 3:33:39 PM

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Hello All,

We are in a housing crises! We have allowed neighborhoods to weaponize environmental and density ordinances long enough. Now is the time to allow for a more vibrant city with a range of housing options for everyone. Don't let the same old hysteria about gentrification and nimbism stop progress. This has failed us historically and will fail us going forward. I urge you to address our critical housing shortage and support this bill.

Best,
Francesca Pastine

From:	Carroll, John (BOS)
To:	Francesca Pastine
Cc:	Somera, Alisa (BOS); Barnes, Bill (BOS); Stefani, Catherine (BOS); ChanStaff (BOS); Groth, Kelly (BOS); Smeallie, Kyle (BOS); Rosas, Lorenzo (BOS); Tam, Madison (BOS); MelgarStaff (BOS); Melgar, Myrna (BOS); Burch, Percy (BOS); Peskin, Aaron (BOS); Thongsavat, Adam (BOS); Safai, Ahsha (BOS); Herrera, Ana (BOS); Board of Supervisors (BOS); Chan, Connie (BOS); Preston, Dean (BOS); DorseyStaff (BOS); EngardioStaff (BOS); Ronen, Hillary; Buckley, Jeff (BOS); Fieber, Jennifer (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS); Chung, Lauren (BOS); Carrillo, Lila (BOS); MandelmanStaff, [BOS]; Dorsey, Matt (BOS); PeskinStaff (BOS); PrestonStaff (BOS); Mandelman, Rafael (BOS); RonenStaff (BOS); SafaiStaff (BOS); Walton, Shamann (BOS); StefaniStaff, (BOS); Angulo, Sunny (BOS); Waltonstaff (BOS)
Subject:	RE: Public Comment: Strongly AGREE Engardio-Breed-Dorsey "Housing" Ordinance File #230446
Date:	Tuesday, October 3, 2023 11:08:47 AM
Attachments:	image001.png

Thank you for your comment letter.

I am adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Francesca Pastine <fpastine@gmail.com>
Sent: Monday, October 2, 2023 3:33 PM
To: Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>;

EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>
Subject: Public Comment: Strongly AGREE Engardio-Breed-Dorsey 'Housing' Ordinance File #230446

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Hello All,

We are in a housing crises! We have allowed neighborhoods to weaponize environmental and density ordinances long enough. Now is the time to allow for a more vibrant city with a range of housing options for everyone. Don't let the same old hysteria about gentrification and nimbism stop progress. This has failed us historically and will fail us going forward. I urge you to address our critical housing shortage and support this bill.

Best,
Francesca Pastine

From:	Carroll, John (BOS)
To:	Thomas Schuttish
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Peskin, Aaron (BOS); Souza, Sarah (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); Fieber, Jennifer (BOS); Somera, Alisa (BOS)
Subject:	RE: BOARD FILE NO. 230446 CONSTRAINTS REDUCTION ORDINANCE HEARING AT LUT OCTOBER 2
Date:	Tuesday, October 3, 2023 10:40:16 AM
Attachments:	Upper Flat Front Door.pdf image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Monday, October 2, 2023 10:51 AM
To: Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Souza, Sarah (BOS) <sarah.s.souza@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>
Subject: BOARD FILE NO. 230446 CONSTRAINTS REDUCTION ORDINANCE HEARING AT LUT OCTOBER 2

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Dear Supervisors Melgar, Peskin and Preston,

The letter on the Mayor's Legislation from Ms. Goldberg for the SF Anti Displacement Coalition makes a great deal of sense about Demolition of *sound housing* and tenant protection.

By removing the chance for public comment there is no safety valve to protect tenants.

Sound housing should never be approved for Demolition with a Ministerial review.

On page 52 of the proposed Legislation, lines 24 and 25 basically say that it is okay to demolish two units. Two units can also be a pair of Residential Flats.

This is contrary to the Residential Flat Policy (Planning Commission Resolution No. 20024) which recognizes this typology of housing as a source of housing for middle income families.

San Francisco is a City that is full of Residential Flats. Many have been illegally merged. Many have been condo'ed and/or TIC'ed, often due to evictions but many, many remain as rentals, covered by rent control. *This Flat Policy needs to be strengthened, not softened*.

This source of existing housing needs protection and the Mayor's legislation threatens Residential Flats throughout the City.

For this and the other reasons as outlined in my September 14, 2023 letter to the LUT, please table this legislation and do not send it on to the full Board.

I have read all the letters sent to the Committee and listened to the hearings. *The opposition to the Mayor's legislation makes sense*. At the very least the Committee should wait for the Planning Department's Feasibility Study on the Re-Zoning that apparently is due out shortly.

Additionally, attached is a pdf photo of the front door of a Flat that was on the market during the Pandemic. This photo was part of the web ad. The other Flat was vacant. There is much to say about this particular Flat, but the bottom line is the tenant mentioned on the sign of the front door is no longer living in this Flat. They were ultimately either "disturbed" with a buyout or with an eviction.

Thank you.

Sincerely,
Georgia Schuttish

Please Do
Not Disturb
the Tenant

From:	Carroll, John (BOS)
To:	John Anderson
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Peskin, Aaron (BOS); Souza, Sarah (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); Fieber, Jennifer (BOS)
Subject:	FW: Comments on the proposed Housing Ordinance, file #230446, for 10/2 Housing and Land Use Committee
Date:	Monday, October 2, 2023 3:22:13 PM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Sent: Monday, October 2, 2023 12:40 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: FW: Comments on the proposed Housing Ordinance, file #230446, for 10/2 Housing and Land Use Committee

Alisa Somera
Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

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From: John Anderson <p8ton.anderson@gmail.com>
Sent: Monday, October 2, 2023 1:36 AM
To: Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: Comments on the proposed Housing Ordinance, file #230446, for 10/2 Housing and Land Use Committee

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These comments are for file#230446, item 4 on the Oct 2 Land Use and Transportation Committee agenda.

I hope the Supervisors will reject the proposed ordinance. It does not address the housing needs of most San Franciscans. The ordinance specifies that less of a third (30%) of constructed housing be affordable. The definition of "affordable" is based on Area Median Income, which, by the definition of median, means half of San Franciscans would be unable to actually afford it.

Furthermore, the bill removes many of the processes designed to ensure that building projects meet the needs of The City, and instead relies on corporate real-estate speculators. We have seen how (un)successful that is. We have amazing soaring alabaster towers, and one of the highest rates of new housing construction in the state, and we still have people sleeping on sidewalks. In theory the invisible hand of the market would ensure that the housing that gets built is best for the purpose. In practice, the market is too slow, too centralized, and often too opaque, resulting in unneeded units that sit idle.

The result of the reliance on large corporations and Area Median Income as a measure of affordability is a positive feedback loop: as the lowest-income tier of San Franciscans get displaced, the median moves up. It's almost as though the process was designed to clear The City of lower income people. All the people who kept our grocery stores open and cared for our sick during the pandemic- the effect is to chase them out of the city. They would wind up commuting in from Turlock or sleeping under freeways. Let’s look for something that can make housing available for all San Franciscans.

Thank you,
John Anderson

From:	Carroll, John (BOS)
To:	John Avalos
Cc:	Fieber, Jennifer (BOS); Angulo, Sunny (BOS); Smeallie, Kyle (BOS); Engardio, Joel (BOS); Chan, Connie (BOS); Stefani, Catherine (BOS); Dorsey, Matt (BOS); Mandelman, Rafael (BOS); Ronen, Hillary; Walton, Shamann (BOS); Safai, Ahsha (BOS); Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS)
Subject:	RE: Land Use and Transportation, Item #4. Do not pass without affordability and racial equity - File No. 230446
Date:	Monday, October 2, 2023 3:21:40 PM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: John Avalos <john@sfccho.org>
Sent: Monday, October 2, 2023 12:46 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: Land Use and Transportation, Item #4. Do not pass without affordability and racial equity

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

Dear Chair Melgar and Land Use Committee Members,

I am writing about Item for today's (October 2, 2023), Land Use agenda, file # 230446.

The City cannot seriously take up Streamlining and Reparations at the same time.

CCHO urges you to **not pass this legislation** and keep it in committee until it is **amended to comply with the affordability and racial equity goals of the City's Housing Element.**

Linked above and written below is an op ed that CCHO has published.

Sincerely,

JOHN AVALOS (he/him/his)
Executive Director
Council of Community Housing Organizations
john@sfccho.org
Phone: 415-359-8367
Pronouns: He/Him/His

Streamlining Reveals San Francisco's Amnesia and Conflicted Heart

John Avalos, Executive Director
Council of Community Housing Organizations

As San Francisco workers and residents from across the City impacted by housing insecurity, we support the rapid development of housing that will meet State fair housing standards for working class, BIPOC residents and the City's Housing Element goal to build 46,598 affordable homes by 2031.

However, we are alarmed to see City Hall's latest urban renewal strategy — streamlining legislation that prioritizes market rate housing over the more urgent need to build affordable housing for working class communities. Streamlining will not provide relief for those who have been struggling for decades with housing discrimination, economic exclusion, and overall housing insecurity, relying on the same "right to return" logic which failed tens of thousands of Black San Franciscans in urban renewal. In addition, the streamlining legislation facilitates luxury housing on limited prime sites for affordable housing, undermining the Housing Element's affordable housing mandate and ignoring the Housing Element objective to set aside and bank precious land for affordable development.

The timing of this streamlining push is telling of San Francisco's conflicted heart. At the same time that members of the Board of Supervisors have expressed their support for the African American Reparations Advisory Committee's *Reparations Plan 2023,* the City is also promoting rapid housing development that is short on affordability, fails to advance fair housing goals, and will likely increase displacement pressures to destabilize our local communities, including Black households whose contributions to San Francisco have helped to make this City great. Enabling the rapid development of market rate housing just after adopting the Reparations Plan makes the unanimous approval of Reparations appear like the shedding of crocodile tears.

The African American Reparations Advisory Committee spent thousands of hours documenting the experiences of hundreds of Black residents past and present. This effort culminated in a plan that comes partly out of the Black experience of redlining and housing covenants as well as the so-called urban renewal strategies of the mid-20th Century that razed scores of blocks and entire neighborhoods, displacing thousands of Black residents as well as their Brown, and Asian counterparts, all to make way for market rate development. The *Reparations Plan 2023* emphasizes that any acknowledgement of this harm is meaningless without redress and action to build a City where Black residents can thrive and such injuries never occur again. And yet, written in class- and color blind language, today's legislation to streamline market rate housing will cause the same displacement pressures as the urban renewal policies of old, contributing to the continued unhousing and outmigration of working class BIPOC residents from San Francisco. From the planners' perspective these harms are unfortunate, but acceptable collateral damage to developer profit.

The City must be much more intentional to meaningfully advance racial equity and affordability in all housing production and ensure a just economic recovery for all San Franciscans. To heal its conflicted heart and make real its adoption of the Housing Element as well as its approval of *Reparations Plan 2023*, the City must transform its entire approach to housing development, build new public institutions and financial structures that will foster economic inclusion and racial equity.

Reparations Plan 2023 urges the City to remake itself and contains scores of recommendations for the City to honor the contributions of African Americans in building this City, acknowledge the harms it has inflicted on Black residents, undo the

systems of oppression that have marginalized Blacks to the benefit of white and wealthy residents. In addition to issuing a formal apology and committing to undoing the harm, the City and Mayor can start with:

-
-
- fully funding the Office of Reparations and staffing
- it up to execute the Reparations Plan,
-
-
-
- creating the Reparations Stakeholder Authority
- independent of the City and County of San Francisco, and
-
-
-
- Creating a municipal finance corporation as a step
- towards a Public Bank and recruiting a partner Black-owned community bank to give unbanked people fair options and expanded access to credit, loans, financing, and other tools for leveraging financial power.
-

As for streamlining, we ask the City to go back to the drawing board to prepare strategies that are consistent with its stated goals on racial equity and housing, and conform with the state's fair housing laws. San Francisco's Housing Element mandate is to ensure that 57% of all new development is affordable. Nothing less than that will demonstrate a genuine commitment to developing San Francisco for the benefit of Black, Indigenous, People of Color communities.

At the Council of Community Housing Organizations, we look forward to working with a broad base of stakeholders, including our diverse communities, labor, developers, and alongside City Hall on a comprehensive approach to housing development that takes seriously San Francisco's mandate to place affordability and racial equity first.

From:	Carroll, John (BOS)
To:	Julie Jackson
Cc:	Major, Erica (BOS); Somera, Alisa (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); Peskin, Aaron (BOS); Souza, Sarah (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); Fieber, Jennifer (BOS)
Subject:	RE: Support for "Housing for All" / Constraints Removal Legislation (BOS file # 230446)
Date:	Monday, October 2, 2023 3:21:18 PM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Julie Jackson <julie@jacksonliles.com>
Sent: Monday, October 2, 2023 1:00 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Cc: Major, Erica (BOS) <erica.major@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: Support for "Housing for All" / Constraints Removal Legislation (BOS file # 230446)

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RE: Support for "Housing for All" / Constraints Removal Legislation (BOS file # 230446)

Dear Members of the San Francisco Board of Supervisors Land Use Committee,

I am writing to express my strong support for the "Housing for All" / Constraints Removal Legislation

(BOS file # 230446). As an architect and a member of the AIASF Board of Directors and Public Policy Action Committee, I am acutely aware of the pressing need for affordable housing in our city and the critical role that this legislation plays in addressing the housing crisis.

I understand the differing viewpoints within the Land Use Committee, and I acknowledge that some members may have reservations about this legislation. However, I implore you to consider the broader implications of your decision. Opposing this legislation is equivalent to opposing millions of dollars of affordable housing and transit funding from the state for San Francisco. The State's scrutiny and the potential withholding of funds should not be taken lightly. It would have disastrous consequences for our city and, most importantly, the vulnerable members of our community who rely on affordable housing.

In addition to this crucial point, the "Housing for All" legislation contains several vital provisions, including process improvements mandated by the state, standardization of development standards, and the expansion of affordable housing incentives. These measures are essential for San Francisco to meet its obligation to produce 82,000 units by 2031 under the state-approved Housing Element. Furthermore, they enable us to streamline development, foster creativity, and enhance the quality of housing while addressing our housing affordability emergency.

I urge you to focus on the greater good of our city. By supporting the "Housing for All" / Constraints Removal Legislation, we can take a significant step toward ensuring that San Francisco remains a place where all its residents can find safe, affordable housing. I believe that by working together, we can make our city a more inclusive and vibrant place for all.

Thank you for your time and consideration.

Sincerely,

Julie Jackson, AIA
29 year San Francisco Resident, Parent, Architect and Member of the AIASF Board of Directors
Public Policy Action Committee

Julie Jackson, AIA
Principal
Jackson Liles Architecture
AIASF Board of Directors, 2022-23

Direct: 415.680.3022
Office: 415.621.1799
Web: www.jacksonliles.com
Email: julie@jacksonliles.com

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From:	Carroll, John (BOS)
To:	RL
Cc:	Somera, Alisa (BOS); Major, Erica (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: VOTE DOWN & OPPOSE - File No. 230446
Date:	Monday, October 2, 2023 3:21:12 PM
Attachments:	image001.png 230046 ORDINANCE LETTER.3 10-2-23.docx

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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-----Original Message-----
From: RL <redpl@aol.com>
Sent: Monday, October 2, 2023 1:43 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>;

Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Cc: Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>
Subject: VOTE DOWN & OPPOSE

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Dear Supervisor and All,

Please take the time to read my words for Public Comments regarding this matter.

It may be a bit long, but wanted to express my feeling & OPPOSITION to this Ordinance.

Thank you,
Renee Lazear
D4 Resident
SON-SF ~ Save Our Neighborhoods SF

October 2, 2023 – 2ND LETTER from September 18, 2023 UPDATED

Subject: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

Dear Supervisors and All,

The Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") contains massive, unprecedented waivers of local environmental, community and demolition review that are 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! – **UPDATE** It is ridiculous that the ordinance calls housing that is built mostly for families making over $230,000 a year "affordable". We already have a 50% oversupply of housing for those income levels!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high-priced housing that is not “affordable.” It is ridiculous that the 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! *There is nothing “affordable” about this type of ordinance but a subsidized program that only benefits buyers, developers, real estate interests or speculators etc. and not those most in need.*
- **The Homelessness Crisis** - The gentrification spurred by this ordinance would push most rents citywide even higher, driving more working class (low/middle income) 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 60,000 plus vacant housing units, most of them *far* overpriced. We also have empty office space that can be converted into thousands and thousands more apartments. We do not need more housing construction; we need to make our existing housing space affordable!
- **NO Housing Crisis** – Lets use simple math & logic, since 2022 the population of San Francisco has declined by over 65,000 which certainly has increased for 2023 and continues to decline. There are approximately 143,000 plus units that are vacant, have been built, are currently being built, that are coming soon and are in the pipeline for building, so, why would we need 82,000 more units? **Reason** - we do NOT have a housing crisis but a crisis where HCD (RHNA) over-inflated the figures for housing needs & their veiled threats that if cities don’t build these numbers, funding will not be given to cities such as San Francisco.
    - The Communities do NOT need Six (6) Story complexes or greater on “every corner” or elsewhere. As stated previously, there is plenty of Vacant Office Space/Housing/Units that can be converted in an area that is more appropriate. As well, it seems the owners of these vacancies are willing, although challenging, to address options. Allowing this type of ordinance to pass would DESTROY the Neighborhoods where owners/renters desire to live in a SFR Community not an area of over-sized, over-priced cramped buildings.

- **The Environmental Justice & Equity Crisis** - This ordinance 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 build unhealthy housing even more easily 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"), as well as 2550 Irving and thousands of other sites in the City with similar issues. CEQA and other agencies of this nature were established to protect the Communities and to enforce doing the right thing like doing the proper testing, remediate a site properly, not build on toxic sites or not cut corners for the sake of making money. Removing these protections will harm the Community and <u>all</u> those you profess to care about.
    - **Removing / Demolishing** a long-established Row House will create issues with soil, foundation, sinkage as well as so many other issues for the surrounding homes. Also, Environmental issues to consider would be the OLD materials (e.g. Mercury, Asbestos, Lead etc.) that have not been disturbed since the homes were build but would certainly be exposed & impact the Neighborhoods/Communities.
        - Another very important reason to retain **CEQA**
- **The Climate Crisis** - This ordinance is 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.
- **Urban Renewal 2.0** – Ordinances of these nature are and will follow the same trajectory as the past like Geneva Towers.* They will be built, not be occupied only to sit vacant (e.g. The Westerly on Sloat), become mismanaged*, not benefit the people's needs and a blight on the Neighborhoods.
- **Financial Concerns –** Removing existing homes to build new low-high rise apartments would NOT be financially beneficial to the Owner as the creators of this ordinance would have them or you all believe. The person selling their property is most likely elderly, the property is FREE & CLEAR of a mortgage with low property taxes and on a fixed income. However, selling the property will displace them from their home and they will have to find housing at an expensive monthly rate. Staying in their home would give them more financial power/freedom, not have to pay Capital Gains and this alone would certainly be more financially beneficial. Selling and being able to move back into a new unit, does NOT necessarily guarantee them a unit or when that would occur (building delays etc.) and certainly does not offer them financial flexibility/power.
    - Furthermore, it has not been discussed whether this transaction as with their "owned" home could be considered part of their Estate to leave to their heirs.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Consider and remember your Constituents and Neighborhoods needs NOT big money or HCD.

Please **vote DOWN** this unacceptable political and corporate attack on San Francisco's environmental, economic, cultural, and Community integrity!

Thank you,

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

Preserve the Nature & Character of Our Neighborhoods

From: Julie Jackson
To: Board of Supervisors (BOS)
Cc: Major, Erica (BOS)
Subject: Support for "Housing for All" / Constraints Removal Legislation (BOS file # 230446)
Date: Monday, October 2, 2023 10:29:37 AM

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Support for "Housing for All" / Constraints Removal Legislation (BOS file # 230446)

Dear Members of the San Francisco Board of Supervisors Land Use Committee,

I am writing to express my strong support for the "Housing for All" / Constraints Removal Legislation (BOS file # 230446). As an architect and a member of the AIASF Board of Directors and Public Policy Action Committee, I am acutely aware of the pressing need for affordable housing in our city and the critical role that this legislation plays in addressing the housing crisis.

I understand the differing viewpoints within the Land Use Committee, and I acknowledge that some members may have reservations about this legislation. However, I implore you to consider the broader implications of your decision. Opposing this legislation is equivalent to opposing millions of dollars of affordable housing and transit funding from the state for San Francisco. The State's scrutiny and the potential withholding of funds should not be taken lightly. It would have disastrous consequences for our city and, most importantly, the vulnerable members of our community who rely on affordable housing.

In addition to this crucial point, the "Housing for All" legislation contains several vital provisions, including process improvements mandated by the state, standardization of development standards, and the expansion of affordable housing incentives. These measures are essential for San Francisco to meet its obligation to produce 82,000 units by 2031 under the state-approved Housing Element. Furthermore, they enable us to streamline development, foster creativity, and enhance the quality of housing while addressing our housing affordability emergency.

I urge you to focus on the greater good of our city. By supporting the "Housing for All" / Constraints Removal Legislation, we can take a significant step toward ensuring that San Francisco remains a place where all its residents can find safe, affordable housing. I believe that by working together, we can make our city a more inclusive and vibrant place for all.

Thank you for your time and consideration.

Sincerely,

Julie Jackson, AIA
29 year San Francisco Resident, Parent, Architect and Member of the AIASF Board of Directors
Public Policy Action Committee

Julie Jackson, AIA
Principal
Jackson Liles Architecture
AIASF Board of Directors, 2022-23

Direct: 415.680.3022
Office: 415.621.1799
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Email: julie@jacksonliles.com

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From:	Ellen Koivisto & Gene Thompson
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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 to OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 2, 2023 9:30:32 AM

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- San Francisco has at least 60,000 vacant housing units, most of them *far* overpriced. We have empty office space that must be converted into housing.
- This ordinance is bad for the environment by allowing sweeping demolitions and expansions of existing homes and apartments, using massive amounts of new cement and other building materials releasing more greenhouse gases, when we already have lots of space in lots of buildings that can be more cheaply, quickly, and environmentally-soundly converted to housing.

Thank you,

Ellen Koivisto

94122

From:	Melodie
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Carroll, John (BOS); Somera, Alisa (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: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 2, 2023 7:05:47 AM

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10.02.23

Dear Supervisors

The Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") contains sweeping 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 over $230,000 per year!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Melodie, 20+ years in the "revolving door"
Stroke 2022
Police Community Meetings 2009
Homeless 2007
SF resident since 1978
Traumatic Brian Injury 1960
clean and sober since 1958, (the year i was born by the way)

Zip: 94124

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From: John Anderson
To: Carroll, John (BOS)
Subject: Please oppose the the proposed Housing Ordinance, file #230446
Date: Monday, October 2, 2023 12:54:24 AM

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

These comments are for file#230446, item 4 on the Oct 2 Land Use and Transportation Committee agenda.

I hope the Supervisors will reject the proposed ordinance. It does not address the housing needs of most San Franciscans. The ordinance specifies that less of a third (30%) of constructed housing be affordable. The definition of "affordable" is based on Area Median Income, which, by the definition of median, means half of San Franciscans would be unable to actually afford it.

Furthermore, the bill removes many of the processes designed to ensure that building projects meet the needs of The City, and instead relies on corporate real-estate speculators. We have seen how (un)successful that is. We have amazing soaring alabaster towers, and one of the highest rates of new housing construction in the state, and we still have people sleeping on sidewalks. In theory the invisible hand of the market would ensure that the housing that gets built is best for the purpose. In practice, the market is too slow, too centralized, and often too opaque, resulting in unneeded units that sit idle.

The result of the reliance on large corporations and Area Median Income as a measure of affordability is a positive feedback loop: as the lowest-income tier of San Franciscans get displaced, the median moves up. It's almost as though the process was designed to clear The City of lower income people. All the people who kept our grocery stores open and cared for our sick during the pandemic- the effect is to chase them out of the city. They would wind up commuting in from Turlock or sleeping under freeways. Let’s look for something that can make housing available for all San Franciscans.

Thank you,
John Anderson

From:	Frances Taylor
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: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Sunday, October 1, 2023 5:29:40 PM

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Dear Supervisors --

As a longtime advocate for safe streets and affordable housing, I support density and am no fan of the suburban feel of single-family housing. I can also smell a wolf in sheep's clothing. Under the guise of building affordable housing along transit corridors, this ordinance will result in the destruction of rent-control housing in favor of luxury units for wealthier people.

One result of an influx of wealthy residents is increased, and more dangerous, traffic. Rich people have been found in studies to own more cars, drive them more often, and fail to respect other users of the public space, such as pedestrians and bicyclists. So this claim about dense housing along transit lines leading to a less congested and polluted San Francisco is nonsense, so long as the definition of "affordable" is set at a ridiculously high level. Let the current renters who have built this city stay where they are and build real dense affordable housing in underused parking lots!

Sincerely,
Fran Taylor

From:	graypanther-sf
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: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Saturday, September 30, 2023 11:17:51 PM
Attachments:	f3a46787.png

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Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

To: Land Use & Transportation Committee, and Board of Supervisors

Clerk of the board: please place in correspondence file.

Re: October 2 - Agenda Item 4 - Mayor, Engardio, Dorsey "Housing Production" Ordinance File #230446

Please do not allow this to pass. We need more truly affordable housing including deeply affordable, and this legislation will ram through unaffordable development and displacement of long-time residents.

This legislation does not help get the kind of housing we really need in San Francisco. It incentivises housing costs that are beyond the reach of almost all of us, leading to displacement and ruining the character of our neighborhoods.

Please start over with true input from the community: let's do it right.

Teresa Palmer MD on behalf of San Francisco Gray Panthers

1845 Hayes St., San Francisco, California 94117

graypanther-sf@sonic.net

From:	Stephen J Gorski
To:	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); sjgorskilaw@gmail.com
Subject:	Public Comment for the Permanent Record: Strongly OPPOSE Breed-Engardio-Dorsey Housing Production Ordinance File#230446; Agenda Item4 Land Use & Transportation Committee Meeting, October 2, 2023@ 1:30 PM
Date:	Friday, September 29, 2023 8:22:51 PM

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

From: Stephen J. Gorski, Resident Voter D4 sjgorskilaw@gmail.com

Date: September 29, 2023

Subject: Public Comment for the Permanent Record: Strongly **OPPOSEBreed-Engardio-Dorsey Housing Production Ordinance File #230446. Agenda Item 4** Land Use & Transportation Committee Meeting, **October 2, 2023, 1:30 PM**

Dear President Peskin, Supervisors, Mayor Breed, and all other interested parties,

I am writing to strongly OPPOSE Item No. 4, the Breed-Engardio-Dorsey Housing Production Ordinance, File # 230446

This proposed Ordinance contains sweeping unprecedented waivers of environmental, community and demolition review .

The gentrification created would likely push already high rents even higher. It is likely many middle, working and Loewe class families to leave SF to find affordable housing. Or, worse forego shelter and live on the streets increasing their health and safety.

This Ordinance does not have protections for residents from unscrupulous developers and we have seen the adverse impacts in places such asHunters point and Treasure Island .

The Ordinance does not address policy regarding vacant office space ripe for changes in its usage. Nor, does it address policy on ways to reduce the approximately 60,000 vacant units across the City.

Housing for families making $150,000-$190,000/year is not affordable housing. Even if two full time wage-earners were to be working 40 hours a week at $35/hour, a rate way above minimum wage, for a combined income of $145,600/year, they couldn't afford to live in this

“affordable” housing you propose to build.

Teachers couldn’t afford it. The average Public School Teacher salary in San Francisco is $71,544 as of September 25, 2023. Maintenance workers couldn’t afford it. The average Street Sweeper salary in San Francisco, CA is $50,392 as of September 25, 2023, but the salary range typically falls between $44,626 and $57,833. Landscapers couldn’t afford it. The average hourly rate for landscapers working for SF Rec and Parks is $17.16 - $23.89 per hour as of September 19, 2023. Bus drivers couldn’t afford it. The average MUNI bus driver in SF makes $79,617 per year, 51% above the national average.The list of ineligible professions goes on.

So, who exactly can live in these places?

Where in this Ordinance is the language specifying the maximum height of no more than six (6) stories on commercial corridors within Supervisor Engardio’s District 4? And where within those six (6) stories on commercial corridors does it specify that only the street level will be commercial and the two stories above will be residential? Where in this Ordinance does it state the height limits of all buildings between corners within the residential noncommercial blocks of D4?

According to a recent opinion piece in the 9/26/23 NY Times by Heather Knight, “During the pandemic shutdowns, San Francisco saw an exodus not only of downtown workers but also of residents. Almost 50,000 people moved out, many of them taking advantage of remote work options to move to cheaper locales, reducing the city’s population to 832,000.”

What about the 61,473 vacancies in San Francisco that are still somehow not affordable? Why don’t you try fixing that?

Last year the San Francisco Budget & Legislative Analyst did a study and report (October 20, 2022 - Residential Vacancies Update) on San Francisco vacancies and found there were 61,473 vacancies in 2021. (See p. 7 in the following link.)

https://sfbos.org/sites/default/files/BLA.Residential_Vacancies.Update.102022.pdf

Do you believe the American Dream is to live in a small cubicle within a large building containing other small cubicles surrounded by similar large buildings full of cubicles? What about single family homes with gardens and space between neighbors? Is it not bad enough there are so many homes attached to each other in San Francisco creating density? Why create unaffordable unappealing living spaces where you, yourselves, wouldn’t want to live? Where’s the “joy” in that for San Franciscans?

Please do not pass this Ordinance. It removes our badly needed and hard-won protections against developer/builders who cut corners and build unsafe structures. It allows buildings to exceed established height and density requirements. We don’t want or need it.

Thank you in advance for including my comments opposing this Ordinance in the permanent record. Please acknowledge receipt of this email.

Sincerely,
Stephen J.Gorski
SF Resident/Voter 45+ years
Member of several community organizations: Open Roads for All,Concerned Residents of the Sunset, SF Needs Parking, Save Our Neighborhoods-SF, Great Highway Updates, Coalition of San Francisco Neighborhoods

Sent from my iPhone

From:	zrants
To:	Peskin, Aaron (BOS)
Cc:	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); Gorski Judi; Breed, Mayor London (MYR); Elsbernd, Sean (MYR)
Subject:	Public Comment for the Permanent Record: Strongly OPPOSE Breed-Engardio-Dorsey Housing Production Ordinance File #230446. Agenda Item 4 Land Use & Transportation Committee Meeting, October 2, 2023, 1:30 PM
Date:	Friday, September 29, 2023 7:05:35 PM

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September 29, 2023

District Supervisors, Commissioners and Staff:

I am writing to strongly Oppose Item No. 4, the Breed-Engardio-Dorsey Housing Production Ordinance, File #230446.

Housing for families making $150,000-$190,000/year is not affordable housing. Even if two full time wage-earners were to be working 40 hours a week at $35/hour, a rate way above minimum wage, for a combined income of $145,600/year, they couldn't afford to live in this "affordable" housing you propose to build.

Most middle income and low wage workers cannot the afford the new affordable housing intended to replace existing affordable housing that would have to be demolished to make way for more the more expensive denser new housing. Evicting tenants to demolish existing housing creates more homeless people.

As we know the city is losing population leaving a lot of empty units. We need a plan to fill all those empty units before any more demolition is approved.

The plans for the Mission (D-9) and Noe Valley (D-8) are perplexing. Most neighborhood residents would agree that staff picked two of the least appropriate streets to up-zone.

Church is wide in some areas, but narrows as it goes up a steep hill next to Dolores Park. The park is already over-used, and is often the scene of neighborhood disputes. There is a light rail on Church making it transit riche, but, there is no excuse to expand, gentrify, and disrupt the street.

24th Street is a very narrow street with no room to grow. It is the heart of Noe Valley and has managed to maintain most of its historic specialty businesses in the midst of a constellation of changing merchants.

24th Street is narrow, and already heavily impacted by tech and Muni buses, and a constant stream of vehicles trying to reach the only grocery store in the area. The street has retained a friendly community spirit, but, now it looks like there is an effort to tear it apart and kill what is left of a surviving commercial street. San Francisco is losing population. We certainly don't need to kill our neighborhoods to build more housing.

Most of the Mission has already been up-zoned along Mission and South Van Ness and wider more appropriate streets.

District 8 has already raised height limits along Market Street. There is no reason to up zone Noe Valley.

Thanks to our state reps the entire city is already zoned for 4 stories minimum and bonus levels are easily added with existing legislation. The 50 story suggested height at the beach is not an exaggeration. If it can happen there it can happen anywhere.

Sincerely,

Mari Eliza
Concerned Citizen

From: [redacted]
To: [redacted]
Cc: [redacted]
Date: Friday, September 30, 2022 10:56:36 AM

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To:
[redacted] [redacted] [redacted] [

From:	Carroll, John (BOS)
To:	lgpetty
Cc:	Low, Jen (BOS); Angulo, Sunny (BOS); Smeallie, Kyle (BOS); Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS)
Subject:	RE: For addition to file 230446 Constraints Reduction & distribution to L.U. Committee members for 10-2-23
Date:	Monday, October 2, 2023 10:43:00 AM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: lgpetty <lgpetty@juno.com>
Sent: Sunday, October 1, 2023 9:25 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: For addition to file 230446 Constraints Reduction & distribution to L.U. Committee members for 10-2-23

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

For addition to file 230446

Constraints Reduction proposed ordinance

Continuation hearing, 10-02-23

Dear Land Use Chair Melgar and Supervisors Peskin and Preston,

In looking over proposed amendments, and rumors of possible Oct.2 amendments (not shared with the public in advance), I write to urge you to reject the proposed Constraints Reduction ordinance. I believe it should be replaced with an ordinance focused only on streamlining affordable housing protection, and production, with full anti-displacement protections. Such a bill would be completely compliant with the Housing Element.

The overriding policies of the Constraints Reduction proposal are to encourage high-priced market-rate housing by removing existing affordable housing, removing the public from the decision-making process, and removing the rules and regulations that protect the public from unscrupulous developers and displacement practices. Policies for removal of these "constraints" have resulted in a bill so problematic, in so many ways, it cannot be patched up or fixed.

Adding amendments to this flawed proposal would be like slapping 1,000 bandaids on someone as a cure for advanced cancer.

A careful, line-by-line examination of all 68 pages, shows flaws within flaws that will slowly reveal their harm over the next 50 years. Take, for example, the umbrella mandate that these hundreds of provisions apply not just to Well-Resourced Areas, but to every parcel of land in the City that is OUTSIDE the Priority Equity Geographies. Have we fully understood the ramifications of this? What about the provision encouraging affordable housing developments for seniors to be located AWAY FROM transit? This is an unhealthy, isolating, cruel prospect for seniors and people with disabilities who are especially reliant on public transit.

Lines on every page hold similar prescriptions, harmful to tenants, individual homeowners and small business owners alike for an innumerably wide array of reasons.

Please reject the Constraints Reduction proposals and, instead, create streamlining implementation done humanely, limited to meeting the real needs of San Franciscans for affordable housing.

Thank you,

Lorraine Petty

Affordable housing advocate for seniors and people with disabilities,

Senior D2 voter

From:	Carroll, John (BOS)
To:	Calder Lorenz
Cc:	Low, Jen (BOS); Angulo, Sunny (BOS); Smeallie, Kyle (BOS); Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS)
Subject:	RE: Item #4, 230446: Oppose Ordinance Amending the Planning Code
Date:	Monday, October 2, 2023 10:43:00 AM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Calder Lorenz <calder@thegubbioproject.org>
Sent: Monday, October 2, 2023 9:20 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Item #4, 230446: Oppose Ordinance Amending the Planning Code

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Dear Chair Melgar, and Supervisors Preston and Peskin,

My name is Calder Lorenz, I am the Director of Operations for The Gubbio Project, a USM member and a San Francisco resident.

We are once again strongly urging the Land Use & Transportation Committee to oppose the ordinance amending the Planning Code (Item #4). We feel strongly that this ordinance threatens our rent controlled housing stock and denies self-determination for our

communities.

Our community is in desperate need of affordable housing and his legislation streamlines luxury development without the required housing element equity strategies undermining our rights, Affirmatively Furthering Fair Housing and cultural stabilization.

This legislation fails to provide any new protections and stability for communities that have been historically marginalized and are still vulnerable to displacement.

This legislation also silences our communities and takes away our power of self-determination over how our communities grow and develop. As an example, Section 9.4.2 of the Housing Element states that conditional use authorizations should only be removed outside of areas of high risk of displacement, but you can see that they are removing them from these areas without implementing community stabilization processes as required by the Housing Element.

The Gubbio Project's mission is to be in community with and to provide a sacred space and sanctuary for unhoused people in need of safe, compassionate respite during the day. Our program is housed at St. John's in the Mission and currently provides critical services to 100 individuals daily through a highly unique and successful model that combines social justice, peer support, and harm reduction. The Gubbio Project calls for a more just, compassionate and community centered approach by public agencies and policymakers.

Myself, my family and my neighbors, especially those we serve daily who are desperate for affordable housing options have a right to shape our community. The right to shape our communities is ours and should not be handed off to wealthy investors and developers. Many projects in the Mission have been shaped by the community and the Marvel in the Mission would never have been a reality if there hadn't been a requirement for developers to work with communities.

Please, oppose this Ordinance amending the planning code,

In Community, Calder

--
Calder Lorenz (he/him), *Harm Reduction Saves Lives, I carry naloxone!*
Director of Operations at the Gubbio Project
(415)-571-6391 cell phone
calder@thegubbioproject.org
thegubbioproject.org

Providing Sacred Sleep at St. John's in the Mission, San Francisco

From:	Carroll, John (BOS)
To:	Avi Gandhi
Cc:	Zachary Weisenburger; Gen Fujioka; Low, Jen (BOS); Angulo, Sunny (BOS); Smeallie, Kyle (BOS); Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS)
Subject:	RE: Letter Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"
Date:	Monday, October 2, 2023 10:43:00 AM
Attachments:	image001.png 9.29.2023 Letter Re Housing Element Streamlining Legislation_File # 230446.pdf

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>
Sent: Monday, October 2, 2023 9:59 AM
To: Avi Gandhi <avi.gandhi@chinatowncdc.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Zachary Weisenburger <zweisenburger@ycdjobs.org>; Gen Fujioka <gfujioka@chinatowncdc.org>
Subject: FW: Letter Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"

Hi, Avi –

Thanks for sending this along to the Committee members in advance of this afternoon's meeting.

I am copying our Committee Clerk, John Carroll, so that it can be included in the formal file for Item 4 on today's agenda.

Thanks so much,

Sunny

Sunny Angulo
Board President Aaron Peskin, *Chief of Staff*
Sunny.Angulo@sfgov.org
415.554.7451 DIRECT
415.554.7450 VOICE
415.430.7091 CELL

District 3 Website
Sign up for our newsletter here!

From: Avi Gandhi <avi.gandhi@chinatowncdc.org>
Sent: Friday, September 29, 2023 4:17:48 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>
Cc: Zachary Weisenburger <zweisenburger@ycdjobs.org>; Gen Fujioka <gfujioka@chinatowncdc.org>
Subject: Letter Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"

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Dear Chair Melgar and the Land Use and Transportation Committee,

Please find the attached letter on behalf of our organizations (CCDC and YCD) regarding Legislative File #230446, "Planning Code, Zoning Map - Housing Production," which is on the Land Use and Transportation Committee agenda this coming Monday, October 2.

Sincerely,
Avi Gandhi

Avi Gandhi *(she/her)* **| Senior Planner**

Community Planning and Policy

Chinatown Community Development Center

669 Clay St | San Francisco, CA | 94111

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.

September 29, 2023

Chair of the Land Use & Transportation Committee, Supervisor Melgar
Land Use & Transportation Committee Members, Supervisors Peskin and Preston
San Francisco Board of Supervisors

Re: Constraints Reduction (AKA Housing Production) Ordinance – File # 230446. Hearing scheduled for October 2, 2023

Dear Chair Melgar and Supervisors Peskin and Preston,

The undersigned organizations write to express our deep concerns regarding the present version of the legislation. As discussed further below, this sweeping proposal to change development policy across the entire City removes protections for tenants, small businesses, and vulnerable neighborhoods without appropriate analysis of those impacts and without affirmative provisions for social and racial equity. Without such analysis and provisions, the City would be moving forward based upon blind faith that the intended purpose of the legislation will be achieved without harm to those Black, Brown, Asian, and working-class communities at greatest risk. While these concerns were raised at the Planning Commission, most were not addressed in subsequent analyses or amendments. For these reasons, we urge that the proposal not be approved without additional analysis and significant amendments.

The analysis previously provided by the Planning Department was misleading in claiming that the legislation protects the City's most vulnerable areas through the designated Priority Equity Geographies Special Use District (or PEG-SUD). While the legislation does retain existing public noticing requirements in these areas, it does not add any new "protections" or any provisions that would either prevent further displacement of existing low-income tenants and businesses or combat the speculative development practices that have historically disadvantaged these communities. In at least one respect it takes away the right to public hearings on primarily market rate housing developments that would displace neighborhood serving businesses, services, and cultural institutions in these areas – replacing such hearings with unilateral decisions by the Planning Director. Without retaining such public process and providing additional resources for affordable housing, the legislation has the effect of removing community voice and encouraging further gentrification and displacement in these areas at greatest risk.

Threat to the economic, social, and cultural vitality of historically low-income, immigrant and BIPOC neighborhoods. The streamlining of new development without significant additional protections, particularly in mixed-use districts of the PEG-SUD, would result in significant small business displacement, especially along cultural corridors of ethnic neighborhoods like Chinatown, Mission, Bayview, Tenderloin and Excelsior. Many immigrant and cultural community-serving businesses operate without leases or on short-term arrangements, making them highly susceptible to displacement. Their removal not only threatens the survival of the businesses but also destabilizes the communities they serve. While housing stability is undoubtedly crucial, access to jobs, local businesses, and community-

based services is equally vital for the holistic well-being of low-income communities and these impacts should be assessed simultaneously.

Increased competition for affordable housing sites especially in critical cultural community areas where the need for affordable housing is the greatest. With a shrinking number of priority affordable housing sites available, low-income BIPOC communities are further disadvantaged by the increased competition from streamlining of market-rate housing. With limited remaining sites available for new developments in these areas, weakening the public process makes these limited sites prime targets for upscale and luxury projects. This increased competition from non-affordable projects directly undermines the pressing need for affordable housing in these neighborhoods and risks perpetuating gentrification and further displacement.

Price pressures and increased harassment and displacement of low-income residents living nearby. We have seen multiple low-income residents, non-profit and community serving businesses, and cultural community spaces being displaced or priced out of the neighborhood as a result of nearby market-rate developments. Without proposing affirmative programs such as land acquisition programs to dedicate sites for truly affordable housing in at-risk neighborhoods, the elimination of public input is a step backward, especially in neighborhoods where the legislations' PEG-SUD designation promises greater protections.

With the various provisions that remove noticing and public hearing requirements, the communities in the City that have been most adversely impacted by gentrification, displacement, and disempowerment will have less opportunity to speak out and have a voice in future market-driven development in what remains of their neighborhood. These processes are significant, particularly because new projects are often focused in historically disadvantaged neighborhoods, and invariably replace existing affordable housing and community-serving uses with housing and uses that are unaffordable or disconnected from the cultural fabric of the existing community. Shifting decision-making authority from public forums to the Planning Director's discretion essentially eradicates the possibility for meaningful conversations around creating opportunities for increased affordability, preserving existing housing and businesses, and protecting community-serving cultural spaces and institutions.

We also appreciate the model that Chair Melgar has put forward in her Family Housing Opportunity SUD legislation, which builds on core principles of the Housing Element to create equitable distribution of housing in the city by focusing streamlining in residentially zoned parcels of "High Resourced" areas. The City's approved Housing Element has several implementing actions that affirmatively further fair housing, and not only safeguard public input and participation, but also offer solutions for strengthening protections and allocating new resources for affordable housing in the City's lowest-income communities, both within and outside the PEG-SUD. Implementing actions like 8.4.21, 9.4.2, 1.2.2, 1.5.5 and 2.3.1 exemplify these efforts, which the current legislation contradicts.

For all these reasons, we urge the Land Use and Transportation Committee to not advance the present proposal for consideration by the full board without thorough analysis of the impacts on the most vulnerable communities and without significant amendments that further the Housing Element's affirmative actions.

Sincerely,

Avi Gandhi
Senior Community Planner
Chinatown Community Development Center

Zachary Weisenburger
Land Use Policy Analyst
Young Community Developers

From:	Carroll, John (BOS)
To:	John Anderson
Cc:	Low, Jen (BOS); Angulo, Sunny (BOS); Smeallie, Kyle (BOS); Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS)
Subject:	RE: Please oppose the the proposed Housing Ordinance, file #230446
Date:	Monday, October 2, 2023 10:43:00 AM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: John Anderson <p8ton.anderson@gmail.com>
Sent: Monday, October 2, 2023 12:54 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Please oppose the the proposed Housing Ordinance, file #230446

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These comments are for file#230446, item 4 on the Oct 2 Land Use and Transportation Committee agenda.

I hope the Supervisors will reject the proposed ordinance. It does not address the housing needs of most San Franciscans. The ordinance specifies that less of a third (30%) of constructed housing be affordable. The definition of "affordable" is based on Area Median Income, which, by the definition of median, means half of San Franciscans would be unable to actually afford it.

Furthermore, the bill removes many of the processes designed to ensure that building projects meet the needs of The City, and instead relies on corporate real-estate speculators. We have seen how (un)successful that is. We have amazing soaring alabaster towers, and one of the highest rates of new housing construction in the state, and we still have people sleeping on sidewalks. In theory the invisible hand of the market would ensure that the housing that gets built is best for the purpose. In practice, the market is too slow, too centralized, and often too opaque, resulting in unneeded units that sit idle.

The result of the reliance on large corporations and Area Median Income as a measure of affordability is a positive feedback loop: as the lowest-income tier of San Franciscans get displaced, the median moves up. It's almost as though the process was designed to clear The City of lower income people. All the people who kept our grocery stores open and cared for our sick during the pandemic- the effect is to chase them out of the city. They would wind up commuting in from Turlock or sleeping under freeways. Let’s look for something that can make housing available for all San Franciscans.

Thank you,
John Anderson

From:	Carroll, John (BOS)
To:	Ellen Koivisto & Gene Thompson
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment to OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 2, 2023 10:43:00 AM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Ellen Koivisto & Gene Thompson <offstage@earthlink.net>
Sent: Monday, October 2, 2023 9:30 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>;

Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment to OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

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-
-
- San Francisco has
- at least 60,000 vacant housing units, most of them *far*
- overpriced.
- We have empty office space that must be converted into housing.
-

-
-
- This
- ordinance is bad for the environment by allowing sweeping demolitions and expansions of existing homes and apartments, using massive amounts of new cement and other building materials releasing more greenhouse gases, when we already have lots of space in lots
- of buildings that can be more cheaply, quickly, and environmentally-soundly converted to housing.
-
-
-

-
-

Thank you,

Ellen Koivisto

94122

From:	Carroll, John (BOS)
To:	Melodie
Cc:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Somera, Alisa (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:	RE: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, October 2, 2023 10:42:00 AM
Attachments:	image001.png

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: Melodie <melodiesfriends@yahoo.com>
Sent: Monday, October 2, 2023 7:04 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>;

Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>
Subject: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

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10.02.23

Dear Supervisors

The Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") contains sweeping 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 over $230,000 per year!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the ordinance calls housing built mostly for families making over $230,000 dollars per year "affordable". We already have a 50% oversupply of housing for those income levels!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Melodie, 20+ years in the "revolving door"
Stroke 2022
Police Community Meetings 2009
Homeless 2007
SF resident since 1978
Traumatic Brian Injury 1960
clean and sober since 1958, (the year i was born by the way)
Zip: 94124

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From:	Carroll, John (BOS)
To:	UCNA
Cc:	Low, Jen (BOS); Angulo, Sunny (BOS); Smeallie, Kyle (BOS); Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS)
Subject:	RE: UCNA"s rejection letter of proposed ordinance - File No. 230446
Date:	Monday, October 2, 2023 10:42:00 AM
Attachments:	image001.png Ltr to Board of Supervisors-Courtyard House FINAL.pdf UpperChinatown_Map (final).pdf Illustration of Compact Courtyard Houses, Anhui.pdf

Thank you for your comment letter.

We are adding your comment letter to the legislative file for this resolution matter – File No. 230446 – [Planning Code, Zoning Map - Housing Production]

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

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From: UCNA <upperchinatownassociation@gmail.com>
Sent: Sunday, October 1, 2023 10:33 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>
Cc: Carroll, John (BOS) <john.carroll@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>
Subject: UCNA's rejection letter of proposed ordinance - File No. 230446

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Dear Chair Melgar, President Peskin, and Supervisor Preston,

Please see the attached Upper Chinatown Neighborhood Association's correspondence. This letter urges you to oppose the proposed ordinance file number 230446.

If you could please confirm receipt of this email and the attached letter, it would be greatly appreciated. If you have questions, please feel free to to contact me at 415. 819.1199. Thank you for your assistance in this matter.

Sincerely yours,
Jennifer Mei
Upper Chinatown Neighborhood Assocation
1144 Pacific Avenue
San Francisco, CA 94133

September 29, 2023

Dear Chair Melgar, President Peskin, and Supervisor Preston,

The Upper Chinatown Neighborhood Association urges you to reject the proposed ordinance file number 230446 and to undertake a cultural analysis of land uses among Asian populations. This amendment to the planning code will advance displacement and subsequent residential expansions in our neighborhood, one of the densest districts in San Francisco. We can not afford any further reduction of open space. Already, eighty percent of the blocks in our neighborhood have alley ways and thus limited mid-block open space. Any additional displacements and expansions will dismantle the cultural and spiritual fabric that has been formed organically over seventy-five years. See the attached Upper Chinatown map showing the alley ways, mid-block open spaces, and the dwellings in our neighborhood.

UCNA's opposition to ordinance file number 230446 aligns with two policy priorities of the San Francisco General Plan, which states: (1) " . . . existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; and (2) " . . . our parks and open space and their access to sunlight and vistas be protected from development." Moreover, the proposed changes will alter one of the salient San Francisco's Planning Department's design principles which states: "provide architectural features that enhance the neighborhood's character and ensure that the building respects mid-block open space." It will also strike out the following guideline for building scale at the mid-block open space: "Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity." [1]

Composed of more than150 members, Upper Chinatown Neighborhood Association is committed to strengthening the stability of our fragile community. Last year, over one thousand individuals signed a petition supporting UCNA's DR request to stop the eviction and horizontal expansion proposed at 45-49 Bernard Street.[2] And, the following five associations submitted letters supporting our opposition: The Community Improvement Service, Community Youth Center, Community Tenants Association, Lao Iu Mien Culture Association, and Tenderloin Chinese Rights Association. Petitioners and community based organizations know that living in a courtyard house where the extended family members can be together—inside and outside in nature—will advance harmonious relationships.

The concept of the traditional courtyard house followed Chinese immigrants since they came to San Francisco in the 1840s, and they have inherently use their land and space in maintaining stability and unity and in strengthening the family structure and their community. An ordinary backyard serves as the sacred space for communal reflection and introspection. Family members gather outdoors to share meals while telling stories, solving problems, and doing household chores. This family formation is the social unit of change and the bedrock of the culture.

We are deeply concerned about the elimination of courtyards in our community, which Chinese and other ethnic families view as the center of all family activities and a spiritual refuge. As Professor

---

[1]San Francisco Planning, Residential Design Guidelines, Introduction: Design Principles, p. 5 and p.25, December 2013.

[2] Upper Chinatown Neighborhood Association's DR Brief 45-49 Bernard Street (Case No. 2020-005176DRP).

Laurence G. Liu, head of Architectural Design and Graduate Programmes at Southeast University, Nanjing, Jiangsu, China, wrote in a landmark reference book, *Chinese Architecture*: . . . people actually lived in an unstable, transient world . . . the communal character of the family system, the inward feeling of withdrawal from the outside world, and the idea of plain living . . . contributed to the formation of the courtyard house. . . . Because the center of all activities was the courtyard. . . it was an organization which had the distinction of seclusion. Furthermore, it created a layout and a form which rallied all the members of a family psychologically to live in a spiritual refuge together. . . . Only through the unity of thought and the force of a family were they able to confront and survive the misfortunes of life."[3] See illustrations of compact courtyard houses in Anhui Provence, China, in Attachment One.[4]

For over 75 years, Chinese families have migrated up the hill from Chinatown and have been contributing to the unique character and culture of our neighborhood. The migration started in the 1940s with the housing crisis in Chinatown, along with San Francisco's urban redevelopment policies for residential segregation.[5] [6] The eastern slopes of Nob Hill and Russian Hill offered affordable opportunities for Chinese residents to lease or own flats beyond the traditional borders of San Francisco Chinatown. Upper Chinatown became the home to many families, residing in two- to three-story dwellings where multigenerational households lived together, providing support to one another. Access to open space helps individuals and families living in a crowded flat find some communal respite. Chinese families innately relied on the open space in their modest rear yard as their unofficial temple. In their secluded and undisturbed space, family members of all ages freely come and go and yet are spiritually and culturally connected to one another. This family pattern closely resembled the heart of Chinatown, fostering a strong sense of continuity and shared identity.

We urge the Land Use and Transportation Committee to not approve the ordinance amending the planning code. Instead, we recommend a thorough historical and cultural analysis of the use of land that strengthens the cultural and spiritual formation of Upper Chinatown.

Respectfully yours,

Hanmin Liu
Co-founder
Upper Chinatown Neighborhood Association

Jennifer Mei
Co-founder
Upper Chinatown Neighborhood Association

---

[3] Laurence G. Liu, *Chinese Architecture* (London: Academy Edition,1989), p. 164. The research for this book was supported by a grant from the Graham Foundation for Advanced Studies in the Fine Arts, Chicago, Illinois.

[4] These illustrations come from Laurence G. Liu's masterpiece, *Chinese Architecture* (London: Academy Editions, 1989), p. 165.

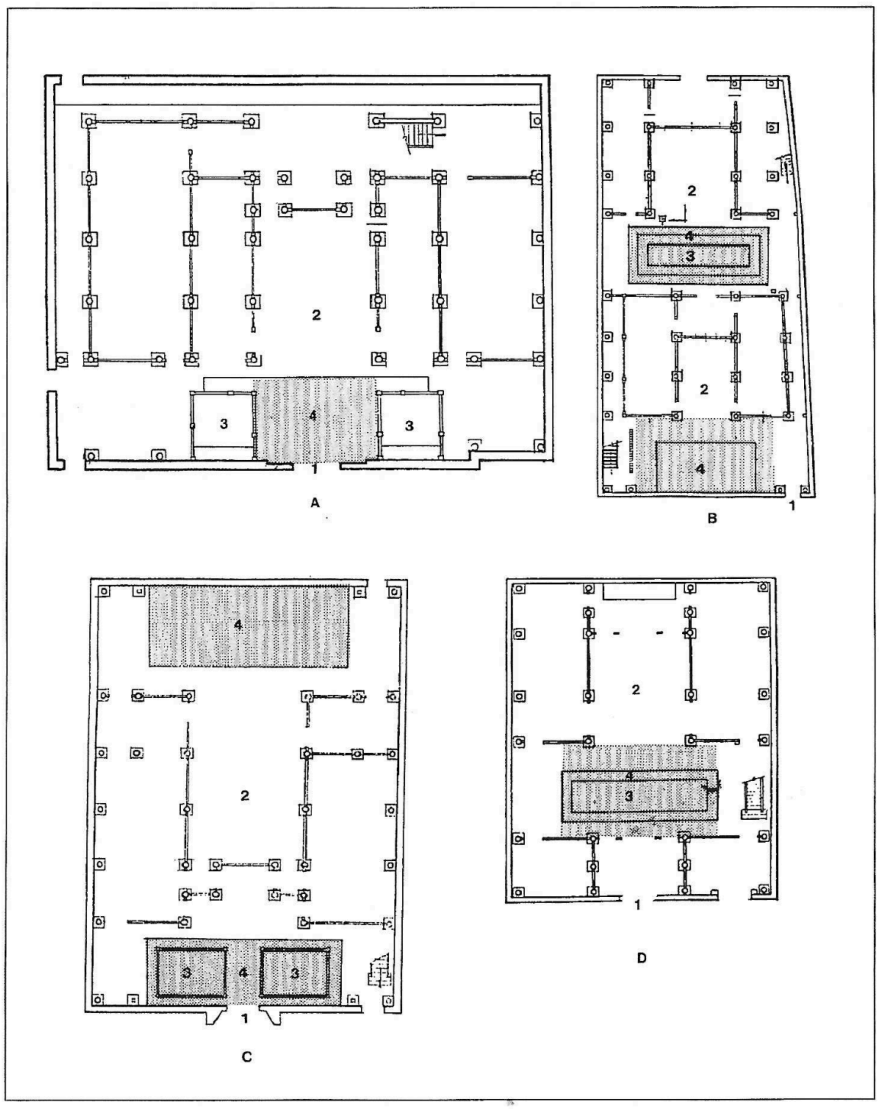
[5] US Congress Joint Committee on Housing, *Study and Investigation of Housing: Hearings before the Joint Committee on Housing* . . . , Eightieth Congress, first session, Pt. 4: 4141. Washington, DC: US Government Printing Office, 1948.

[6] Li Chuo, "Postwar Urban Redevelopment and the Politics of Exclusion: The Case of San Francisco's Chinatown," *Journal of Planning History* 18, no. 1 (2019): pp. 27–43.

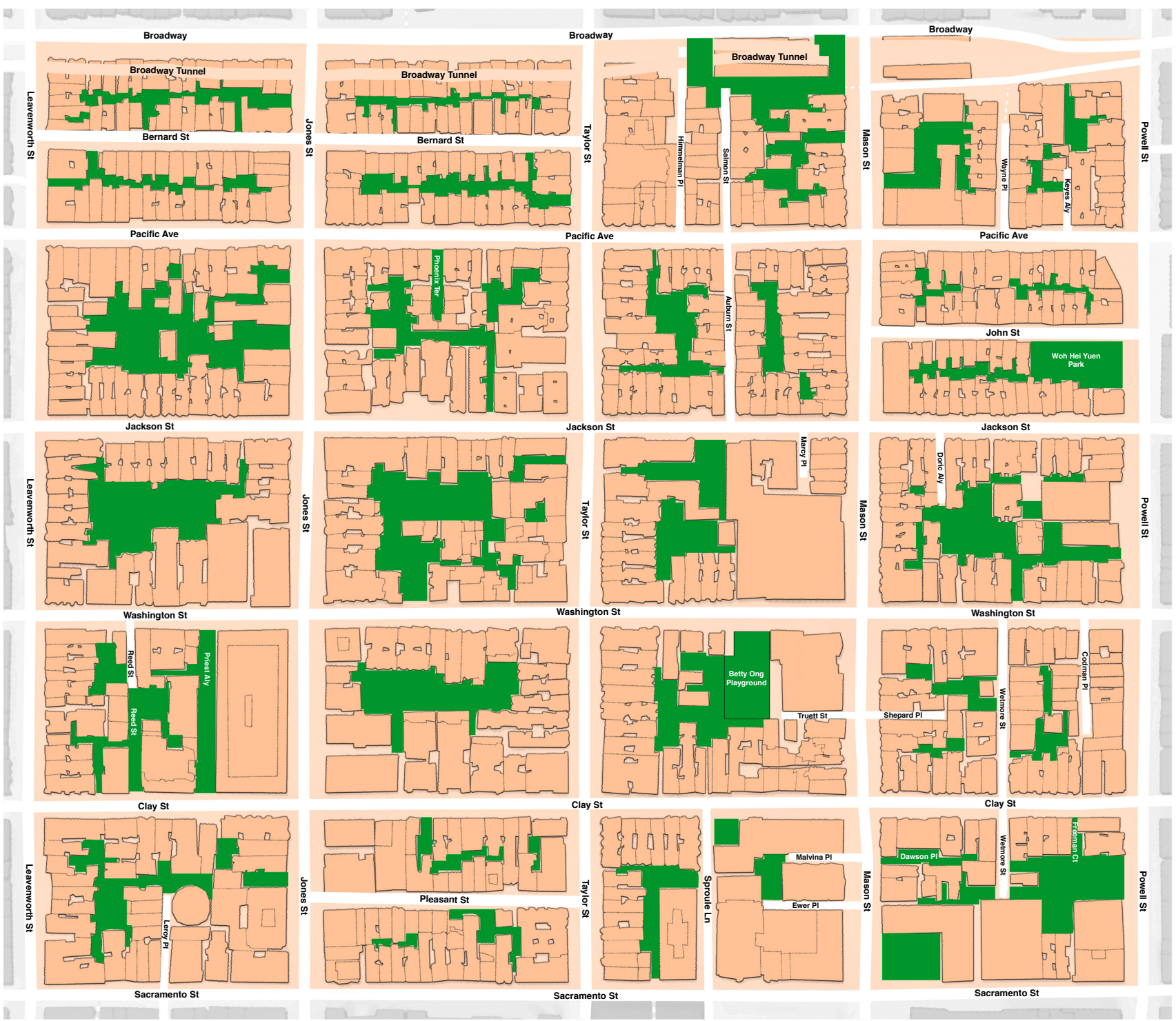
Attachment Two:
Compact Courtyard Houses, Anhui, China

▷ Anhui, compact courtyard houses

Key
A: House with one courtyard at the front. B: House with two courtyards at the front and centre. C: House with one courtyard at the front and back.
D: House with one courtyard at the centre. 1 Entrance. 2 Hall. 3 Pavement. 4 Courtyard.



MAP OF UPPER CHINATOWN: HOUSING, MID-BLOCK OPEN SPACES AND ALLEY WAYS



Mid-block open space

Structures

Map source:
San Francisco Property Information Map

From:	graypanther-sf
To:	Carroll, John (BOS); Somera, Alisa (BOS)
Subject:	Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Saturday, September 30, 2023 11:21:49 PM
Attachments:	f3a46787.png

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Please put in correspondence file, thanks. T Palmer

-------- Original Message --------

Subject: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446
Date: 09/30/2023 11:17 PM
From: graypanther-sf <graypanther-sf@sonic.net>
To: aaron.peskin@sfgov.org, sunny.angulo@sfgov.org, peskinstaff@sfgov.org, dean.preston@sfgov.org, Kyle.Smeallie@sfgov.org, prestonstaff@sfgov.org, erica.major@sfgov.org, board.of.supervisors@sfgov.org, Myrna.Melgar@sfgov.org, jennifer.fieber@sfgov.org, MelgarStaff@sfgov.org, connie.chan@sfgov.org, Kelly.Groth@sfgov.org, ChanStaff@sfgov.org, rafael.mandelman@sfgov.org, mandelmanstaff@sfgov.org, adam.thongsavat@sfgov.org, hillary.ronen@sfgov.org, ana.herrera@sfgov.org, ronenstaff@sfgov.org, shamann.walton@sfgov.org, Percy.Burch@sfgov.org, waltonstaff@sfgov.org, ahsha.safai@sfgov.org, jeff.buckley@sfgov.org, safaistaff@sfgov.org, Catherine.Stefani@sfgov.org, Lorenzo.Rosas@sfgov.org, stefanistaff@sfgov.org, joel.engardio@sfgov.org, jonathan.goldberg@sfgov.org, engardiostaff@sfgov.org, matt.dorsey@sfgov.org, Madison.R.Tam@sfgov.org, dorseystaff@sfgov.org, Bill.Barnes@sfgov.org, lauren.l.chung@sfgov.org, lila.carrillo@sfgov.org

Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance File #230446

To: Land Use & Transportation Committee, and Board of Supervisors

Clerk of the board: please place in correspondence file.

Re: October 2 - Agenda Item 4 - Mayor, Engardio, Dorsey "Housing Production" Ordinance File #230446

Please do not allow this to pass. We need more truly affordable housing including deeply affordable, and this legislation will ram through unaffordable development and displacement of long-time residents.

This legislation does not help get the kind of housing we really need in San Francisco. It incentivises housing costs that are beyond the reach of almost all of us, leading to displacement and ruining the character of our neighborhoods.

Please start over with true input from the community: let's do it right.

Teresa Palmer MD on behalf of San Francisco Gray Panthers

1845 Hayes St., San Francisco, California 94117

graypanther-sf@sonic.net

From:	Molly Goldberg
To:	Melgar, Myrna (BOS); Preston, Dean (BOS); Peskin, Aaron (BOS); Somera, Alisa (BOS); Carroll, John (BOS)
Subject:	Constraints Reduction (AKA Housing Production) Ordinance – File # 230446. Hearing October 2, 2023, Agenda Item #4
Date:	Saturday, September 30, 2023 8:00:38 AM
Attachments:	2023-9-29 ADC letter re- Constraints Reduction Ordinance – File # 230446.pdf

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Dear Chair Melgar, President Peskin, and Supervisor Preston,

Please see the attached letter of concern from the San Francisco Anti-Displacement Coalition regarding the Mayor's Constraints Reduction Ordinance that will be heard in your committee on Monday. We are deeply concerned about the displacement impacts of this legislation as written and the potential loss of hundreds if not thousands of units of existing rent-controlled housing without replacing those units with the affordable housing that tenants need.

Please feel free to reach out if you have any questions or want to discuss this further.

Best,
Molly

Molly Goldberg
San Francisco Anti-Displacement Coalition
1212 Market Street, Unit 200
San Francisco, CA 94102
SFADC.org

September 30, 2023

Chair Myrna Melgar
Land Use and Transportation Committee
SF Board of Supervisors
San Francisco, CA 94102

RE: Constraints Reduction (AKA Housing Production) Ordinance – File # 230446. Hearing October 2, 2023, Agenda Item #4

Dear Chair Melgar and Supervisors:

The San Francisco Anti-Displacement Coalition represents over 20 organizations representing and serving tenants from across the City. Through the efforts of dedicated staff and volunteers, our members have extensive experience in counseling tenants threatened by evictions and assisting other households previously displaced who are unable to find decent, safe or affordable housing in this City.

We write to express our concerns regarding this sweeping proposal's invitation to demolish hundreds if not thousands of units of existing rent-controlled housing without replacing those units with the affordable housing that tenants need. Because of the breadth of the proposed changes we focus on three specific concerns here.

(1) <u>Rolling Back Demolition Controls Will Result in Fewer Affordable Units and Violate the Housing Element</u>.

Removing the notice and public hearing requirements for the demolition of two units of housing is a significant step backwards for San Francisco. Without a publicly noticed hearing there is no opportunity for the public to contest a landlord's application to demolish existing housing. There is no evaluation of the soundness of the housing to be destroyed. Nor is there meaningful opportunity to contest a landlord's claims of eligibility.[1]

Demolitions of existing housing almost invariably result in development of housing that is more costly and unaffordable. The proposed legislation removes all consideration of such issues as provided under existing Planning Code 317. Instead, approval becomes 'ministerial,' i.e., approved without any public review.

Contrary to the claims of proponents, such a streamlined process is <u>not</u> consistent with our City's approved Housing Element. In reality, the proposed process directly contradicts Housing Element Policy 8.4.9 that provides that any removal of Conditional Use authorization for housing production "would not demolish existing Rent Controlled units."

[1] For example, the legislation requires project sponsors to state that the site is not presently tenant occupied and there has been no buy-outs or no-fault evictions in the past 5 years, but no mechanism for the public (or existing or prior tenants) to challenge those claims.

(2) <u>The Faulty Design of the Proposal's "Demolition Controls" Will Increase Evictions and Displacement</u>.

Planning staff's PowerPoint presentation to this Committee on September 18, 2023 claimed that the proposed exemptions from existing housing demolition controls would require that: *The units to be demolished are not tenant occupied and are without a history of no- fault evictions and tenant buyouts within the last 5 years.* **The claim that the ordinance will not authorize demolition of units with "a history of no-fault evictions " is false and misleading.**

As our Coalition pointed out in our testimony at the Planning Commission back in June, the Mayor's proposal only *partially* limits demolitions for sites with histories of no-fault evictions. The proposal only restricts no-fault evictions under Sections 37.9(a)(8), 37.9(a)(12)-(14), and 37.9(a)(14)-(16). The legislation does not restrict evictions under Section 37.9(a)(13), i.e., evictions under the Ellis Act.[2] By failing to categorize Ellis Act evictions as 'no-fault,' Planning staff conveniently obscures a glaring flaw in the ordinance's purported "demolition controls." Under this proposal, one day after a developer evicts all their tenants via the Ellis Act they can apply for a 'streamlined' demolition permit to build new market rate housing. **By streamlining the demolition of rent controlled housing without screening out sites with a recent history of Ellis evictions, this proposal will incentivize a new wave of evictions under the Ellis Act.**

Similarly, the proposed exclusion of sites with a history of tenant buyouts is not supported by the proposed legislation itself. The proposal relies upon two mechanisms to screen out sites with a history of tenant buyouts, those reported to the Rent Board and a required statement by the project sponsor. But Rent Board records of buy-outs are inherently incomplete both because landlords regularly fail to report informal buy-outs and court settlements are excluded from the reporting requirements. The required statement by the project sponsor regarding any history of buyouts is further flawed given that the sponsor's knowledge is at best limited to the period they owned the property (which can be only months long given that the legislation drops any minimum ownership period). With no provisions for displaced tenants to recover damages or penalties for their displacement and subsequent false claims by developers, those developers can deny knowledge of prior displacement with impunity.

The flawed design of the present proposal is an invitation for owners and developers to profit off displacing tenants from their homes before applying for demolition permits and before any additional right to relocation assistance or right to return is required. Tenants displaced through such loopholes receive no assistance and have no legal remedy under the proposal.

(3) <u>The Proposed SUD Retreats from the Housing Element's Promise of Pro-Active Equity Initiatives for Priority Equity Areas</u>.

A centerpiece of the legislation is the creation of an SUD[3] to implement the Housing Element's promise of a racial and social equity land use policy agenda for neighborhoods that long suffered from

[2] Proposed amendments to Planning Code Section 317 at subsection (c)(2)(A).

[3] The Special Use District (SUD) is based upon the Priority Equity Geographies described and mapped in the Housing Element (see, Figure 19) and includes most of the Mission, Bayview, Chinatown, Western Addition, Excelsior, and Visitacion Valley and other neighborhoods with a high concentration of lower income People of Color and high economic need and levels of housing insecurity.

displacement and unaddressed housing needs. But aside from mapping the SUD and retaining certain existing policies, the legislation itself offers nothing to affirmatively further a fair housing or racial justice agenda.[4] Rather, the proposal takes away the right of SUD residents to public hearings on primarily market rate housing developments even if projects displace small businesses, jobs, services or cultural institutions in Priority Equity Areas. In place of public hearings the proposal hands over decisions to the Planning Director.[5]

Taking away public input is a step backward for neighborhoods the Housing Element promises greater protections. The proposal offers no beneficial tools such as land banking, deeper affordability, or neighborhood stabilization policies. The promised 'equity focused initiatives' need to be proposed *within* the proposal and not postponed for some uncertain future legislation.

(4) The Proponents Present a False Choice Between New Housing Production and Protecting Existing Rent Controlled Housing— We Need Legislation That Does Both.

We do not in principle oppose the replacement of existing low-density housing with new higher density *affordable* housing. But there must be loophole-free standards for protecting existing tenants from displacement, enforceable guarantees of relocation assistance and right of return, and assurances of real affordable outcomes. But we do not find such processes and standards proposed here.

We do acknowledge certain positive aspects of the Mayor's proposal such as legislation reducing fees and barriers for affordable housing. But these reforms can be advanced separately without being bound together with policies that will result in the loss of existing rent-controlled housing and other essential community resources.

For these reasons, we urge the committee to not advance the present proposal for consideration by the full board without substantial amendments that protect existing rent-controlled housing and assure that future housing development provides the affordability that our communities need.

Sincerely,

Molly Goldberg
Director, San Francisco Anti-Displacement Coalition
415.742.2705
molly@sfadc.org

[4] Planning staff's presentation to the Committee on September 18, 2023 did not describe a single positive initiative for the SUD. It only stated: "SUD *could* be used in the future to support equity focused initiatives." (emphasis added).

[5] See Amendments to Planning Code Section 206.6.

From: Bruce Agid
To: Carroll, John (BOS); Somera, Alisa (BOS)
Subject: Fwd: Constraints Reduction Ordinance - Support
Date: Friday, September 29, 2023 11:34:06 PM

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Per Erica's out of office message.....Thanks!

---------- Forwarded message ---------
From: **Bruce Agid** <bruce.h.agid@gmail.com>
Date: Fri, Sep 29, 2023 at 11:29 PM
Subject: Constraints Reduction Ordinance - Support
To: <Erica.Major@sfgov.org>, <Connie.Chan@sfgov.org>, Stefani, Catherine <Catherine.Stefani@sfgov.org>, Peskin, Aaron (BOS) <Aaron.Peskin@sfgov.org>, <Joel.Engardio@sfgov.org>, <Dean.Preston@sfgov.org>, Dorsey, Matt (POL) <Matt.Dorsey@sfgov.org>, <Myrna.Melgar@sfgov.org>, <Rafael.Mandelman@sfgov.org>, <Hillary.Ronen@sfgov.org>, Walton, Shamann (BOS) <Shamann.Walton@sfgov.org>, <Ahsha.Safai@sfgov.org>

Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689

September 29, 2023

Re: Constraints Reduction Ordinance
Case Number: 2023-003676PCAMAP
Board File No. 230446
By Mayor London Breed, Supervisor Joel Engardio, Supervisor Matt Dorsey

Dear Members of the San Francisco Board of Supervisors,

I am writing on behalf of the Board of the San Francisco Eastern Neighborhoods Democratic Club to express our enthusiastic support for the proposed Constraints Reduction Ordinance, as part of Mayor London Breed's "Housing for All" Directive.

We applaud the diligent work undertaken during the 2022 Housing Element Update, which has been committed to addressing San Francisco's housing challenges while emphasizing fairness and inclusivity, through "Affirmatively Further Fair Housing". The state-mandated goal of constructing 82,000 housing units in the next eight years is an ambitious endeavor, and the Mayor's "Housing for All'' directive plays *the central role* in achieving this objective. It aims to offer a variety of housing options that will not only strengthen our communities but also enhance overall affordability and

diversity in our city.

Constraints Reduction effectively implements several critical policies that the San Francisco Board of Supervisors unanimously committed to in February of 2023. It removes subjective, costly and time-consuming barriers that have hindered housing construction. The proposed changes encompass process enhancements, adjustments to development standards, and an expansion of housing development incentives throughout the city. These changes will provide diverse housing options for all San Francisco residents, ultimately expanding affordability and opportunity.

Policy Improvements:

Constraints Reduction legislation will make it easier to build the housing that San Francisco desperately needs by introducing a series of changes aimed at removing costly and time-consuming requirements. Requirements such as Conditional Use permits, the 311 process, and public hearings have impeded housing construction and driven up costs, and we are strongly supportive that code-compliant projects should be exempted, provided that they are outside the Priority Equity Geographies SUD. By expanding the allowable geography for senior housing and homeless shelters, streamlining the process, and removing impact fees for 100% affordable State Density Bonus projects, this legislation thoughtfully expands the city's capacity to build housing at all income levels.

The lack of adequate housing supply is chiefly responsible for the city's high cost of living. This legislation makes impactful changes that will reduce construction costs per unit, ultimately benefiting renters and homeowners alike. Furthermore, we believe that increased density not only alleviates the housing crisis but also strengthens communities, allowing for more foot-traffic to support small businesses and overall engagement with the many amenities our great city provides.

Expanding the housing inventory in San Francisco is not only a policy matter but also a moral imperative. It will foster greater neighborhood diversity, provide improved housing opportunities for vulnerable populations, and contribute to a thriving city culture where everyone can thrive.

Staying in Compliance:

In addition to the legislation's many benefits, the Board of Supervisors must pass Constraints Reduction so that San Francisco stays in compliance with our Housing Element. Not passing this legislation opens the city up to **significant legal liability, loss of funding, and loss of local control.**

Not passing this legislation, or watering down its intent, puts the city at risk of **significant fines, builders remedy projects**, and further legal challenges. Furthermore, the city is at risk of **losing hundreds of millions of dollars** in critical affordable housing and transportation funding that we are reliant on. By losing compliance, we are also no longer eligible for a "Pro Housing Designation" which reduces the probability of affordable housing projects receiving critical state grants. Lastly, losing housing element compliance all but ensures that San Francisco loses local control over its land use. Let's show the state that San Francisco is able to handle its own business.

In conclusion, we urge the Land Use Committee and the Board of Supervisors to wholeheartedly

support the "Housing for All" ordinance. The policy, as part of our already approved Housing Element, will foster a more inclusive and affordable San Francisco. Let’s ensure that our city continues to be a beacon of progress, diversity, and opportunity for generations to come.

Thank you for your dedication to improving our city and addressing its housing challenges.

Sincerely,

Bruce Agid (650-201-0138)

President, San Francisco Eastern Neighborhoods Democratic Club

www.sfendc.com

From:	zrants
To:	Carroll, John (BOS); Somera, Alisa (BOS)
Subject:	Fwd: Public Comment for the Permanent Record: Strongly OPPOSE Breed-Engardio-Dorsey Housing Production Ordinance File #230446. Agenda Item 4 Land Use & Transportation Committee Meeting, October 2, 2023, 1:30 PM
Date:	Friday, September 29, 2023 7:13:47 PM

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

September 29, 2023

District Supervisors, Commissioners and Staff:

I am writing to strongly Oppose Item No. 4, the Breed-Engardio-Dorsey Housing Production Ordinance, File #230446.

Housing for families making $150,000-$190,000/year is not affordable housing. Even if two full time wage-earners were to be working 40 hours a week at $35/hour, a rate way above minimum wage, for a combined income of $145,600/year, they couldn't afford to live in this "affordable" housing you propose to build.

Most middle income and low wage workers cannot the afford the new affordable housing intended to replace existing affordable housing that would have to be demolished to make way for more the more expensive denser new housing. Evicting tenants to demolish existing housing creates more homeless people.

As we know the city is losing population leaving a lot of empty units. We need a plan to fill all those empty units before any more demolition is approved.

The plans for the Mission (D-9) and Noe Valley (D-8) are perplexing. Most neighborhood residents would agree that staff picked two of the least appropriate streets to up-zone.

Church is wide in some areas, but narrows as it goes up a steep hill next to Dolores Park. The park is already over-used, and is often the scene of neighborhood disputes. There is a light rail on Church making it transit riche, but, there is no excuse to expand, gentrify, and disrupt the street.

24th Street is a very narrow street with no room to grow. It is the heart of Noe Valley and has managed to maintain most of its historic specialty businesses in the midst of a constellation of changing merchants.

24th Street is narrow, and already heavily impacted by tech and Muni buses, and a constant stream of vehicles trying to reach the only grocery store in the area. The street has retained a friendly community spirit, but, now it looks like there is an effort to tear it apart and kill what is left of a surviving commercial street. San Francisco is losing population. We certainly don't need to kill our neighborhoods to build more housing.

Most of the Mission has already been up-zoned along Mission and South Van Ness and wider more appropriate streets.

District 8 has already raised height limits along Market Street. There is no reason to up zone Noe Valley.

Thanks to our state reps the entire city is already zoned for 4 stories minimum and bonus levels are easily added with existing legislation. The 50 story suggested height at the beach is not an exaggeration. If it can happen there it can happen anywhere.

Sincerely,

Mari Eliza
Concerned Citizen

From: Ozzie Rohm
To: Carroll, John (BOS); Somera, Alisa (BOS)
Subject: Please Include with File No. 230446 - Constraint Reduction Proposal
Date: Friday, September 29, 2023 4:30:30 PM
Attachments: Housing Permits vs Public Hearings.pdf

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

Mr. Carroll and Ms. Somera,

I am sending you the attached presentation for the upcoming Land Use and Transportation Committee hearing on Monday, October 2nd to be included with File No. 230446, which is the mayor's proposal for Constraint Reduction.

Thank you,
Ozzie Rohm

Housing Permits v. Public Hearings

8 year average - 82% of housing permits moved unimpeded

without Discretionary Review or Conditional Use

	With CUA or Dr	With CUA or Dr %	NO CUA or DR	NO CUA or DR %	Totals
2015	192	16%	989	84%	1181
2016	157	17%	756	83%	913
2017	150	18%	704	82%	854
2018	152	18%	688	82%	840
2019	132	20%	513	80%	645
2020	118	15%	682	85%	800
2021	120	18%	546	82%	666
2022	125	21%	479	79%	604
Totals	1440	19%	6324	81%	7764
Average	**143**	**18%**	**670**	**82%**	**813**

Unimpeded Permits

2018-2022*

*When you exclude CUAs for non-residential lots involving no housing, the constrained housing projects drop even further:

- 2018 - 688 Permits had no CUA or DR | 83% No constraints
- 2019 - 513 Permits had no CUA or DR | 82% No constraints
- 2020 - 682 Permits had no CUA or DR | 88% No constraints

Constraints by Type

2018-2022

YEAR	TOTAL CONSTRAINTS	CUA PERMITS	DR PERMITS
2018	164	93	71
2019	128	75	53
2020	110	75	35

CUAs & DRs by Subject Property Type

2018-2022

BLDG TYPE | CUA				
	SFH	NonRes	MultiUnit	Vacant Lot
2018	24	42	20	7
2019	20	29	22	3
2020	29	22	21	4

BLDG TYPE | DR				
	SFH	NonRes	MultiUnit	Vacant Lot
2018	42	4	22	3
2019	38	2	9	4
2020	15	2	17	1

DRs by Subject Property Type

2018 ONLY

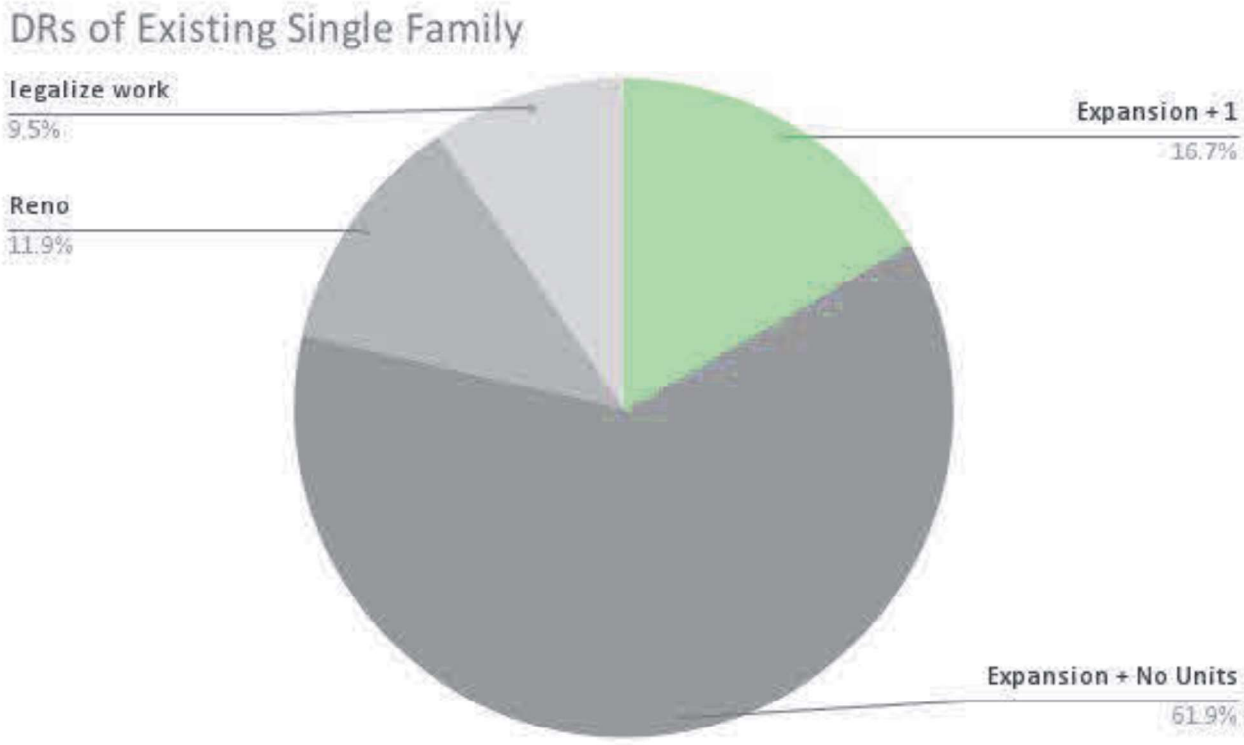
(2018 - 688 Project Permits resulted in CUA or DR)

DRs of Existing Single Family Homes

2018

Projects Proposed

- 26 = Expansion + No Units
- 7 = Expansion + Add Units
- 4 = Legalize Work
- 5 = Renovation

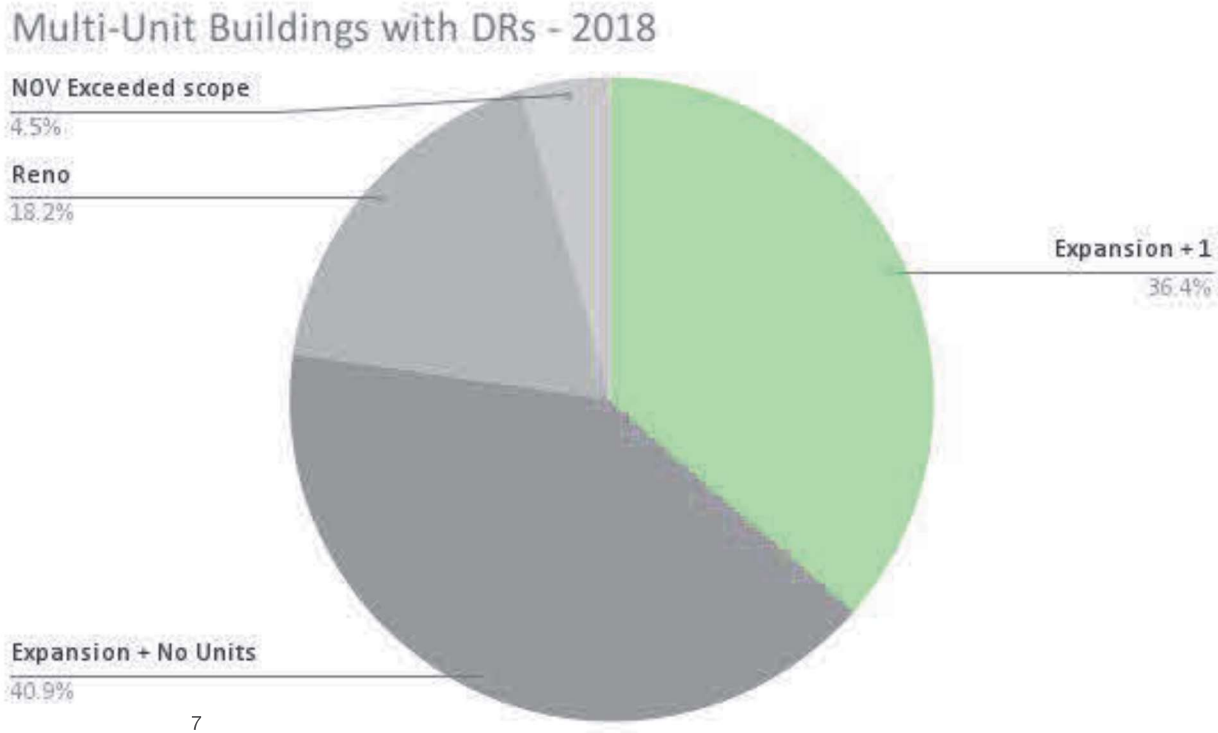


DRs of Existing Multi-Unit Bldgs

2018

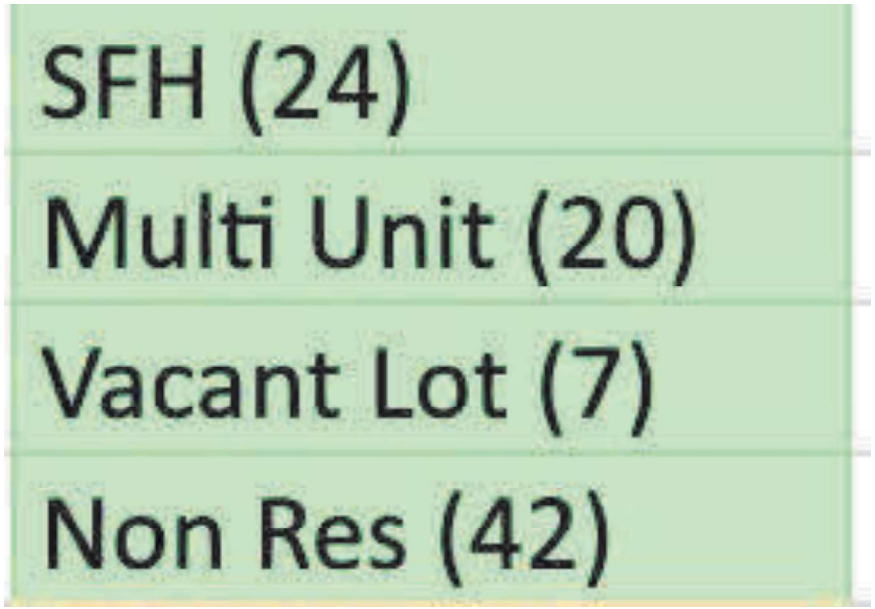
Projects Proposed

- 8 = Expansion + Add Unit
- 9 = Expansion + No Units
- 4 = Renovation or variance
- 1 = NOV / Exceeded scope



CUAs by Subject Property Type

2018 ONLY



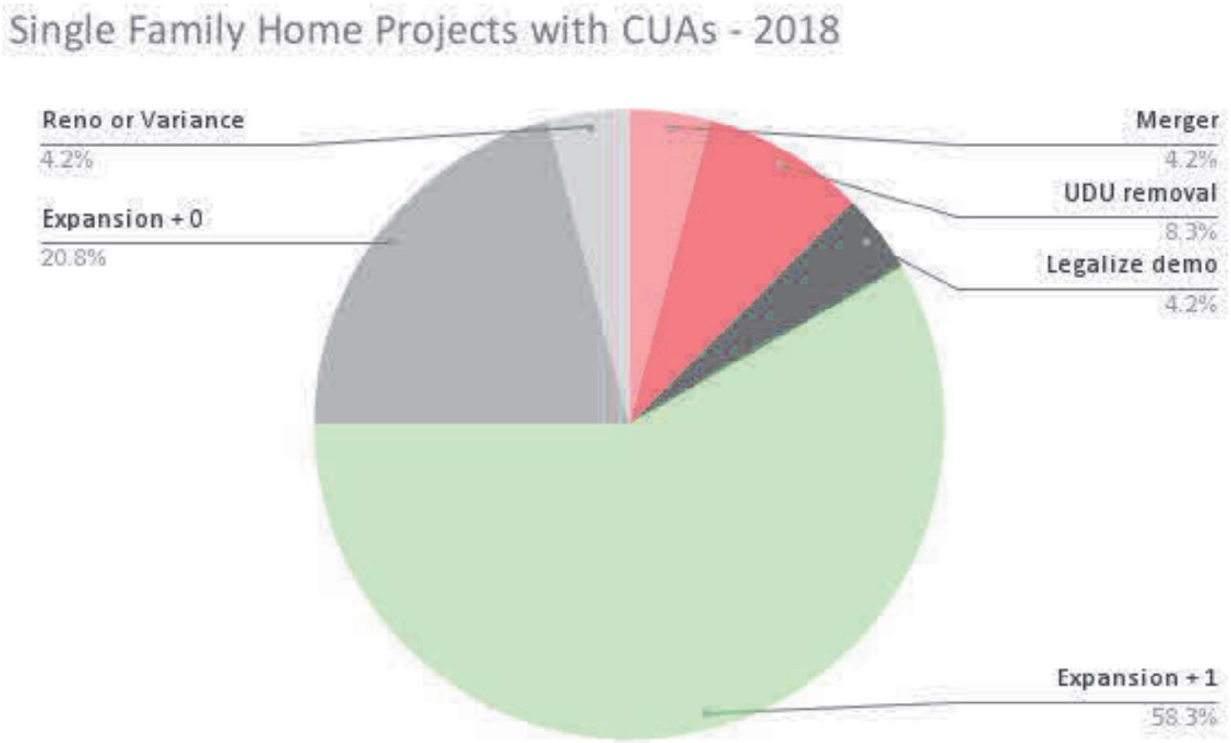
(2018 - 688 Project Permits resulted in CUA or DR)

CUAs of Existing Single Family Homes

2018

Projects Proposed

- 1 = Merger of units
- 2 = UDU removal
- 1 = Legalize Demo
- 14 = Expansion + add unit
- 5 = Expansion + no units
- 1 = Renovation or variance



From:	Avi Gandhi
To:	Carroll, John (BOS); Somera, Alisa (BOS)
Subject:	Fw: Letter Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"
Date:	Friday, September 29, 2023 4:22:05 PM
Attachments:	9.29.2023 Letter Re Housing Element Streamlining Legislation_File # 230446.pdf

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

From: Avi Gandhi
Sent: Friday, September 29, 2023 4:17 PM
To: myrna.melgar@sfgov.org <myrna.melgar@sfgov.org>; Dean.Preston@sfgov.org <Dean.Preston@sfgov.org>; aaron.peskin@sfgov.org <aaron.peskin@sfgov.org>; Major, Erica (BOS) <Erica.Major@sfgov.org>
Cc: Zachary Weisenburger <zweisenburger@ycdjobs.org>; Gen Fujioka <gfujioka@chinatowncdc.org>
Subject: Letter Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"

Dear Chair Melgar and the Land Use and Transportation Committee,

Please find the attached letter on behalf of our organizations (CCDC and YCD) regarding Legislative File #230446, "Planning Code, Zoning Map - Housing Production," which is on the Land Use and Transportation Committee agenda this coming Monday, October 2.

Sincerely,
Avi Gandhi

Avi Gandhi *(she/her)* **| Senior Planner**
Community Planning and Policy
Chinatown Community Development Center
669 Clay St | San Francisco, CA | 94111
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.

September 29, 2023

Chair of the Land Use & Transportation Committee, Supervisor Melgar
Land Use & Transportation Committee Members, Supervisors Peskin and Preston
San Francisco Board of Supervisors

Re: Constraints Reduction (AKA Housing Production) Ordinance – File # 230446. Hearing scheduled for October 2, 2023

Dear Chair Melgar and Supervisors Peskin and Preston,

The undersigned organizations write to express our deep concerns regarding the present version of the legislation. As discussed further below, this sweeping proposal to change development policy across the entire City removes protections for tenants, small businesses, and vulnerable neighborhoods without appropriate analysis of those impacts and without affirmative provisions for social and racial equity. Without such analysis and provisions, the City would be moving forward based upon blind faith that the intended purpose of the legislation will be achieved without harm to those Black, Brown, Asian, and working-class communities at greatest risk. While these concerns were raised at the Planning Commission, most were not addressed in subsequent analyses or amendments. For these reasons, we urge that the proposal not be approved without additional analysis and significant amendments.

The analysis previously provided by the Planning Department was misleading in claiming that the legislation protects the City's most vulnerable areas through the designated Priority Equity Geographies Special Use District (or PEG-SUD). While the legislation does retain existing public noticing requirements in these areas, it does not add any new "protections" or any provisions that would either prevent further displacement of existing low-income tenants and businesses or combat the speculative development practices that have historically disadvantaged these communities. In at least one respect it takes away the right to public hearings on primarily market rate housing developments that would displace neighborhood serving businesses, services, and cultural institutions in these areas – replacing such hearings with unilateral decisions by the Planning Director. Without retaining such public process and providing additional resources for affordable housing, the legislation has the effect of removing community voice and encouraging further gentrification and displacement in these areas at greatest risk.

Threat to the economic, social, and cultural vitality of historically low-income, immigrant and BIPOC neighborhoods. The streamlining of new development without significant additional protections, particularly in mixed-use districts of the PEG-SUD, would result in significant small business displacement, especially along cultural corridors of ethnic neighborhoods like Chinatown, Mission, Bayview, Tenderloin and Excelsior. Many immigrant and cultural community-serving businesses operate without leases or on short-term arrangements, making them highly susceptible to displacement. Their removal not only threatens the survival of the businesses but also destabilizes the communities they serve. While housing stability is undoubtedly crucial, access to jobs, local businesses, and community-

based services is equally vital for the holistic well-being of low-income communities and these impacts should be assessed simultaneously.

Increased competition for affordable housing sites especially in critical cultural community areas where the need for affordable housing is the greatest. With a shrinking number of priority affordable housing sites available, low-income BIPOC communities are further disadvantaged by the increased competition from streamlining of market-rate housing. With limited remaining sites available for new developments in these areas, weakening the public process makes these limited sites prime targets for upscale and luxury projects. This increased competition from non-affordable projects directly undermines the pressing need for affordable housing in these neighborhoods and risks perpetuating gentrification and further displacement.

Price pressures and increased harassment and displacement of low-income residents living nearby. We have seen multiple low-income residents, non-profit and community serving businesses, and cultural community spaces being displaced or priced out of the neighborhood as a result of nearby market-rate developments. Without proposing affirmative programs such as land acquisition programs to dedicate sites for truly affordable housing in at-risk neighborhoods, the elimination of public input is a step backward, especially in neighborhoods where the legislations' PEG-SUD designation promises greater protections.

With the various provisions that remove noticing and public hearing requirements, the communities in the City that have been most adversely impacted by gentrification, displacement, and disempowerment will have less opportunity to speak out and have a voice in future market-driven development in what remains of their neighborhood. These processes are significant, particularly because new projects are often focused in historically disadvantaged neighborhoods, and invariably replace existing affordable housing and community-serving uses with housing and uses that are unaffordable or disconnected from the cultural fabric of the existing community. Shifting decision-making authority from public forums to the Planning Director's discretion essentially eradicates the possibility for meaningful conversations around creating opportunities for increased affordability, preserving existing housing and businesses, and protecting community-serving cultural spaces and institutions.

We also appreciate the model that Chair Melgar has put forward in her Family Housing Opportunity SUD legislation, which builds on core principles of the Housing Element to create equitable distribution of housing in the city by focusing streamlining in residentially zoned parcels of "High Resourced" areas. The City's approved Housing Element has several implementing actions that affirmatively further fair housing, and not only safeguard public input and participation, but also offer solutions for strengthening protections and allocating new resources for affordable housing in the City's lowest-income communities, both within and outside the PEG-SUD. Implementing actions like 8.4.21, 9.4.2, 1.2.2, 1.5.5 and 2.3.1 exemplify these efforts, which the current legislation contradicts.

For all these reasons, we urge the Land Use and Transportation Committee to not advance the present proposal for consideration by the full board without thorough analysis of the impacts on the most vulnerable communities and without significant amendments that further the Housing Element's affirmative actions.

Sincerely,

Avi Gandhi
Senior Community Planner
Chinatown Community Development Center

Zachary Weisenburger
Land Use Policy Analyst
Young Community Developers

From:	Major, Erica (BOS)
To:	Judi Gorski; Carroll, John (BOS)
Subject:	RE: Public Comment for the Permanent Record: Strongly OPPOSE Breed-Engardio-Dorsey Housing Production Ordinance File #230446. Agenda Item 4 Land Use & Transportation Committee Meeting, October 2, 2023, 1:30 PM
Date:	Friday, September 29, 2023 4:16:56 PM

Thank you, confirming receipt and inclusion to Board File No. 230446.

ERICA MAJOR
Assistant Clerk
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102
Phone: (415) 554-4441 | Fax: (415) 554-5163
Erica.Major@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

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The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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From: Judi Gorski <judigorski@gmail.com>
Sent: Friday, September 29, 2023 4:11 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Groth, Kelly (BOS) <kelly.groth@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>;

MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Thongsavat, Adam (BOS) <adam.thongsavat@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Goldberg, Jonathan (BOS) <jonathan.goldberg@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Tam, Madison (BOS) <madison.r.tam@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Barnes, Bill (BOS) <bill.barnes@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Carrillo, Lila (BOS) <lila.carrillo@sfgov.org>; judigorski@gmail.com; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Elsbernd, Sean (MYR) <sean.elsbernd@sfgov.org>
Subject: Public Comment for the Permanent Record: Strongly OPPOSE Breed-Engardio-Dorsey Housing Production Ordinance File #230446. Agenda Item 4 Land Use & Transportation Committee Meeting, October 2, 2023, 1:30 PM

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

To:
aaron.peskin@sfgov.org , sunny.angulo@sfgov.org , peskinstaff@sfgov.org , dean.preston@sfgov.org , Kyle.Smeallie@sfgov.org , prestonstaff@sfgov.org , erica.major@sfgov.org , board.of.supervisors@sfgov.org , Myrna.Melgar@sfgov.org , jennifer.fieber@sfgov.org , MelgarStaff@sfgov.org , connie.chan@sfgov.org , Kelly.Groth@sfgov.org , ChanStaff@sfgov.org , rafael.mandelman@sfgov.org , mandelmanstaff@sfgov.org , adam.thongsavat@sfgov.org , hillary.ronen@sfgov.org , ana.herrera@sfgov.org , ronenstaff@sfgov.org , shamann.walton@sfgov.org , Percy.Burch@sfgov.org , waltonstaff@sfgov.org , ahsha.safai@sfgov.org , jeff.buckley@sfgov.org , safaistaff@sfgov.org , Catherine.Stefani@sfgov.org , Lorenzo.Rosas@sfgov.org , stefanistaff@sfgov.org , joel.engardio@sfgov.org , jonathan.goldberg@sfgov.org , engardiostaff@sfgov.org , matt.dorsey@sfgov.org , Madison.R.Tam@sfgov.org , dorseystaff@sfgov.org , Bill.Barnes@sfgov.org , lauren.l.chung@sfgov.org , lila.carrillo@sfgov.org mayorlondonbreed@sfgov.org, sean.elsbernd@sfgov.org, judigorski@gmail.com

From: Judi Gorski, Resident Voter D4
judigorski@gmail.com

Date: September 30, 2023

Subject: Public Comment for the Permanent Record: Strongly **OPPOSE Breed-Engardio-Dorsey Housing Production Ordinance File #230446. Agenda Item 4** Land Use & Transportation Committee Meeting, **October 2, 2023, 1:30 PM**

Dear President Peskin, Supervisors, Mayor Breed, and all other interested parties,

I am writing to strongly OPPOSE Item No. 4, the Breed-Engardio-Dorsey Housing Production Ordinance, File #230446.

Housing for families making $150,000-$190,000/year is not affordable housing. Even if two full time wage-earners were to be working 40 hours a week at $35/hour, a rate way above minimum wage, for a combined income of $145,600/year, they couldn't afford to live in this "affordable" housing you propose to build.

Teachers couldn't afford it. The average Public School Teacher salary in San Francisco is $71,544 as of September 25, 2023.
Maintenance workers couldn't afford it. The average Street Sweeper salary in San Francisco, CA is **$50,392** as of September 25, 2023, but the salary range typically falls between **$44,626** and **$57,833**.
Landscapers couldn't afford it. The average hourly rate for landscapers working for SF Rec and Parks is $17.16 - $23.89 per hour as of September 19, 2023.
Bus drivers couldn't afford it. The average MUNI bus driver in SF makes $79,617 per year, 51% above the national average.
I googled the above salaries. The list of ineligible professions goes on.

So, who exactly can live in these places?

Where in this Ordinance is the language specifying the maximum height of no more than six (6) stories on commercial corridors within Supervisor Engardio's District 4? And where within those six (6) stories on commercial corridors does it specify that only the street level will be commercial and the two stories above will be residential? Where in this Ordinance does it state the height limits of all buildings between corners within the residential noncommercial blocks of D4?

According to a recent opinion piece in the 9/26/23 NY Times by Heather Knight, "During the pandemic shutdowns, San Francisco saw an exodus not only of downtown workers but also of residents. Almost 50,000 people moved out, many of them taking advantage of remote work options to move to cheaper locales, reducing the city's population to 832,000."

What about the 61,473 vacancies in San Francisco that are still somehow not affordable? Why don't you try fixing that?

Last year the San Francisco Budget & Legislative Analyst did a study and report (October 20, 2022 - Residential Vacancies Update) on San Francisco vacancies and found there were 61,473 vacancies in 2021. (See p. 7 in the following link.)

https://sfbos.org/sites/default/files/BLA.Residential_Vacancies.Update.102022.pdf

Do you believe the American Dream is to live in a small cubicle within a large building containing other small cubicles surrounded by similar large buildings full of cubicles? What about single family homes with gardens and space between neighbors? Is it not bad enough there are so many homes attached to each other in San Francisco creating density? Why create unaffordable unappealing living spaces where you, yourselves, wouldn't want to live? Where's the "joy" in that for San Franciscans?

Please do not pass this Ordinance. It removes our badly needed and hard-won protections against developer/builders who cut corners and build unsafe structures. It allows buildings to exceed established height and density requirements. We don't want or need it.

Thank you in advance for including my comments opposing this Ordinance in the permanent record. Please acknowledge receipt of this email.

Sincerely,
Judi Gorski
SF Resident/Voter 45+ years
Member of several community organizations: Open Roads for All,
Concerned Residents of the Sunset, SF Needs Parking, Save Our Neighborhoods-SF, Great Highway Updates, Coalition of San Francisco Neighborhoods

From: [redacted]
To: [redacted]
Cc: [redacted]
Date: Friday, September 30, 2022 10:52:36 AM

You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification

To:
[redacted]
Peskin, Aaron (BOS); Preston, Dean (BOS); Mandelman, Rafael (BOS); Ronen, Hillary; Safai, Ahsha (BOS); Chan, Connie (BOS); Melgar, Myrna (BOS); Walton, Shamann (BOS); Haney, Matt (BOS); Board of Supervisors, (BOS); Major, Erica (BOS); Calvillo, Angela (BOS); Somera, Alisa (BOS); Ng, Wilson (BOS); Low, Jen (BOS); Lee, Mandy (BOS); Herrera, Jeff (BOS); Rahaim, John (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Navarrete, Joy (CPC); Ionin, Jonas (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Hillis, Rich (CPC); Lewis, Don (CPC); Diamond, Sue (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS); Mandelman, Rafael (BOS); Ronen, Hillary; Safai, Ahsha (BOS); Chan, Connie (BOS); Melgar, Myrna (BOS); Walton, Shamann (BOS); Haney, Matt (BOS); Board of Supervisors, (BOS); Major, Erica (BOS); Calvillo, Angela (BOS); Somera, Alisa (BOS); Ng, Wilson (BOS); Low, Jen (BOS); Lee, Mandy (BOS); Herrera, Jeff (BOS); Rahaim, John (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Navarrete, Joy (CPC); Ionin, Jonas (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Hillis, Rich (CPC); Lewis, Don (CPC); Diamond, Sue (BOS); Stefani, Catherine (BOS); [redacted]
Cc:
[redacted]
From: Gabi Gordon, Brooklyn Tenth Ink
[redacted]
Date: September 30, 2022

Subject: Public Comment for the Permanent Record! Strongly **OPPOSE Broad Emigrville Heavy Housing Production Ordinance File 220848. Agenda Item 10** and Oct. 4, Transportation Committee Meeting, **October 3, 2022, 1:30 PM**

Dear President Peskin, Supervisors, Mayor Breed, and all other interested parties,

I am writing to strongly **OPPOSE Item No. 6, the Broad Emigrville Heavy Housing Production Ordinance, File 220848.**

Housing for families starting $500,000/1,000,000 per is not affordable housing. If you'll see full-time wage-earners secret to be working 40 hours a week at $30/hour, a vital very almost minimum wage. So a 1-unit/bedroom/one of Prof/Duff/Lyon, they couldn't afford to live in this "affordable" housing you propose to build.

Thursday Leaders offered in "The Housing Trouble Starters" Interview leaders in San Francisco in the Fall was on Wednesday 28, 2022.
Unemployment in San Francisco was 2.1% in August 2022, down from 2.2% in July 2022 and 3.5% in August 2021. Just like salary comes towards little between $60,000 and $85,000.
Unemployment couldn't afford it. The average hourly rate for tenthemployees according for 50 Titan and Parties is $17.50 – $19.00 per hour, as of September 30, 2020.
Unemployment couldn't afford it. The average hourly rate for tenthemployees according for 50 Titan and Parties is $17.50 – $19.00 per hour, as of September 30, 2020.
Copyright for letter is unknown. The Art of Negotiation protected by gpo.com.

So, who exactly can live in these places?

Writer in the Performance in the language type fitting the most basic height of our desire How can fifty-seven-ex commercial corridors within Supervisor Kingsbee's District 6? And what's when those six fifty-seven-ex commercial corridors don't specify that only the street level will be commercial and the ex-stories above will be residential? Where in the Ordinance does it state the height limits of all buildings because corners within the residential-commercial blocks of PH?

According to a recent opinion piece in the PANCH NF Times by Heather Knight, "During the pandemic shutdowns, San Francisco saw an exodus not only of downtown workers but also of residents. Almost 59,000 people moved out, many of them taking advantage of remote work options to move to cheaper locales, reducing the city's population to 832,000."

Write about this in FF Comments in San Francisco Jobs are Affordable? Why don't you try living that?

Last year the San Francisco Budget & Legislative Analyst's office, study and report (October 28, 2021 – Residential Vacancies in Q3022) on San Francisco vacancies and found there were 61,471 vacancies in 2021. (See p. 7 in the following link.)

https://sfbos.org/sites/default/files/FileCenter/Documents/77618-Residential%20Vacancies%20Report.pdf

Do you believe Mr. Emerson Rizzoli is to live in a small cubicle within a large building containing other small cubicles surrounded by similar large buildings full of cubicles? What about single family homes, with gardens and space between them? Or is real housing for them are so many homes attached to each other in San Francisco, running blocks? Why create unaffordable and appalling living spaces when, you, yourselves, wouldn't want to live? Where's the "joy" in that for San Franciscans?

Please do not pass this Ordinance. It is erroneous on many levels, needed and lacks any proactive plans against shootings/fatalities, and, not always, safe health assets/ services. It utilizes buildings at vacancies/utilities/height and density requirements. We don't want or need it.

Thank you in advance for including my comments opposing this Ordinance in the permanent record. Please acknowledge receipt of this email.

Sincerely,
Gabi Gordon
Member, Board of Local 207 – [redacted]
Commissioner, Small Business Commission, Open Marketplaces Dept. Retail, Arts 100.
Former Beautification of the Theatre, SF Youth Advising, Vice Chair, Neighborhoods SF, Inner Highway Updates, Coalition of San Francisco Neighborhoods

From:	Joseph Smooke
To:	Melgar, Myrna (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS); melgarsaff@sfgov.org; Major, Erica (BOS)
Cc:	Gluckstein, Lisa (MYR); Board of Supervisors (BOS); BOS-Legislative Aides; Jeantelle Laberinto
Subject:	Letter Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"
Date:	Wednesday, September 27, 2023 6:35:27 PM
Attachments:	REP Letter to Supervisors re Housing Element Streamlining Legislation 27Sept2023.pdf

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

Dear Chair Melgar and the Land Use and Transportation Committee,

Please find the attached letter from the Race & Equity in all Planning Coalition (REP-SF) regarding Legislative File #230446, "Planning Code, Zoning Map - Housing Production," which is on the Land Use and Transportation Committee agenda this coming Monday, October 2.

Respectfully,

Jeantelle Laberinto
on behalf of the Race & Equity in all Planning Coalition

co-founder of People Power Media
Creators of PRICED OUT
See the animation that will change the way you think about housing!

27 September 2023

Chair of the Land Use & Transportation Committee, Supervisor Melgar
Land Use & Transportation Committee Members, Supervisors Peskin and Preston

Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"

Dear Land Use & Transportation Committee Chair Melgar and Supervisors Peskin and Preston:

The Race & Equity in all Planning Coalition of San Francisco (REP-SF), a coalition of more than 40 organizations citywide whose mission is to build a future with diverse communities, stable, affordable housing and equitable access to resources and opportunities, strongly urges the Land Use & Transportation Committee to make significant amendments to this legislation as we have outlined below. If these substantive amendments are not possible, REP-SF requests that this Committee kill the legislation and take up new legislation that:

- Puts affordable housing first
- Protects tenants against displacement
- Values and retains the voices and aspirations of historically marginalized communities in project approval processes with significantly shorter durations.
- Expands and modifies the Priority Equity Geographies SUD

Putting Affordable Housing First

1. The Housing Element commits the City to build 57% of its new housing in the next eight years as price restricted to be affordable for very-low, low and moderate income households. This legislation must prioritize strategies for price-restricted affordable housing.
2. Add a budget supplemental and/or a dedicated revenue source to commit significant new funding to affordable housing per Housing Element action 1.1.2.
3. Include a provision that identifies enough development sites and building acquisitions to meet our RHNA mandate for Very low, Low and Moderate income housing. Please refer to Housing Element Actions 1.2.2 and 1.4.6.

Protecting Tenants Against Displacement

1. Retain the Citywide requirement for Conditional Use Authorization (CUA) for any proposed demolition of existing rent-controlled units.
    a. The Housing Element includes Implementation Actions that speak to retention of rent controlled units even if Conditional Use Authorization policies are updated. Please refer to Implementation Actions 8.4.8, 8.4.9,
2. Expand rent control to all new units
3. Protect small businesses from displacement
    a. Prohibit demolition of buildings occupied by community-based, community-serving small businesses within the five years prior to the project

application. This pertains as well to legacy businesses and priority businesses identified by Cultural Districts as being important in their CHHESS reports.

Valuing and Retaining the Voices of Historically Marginalized Communities

1. REP-SF supports efforts to reduce the duration of project reviews and uncertainty in the process. We, however, demand a process that continues to put the voices and expertise of low income and communities of color out front in the approval process.
    a. Please refer to Housing Element Implementation Action 8.4.21 for how to retain meaningful input and participation citywide, especially from low-income communities and communities of color.
    b. Develop new project approval systems that strengthen the ability for Cultural Districts, low income communities and communities of color to direct how our communities grow and develop as supported by Housing Element Implementation Actions 3.4.2; 4.1.1; 4.1.2; 4.1.4; 4.2.4; 4.2.5; 4.2.6; 4.4.2; 4.5.12; 5.2.4; 5.4.1; 6.1.3; 6.3.2 among others.

Expanding and Modifying the Priority Equity Geographies SUD

1. Expand the PEG-SUD with input from American Indian, Black and other people of color communities and low income communities throughout the City, and input from all Cultural Districts.
    a. Retain and strengthen public noticing, anti-displacement and other community stabilization policies and procedures within the expanded PEG-SUD.
    b. Restore Impact fees and inclusionary housing requirements to their prior levels within the expanded PEG-SUD.
    c. Commit significant new investments and resources for affordable housing for communities within the expanded PEG-SUD.

Conclusion

Although no amendments have been shared with the public in writing, this legislation along with the amendments discussed at the September 18 hearing, moves our City in entirely the opposite direction of racial and social equity with an approach that silences our communities, encourages demolitions and displacement of existing housing throughout vast areas of the City, and provides no resources or meaningful benefits for affordable housing.

REP-SF expects the Land Use & Transportation Committee to substantially amend this legislation for racial and social equity, and if it cannot, REP-SF expects this Committee to reject this legislation and work with low income and people of color communities throughout the City to move forward legislation that implements the Housing Element to affirmatively further fair housing and center racial and social equity. REP-SF looks forward to working with the Board of Supervisors and the Mayor's office on re-orienting the priorities of Housing Element implementation.

Respectfully submitted,

Jeantelle Laberinto on behalf of the
Race & Equity in all Planning Coalition, San Francisco

From:	Elliot Helman
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: OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Thursday, September 28, 2023 8:25:03 PM

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The Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") contains sweeping 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!

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity.

Thank you,

elliot helman
Mission Bay 94158

27 September 2023

Chair of the Land Use & Transportation Committee, Supervisor Melgar
Land Use & Transportation Committee Members, Supervisors Peskin and Preston

Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"

Dear Land Use & Transportation Committee Chair Melgar and Supervisors Peskin and Preston:

The Race & Equity in all Planning Coalition of San Francisco (REP-SF), a coalition of more than 40 organizations citywide whose mission is to build a future with diverse communities, stable, affordable housing and equitable access to resources and opportunities, strongly urges the Land Use & Transportation Committee to make significant amendments to this legislation as we have outlined below. If these substantive amendments are not possible, REP-SF requests that this Committee kill the legislation and take up new legislation that:

- Puts affordable housing first
- Protects tenants against displacement
- Values and retains the voices and aspirations of historically marginalized communities in project approval processes with significantly shorter durations.
- Expands and modifies the Priority Equity Geographies SUD

Putting Affordable Housing First

1. The Housing Element commits the City to build 57% of its new housing in the next eight years as price restricted to be affordable for very-low, low and moderate income households. This legislation must prioritize strategies for price-restricted affordable housing.
2. Add a budget supplemental and/or a dedicated revenue source to commit significant new funding to affordable housing per Housing Element action 1.1.2.
3. Include a provision that identifies enough development sites and building acquisitions to meet our RHNA mandate for Very low, Low and Moderate income housing. Please refer to Housing Element Actions 1.2.2 and 1.4.6.

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    a. Please refer to Housing Element Implementation Action 8.4.21 for how to retain meaningful input and participation citywide, especially from low-income communities and communities of color.
    b. Develop new project approval systems that strengthen the ability for Cultural Districts, low income communities and communities of color to direct how our communities grow and develop as supported by Housing Element Implementation Actions 3.4.2; 4.1.1; 4.1.2; 4.1.4; 4.2.4; 4.2.5; 4.2.6; 4.4.2; 4.5.12; 5.2.4; 5.4.1; 6.1.3; 6.3.2 among others.

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REP-SF expects the Land Use & Transportation Committee to substantially amend this legislation for racial and social equity, and if it cannot, REP-SF expects this Committee to reject this legislation and work with low income and people of color communities throughout the City to move forward legislation that implements the Housing Element to affirmatively further fair housing and center racial and social equity. REP-SF looks forward to working with the Board of Supervisors and the Mayor's office on re-orienting the priorities of Housing Element implementation.

Respectfully submitted,

Jeantelle Laberinto on behalf of the
Race & Equity in all Planning Coalition, San Francisco

To: Erica Major

BOS-11

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2023 SEP 14 PM 12: 28

September 14, 2023

BY HAND

President Aaron Peskin
Supervisor Myrna Melgar BY: JSB
Supervisor Dean Preston
Members of the Land Use and Transportation Committee
City Hall

Re: Mayor Breed's Constraint Reduction Ordinance **Board File No. 230446**

Dear Chair Melgar, President Peskin and Supervisor Preston:

The Mayor's Ordinance will be heard at the LUT sometime soon. *(September 18th?)*

The Committee *should not* recommend it to the full Board.

This Ordinance is not needed due to the fact of other legislation, both local and from Sacramento. For example:

The Board has passed Chair Melgar's Ordinance to expand housing with the "Family Housing Opportunity SUD".

There is SB 9. And there is the local Four-Plex Program.

The Rezoning under the Housing Element is underway and will be finalized in early 2024.

SB 35 has been extended and expanded via SB 423.

Construction on Treasure Island is underway.

Recent ADU legislation from Sacramento allows them to be sold as condos.

All the other housing bills from the Sacramento....too many to cite!

There are tons of units in the San Francisco pipeline: Stonestown, Park Merced, Schlage Lock, numerous projects around the HUB, etc, etc, etc)

Plenty of existing vacant units. (i.e. One Oak, 603 Tennessee Street, etc, etc, etc)

Let's see what happens with all of this before reducing constraints even more.

Georgia Schuttish

Georgia Schuttish

Copy to Erica Major, Clerk for LUT/ One Copy to each LUT Staff

From: T Flandrich
To: Peskin, Aaron (BOS); Preston, Dean (BOS); Melgar, Myrna (BOS)
Cc: Major, Erica (BOS); Angulo, Sunny (BOS); Smeallie, Kyle (BOS); Fieber, Jennifer (BOS)
Subject: Item #5 File #230446 Planning Code, Zoning Map - Housing Production In Opposition
Date: Thursday, September 14, 2023 6:55:02 PM

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13. September 2023

Dear President Peskin and Supervisor Preston,

As co-founder and chair of the North Beach Tenants Committee, I am writing to state clearly that this legislation is a failed attempt at the implementation of professed goals of "housing for all" and would result in the demolition of our existing affordable housing, overriding the Family Housing Opportunity tenant protections and will further displacement with no affordable place to move to.

These are but a few of the very many disastrous issues with the Mayor's legislation and there are just too many to try to fix.

I urge you stop this charade of "housing for all" and ask our Mayor to commit to the creation of an alternative plan which will cause the least amount of harm to the majority of all San Franciscans and actually build the affordable housing our communities need.

Thank you for your consideration,
Theresa Flandrich

From:	Robert Hall
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: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, September 18, 2023 7:27:28 PM

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

Dear Supervisors:

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!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the 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!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Robert Hall
94117

From:	Brian Luenow
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: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, September 18, 2023 5:25:32 PM

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

Dear Supervisors,

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!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the 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!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Brian

94116

From:	R L
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:	Subject: Public Comment: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, September 18, 2023 8:04:58 PM

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

Dear Supervisors,

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!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high-priced housing that is not “affordable.” It is ridiculous that the 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! There is nothing “affordable” about this type of ordinance but a subsidized program that only benefits owners, developers, real estate interests or speculators etc. and not those most in need.
- **The Homelessness Crisis** - The gentrification spurred by this ordinance would push most rents citywide even higher, driving more working class (low/middle income) 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 60,000 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!
- **NO Housing Crisis** – Lets use simple math & logic, since 2022 the population of San Francisco has declined by over 65,000 which certainly has increased for 2023. There are approximately 143,000 units that are vacant, have been built, are currently being built, that are coming soon and are in the pipeline for building, so, why would we need 82,000 more units? Reason - we do NOT have a housing

crisis but a crisis where HCD (RHNA) over-inflated the figures for housing needs & their veiled threats that if cities don't build these numbers, funding will not be given to cities such as San Francisco.

- **The Environmental Justice & Equity Crisis** - This ordinance 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 build unhealthy housing even more easily 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"), as well as 2550 Irving and thousands of other sites in the City with similar issues. CEQA and other agencies of this nature were established to protect the Communities & to enforce doing the right thing like doing the proper testing, remediate a site properly, not build on toxic sites or not cut corners for the sake of making money. Removing these protections will harm the Community and <u>all</u> those you profess to care about.
- **Urban Renewal 2.0** – Ordinances of these nature are & will follow the same trajectory as the past like Geneva Towers.* They will be built, not be occupied only to sit vacant (e.g. The Westerly on Sloat), become mismanaged*, not benefit the people's needs and a blight on the Neighborhoods.
- **The Climate Crisis** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and Community integrity!

Thank you,
<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

Renee Lazear

D4 Resident - 94116

SON-SF ~ Save Our Neighborhoods SF

Preserve the Nature & Character of Our Neighborhoods

From:	Robert Hall
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: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, September 18, 2023 7:27:19 PM

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

Dear Supervisors:

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!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the 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!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Robert Hall
94117

From:	Brian Luenow
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: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, September 18, 2023 5:25:31 PM

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Dear Supervisors,

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!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the 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!
- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Brian

94116

From:	A. Colichidas
To:	Board of Supervisors (BOS)
Subject:	Subject: Public Comment: File #230446 Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, September 18, 2023 3:32:24 PM

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

Dear Supervisors,

Do I have to enumerate all the things wrong with the "Constraints Reduction Ordinance" (aka "Housing Production Ordinance")?

As a lifelong renter, I join San Francisco renters and allies in strongly opposing this legislation.

It is a license to _____ !(you fill in the blank), will gut SF rent protections and worsen the very problems the Board and the Administration are desperate to solve, such as:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the 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!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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.

I trust you will do the right thing here and vote NO. You have been sitting in those chairs long enough to know that the human misery on our streets will only be exacerbated and many lives cut short of their potential if this is allowed to proceed.

Sincerely,
*Ann Colichidas, San Francisco
Member: San Francisco Gray Panthers
Member: Our Mission, No Eviction

*The opinions expressed are my own.

From:	Christine Hanson
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: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, September 18, 2023 3:18:01 PM

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

Dear Supervisors,

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! This excludes your teachers, your nurses, and likely many of your own aides!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the 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! *If you truly want the City to create more units of affordable housing, please do not vote for anything g that minimizes public input!*

The Homelessness Crisis - The gentrification spurred by this ordinance 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 60,000 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 MARKET OR PROHIBITIVELY EXPENSIVE housing construction, we need to make our existing housing space affordable!

- **The Environmental Justice & Equity Crisis** - This ordinance 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"). For these reasons, in addition to gross speculation on real estate, the wait time between property purchase and development cannot be less than 10 years.
- **The Climate Crisis** - This ordinance is 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.

- This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. *As it exists, the currently proposed legislation will pave the way for this!*

Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank You!
Christine Hanson
Resident of the Excelsior

--
Perfectionism is the voice of the oppressor.
Annie Lamott

From:	Magick Altman
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PeskinStaff (BOS); PrestonStaff (BOS); Major, Erica (BOS); Board of Supervisors (BOS); MelgarStaff (BOS)
Subject:	The iso-called "Family HOusing
Date:	Monday, September 18, 2023 2:36:27 PM

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

This will be a travesty for working people, elders, physically challenged, and families with young children. Please stop catering to developers who are not helping with real for the people housing.
This is wrong, and is a giveaway to the developers. UGH!
Yours I truth,
Magick
94107

From:	Kathleen Kelley
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: Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, September 18, 2023 2:33:35 PM

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

Dear Supervisors,

The proposed ordinance by Engardio-Breed is going in the wrong direction.

Taking away public and community input results in toxic sites like 2550 Irving from being cleaned up. The developer, the DTSC, the Mayor, MOHCD all turned their backs on the Sunset community as we raised over two years of legitimate concerns about proven toxin levels, joining in a chorus falsely describing neighbors as NIMBY's, and wasting time and money. And causing heartache.

Why isn't the 2550 Irving site being given the same "apples to apples" testing as requested by the Board of Appeals and the neighbors toxin experts? **Why didn't our Supervisor Engardio follow up on his quote from the Mission Local article https://missionlocal.org/2023/08/affordable-housing-sunset-san-francisco-2550-irving-toxic/**

"Separate and apart from the science here, this is confusing, even for neighborhood residents and city officials staunchly in favor of this project. "You would think that the tests they did on two sites, on two different sides of the street, would be the same, so they'd have a true comparison," said Engardio. Toxic Substances Control "is claiming it did all the testing, and everything is fine. But it does not match up to what the neighborhood asked for, or what a layperson might see as apples to apples."

Engardio stresses that "it's not my role to second-guess a state agency that's in charge of keeping people safe." But, if only to check off a box, "it is baffling to me they would not have done apples to apples tests just to take this argument off the table."

Supervisor Engardio left it at that. It was more convenient for him, the Mayor, MOHCD and

others to sit back, call the neighbors NIMBY's, check the box on state funding and steamroll over the real toxin issue. You said we "were crying wolf". Our leadership has failed the Sunset. You have failed the Sunset by not taking community input seriously, as it was SO much easier to blindly accept the convoluted flawed science of DTSC methodology and check the "housing numbers box" without caring that you do this project right. Clean it up, then build it up. No one in the Sunset said they did not want the housing. It was just convenient for you, our so-called leadership, to take that stance and join the chorus. Look in the mirror. You have failed us.

And 2550 is a real affordable housing site! TNDC and DTSC never involved the community with authentic communication. TNDC and DTSC could have done the testing months ago when requested, saving time and money. The Mar Resolution supposedly "unanimously approved by the BOS" was ignored. Supervisor Engardio, you could have come to your community's aid. But you did not, you were told by the Mayor that we were crying wolf and you bought into that untruth.

Commissioner Trasvina quote from https://missionlocal.org/2023/08/2550-irving-street-affordable-housing-soil-toxins-pce-board-of-appeals/ "I'm ready to grant the appeal, based on an overreliance on, and misplaced deference to, DTSC," said Trasviña, referring to the Department of Toxic Substance Control. He contended that the agency did not meet and communicate enough with residents, and said he was disappointed it did not complete the additional soil vapor tests the Mid-Sunset Neighborhood Association requested. "If we really believe in affordable housing, if we really believe in the public health of the people of San Francisco, and future people in San Francisco, then we have to do this right," he said.

Commissioner Lemberg also supported the appeal: "There are several things that smell here, for me," they said, most notably that the Department of Toxic Substances Control did not complete the tests asked for by the appellants.

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!

This ordinance will also worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the 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!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance will build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Kathleen Kelley
San Francisco Resident who is Very Discouraged in our Leadership

From: Gregory Stevens
To: Breed, Mayor London (MYR)
Subject: We oppose Engardio-Breed-Dorsey Attack on Environment & Affordable Housing
Date: Monday, September 18, 2023 2:09:12 PM

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

Dear Supervisors,

Representing over 50 congregations in San Francisco, we at California Interfaith Power and Light, stand in opposition to the Engardio-Breed-Dorsey "Constraints Reduction Ordinance" (aka "Housing Production Ordinance") because it 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!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the 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!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

—
Gregory Stevens (they/them)
California Interfaith Power & Light
Northern California Director
(650) 313-3998

Schedule a meeting here.

From:	KyleD
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:	Please Reject the "Constraints Reduction" "Housing Legislation File #230446
Date:	Monday, September 18, 2023 2:03:08 PM

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

Dear Supervisors,

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!

My primary concerns are that:
There are insufficient provisions to verify Landlords honor the 'right of return', and insufficient penalties when they fail to do so.
Condo Conversion works around tenant rights and needs to be restricted.
Most of the units that would be effected are below market rate, which are why they are being done, and goes against the premise of the City of San Francisco that more below market rate units are needed.

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the 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!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack on San Francisco's environmental, economic, cultural, and community integrity!

Thank you,

Kyle DeWolfe

SF CA 94109

From:	David Broockman
To:	Melgar, Myrna (BOS); Preston, Dean (BOS); Peskin, Aaron (BOS)
Cc:	BOS-Legislative Aides; MelgarStaff (BOS); Board of Supervisors (BOS); Major, Erica (BOS); Velasquez, Gustavo@HCD; Megan@HCD; Coy, Melinda@HCD; West, Shannan@HCD; David@HCD; Matthew.Struhar@doj.ca.gov; Gluckstein, Lisa (MYR); Keith Diggs; Sonja Trauss; Robert; Jane Natoli
Subject:	SF YIMBY Public Comment Letter on File #230446 for Sept 18 Land Use Committee Hearing
Date:	Wednesday, September 13, 2023 5:49:39 PM
Attachments:	SF YIMBY Housing for All Letter to SF BOS Land Use - Sept 2023.pdf

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

Dear Chair Melgar and Land Use Committee Members,

Please see the attached public comment letter from SF YIMBY regarding Legislative file #230446, "Planning Code Zoning Map - Housing Production".

Thank you,

David Broockman
Volunteer Lead, SF YIMBY

cc: Angela Calvillo, Clerk of the Board

SF YIMBY

Yes to People. Yes to Housing.
A Chapter of YIMBY Action
yimbyaction.org

September 13, 2023

Supervisors Myrna Melgar, Aaron Peskin, and Dean Preston
Land Use Committee, San Francisco Board of Supervisors

RE: Board file #230446, "Planning Code, Zoning Map - Housing Production"

Dear Supervisors:

We write in strong support of this legislation. This legislation is a small but important step towards addressing our City's housing shortage, thereby helping stem the tide of rent increases, gentrification, and displacement that result from it.

Earlier this year, you unanimously adopted the Housing Element 2022 Update. The new housing element charts San Francisco on a course for "meeting the housing needs of all its residents" in a way that is "centered on racial and social equity" (p. 2). This bill implements several programs the housing element identified as Key Constraints Reductions Actions "key for reducing constraints on housing development, maintenance, and improvement" (p. 159). We therefore fully expect you will approve this bill, as you committed to do when you voted to adopt the housing element earlier this year.

We understand that politics may intervene. In particular, we are concerned that special interests seek to re-litigate the housing element update and weaken or defeat this bill. We wish to remind you why that is simply not an option: **HCD is watching how you vote on this bill**. In fact, as you know, **HCD sent a letter to all City supervisors about this very bill and made it clear that its passage is a necessary step for the City to implement its housing element**. We have attached HCD's letter for your convenience.

The State of California's attention to this legislation is not surprising: It represents the first time the Board of Supervisors considers legislation implementing some of the housing element's Key Constraints Reductions Actions. As such, your actions next week will signal your readiness to follow through on the promises you made eight months ago. **If you do not pass this legislation—or if you weaken it—you should expect more intense**

scrutiny from the state, along with potential consequences. The California Department of Housing and Community Development may even consider decertification. As you know, this would result in the City losing local land use control, as well as access to crucial affordable housing and transportation funds. We know you agree that we must avoid this nightmare. We are also sure you understand that you would bear the responsibility for these consequences should you weaken or table this legislation. We therefore congratulate and thank you in advance for passing Board file #230446.

Sincerely,
David Broockman and Robert Fruchtman, San Francisco YIMBY

Enclosures: Letter to City of San Francisco from California Department of Housing and Community Development

CC:
Gustavo Velasquez, California Department of Housing and Community Development
Megan Kirkeby, California Department of Housing and Community Development
Melinda Coy, California Department of Housing and Community Development
Shannan West, California Department of Housing and Community Development
David Zisser, California Department of Housing and Community Development
Matthew Struhar, California Attorney General's Office Housing Strike Force
Lisa Gluckstein, Office of San Francisco Mayor London Breed
Keith Diggs and Sonja Trauss, YIMBY Law

AIA San Francisco

File No. 230446

RECEIVED in Committee
9/18/2023 @ 3:26 pm
SA

Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689

July 12, 2023

Re: Project Name: Constraints Reduction (AKA Housing Production)
Case Number: 2023-003676PCAMAP
Board File No. 230446
By Mayor Breed

Dear San Francisco Board of Supervisors,

AIA San Francisco Public Policy and Advocacy Committee are writing to express our support for the proposed 'Housing for All' ordinance.

We 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.

AIA San Francisco
Hallidie Building
150 Sutter Street #814
San Francisco, CA 94104

(415) 874-2620
info@aiasf.org

www.aiasf.org

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.

We 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,

AIA San Francisco Public Policy and Advocacy Committee

AIA Members

Name	Company	Affiliation
Christopher A. Roach	Studio VARA	AIASF PPAC Chair
John Maniscalco	John Maniscalco Architecture	AIASF PPAC
Susanna Douglas	Susanna Douglas Architecture	AIASF Small Firms Co-Chair
Felicia Nitu	CityStructure	AIASF
John Long, AIA	Perkins&Will	AIASF
Gerry Tierney	Perkins&Will	AIAEB
Beth Morris	BMA	AIASF
Robert Jackson	Perkins&Will	USFCA

Mark Davis	Mark Davis Design	AIASF
Mark Kelly	BAR Architects & Interiors	AIASF COTE Co-Chair
Ellen Lou	Skidmore, Owings & Merrill	AIASF
James Hill	James Hill Architect	AIASF
Lena Zhang	Z Studio Architects	AIASF
Ariane Fehrenkamp	Perkins&Will	AIASF
Nish Kothari	HKS Architects	AIASF
Heather Chicoine	Chicoine Studio	AIASF
Christian Dauer	ChrDAUER Architects	
Un Hui Chang	HKS Architects	AIASF
Bruce Albert	The Albert Group	AIASF
David Marlatt	DNM Architecture	AIASF
Dawn Ma	Q-Architecture	AIASF
Theo Revlock	Q-Architecture	AIASF
Patricia Centeno	BAR Architects & Interiors	AIASF
Joel David	Jackson Liles Architecture	
Julie Jackson	Jackson Liles Architecture	AIASF Board of Directors
Brian Liles	Jackson Liles Architecture	AIASF
Jon Peterson	Design Conspiracy A+D	
Robo Gerson	Siol	AIASF
Gregg Novicoff	LMS Architects	AIASF Board of Directors, PPAC
Michael S. Bernard	Virtual Practice	Former Board member, AIACC & AIASF
Shawn Fritz	Shawn Fritz Architect	AIASF
Joel M. Smith	Noel Cross + Architects	AIASF
Killian O'Sullivan	O'Sullivan Architecture	AIASF
Howard Blecher	Blecher Builidng + Urban Design | BBUD	AIASF
Melissa Thorn	Thorn Architects	
Scott McGlashan	McGlashan Architecture	
Eliza Hart	Hart Wright Architects	
Ines Lejarraga	Lejarraga Studio	AIASF Small Firms Chair
Joshua Aidlin	Aidlin Darling Design	AIASF
Kathleen Bost	KBA+D	AIASF
Karin Payson	Karin Payson architecture + design	Former Board member AIASF + AIACC

Mark English	Mark English architects	Former AIASF board member
Brian Nee	Perkins&Will	AIASF
Cary Bernstein	Cary Bernstein Architect	AIASF / AIA CA
Peter Liang	Blue Truck Studio	AIASF
Chandra Baerg	OCBA	AIASF
Anne Fougeron	Fougeron Architecture	AIASF
Irving A Gonzales	G7A | Gonzales Architects	AIASF, 2015 Board Chapter President; NOMA
Eric Hartz	Gast Architects	AIASF
Matt Williams	Gast Architects	AIASF Assoc
Michelle Kriebel	Lundberg Design	
Nana Koami	Koami Architecture	AIA East Bay
Pam Goode	Van Meter Williams Pollack	
Cameron Cooper	Lundberg Design	
Dennis Budd	Gast Architects	AIASF
J. Hulett Jones	jones | haydu	AIASF
Paul Haydu	jones | haydu	AIASF
Geoffrey S Gainer	Actual-Size Architecture	
Jim Zack	Zack/de Vito Architecutre + Construction	
David Gast	Gast Architects	AIA SF
Javier Medina	Mark Davis Design	
Vivian Dwyer	Dwyer Design	AAIASF
Sarah Willmer	Studio Sarah Willmer Architecture	AIA SF
Paul Adamson	as|design	AIA SF

From:	A. Colichidas
To:	Board of Supervisors (BOS)
Subject:	Subject: Public Comment: File #230446 Strongly OPPOSE Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance File #230446
Date:	Monday, September 18, 2023 3:32:24 PM

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

Dear Supervisors,

Do I have to enumerate all the things wrong with the "Constraints Reduction Ordinance" (aka "Housing Production Ordinance")?

As a lifelong renter, I join San Francisco renters and allies in strongly opposing this legislation.

It is a license to _____ !(you fill in the blank), will gut SF rent protections and worsen the very problems the Board and the Administration are desperate to solve, such as:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the 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!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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.

I trust you will do the right thing here and vote NO. You have been sitting in those chairs long enough to know that the human misery on our streets will only be exacerbated and many lives cut short of their potential if this is allowed to proceed.

Sincerely,
*Ann Colichidas, San Francisco
Member: San Francisco Gray Panthers
Member: Our Mission, No Eviction

*The opinions expressed are my own.

From: Karin Payson
To: Board of Supervisors (BOS)
Subject: Board File 230446
Date: Monday, September 18, 2023 6:57:36 AM
Attachments: 23_0918 Housing for All to BOS.pdf

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

Attached please find my letter in support of this proposed legislation, to be heard at today's Land Use Committee hearing.
Thank you.
Regards,

Karin Payson, AIA LEED AP
www.kpad.com

1714 Stockton Street
San Francisco, CA. 94133
(o) 415-277-9500
(m) 415-260-0675

Karin Payson | architecture + design
1714 Stockton Street Suite 100 | San Francisco, CA 94133
415-277-9500 | fax: 415-277-9505 | www.kpad.com

September 18, 2023

To the Land Use Committee AND
San Francisco Board of Supervisors
RE: BOARD FILE 230446

I am writing to strongly urge the Land-Use Committee to approve this "housing for All" legislation proposed by Mayor Breed and Supervisors Engardio and Dorsey, which will advance housing production in the city through streamlining approvals processes and implementing some land-use changes in the Planning Code.

Under the 2022 Housing Element Update, San Francisco's first housing plan that is centered on racial and social equity, San Francisco has a state-mandated goal of constructing 82,000 housing units within the next eight years. Meeting this goal will provide a broader array of housing options for all the people that reside in San Francisco, strengthening our communities and improving diversity and affordability overall.

This **'Housing for All'** ordinance is rooted in several policies from the Housing Element that direct the City to remove obstacles hindering housing construction, particularly when such requirements are based on subjective criteria. Critically, the ordinance proposes process improvements, modification of development standards and expansion of incentives for development and construction of housing throughout the city. Implementation of these changes will provide diverse options for housing for all residents of San Francisco, expanding affordability and opportunity for all.

The State of California is putting intense scrutiny on San Francisco, and HCD and the Attorney General are prepared to make an example out of us to set the tone for the rest of the state. If we do not meet the expectations for constraints removal per the Housing Element to the satisfaction of the State, they are seriously threatening to withhold this funding. This would be *disastrous* to our city and to the most vulnerable members of our community.

OPPOSING THIS LEGISLATION IS EQUIVALENT TO OPPOSING MILLIONS OF DOLLARS OF AFFORDABLE HOUSING AND TRANSIT FUNDING FROM THE STATE FOR SAN FRANCISCO.

The 'Housing for All' Ordinance will expand housing options for all San Francisco residents, by expanding the availability of housing units of all types. The law of supply and demand is real, and the evidence is clear that the inadequate supply of housing in San Francisco is a major factor in its high cost. Housing in San Francisco, the State and all over the US is built on the private market, with few if any public subsidies. Streamlining the process and allowing housing developers to increase density will reduce the per-unit costs of construction—a cost that is directly passed in full to the renter or homeowner.

Higher density in our neighborhoods will promote stronger communities by having more eyes on the street. Having more residents in our neighborhood commercial districts will do more to stimulate opportunities for local residents to successfully open and operate small retail businesses than any mandated ground-floor retail space could ever do.

[KP] a + d
Karin Payson | architecture + design
1714 Stockton Street Suite 100 | San Francisco, CA 94133
415-277-9500 | fax: 415-277-9505 | www.kpad.com

Expansion of the inventory of housing options in San Francisco will result in greater neighborhood diversity, provide greater opportunities for vulnerable populations to remain housed, and will promote a healthy city culture where all can thrive.

I urge the Land Use Committee, and the Board of Supervisors, to approve the “Housing for All” ordinance without hesitation.

Respectfully submitted,

Karin Payson, AIA LEED AP
Principal Architect, Karin Payson architecture + design

From: James Hill
To: Board of Supervisors (BOS)
Subject: Support for the Housing for All Ordinance
Date: Monday, September 18, 2023 11:27:12 AM

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

I strongly agree with the AIA's support of the Housing for All Ordinance representing a dedicated effort to move San Francisco forward in providing state-mandated and needed housing.

Please help us with your support.

James Hill
AIA
james hill architect
836 Haight Street
San Francisco, CA 94117
phone: 415 864 4408

From:	Irving Gonzales
To:	Board of Supervisors (BOS)
Subject:	Constraints Reduction (AKA Housing Production) - Letter of Support
Date:	Monday, September 18, 2023 11:55:59 AM
Attachments:	image001.png image002.png
Importance:	High

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

Re:
Constraints Reduction (AKA Housing Production) Case Number: 2023-003676PCAMAP Board File No. 230446 By Mayor Breed

Dear Board of Supervisors,

As a 35-year architect currently in practice here in North Beach and an activist in the support of affordable housing and supporting those who may not have a voice in our communities, I am writing to express my strong support for Ordinance 230446 and to encourage you to vote in favor of its passage.

This legislation presents a critical opportunity to remove numerous barriers that have been hindering the construction of new housing in our city where I practice and where I was born and continue to my firm's efforts in making sure that housing is accessible to all. I have also worked with SF DBI and Planning in a workgroup under the Small Firms Committee of AIASF to provide objective recommendations to improve the process by which permits are reviewed and approved to further accelerate housing project approvals in a timely manner. Under this new legislation, projects that were previously held up for 2-5 years, or more, could be streamlined and completed through over the counter review or a specific review track in a matter of months. This is an imperative change if San Francisco is to meet its goal of 82,000 new units in the next 8 years. San Francisco is facing a severe housing crisis, with an acute shortage of affordable and available homes. This crisis has not helped in the reduction and housing of the unhoused, in some cases created displacement, and a has contributed to the diminishing sense of community.

It is essential that we take equally swift and decisive action to address this issue, and Ordinance 230446 finally can begin to move the needle in a meaningful and impactful manner. By streamlining the permitting process and removing unnecessary bureaucracy that we design professionals have endeavored in other forms noted, this ordinance would pave the way for more efficient and timely development of new housing units. I implore you all to carefully consider the positive impacts and potential benefits of Ordinance 230446 and provide your support to its passage. Your vote will not only be a catalyst for positive change but also a testament to your dedication to serving the best interests of our community.

Irving

A community-based architecture firm designing affordable housing that is accessible! Celebrating 35 years in practice and serving our local communities.

G7A
architecture | urban

67A Water Street, San Francisco, California 94133
V: 415.776.8065 Ext 1# | M: 415.254.4717

Irving A. Gonzales–Principal AIA | NOMA
G7A | Gonzales Architects
email: irving@G7Arch.com
web: G7Arch.com

2023 | Board of Directors Chair | Mission Housing Development Corp.
2015 | AIA San Francisco Chapter President

CONFIDENTIALITY: This message may contain privileged and/or confidential information. It is for the exclusive use of the intended recipients. Any review, use, disclosure or distribution by other persons or entities is prohibited. If you are not the intended recipient, please contact the sender by reply and destroy all copies of the original message. Thank you!

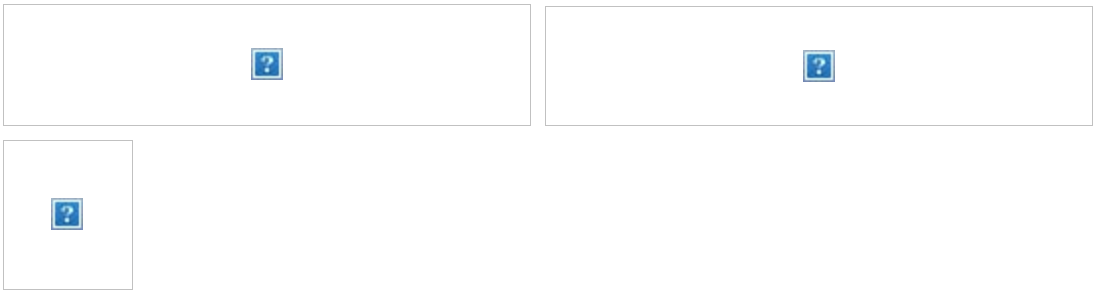
From:	Eric Brooks
To:	Peskin, Aaron (BOS); Angulo, Sunny (BOS); PeskinStaff (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); PrestonStaff (BOS); Major, Erica (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Fieber, Jennifer (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Groth, Kelly (BOS); ChanStaff (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:	17 Environmental & Community Orgs Join To Strongly *OPPOSE* Engardio-Breed-Dorsey "Constraints Reduction" "Housing" Ordinance
Date:	Monday, September 18, 2023 12:36:03 PM
Attachments:	SF_CEQA_Defenders_Sign-On_September-18-2023.pdf

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

17 Environmental, Environmental Justice & Community Organizations Join To Strongly *OPPOSE* Engardio-Breed-Dorsey 'Constraints Reduction' 'Housing' Ordinance

(Also see attached in PDF format)

Bayview Hunters Point Mothers & Fathers Committee



SPEAK Sunset Parkside Education & Action Committee

September 18, 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**

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" ordinance. It 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!

This ordinance would worsen:

- **The Unaffordable Housing Crisis** - This ordinance promotes building new high priced housing that is not affordable. It is ridiculous that the 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!

- **The Homelessness Crisis** - The gentrification spurred by this ordinance 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 60,000 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** - This ordinance 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** - This ordinance is 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.

This ordinance would build housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN this unacceptable corporate attack 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

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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:	roisin@sftu.org
To:	Board of Supervisors (BOS)
Subject:	The Tenants Union formally opposes "Constraint Reduction" legislation
Date:	Friday, September 15, 2023 6:13:02 PM
Attachments:	Tenants Union Opposes File 230446.pdf

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

Dear Clerk of the Board, Angela Calvillo,

The Tenants Union formally opposes File 230446. The “Constraint Reduction” legislation proposed by Mayor Breed and Supervisors Engardio and Dorsey will incentivize the displacement of tenants and demolition of rent-controlled housing, while eliminating recourse for at-risk tenants.

The legislation is being sold as a way to speed up housing production by eliminating planning staff review to make many permits automatic with no public objection allowed. It streamlines demolition of sound rent controlled units as long as the owner declares that either: 1) there have been no records of buyouts or evictions in the last 5 years, and tenants currently do not inhabit the unit; or 2) if tenants currently occupy the unit, displacement will be granted but they have a “right of return” when and if their units are rebuilt. The demolished units must be replaced and increase in number but there is no requirement that the new units are actually rental units – more likely they will become ownership “Tenancy-In-Common” units. This trend is already playing out at the Planning Commission where they still hold hearings and vote on demolition projects for now.

The legislation eliminates hearings where an affected tenant or a neighbor who knows the history of the building could be heard, object, and possibly get a vote of disapproval from the Planning Commission.

Shockingly, the Mayor’s legislation eliminates an existing but pathetically short 1-year ownership requirement in order to qualify for streamlining. Eliminating this requirement opens the floodgates for speculators to buy rent controlled buildings and fast-track their demolition with existing tenants barely able to protest their own displacement. New buyers of buildings, in our experience, are the most ruthless although they hide behind the lore of “mom-and-pop” landlords.

Whether tenants currently occupy the units or the units even exist (in the case of unauthorized units) relies on self-attestation by landlords. Unscrupulous landlords have an incentive to lie on their applications, because if they are truthful the replacement units will come with restrictions.
Many vulnerable tenants, especially in unauthorized units, are asked to pay rent in cash so will not be able to prove their occupancy nor understand where to do so.

San Francisco has many, many in-law units that were built without

permits so exist in a gray market outside of planning maps. These units are still covered by rent control and can use the Rent Board services, but tenants are especially vulnerable because both owners and tenants have an incentive to fly under the radar and hide these illegal spaces so the Planning Department doesn't know they exist and would require replacement.

The legislation incentives pressuring tenants to "voluntarily" move out in order to deliver the unit vacant before applying for permits. There are many ways besides buyouts and evictions to convince tenants to leave when profits are at stake.

In our experience, when a tenant is displaced by fire, flooding, or major rehabilitation work, they almost never return despite their right to. Reconstruction is dragged on and the tenants either move on signing long leases elsewhere and typically give up.

Planning Staff (who support this legislation) could not answer simple questions about which department would track these Right of Return tenants and enforce if an owner simply neglected to inform the former tenants reconstruction was over.

A larger threat is that the speculator can simply rebuild and offer the new units for sale separately - "tenancy-in-commons" - so a tenant wishing to assert their right to return would have no unit available to return to. We believe this is the most likely outcome as older rent controlled buildings are typically cheaper to buy so the profit margin to turn them into condo opportunities will be huge. It will result in the loss of rent controlled units from the market.

Tenants will find it hard to fight their displacement as the demolition of their units has been condoned by the Planning Department and sold as good housing policy by developers who could care less about the effects on tenants.

Thank you very much,

San Francisco Tenants Union

S A N • F R A N C I S C O
T E N A N T S • U N I O N

558 Capp Street • San Francisco CA • 94110 • (415) 282-6543 • www.sftu.org

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Thank you very much,

San Francisco Tenants Union

From:	Dawn Ma
To:	Board of Supervisors (BOS); ChanStaff (BOS); DorseyStaff (BOS); EngardioStaff (BOS); MandelmanStaff, [BOS]; MelgarStaff (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS); Ronen, Hillary; Safai, Ahsha (BOS); Stefani, Catherine (BOS); Walton, Shamann (BOS)
Subject:	Letter of *SUPPORT* for the Housing Legislation Ord. #230446
Date:	Sunday, September 17, 2023 6:35:48 PM

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Dear San Francisco Board of Supervisors,

I'm writing to urge you to **SUPPORT** the Housing for All legislation, specifically the Constraint Reduction, and join the AIASF Housing for All Ordinance Support

It is rare for a national professional organization such as the AIASF to rally their members and practitioners to support a city legislation, unless it is detrimental to the welfare of the community. We are at the frontline of the housing crisis, having to deliver the horrific facts of time and costs it takes to permit their projects. We already lost all credibility as professionals to advise the public to navigate the permit system in San Francisco. The process is getting less transparent, and yet the permit fee is increasing.

Our clients come from all walks of life. Most just want to improve their decades old deferred maintenance in their buildings. It is our American right to improve our living space. We should not be burdened by a system that holds no accountability of their delivery, charges us thousands of dollars of fees, and subjects us to endless debates with random public on whether our code-compliant project meets their interpretation of neighborhood characters.

The inequality of getting a simple building permit directly contributes to substandard and illegal construction, life-threatening living conditions and unsustainable use of resources. So no, the way it is doesn't support the diversity we all claim San Francisco to be, and it is apparent to all of us who choose to continue living here.

As small firm owners, we cannot afford hiring designers within our own city. I have lost good candidates but with no experience to larger firms offering them a $70k salary. We have to resort to outsourcing our staff to other countries, or face constant turnover of inexperienced staff. If you support local businesses, you need to support housing reform.

This past Friday the city experienced a joyous event that galvanized 800k of San Francisco - the Sunset Night Market. It is successful because the event was well-planned, and didn't try to appease everyone (there were many nay-sayers on Nextdoor.com from Supervisor Engerdio's original post). The content of this legislation will not satisfy everyone, but the overall importance of cleaning up the existing process of urban development is an important step. We as architects, engineers and builders will always work w/ the city to get things done. Be brave and trust the professionals to stand side by side with you on this.

Dawn Ma, PE, AAIA
principal
Q-Architecture
Certified Green Business since 2014

p +1 415-695-2700

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Campaign Name	First Name	Last Name	Email	Mailing City	Mailing Zip/Postal Code	Comments
Constraints Reduction	Aaron	VanDevender	sig@netdot.net	San Francisco	94123	
Constraints Reduction	Aaron	Bauzum	aaronbauzum@gmail.com	San Francisco	94122	
Constraints Reduction	AJ	Cho	amenoartemis@gmail.com	San Leandro	94579	
Constraints Reduction	Alan	Billingsley	alanbillingsley215@gmail.com	San Francisco	94114	Thank you thank you thank you!
Constraints Reduction	Alan	Deo	alanndeo@gmail.com	San Francisco	94122	
Constraints Reduction	Alexander	Salazar	salazander42@gmail.com	San Francisco	94102	
Constraints Reduction	Alger	Ciabattoni	algerciab34@gmail.com	San Francisco	94127	
Constraints Reduction	Ali	Moss	ali.moss13@gmail.com	San Francisco	94117	
Constraints Reduction	Alison	Rustagi	alison.rustagi@gmail.com	San Francisco	94122	
Constraints Reduction	Allan	LeBlanc	allan.leblanc@gmail.com	San Francisco	94131	
Constraints Reduction	Amy	Anton	amyanton2000@yahoo.com	San Francisco	94110	
Constraints Reduction	Andrew	Dey	aday.nu@gmail.com	San Francisco	94115	
Constraints Reduction	Andrew	Morcos	acmorcos@gmail.com	San Francisco	94102	
Constraints Reduction	Andrew	Dupree	ajdupree@gmail.com	San Francisco	94131	
Constraints Reduction	Andrew	Nguyen	andr.vu.nn@gmail.com	San Francisco	94122	
Constraints Reduction	Andrew	Selvo	andrewselvo@gmail.com	San Francisco	94109	
Constraints Reduction	Angela	Zhang	fakeemail@asdf.com	San Francisco	94110	Thank you and I support the housing for all legislation as a homeowner in the Mission
Constraints Reduction	Anika	Steig	anika.steig@gmail.com	San Francisco	94117	
Constraints Reduction	Anna	Sapitoki	anna.sapitoki@gmail.com	San Francisco	94114	
Constraints Reduction	Annette	Billingsley	ab94115@gmail.com	San Francisco	94115	
Constraints Reduction	Anthony	Errichetto	ae61775@gmail.com	San Francisco	94103	
Constraints Reduction	Anton	Vayvdjian	avayvdjian@gmail.com	Los Angeles	90007	
Constraints Reduction	Apcorv	Narang	apcorvnarang@gmail.com	San Francisco	94115-4312	
Constraints Reduction	Arvind	Ramesh	arvindd2003@gmail.com	San Francisco	94115	
Constraints Reduction	Beth	Daecher	bdaecher@pacbell.net	San Francisco	94114	
Constraints Reduction	Bharath	Kumandan	bkumandan@gmail.com	San Francisco	94115	Thank you! All new housing in SF is welcome!
Constraints Reduction	Bill	Kee	williampkee@gmail.com	San Francisco	94110	
Constraints Reduction	Bobak	Esfandiari	besfandiari@gmail.com	San Francisco	94121	
Constraints Reduction	Brandon	Jackson	acrobat_mail-politics@yahoo.com	San Francisco	94103	
Constraints Reduction	Brandon	Weaver	brandontweaver@gmail.com	San Jose	94122	
Constraints Reduction	brett	gladstone	bgladstone@g3mh.com	San Francisco	94117	
Constraints Reduction	Brian	Quan	brian.r.quan@gmail.com	San Francisco	94121	
Constraints Reduction	Caden	King	cadenking89@gmail.com	San Francisco	94102	
Constraints Reduction	Carlos	Arnold	carlos.arnold39@gmail.com	Santa Maria	93455	
Constraints Reduction	CARYL	ITO	caryllito@aol.com	San Francisco	94112	
Constraints Reduction	Chanel	Blackwell	chanelblackwell1@gmail.com	San Francisco	94134	
Constraints Reduction	Charles	Whitfield	whitfield.cw@gmail.com	San Francisco	94109	
Constraints Reduction	Charles	Ayers	cayers99@gmail.com	San Francisco	94103	
Constraints Reduction	Charlie	Natoli	charlie.natoli1@mail.com	San Francisco	94158	
Constraints Reduction	Christina	Tucker	ctucker.03061@mail.com	San Francisco	94109	
Constraints Reduction	Christopher	Roach	chris@studioiava.com	San Francisco	94110	
Constraints Reduction	Clare	Ellis	clarewillowebb@mail.com	San Francisco	94117	More of this please!
Constraints Reduction	Clarissa	Krinke	ludlowpav@mail.com	San Francisco	94112	The complex bureaucracy is fueling corruption in city government and leading to urban decay. We need to be able to build and maintain properties without it being a corrupt racket.
Constraints Reduction	Cliff	Barker	cliff.barker@mail.com	San Francisco	94107	
Constraints Reduction	Colby	Josey	colby.josey@mail.com	San Francisco	94131	
Constraints Reduction	Colleen	Beach	colleenlbeach@mail.com	San Francisco	94127	
Constraints Reduction	Cora M.	Shaw	daft-sniper-0e@icloud.com	San Francisco	94110	We need more housing!
Constraints Reduction	Corey	Smith	cwsmith17@mail.com	San Francisco	94117	
Constraints Reduction	Corey	Busse	busseof@email.com	Berkeley	94702	
Constraints Reduction	Dana	Manea	dana@manea-arch.com	San Francisco	94121	
Constraints Reduction	Danforth	Douehertv	danforth86@mail.com	San Francisco	94114	
Constraints Reduction	Dante	Briones	dbriones@mail.com	SAN FRANCISCO	94110	
Constraints Reduction	Daphne	Poon	daudau.poonxx@mail.com	San Francisco	94110	
Constraints Reduction	Darren	Busine	darren.busine@mail.com	San Francisco	94110	Every little bit helps!
Constraints Reduction	David	Umbere	david.umbere@mail.com	San Francisco	94110	
Constraints Reduction	David	Salem	dissender@email.com	San Francisco	94127	
Constraints Reduction	David	Casey	dcasey.209@mail.com	ALAMEDA	94501	
Constraints Reduction	David	Giesen	info@thecommonssf.org	San Francisco	94110	While we're supporting this, let's also talk publicly about treating land values as community property.
Constraints Reduction	David	Kim	davevmkim@hotmail.com	Lake Elsinore	94109	Thank you so much for facilitatine much needed housine for our citv and reeion!
Constraints Reduction	David	Cleveland	davecoxelvin@fmail.com	San Francisco	94118	More housine at all price points!!
Constraints Reduction	David	Henderson	davidhenderson1@webtv.net	San Francisco	94134	Finally. Thanks woodness someone in local government is sane.
Constraints Reduction	David	Teieda	dtreasin@email.com	San Francisco	94114	
Constraints Reduction	Derem	Lee	derekllee27@mail.com	San Francisco	94133	
Constraints Reduction	Donald	Robertson	donaldfrdhdonaldfrobertson.com	San Francisco	94114	Thank vou for trvine to eet more housine built.
Constraints Reduction	Donna	Nunwelz	donnathurnwitz@comcast.net	San Francisco	94116	
Constraints Reduction	Dvlan	MacDonald	dvlanmac@mail.com	San Francisco	94118	
Constraints Reduction	Edward	Sullivan	efsullivr@aol.com	SAN FRANCISCO	94116	
Constraints Reduction	Elisabeth	Brandon	ecb1385@vahoo.com	San Francisco	94147	
Constraints Reduction	Elizabeth	Funk	elizabeth@denimvmoves.orre	San Francisco	94115	Thank you! Let's build more housing, especially affordable housing, everywhere in San Francisco, especially near transit and sdsu!!! Build us! Build multifamily! Build build build
Constraints Reduction	Elizabeth	Miller	dancewithlizz@mail.com	San Francisco	94109	
Constraints Reduction	Ella	Rehman	ellarehman@mail.com	Burlingame	94010	
Constraints Reduction	Emanuel	Evans	politicalf@evans.co	San Francisco	94122	
Constraints Reduction	ERIC	ROBINSON	er@otarc.com	San Francisco	94133	
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Constraints Reduction	Eric	Meverson	meversonf@rannellfe.com	San Francisco	94127-2339	
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Constraints Reduction	Finn	Smith	finnbarsmith@mail.com	San Francisco	94121	
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Constraints Reduction	Gua	Henry	eua.henry@cloud.com	San Francisco	94117	
Constraints Reduction	Holly	Kirth	hkirth@email.com	San Francisco	94118	
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Constraints Reduction	Ira	Kaplan	iradkaplan@mail.com	San Francisco	94133	
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Constraints Reduction	Issa	Kawas	issakawas@email.com	San Francisco	94114	
Constraints Reduction	Jake	Price	coreviffhac.ore	San Francisco	94103	
Constraints Reduction	Jane	Natoli	wifoli@email.com	San Francisco	94118	
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Constraints Reduction	Jason	Zhane	jasonz0762@email.com	San Francisco	94112	
Constraints Reduction	Jawwad	Zakaria	zakaria2000@email.com	San Francisco	94122	
Constraints Reduction	Jay	Hansen	ichi916ca@email.com	San Francisco	94107	Keep up the good work, we've got your backs!
Constraints Reduction	Jay	Hirman	thejayhirman@email.com	San Francisco	94127	
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Constraints Reduction	Jeremiah	Schaub	neovchaub@email.com	San Francisco	94131	
Constraints Reduction	Jessica	Perla	jessica@perla.com	San Francisco	94107	
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Constraints Reduction	Jordon	Winz	jordonwinz@hotmail.com	San Francisco	94110	
Constraints Reduction	Jorge	Garcia	jaarcia45@hotmail.com	San Francisco	94102-5143	
Constraints Reduction	Joseph	DiMento	joedimento@mail.com	San Francisco	94131	
Constraints Reduction	Joseph	Girton	iole92@email.com	San Francisco	94127	
Constraints Reduction	Joshua	Jenkins	joshf@toshuaenkins.com	San Francisco	94114	
Constraints Reduction	Joshua	Seawell	seawelloshua@email.com	San Francisco	94110	
Constraints Reduction	Julia	Vetromile	julia.vetromile@mail.com	San Francisco	94108	
Constraints Reduction	Justin	Truong	justintruong56@mail.com	San Francisco	94112	
Constraints Reduction	Karen	McCaw	mccaw.karen@yahoo.com	Los Aneles	90043	
Constraints Reduction	Karen	Wone	cloudsnest7890@mail.com	San Francisco	94108	Attaxirl! Go London Breed.
Constraints Reduction	Karla	rodriauez	karla34londo@email.com	San Francisco	94124	
Constraints Reduction	Kartik	Sethasan	kartiksethasan@email.com	San Francisco	94108	Thank you!!!!
Constraints Reduction	Kate	Blumbere	katelf@acmetron.com	San Francisco	94107	
Constraints Reduction	Katherine	Henrickson	kahenrickson@email.com	San Francisco	94127	
Constraints Reduction	Kathleen	Ciabattoni	kathyciab@email.com	SAN FRANCISCO	94127	
Constraints Reduction	Kendra	Robins	kendrarobins@vahoo.com	San Francisco	94117	
Constraints Reduction	Kenneth	Russell	krlist-vimby@email.com	San Francisco	94132	
Constraints Reduction	Kenneth	Burke	kennethburkeiii@email.com	San Francisco	94114	
Constraints Reduction	Kristine	Andermani	kristine.andermani@email.com	San Jose	95123	
Constraints Reduction	Kurt	Thorn	kurt.thornl@email.com	San Francisco	94112	
Constraints Reduction	Larry	Sini	larrysini@email.com	San Francisco	94122	
Constraints Reduction	Lauren	Murdock	murdock_l@hotmail.com	Santa Barbara	93110	
Constraints Reduction	Lillian	Archer	lillian.b.archer@mail.com	San Francisco	94122	
Constraints Reduction	Lily	Lau	lau.a.lily@mail.com	San Francisco	94102	
Constraints Reduction	Lindsay	Haddix	lindsayleiathaddix@email.com	San Francisco	94108	
Constraints Reduction	Lizzie	Steele	lizzie.steele@mail.com	San Francisco	94108	
Constraints Reduction	Loean	Brvck	lwbrvck@fmail.com	San Francisco	94108	
Constraints Reduction	Lucas	Stetler	lucas.throck@email.com	San Francisco	94117	
Constraints Reduction	Luke	Swartz	lswartz@email.com	San Francisco	94110	
Constraints Reduction	Maraaret	Culver	maraaretculver@sbcalobal.net	San Francisco	94114	
Constraints Reduction	Mark	Hoean	markhoean@ooenscooestudio.com	San Francisco	94122	
Constraints Reduction	Matt	Graves	tmatteraves@email.com	San Francisco	94103	
Constraints Reduction	Matthew	Volk	matthew.makato@email.com	San Francisco	94114	
Constraints Reduction	Matthew	Castillon	mcastillon10@email.com	San Francisco	94111	
Constraints Reduction	Maureen	Sedonan	msedonaen@habitatsf.orv	SF	94104	
Constraints Reduction	Michael	Caracciolo	mcaracciolo7@mail.com	San Francisco	94109	
Constraints Reduction	Michael	Gold	michael.e.gold@email.com	San Francisco	94110	
Constraints Reduction	Mike	Kehl	mdlehl@vahoo.com	San Francisco	94132	
Constraints Reduction	Milo	Treuss	milotreuss@email.com	san francisco	94131	I want to especially thank my new supervisor Mr. Engardio who has brought so much hard work and enthusiasm to the the Sunset!
Constraints Reduction	Molly	James	molly.james@gmail.com	San Francisco	94122	
Constraints Reduction	Nelson	Zhao	nelsonnzhao@email.com	San Francisco	94133	
Constraints Reduction	Nikki	Childs	caesarsfortune@email.com	San Francisco	94109	
Constraints Reduction	Nikki	Thompson	taxitermsatis@email.com	San Francisco	94107	
Constraints Reduction	Noelle	Lanemack	nlanemac@alumni.nd.edu	San Francisco	94117	
Constraints Reduction	Panos	Vandris	evandris@email.com	San Francisco	94102	
Constraints Reduction	Pat	Thompson	patthomsonr5@icloud.com	Roseville	95678	
Constraints Reduction	Patricia	Delarande	pattvl@sbcglobal.net	San Francisco	94105	
Constraints Reduction	Patrick	Wolff	pwolff@brandmasterceo.com	San Francisco	94122	
Constraints Reduction	PAUL	FOPPE	huefooee@email.com	San Francisco	94122	
Constraints Reduction	Paula	Raezi	paula.raezi@mail.com	San Francisco	94117	
Constraints Reduction	Prodan	Statev	ostatev494@mail.com	San Francisco	94117	Thank vou and don't let a crisis eo to waste!
Constraints Reduction	Rachel	Duarte	forachel@mac.com	San Francisco	94114	My family strongly supports more housing, not only across the city but also in our neighborhood.
Constraints Reduction	Reed	Vanderbilt	reedvanderbilt@mail.com	San Francisco	94116	
Constraints Reduction	Robert	Fruchtman	rfruchtman@email.com	San Francisco	94117	
Constraints Reduction	Robert	Benkeser	robert.benkeser@mail.com	San Francisco	94158	
Constraints Reduction	Rod	Sheleran	rodsheleran@email.com	San Francisco	94109	
Constraints Reduction	Ross	Chanin	rchanin@mail.com	San Francisco	94116	
Constraints Reduction	RYAN	MACPHEE	ryan.macphee@mail.com	San Francisco	94110	
Constraints Reduction	Ryan	VanZuylen	ravruz1984@email.com	San Francisco	94102	
Constraints Reduction	Sade	Borehei	sadeb@fmithun.com	San Francisco	94107	
Constraints Reduction	Sarah	Boudreau	boudreau.sarah.m@mail.com	San Francisco	94121	
Constraints Reduction	Sarah	Rowes	seroesm@email.com	San Francisco	94110	
Constraints Reduction	Scott	Conner	scott.conner@berkeley.edu	San Francisco	94123	
Constraints Reduction	Sid	Ramakrishna	r.siddhant@mail.com	San Francisco	94109	
Constraints Reduction	Simon	Byrne	simonbyrne21@mail.com	San Francisco	94118	
Constraints Reduction	Skve	Nexaard	skvenexaard@email.com	San Mateo	94401	
Constraints Reduction	skvler	salman	salman.skvler@email.com	San Francisco	94131	Thank vou for workine to finally eet housine built in the citv!
Constraints Reduction	Sloane	Cook	sloanewcook@mail.com	San Francisco	94121	We need to eet more affordable housine in the citv and we can eet it done.
Constraints Reduction	Stefan	Martin	ste00martin@mail.com	San Francisco	94107	
Constraints Reduction	Stephen	Tollner	aharatherman@email.com	Dublin	94568	
Constraints Reduction	Steve	Marzo	stevemarzo07@email.com	San Francisco	94112	
Constraints Reduction	Steve	Branton	stevebranton@email.com	San Francisco	94103	
Constraints Reduction	Steven	Shoemaker	steven.benton.shoemaker@mail.com	San Francisco	94118-1425	
Constraints Reduction	Susan	Setterholm	susan.setterholm@mba.berkeley.edu	San Francisco	94109	
Constraints Reduction	Susan	Setterholm	susan.setterholm@mail.com	San Francisco	94109	
Constraints Reduction	Tanva	Reaervash	tanva.reaervash@dnarcal.com	San Francisco	94132	
Constraints Reduction	Ted	Getten	ted.aetten@mail.com	San Francisco	94110	I appreciate Mayor Breed's efforts to make streamlining happen, even if most of the Supervisors she was dealine with were recalcitrant.
Constraints Reduction	Theodore	Randolph	trandolph@mail.com	San Francisco	94112	
Constraints Reduction	Thomas	Shanahan	tshanahan248@mail.com	San Francisco	94122	
Constraints Reduction	Timothy	Green	tomren3@mail.com	Truckee	94110	
Constraints Reduction	Tobias	Wacker	tobiaswacker@mail.com	San Francisco	94110	
Constraints Reduction	Todor	Markov	todor.m.markov@email.com	San Francisco	94105	
Constraints Reduction	Tom	Januario	januar6@mail.com	San Francisco	94134	
Constraints Reduction	Tracy	Freedman	tracyfreedman@mail.com	San Francisco	94117	
Constraints Reduction	Tv	Bash	tvbash@vahoo.com	San Francisco	94117	
Constraints Reduction	Van	Rooikuyzen	vanrooikuyzen@comcast.net	San Francisco	94102	
Constraints Reduction	Vanessa Ross	Asuino	vanessa.r.asuino@mail.com	San Francisco	94107	
Constraints Reduction	Vernita	Bennett	100workerbees@email.com	San Francisco	94103	Go team
Constraints Reduction	Veronica	Lemaert	veronicalemaert@email.com	San Francisco	94117	
Constraints Reduction	Vic	DeAraaelo	ehorumi@me.com	San Francisco	94121-3128	
Constraints Reduction	Vickrum	Sinah	vickrum701@icloud.com	San Francisco	94123	
Constraints Reduction	Victor	Shukhat	vshukhat@vahoo.com	Sacramento	95835	
Constraints Reduction	Weston	Cooser	weston.cooserus@email.com	San Francisco	94133	
Constraints Reduction	Will	Wenham	wwenham@outloose.com	San Francisco	94124	
Constraints Reduction	William	Fleishacker	wfleish@email.com	San Francisco	94121	
Constraints Reduction	William	Murphy	willmurphy318@email.com	San Francisco	94117	Fully supoort this!
Constraints Reduction	Zack	Subin	zack.subin@hotmail.fm	San Francisco	94112	
Constraints Reduction	Zoe	Spiropoulou	zoeds13@email.com	Haidari	12436	

From: lgpetty
To: Major, Erica (BOS)
Subject: (Copy for Record - File 230446 Constraints Reduction/Housing Production proposed ordinance)
Date: Saturday, September 16, 2023 3:15:13 PM

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

Re: Constraints Reduction/ Housing Production proposed legislation
File 230446 - Land Use Committee Sept. 18, 2023

9/15/23
Dear Land Use Chair Myrna Melgar, Board President Peskin, Supervisor Dean Preston

I urge you to reject the Constraints Reduction proposed ordinance on the grounds it fails to provide adequate affordable housing; it largely excludes the public from having any voice in their built world, and it enables speculative investors to demolish existing rent-controlled affordable housing -- potentially displacing thousands of tenants, whole communities and cultures.

The proposed ordinance has so many flaws it is neither fixable nor redeemable by amendment. Fundamentally, we, the people, are the "Constraints" to be eliminated. This is neither democratic nor Constitutional.

A better, and fully legally-compliant course, would be to replace the current proposal with a Board committment to first begin with implementing the Housing Element and RHNA mandates for affordable housing. This can be accomplished with a Board- and community-created **San Francisco Affordable Housing Implementation and Accountability Ordinance.**

Target the streamlining process to only the units that are most needed-- the production of 47 thousand affordable rental and ownership homes --extremely low income all the way through moderate income-- with early public input and adequate tenant protections in all processes, along with the preservation and maintenance of existing affordable units. And provide a roadmap for securing **all** necessary funds.

A strategic affordability implementation plan would acknowledge that **in order for housing to be fair housing, it must be affordable**.

And it would recognize that **the time for wondering what to do is over.** Waiting for a remote bureaucrat-stacked Mayor's appointees "Leadership Council" to delay even more the charting of an affordability course -- possibly not until well into 2024 -- is not acceptable.

We already have all the ideas we need to achieve affordability...and we know it begins with MMM -- **Match Mandates with Money --- as in billions per year.**

Please reject the Constraints Reduction proposal and commit to enacting an Affordable Housing implementation plan.

Thank you for your consideration.

Lorraine Petty
affordable housing advocate for seniors
member SDA, SFTU

From: Thomas Schuttish
To: Major, Erica (BOS)
Subject: Board File No. 230446
Date: Sunday, September 17, 2023 10:02:43 AM
Attachments: Letter to LUT against Breed"s Ordinance.pdf

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

Dear Ms. Major,
Good morning.
Here is a pdf version of the letter I dropped off on Thursday in case this is easier to put on the website.
Thanks much.
Hope you are well and fine.
Sincerely,
Georgia Schuttish

September 14, 2023

BY HAND

President Aaron Peskin
Supervisor Myrna Melgar
Supervisor Dean Preston
Members of the Land Use and Transportation Committee
City Hall

Re: Mayor Breed's Constraint Reduction Ordinance **Board File No. 230446**

Dear Chair Melgar, President Peskin and Supervisor Preston:

The Mayor's Ordinance will be heard at the LUT sometime soon. *(September 18th?)*

The Committee *should not* recommend it to the full Board.

This Ordinance is not needed due to the fact of other legislation, both local and from Sacramento. For example:

The Board has passed Chair Melgar's Ordinance to expand housing with the "Family Housing Opportunity SUD".

There is SB 9. And there is the local Four-Plex Program.

The Rezoning under the Housing Element is underway and will be finalized in early 2024.

SB 35 has been extended and expanded via SB 423.

Construction on Treasure Island is underway.

Recent ADU legislation from Sacramento allows them to be sold as condos.

All the other housing bills from the Sacramento….too many to cite!

There are tons of units in the San Francisco pipeline: Stonestown, Park Merced, Schlage Lock, numerous projects around the HUB, etc, etc, etc)

Plenty of existing vacant units. (i.e. One Oak, 603 Tennessee Street, etc, etc, etc)

Let's see what happens with all of this before reducing constraints even more.

Georgia Schuttish

Copy to Erica Major, Clerk for LUT/ One Copy to each LUT Staff

From:	Calder Lorenz
To:	Major, Erica (BOS)
Subject:	Item #5, 230446: Oppose Ordinance amending the Planning Code
Date:	Monday, September 18, 2023 9:39:49 AM
Attachments:	Artboard 1.png

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Dear Chair Melgar, and Supervisors Preston and Peskin,

My name is Calder Lorenz, I am the Director of Operations for The Gubbio Project and a San Francisco resident. We strongly urge the Land Use & Transportation Committee to oppose the ordinance amending the Planning Code to encourage housing production (Item #5).

Our community is in desperate need of affordable housing and his legislation streamlines luxury development without the required housing element equity strategies undermining our rights, Affirmatively Furthering Fair Housing and cultural stabilization.

This legislation also silences our communities and takes away our power of self-determination over how our communities grow and develop. As an example, Section 9.4.2 of the Housing Element states that conditional use authorizations should only be removed outside of areas of high risk of displacement, but you can see that they are removing them from these areas without implementing community stabilization processes as required by the Housing Element.

The Gubbio Project's mission is to be in community with and to provide a sacred space and sanctuary for unhoused people in need of safe, compassionate respite during the day. Our program is housed at St. John's in the Mission and currently provides critical services to 100 individuals daily through a highly unique and successful model that combines social justice, peer support, and harm reduction. The Gubbio Project calls for a more just, compassionate and community centered approach by public agencies and policymakers.

Myself, my family and my neighbors, especially those we serve daily who are desperate for affordable housing options have a right to shape our community. The right to shape our communities is ours and should not be handed off to wealthy investors and developers. Many projects in the Mission have been shaped by the community and the Marvel in the Mission would never have been a reality if there hadn't been a requirement for developers to work with communities.

Please, oppose this Ordinance amending the planning code,

In Community, Calder

--
Calder Lorenz (he/him), *Harm Reduction Saves Lives, I carry naloxone!*
Director of Operations at the Gubbio Project
(415)-571-6391 cell phone
calder@thegubbioproject.org
thegubbioproject.org

Providing Sacred Sleep at St. John's in the Mission, San Francisco

From:	Jeantelle Laberinto
To:	MelgarStaff (BOS); Peskin, Aaron (BOS); Preston, Dean (BOS); Major, Erica (BOS)
Cc:	Board of Supervisors (BOS); BOS-Legislative Aides; Gluckstein, Lisa (MYR)
Subject:	File #230446, "Planning Code, Zoning Map - Housing Production"
Date:	Tuesday, September 12, 2023 11:45:57 AM
Attachments:	REP Letter to Supervisors re Housing Element Streamlining Legislation 12Sept23.pdf

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

Dear Chair Melgar and the Land Use and Transportation Committee,

Please find the attached letter from the Race & Equity in all Planning Coalition (REP-SF) regarding Legislative File #230446, "Planning Code, Zoning Map - Housing Production," which is on the Land Use and Transportation Committee agenda this coming Monday, September 18th.

Respectfully,
Jeantelle Laberinto
on behalf of the Race & Equity in all Planning Coalition

12 September 2023

Chair of the Land Use & Transportation Committee, Supervisor Melgar
Land Use & Transportation Committee Members, Supervisors Peskin and Preston
San Francisco Board of Supervisors

Re: Legislative File #230446, "Planning Code, Zoning Map - Housing Production"

Dear Land Use & Transportation Committee Chair Melgar and Supervisors Peskin and Preston:

The Race & Equity in all Planning Coalition of San Francisco (REP-SF), a coalition of more than 40 organizations citywide whose mission is to build a future with diverse communities, stable, affordable housing and equitable access to resources and opportunities, strongly urges the Land Use & Transportation Committee to make significant amendments to this legislation or reject it in favor of new legislation in order to focus on efforts to implement the Housing Element in a way that affirmatively furthers fair housing.

The Housing Element is a complex set of policies and implementing actions. REP-SF was encouraged when the Board of Supervisors and the State's Department of Housing and Community Development (HCD) approved the Housing Element in January, affirming that 57% of the housing San Francisco builds in the next eight years will be price restricted to be affordable for very-low, low and moderate income households. REP-SF was also encouraged that the approved Housing Element contained dozens of very strong implementing actions to build truly affordable housing, protect tenants and generally stabilize communities that have suffered from displacement for decades, and strengthen the voices of our low-income communities, communities of color, and Cultural Districts for self-determination to direct how our communities grow and develop.

Unfortunately, in the several months since the Board and the State approved the Housing Element, all of the implementing legislation that has been introduced has focused on bringing more market rate housing to San Francisco, and diminishing the amount of affordable housing that will be built. Cumulatively, these ordinances move San Francisco farther away from achieving outcomes for racial and social equity, violate San Francisco's legal obligation to affirmatively further fair housing, and violate key provisions of the Housing Element (attached as an addendum to this letter).

Approaching the current eight year Housing Element cycle with the same failed approach as the last Housing Element cycle will yield the same inequitable results - an overproduction of market

rate housing and under production of affordable housing. Currently, the only tangible effort to support affordable housing is an effort to bring a $300 million bond to San Francisco voters in 2024. Although our affordable housing goals have increased roughly three-fold, this proposed bond would only be half the size of the prior housing bond.

In order to comply with the Housing Element mandates for this new eight-year cycle, along with legal obligations to affirmatively further fair housing, San Francisco must take a different approach than it has taken in the past. REP-SF's Citywide People's Plan provides clear and concrete direction for how the City can meet its RHNA mandates while affirmatively furthering fair housing.

Many of the actions from REP-SF's Citywide People's Plan have been incorporated by Planning staff into the Housing Element's extensive set of implementing actions, but the "streamlining" or "reducing constraints" legislation that will be heard at the Board's Land Use Committee on September 18 moves our City in entirely the opposite direction with an approach that silences our communities, encourages demolitions and displacement, and provides no resources for affordable housing.

This letter details REP-SF's issues with the failures of this legislation to affirmatively further fair housing. One of those concerns is the potential impact on existing tenants and their increased vulnerability to displacement. This letter does not provide extensive detail about tenant-related concerns, because REP-SF relies on our member and partner, the SF Anti-Displacement Coalition (SFADC) to provide the Board with a detailed analysis of tenant concerns.

The Board of Supervisors can re-focus their efforts on the parts of the Housing Element that will lead to equitable outcomes and affirmatively further fair housing by significantly amending the Mayor's legislation or setting it aside in order to focus on new legislation that commits the City to implementing the Housing Element and affirmatively furthering fair housing.

REP-SF's Road Map for Housing Element Implementation
REP-SF demands that the Mayor's "streamlining" ordinance be amended significantly to incorporate the following equity provisions.

Truly Affordable Housing First

1. Nearly 57% of the housing to be built in the next eight years is supposed to be permanently affordable for very low to moderate income households, and in the past eight-year cycle, San Francisco fell short in its housing production for these income categories by more than 8,000 units. Despite these failings of San Francisco to affirmatively further fair housing by meeting its prior affordable housing production goals, and despite the fact that significantly more than half of the units in this next cycle must be affordable for households that are unable to afford market rate housing, none of the ordinances that have been proposed for Housing Element implementation provide any new policies or funding for affordable housing.

2. This legislation should be amended to contain a budget supplemental to commit significant new funding to affordable housing per Housing Element action 1.1.2: *"Include affordable housing investment needs in annual City budget process and Capital Planning process to identify existing housing funding sources, funding gaps and potential new funding sources, including regular general fund allocations that can be made as part of the budget process and local general obligation bonds or other funding sources that require voter approval."*
3. This legislation should be amended to contain a provision for identifying enough development sites and building acquisitions for San Francisco to meet its RHNA mandate for Very low, Low and Moderate income housing. This should be accompanied by a directive to aggressively purchase and land bank buildings and sites. Please refer to Housing Element action 1.2.2: *"Strategically acquire sites and identify targeted funding for land acquisition and banking for affordable housing throughout the city. This will include lots for consolidation that can accommodate permanently affordable housing of at least 50 to 100 units or more through publicly funded purchases, in balance with investment in affordable housing preservation and production and in strategic coordination with sites owned by religious, nonprofit, and public property owners. Prioritize sites of interest identified in coordination with American Indian, Black, and other communities of color. Consider sites that accommodate fewer than 50 units as additional affordable housing funding, financing, and operating approaches are secured."*
4. This legislation should also be amended to contain new fees charged to developers per Housing Element action 1.4.6: *"Utilize value capture from up-zonings to support large affordable housing developments in need of substantial repair or rehabilitation, to fund rebuilding and financial feasibility of existing affordable units for current residents while creating more affordable homes."*
5. Any additional reductions to the project review process could be considered for development proposals that meet the following criteria:
    a. In order for any project of five units or more to qualify for streamlining, it must provide at least 57% of its units as below market rate, per the RHNA affordability levels.
    b. In order for projects of four units or less to qualify for streamlining, these projects must provide two units of permanently affordable housing priced to be affordable for households earning no more than 80% of the neighborhood median income for the neighborhood in which the project is located.
    c. All State Density Bonus projects and HOME-SF projects must provide at least 57% of their units as below market rate, per the RHNA affordability levels.

Community Voice and Expertise

1. REP-SF supports efforts to reduce the duration of project reviews and uncertainty in the process. REP-SF, however, demands a process that continues to put the voices and expertise of low income and communities of color out front in the approval process. This legislation in its current form would undermine the ability for low income and communities of color to have a voice in shaping how our communities develop and grow.

a. REP-SF's demand for "streamlining" and "reducing constraints" to retain meaningful input and participation especially from low-income communities and communities of color is supported by Housing Element implementation action #8.4.21: *"Led by American Indian, Black, other communities of color, and Cultural Districts, explore options to support community engagement as part of ministerial review to simplify and shorten the approval process for housing projects citywide. All considered options must not add subjective constraints to the housing approval process and must reduce project approval timelines."*
b. Developing new project approval systems that strengthen the ability for Cultural Districts, low income communities and communities of color to direct how our communities grow and develop is supported by Housing Element implementation actions 3.4.2; 4.1.1; 4.1.2; 4.1.4; 4.2.4; 4.2.5; 4.2.6; 4.4.2; 4.5.12; 5.2.4; 5.4.1; 6.1.3; 6.3.2 among others. In its current form, the Mayor's legislation undermines these Housing Element actions.

Mapping

1. This legislation establishes a Priority Equity Geographies (PEG) Special Use District. The boundaries of this PEG-SUD and the applications of new land-use policies and procedures are extremely problematic.
    a. The PEG map is based on data compiled by the Department of Public Health in 2016. Not only is the data obsolete, DPH did not develop this dataset to be used for land use planning purposes. Additionally, the PEG data and its applicability to land use policy have never been informed by low income or people of color communities.
    b. The PEG map leaves out many "areas vulnerable to displacement based on Urban Displacement Project typologies", and also is incompatible with the network of Cultural Districts across the City as it leaves out the Sunset Chinese Cultural District, Castro Cultural District, and portions of the Japantown Cultural District, American Indian Cultural District, Calle 24 Latino Cultural District, and African American Arts and Cultural District.
    c. This legislation calls for certain types of noticing and project approval processes inside the PEG-SUD and different noticing and project approval processes outside the PEG-SUD. The PEG-SUD does not provide any protections for existing, vulnerable residents, or any new investments for affordable housing opportunities.
    d. Additionally, other ordinances for Housing Element implementation that reduce impact fees and inclusionary housing requirements for market rate developers directly affect communities within the PEG-SUD by reducing impact fees and reducing affordable housing requirements for market rate developers.
2. REP-SF demands that if the concept of Priority Equity geographies is going to be used as a policy framework for land use changes, the PEG-SUD should be responsive to the following:
    a. The legislation should be amended to expand the PEG-SUD with input from American Indian, Black and other people of color communities and low income

communities throughout the City. This re-mapping process should also include input from all Cultural Districts.

b. Public noticing, anti-displacement and other community stabilization policies and procedures should be retained and strengthened within this newly mapped PEG-SUD.
c. Impact fees and inclusionary housing requirements should be restored to their current levels within the newly mapped PEG-SUD.
d. Significant new investments and resources for affordable housing should be made available for communities within the newly mapped PEG-SUD.

3. REP-SF's Citywide People's Plan calls for a shortened housing project review and approval process **citywide** per Housing Element action #8.4.21 (referenced above), rather than creating the problematic geographical distinction that this legislation proposes. Attached is a flow chart that summarizes how REP-SF's proposed review and approval process could work.

4. The Well-Resourced Neighborhoods areas have been designated by the State as priority areas for investment in affordable housing development. San Francisco's Housing Element ignores this equity policy and instead targets the Well-Resourced Neighborhoods for increasing high-priced market-rate housing. In order to align the Housing Element with the State's mandate to affirmatively further fair housing, there must be prioritization of policies and resources for affordable housing in the Well-Resourced Neighborhoods.

REP-SF hopes that the Board of Supervisors will significantly amend this legislation so it affirmatively furthers fair housing and embraces the potential for San Francisco to implement our Housing Element in a way that truly centers equity. If it is not possible to amend this legislation, REP-SF hopes that the Board will reject this legislation and work with low income and people of color communities throughout the City to move forward legislation that implements the Housing Element in a way that prioritizes the Implementing Actions from the Housing Element that the Board approved that do promise to affirmatively further fair housing and center equity.

REP-SF looks forward to working with the Board of Supervisors and the Mayor's office on re-orienting the priorities of Housing Element implementation.

Respectfully submitted,

Jeantelle Laberinto
on behalf of the Race & Equity in all Planning Coalition

Addendum #1:
Housing Element Implementation Actions that Support Equitable Outcomes

The Housing Element implementation actions listed below are a direct result of advocacy from REP-SF and our member organizations articulating a detailed set of strategies for developing nearly 47,000 new affordable housing units in eight years; and strengthening the voices and self-determination of communities of color and low-income communities to determine how our communities grow and develop.

The "Timeframes" as defined by Planning are as follows:
"Short" = 0 - 2 years; "Medium" = 3 - 5 years; "Long" = 6 - 8 years

Action # & Timeframe	Housing Element Category	Action Text
1.1.2 - Short	Affordable Housing Funding	Include affordable housing investment needs in annual City budget process and Capital Planning process to identify existing housing funding sources, funding gaps and potential new funding sources, including regular general fund allocations that can be made as part of the budget process and local general obligation bonds or other funding sources that require voter approval.
1.1.3 - Short, Ongoing	Affordable Housing Funding	Create a budgeting tool to track housing investments, including permanently affordable housing production, preservation, and housing services; including investments that advance community identified priority actions, per Action 4.1.3; tracking investments that advance racial and social equity, per Action 4.1.1 and achieve targets for investment in Well-resourced Neighborhoods as referenced in Action 1.2.1 and in Priority Equity Geographies.
1.1.11 - Medium	Affordable Housing Funding	Assess the City's capacity to finance a mixed-income and/ or mixed-use, social housing program.
1.1.14 - Short	Affordable Housing Funding	Explore expanding jobs-housing linkage fees to large employer institutional developments (medical and educational) who are currently not subject to jobs-housing linkage fees, in coordination with Action 1.1.12.
1.1.15 - Short	Affordable Housing Funding	Increase staffing at responsible agencies for analysts and community development specialists to implement expanded affordable housing programs in relation to increased funding and targets and to incorporate community strategies into the implementation of the Housing Element.
1.2.2 - Short	Affordable Housing Production	Strategically acquire sites and identify targeted funding for land acquisition and banking for affordable housing throughout the city. This will include lots for consolidation that can accommodate permanently affordable housing of at least 50 to 100 units or more through publicly funded purchases, in balance with investment in affordable housing preservation and production and in strategic coordination with sites owned by religious, nonprofit, and public property owners. Prioritize sites of interest identified in coordination with American Indian, Black,

		and other communities of color. Consider sites that accommodate fewer than 50 units as additional affordable housing funding, financing, and operating approaches are secured.
1.2.3 - Short	Affordable Housing Production	Prioritize land dedication, donation, or purchase of sites as a major strategy for securing affordable housing, including social housing and shared equity cooperatives, through partnerships with religious institutions, other philanthropic or private property owners, and non-profit developers, including ownership models referenced under Action 1.6.1.
1.2.4 - Short	Affordable Housing Production	Regularly track the pipeline of development sites and land banked for affordable housing development funded by OCII, MOHCD, and other relevant agencies, and develop strategies to ensure sufficient sites to accommodate affordable housing production relative to available funding over a rolling 4- to 8-year outlook and to meet the goals to construct housing in Priority Equity Geographies and Well-resourced neighborhoods per Action 1.2.1.
1.2.5 - Short	Affordable Housing Production	Develop a land acquisition process and program that permits inexpensive long-term leases for land developed with high affordability.
1.2.8 - Short	Affordable Housing Production	Prioritize support to neighborhood-based affordable housing developers, particularly those managed by American Indian, Black, and other communities of color. Partner with affordable housing developers to purchase privately owned entitled sites where construction may be stalling.
1.4.6- Short	Affordable Housing Preservation	Utilize value capture from up-zonings to support large affordable housing developments in need of substantial repair or rehabilitation, to fund rebuilding and financial feasibility of existing affordable units for current residents while creating more affordable homes.
1.4.7 - Short	Affordable Housing Preservation	Strengthen monitoring and enforcement of Below Market Rate units to avoid fraud and abuse of units and to unlock more units for those eligible and in need, through active enforcement of existing obligations, expedited leasing of new and turnover units, and completing the build out of the DAHLIA partners database.
1.5.1 - Medium	Deep Affordability and Rent Assistance for Lowest Income Renters	Increase production of housing affordable to extremely low and very low-income households and increase the share of units affordable to these households in affordable housing. This includes identifying and deploying operating subsidies necessary to serve these income groups.
1.5.2 - Short	Deep Affordability and Rent Assistance for Lowest Income Renters	Maximize the use of ongoing tenant-based rental assistance to expand eligibility for extremely and very low-income households who otherwise do not qualify for affordable units.
1.5.3 - Medium	Deep Affordability and Rent Assistance for Lowest Income Renters	Increase housing that is affordable to extremely low and very low-income households in Well-resourced Neighborhoods, as well as in Priority Equity Geographies and Cultural Districts, through City-funded permanently affordable housing projects.

1.5.4 - Short	Deep Affordability and Rent Assistance for Lowest Income Renters	Reduce severe cost burdens and increase stability for extremely low- and very low-income renters through ongoing rental assistance for qualifying vulnerable households, including people harmed by past government discrimination, seniors, people with disabilities, transgender people, and families with children, particularly those living in SROs.
1.5.5 - Short	Deep Affordability and Rent Assistance for Lowest Income Renters	Engage with target communities to determine needs and advocate for expanded tenant and building-based rental assistance programs at the federal and state and local levels to meet the needs of extremely and very low-income households and households with fixed incomes, such as seniors and people with disabilities, as also referenced in Actions 2.1.2, 3.2.1, 1.5.4.
1.7.1 - Short	Eligibility and Access for Affordable Housing	Identify racial, ethnic, and social groups who have been disproportionately underserved by MOHCD's Affordable Rental and Homeownership units and the underlying reasons why those groups are underrepresented in obtaining such housing. Previously identified groups include American Indian, Black, Latinos, and other people of color, transgender and LGBTQ+ people, transitional-aged youth, people with disabilities, senior households, and households currently living in SROs. This study can inform the housing portal and access points cited in Action 1.7.6.
1.7.4 - Short	Eligibility and Access for Affordable Housing	Identify and adopt local strategies and advocate for State legislation to remove barriers to access permanently affordable housing for immigrants or people who lack standard financial documentation such as credit histories, bank accounts, or current leases; and for transgender people whose documentation may need corrections not possible due to immigration status, and/or non-California state laws.
1.7.5 - Short	Eligibility and Access for Affordable Housing	Expand existing culturally responsive housing counseling to applicants of MOHCD Affordable Rental and Homeownership Opportunities through a network of community-based housing counseling agencies, in consultation with Cultural Districts, and as informed by the needs identified under Actions 1.7.1, 1.7.2, and 5.4.9. These programs include financial counseling, market-rate and below market rate rental readiness counseling, and other services that lead to finding and keeping safe and stable housing; expansion of such services should be in coordination with Actions 2.1.4 and 4.1.2.
1.7.7 - Short	Eligibility and Access for Affordable Housing	Identify new strategies to address the unique housing and service needs of specific vulnerable populations to improve housing access and security for each group, using the findings from the City's housing Consolidated Plans and through direct engagement of these populations. Studies should address the needs of veterans, seniors, people with disabilities, transitional-aged youth, transgender and LGBTQ+ populations.
1.7.8 - Short	Eligibility and Access for Affordable Housing	Evaluate increasing neighborhood preference allocation for Below Market Rate units in Priority Equity Geographies to better serve American Indian, Black, and other communities of color, if possible, per the Federal Fair Housing regulations, as informed by Policy 5 and related actions.
1.7.9 - Short	Eligibility and Access for	Create or expand programs to provide housing counseling, financial literacy education, and housing readiness to low-income American Indian, Black and

	Affordable Housing	other people of color households who seek housing choices in Well-resourced Neighborhoods by 2024, and provide incentives and counseling to landlords in Well-resourced Neighborhoods to offer units to low-income households. Consider similar incentives referenced in Action 8.4.16.
1.7.10 - Medium	Eligibility and Access for Affordable Housing	Expand housing for transitional-aged youth in permanently affordable housing, integrated with supportive programs that address their unique needs such as a past criminal record, substance abuse, sexual orientation, gender identity, or other specific needs, as informed by the strategies referenced in Action 8.7.3.
1.7.11 - Short	Eligibility and Access for Affordable Housing	Study and identify programs, geographies, and building types that respond to the needs of recently arrived immigrants to inform permanently affordable housing investments in the neighborhoods in which they initially settle, such as Chinatown, the Tenderloin, the Mission, Cultural Districts, and other gateway neighborhoods.
2.1.1 - Short	Eviction Prevention and Anti-displacement	Fund the Tenant Right-to-Counsel program to match the need for eviction defense.
2.1.2 - Short	Eviction Prevention and Anti-displacement	Provide a priority in the allocation of direct rental assistance to vulnerable populations and in areas vulnerable to displacement. Geographies will be updated based on most up-to-date data and analysis. Assess rental assistance need for these groups and allocate additional funding secured by Action 1.1.1.
2.1.3 - Medium	Eviction Prevention and Anti-displacement	As informed by Action 2.1.4 and in coordination with community liaisons referenced under Action 4.1.2, support and expand community-led navigation services and systems to provide tenants' rights education and support and expand other related programs such as the existing culturally competent Code Enforcement Outreach Program that is offered within the Department of Building Inspection.
2.1.4 - Short	Eviction Prevention and Anti-displacement	Increase funding to expand the services of community-based organizations and providers for financial counseling services listed under Action 1.7.5, as well as tenant and eviction prevention services listed under Program 2, to better serve vulnerable populations, populations in areas vulnerable to displacement, and Cultural Districts. Tenant and eviction protection services include legal services, code enforcement outreach, tenant counseling, mediation, and housing-related financial assistance; expansion of such services should be informed by community priorities referenced under Action 4.1.3. Complete by completion of Rezoning Program or no later than January 31, 2026.
2.1.5 - Short	Eviction Prevention and Anti-displacement	Provide adequate legal services to support eviction prevention including support for rent increase hearings, habitability issues, or tenancy hearings with the Housing Authority.
2.1.6 - Medium	Eviction Prevention and Anti-displacement	Expand on-site case management services that focus on removing barriers to housing stability to support non-profit housing providers in preventing evictions of their tenants.
2.1.7 -	Eviction	Expand housing retention requirements to prevent evictions and support tenants

Short	Prevention and Anti-displacement	of non-profit affordable housing. Allocate additional funding needed to support these functions and staff in non-profit organizations.
2.1.8 - Medium	Eviction Prevention and Anti-displacement	Develop a system to respond to housing transfer requests, especially in affordable and supportive housing, and monitor their potential as a housing retention and eviction prevention strategy.
2.2.1 - Short	Tenant Protections	Implement the digital Rental Housing Inventory to collect data that informs the evaluation of anti displacement programs, including rental rates, rent control status, vacancy, and services provided.
2.2.2 - Short	Tenant Protections	Increase relocation assistance for tenants experiencing either temporary or permanent evictions, including increasing the time period during which relocation compensation is required for temporary evictions from three to six months. Explore options to ensure long-term affordability of low-income tenants who return to their units.
2.2.4 - Short	Tenant Protections	Pursue proactive and affirmative enforcement of eviction protections programs, especially for Owner Move-in and Ellis Act evictions, including annual reporting by owners that is enforced by site inspections and confirmation of owner occupancy, funded through owner fees.
2.2.6 - Medium	Tenant Protections	Advocate for State legislation to reform the Ellis Act (Government Code Chapter 12.75) to stabilize rental housing by, for example, imposing a minimum holding period of five years before the Act can be used to evict tenants.
2.2.7 - Medium	Tenant Protections	Advocate for State legislation to reform the Costa-Hawkins Housing Law to allow cities to better stabilize tenants by, for example, allowing cities to extend rent control to multifamily housing that is at least 25 years old. Assign City staff to lead this task.
2.2.8 - Short	Tenant Protections	Increase fines and enforcement for illegally preventing SRO residents from establishing tenancy by forcing short-term stays.
2.2.9 - Short	Tenant Protections	Collaborate with HCD and the State legislature to clarify expectations and advocate for changes for tenant protections and community anti-displacement based on recent legislation.
2.3.1 - Short	Acquisitions and Rehabilitation for Affordability	Prioritize and expand funding for the purchase of buildings, including those with chronically high residential vacancy, underutilized tourist hotels, and SRO residential hotels, for acquisition and rehabilitation programs that serve extremely low to moderate-income households, including unhoused populations.
2.3.2 - Medium	Acquisitions and Rehabilitation for Affordability	Identify SRO residential hotels in advanced states of disrepair, particularly those owned by nonprofits and/or master-leased by the City as supportive housing, for rehabilitation and repair with public and/or philanthropic assistance. Explore cost-effectiveness of acquisition and demolition of severely deteriorated SROs and rebuilding as Permanent Supportive Housing, if it is cheaper than rehabilitation, allowed by planning code, and meets requirements for tenant relocation during construction and right to return for tenants.

2.3.3 - Short	Acquisitions and Rehabilitation for Affordability	Increase non-profit capacity-building investments, particularly for American Indian, Black, and other community organizations of color, to purchase and operate existing tenant-occupied buildings as permanent affordable housing in Well-resourced Neighborhoods, particularly for populations at risk and in areas vulnerable to displacement, to expand implementation of the Community Opportunity to Purchase Act (COPA).
2.3.4 - Short	Acquisitions and Rehabilitation for Affordability	Evaluate the feasibility of utilizing the Small Sites program to increase shared equity or cooperative ownership opportunities for tenants. This study would also inform expansion of shared equity homeownership models cited in Actions 5.4.6 and 1.6.1.
2.3.5 - Medium	Acquisitions and Rehabilitation for Affordability	Incentivize private owners to sell residential buildings to non-profit affordable housing developers via transfer tax exemptions or other financial measures.
2.4.1 - Short	Preserving Rental Unit Availability	Implement recently voter-approved vacancy tax for residential units that stay empty for over 6 months on owners of properties with at least three residential units. Explore additional legislation to tax other unit types and vacancies, such as units used as secondary or vacation homes.
2.4.2 - Short	Preserving Rental Unit Availability	Explore regulatory paths, including a tax or other regulatory structures, to discourage short term speculative resale of residential units, particularly those which seek to extract value out of evicting tenants, or rapid reselling to more lucrative markets.
2.4.3 - Short, Ongoing	Preserving Rental Unit Availability	Continue to improve compliance, enforcement, and restrictions on intermediate-length occupancy dwelling units. Explore tracking and publishing data on short-term rentals on the Rental Housing Inventory.
2.4.4 - Short	Preserving Rental Unit Availability	Increase fines and enforcement for illegally converting SROs to new uses.
3.4.2 - Medium	Supportive Housing	Increase funding needed to meet the targets set in Action 3.4.1, in balance with funding needed for the other actions to reduce homelessness, including short and long-term rental subsidies, temporary shelter and targeted homelessness prevention.
4.1.1 - Short	Accountability	Develop and align citywide metrics that measure progress towards positive outcomes for American Indian, Black, and other people of color, and other disadvantaged communities resulting from housing policies using methods consistent with the San Francisco Equity Index prepared by the Office of Racial Equity. These metrics will be part of the Monitoring Program in Action 8.1.9 and will include affordable housing placement, displacement mitigation measures, and homeownership rates.
4.1.2 - Short	Accountability	Identify and fund liaisons within key City agencies such as MOHCD and Planning to support the housing needs and priorities of American Indian, Black, and other people of color, and other disadvantaged communities; such liaisons should provide regular check-ins with the community at centralized community spaces and reporting on housing programs and Housing Element implementation

		progress.
4.1.3 - Short	Accountability	Identify priority actions in the Housing Element Implementing Programs that respond to the needs of American Indian, Black, and other people of color, and other disadvantaged communities, through collaboration with Cultural Districts or other racial and social equity-focused community bodies such as the Community Equity Advisory Council or the African American Reparations Committee. Report back to communities on the progress of those priority actions and update prioritization annually.
4.1.4 - Short	Accountability	By January 31, 2023, establish an interagency Housing Element implementation committee. This committee should meet with members of racial and social equity focused bodies as cited in Action 4.1.3, to inform the City's budget and work program on housing equity. The committee would be responsible for creating a Monitoring Program described in Action 8.1.9, developing an affordable housing strategy, reviewing the City's annual affordable housing funding budget, and reporting progress measured in Actions 8.1.9, 4.1.1 and 4.1.3 to the Planning Commission and Mayor's Office and for identifying financial or legal challenges to progress.
4.1.5 - Short	Accountability	Monitor and shape housing investments, including permanently affordable housing production, preservation, and housing services, using the affordable housing funding and investment tracking cited in Action 4.1.1 so that resource allocation is accountable to the community priority actions identified in Action 4.1.3.
4.1.7 - Medium	Accountability	Continue racial and social equity and displacement analysis to target levels of investments that prevent community displacement through increased permanently affordable housing production, equitable access to housing, and other community stabilization strategies for vulnerable populations. This will include a triennial progress report on the displacement of population by income, race, and geography in relation to existing community stabilization programs and production of affordable housing.
4.1.9 - Short	Accountability	Develop and require community accountability measures, including notification and engagement of residents, when building housing on environmentally contaminated sites.
4.2.1 - Short	Community Planning	Develop and implement community outreach and engagement strategies that center racial and social equity and cultural competency to be used by Planning Department staff as well as developers or community groups.
4.2.4 - Medium	Community Planning	Implement the upcoming housing strategies recommended by the African American Reparations Advisory Committee.
4.2.5 - Short	Community Planning	Support the development and implementation of community-led plans in the Tenderloin, the Fillmore, the Mission, Sunset and all Cultural Districts through their CHHESS reports. These community plans, reports, and boards will guide priorities and investments in their neighborhoods.
4.2.6 -	Community	Identify and adopt zoning changes that implement priorities of American Indian,

Medium	Planning	Black, Filipino, Latino(a,e), and other communities of color identified in Cultural Districts or other community-led processes within Priority Equity Geographies.
4.2.11 - Medium, Ongoing	Community Planning	Simplify language used in project notifications and hearing notices with the aim of clearly communicating a project's proposal or the topic of the hearing. Pursuant to the Language Access Ordinance, continue to provide translation services at commission hearings and for hearing agendas and minutes upon request. Aim to translate at least crucial portions of notifications, such as the project descriptions or hearing topics, into languages that comprise 5% or more of the total city population.
4.4.2 - Short	Cultural Districts	Update the Planning Code and Planning Department protocols where necessary to reflect strategies developed in Action 4.2.1, this includes updating Planning Department requirements to require project sponsors to engage with interested Cultural Districts to allow these communities to provide input upon initiation of a project application and to allow the project sponsor adequate time to address the input through dialogue or project revisions.
4.4.4 - Medium	Cultural Districts	Ensure Cultural Districts and their CHHESS reports guide culturally supportive housing developments, affordable housing investments, and neighborhood investments in coordination with Program 5.2.
4.5.1 - Short	Cultural Heritage and Expression	Improve consultation with local Native Ohlone representatives, including the Association of Ramaytush Ohlone representatives, and American Indian residents in policy development and project review regarding tribal and cultural resource identification, treatment, and management while compensating them for their knowledge and efforts. Improvements should include commissioning the development of community-led, culturally relevant guidelines for identifying and protecting tribal and cultural resources and identifying funding sources for cultural resource identification, treatment and management.
4.5.5 - Short	Cultural Heritage and Expression	Designate historically and culturally significant buildings, landscapes, and districts for preservation using the Citywide Cultural Resource Survey, Planning Code Articles 10 and 11, and state and national historic resource registries to ensure appropriate treatment of historic properties that are important to the community, with a focus on those that are important to American Indian, Black, Japanese, Filipino, and other communities directly harmed by discriminatory government actions, and to unlock historic preservation incentives for more potential housing development sites.
4.5.12 - Short	Cultural Heritage and Expression	Consider the effects on housing in balance with the Planning Department's racial and social equity goals for any recommendation of approval, disapproval, or modification of landmark designations or historic district designations, or approval of substantive new review processes or requirements for historic resources.
5.1.6 - Long	Truth-telling and Acknowledging Past Harm	Report on the cumulative impacts to San Francisco's American Indian, Black, and other communities of color resulting from discriminatory practices and government actions as understood from the studies called for in Program 5.1 and Actions 5.1.1 through 5.1.5 to present a holistic view of the harms incurred and redress the harms comprehensively. Provide annual updates on new displacement trends and patterns and expand resources and programs to

		reverse negative trends.
5.2.1 - Short	Cultural Investment and Restitution	In recognition of the dispossession of American Indians of their ancestral lands, identify opportunities to give land back for traditional cultural and ceremonial uses and to invest in spaces for the American Indian community to participate in traditional cultural practices and convene community gatherings.
5.2.2 - Short	Cultural Investment and Restitution	In recognition of the disproportionate loss of Black residents from San Francisco in recent decades resulting in part from a culmination of discriminatory government actions, identify opportunities to donate or dedicate land for use or development by Black-led, community-serving organizations.
5.2.3 - Short	Cultural Investment and Restitution	Fund the development and implementation of community-led strategies in Cultural Districts to retain and grow culturally associated businesses and services that attract residents back to the area.
5.2.4 - Short	Cultural Investment and Restitution	Recognize spaces of cultural importance identified by American Indian, Black, Japanese, Filipino, and other communities directly harmed by discriminatory government actions in community planning and regulatory review for development projects, consult them in decisions affecting those spaces, and direct resources towards their preservation and management.
5.2.5 - Medium	Cultural Investment and Restitution	Fund the development of cultural spaces that serve communities harmed as described under Program 5.2, using potential new funding sources such as the mitigation fund referenced under Action 4.5.4 or community facilities fees.
5.2.6 - Short	Cultural Investment and Restitution	Prioritize businesses and non-profit organizations associated with American Indian, Black, Japanese, Filipino, and other communities directly harmed by discriminatory government actions for grant funding and technical assistance through the Legacy Business Program.
5.3.1 - Medium	Fair Housing Compliance and Enforcement	Evaluate and identify common cases of discrimination and violation of fair housing law and groups who continuously face such discrimination, including transgender and LGBTQ+, or people with disabilities, and implement solutions to strengthen enforcement of fair housing law in those cases.
5.3.2 - Short	Fair Housing Compliance and Enforcement	Amend the City's Fair Chance Ordinance to incorporate best practices to expand housing access for people with criminal records to privately owned units, Housing Choice Voucher units, and other federally funded units.
5.3.3 - Short	Fair Housing Compliance and Enforcement	Create and expand incentives for private landlords to use rental assistance programs (e.g., Housing Choice Vouchers) to rent their units to extremely and very low-income households. Incentives could include covering lease up fees, rent payment during the inspection period, providing tenant support for housing retention, and covering unit damage upon separation, as well as establishing a fund to support these incentives.
5.4.1 - Short	Housing Programs to Redress Harm	Prioritize American Indian residents for housing opportunities to redress the historic dispossession of resources affecting these communities, such as by the Indian Relocation Act, and other government actions that broke the cohesion of this community.

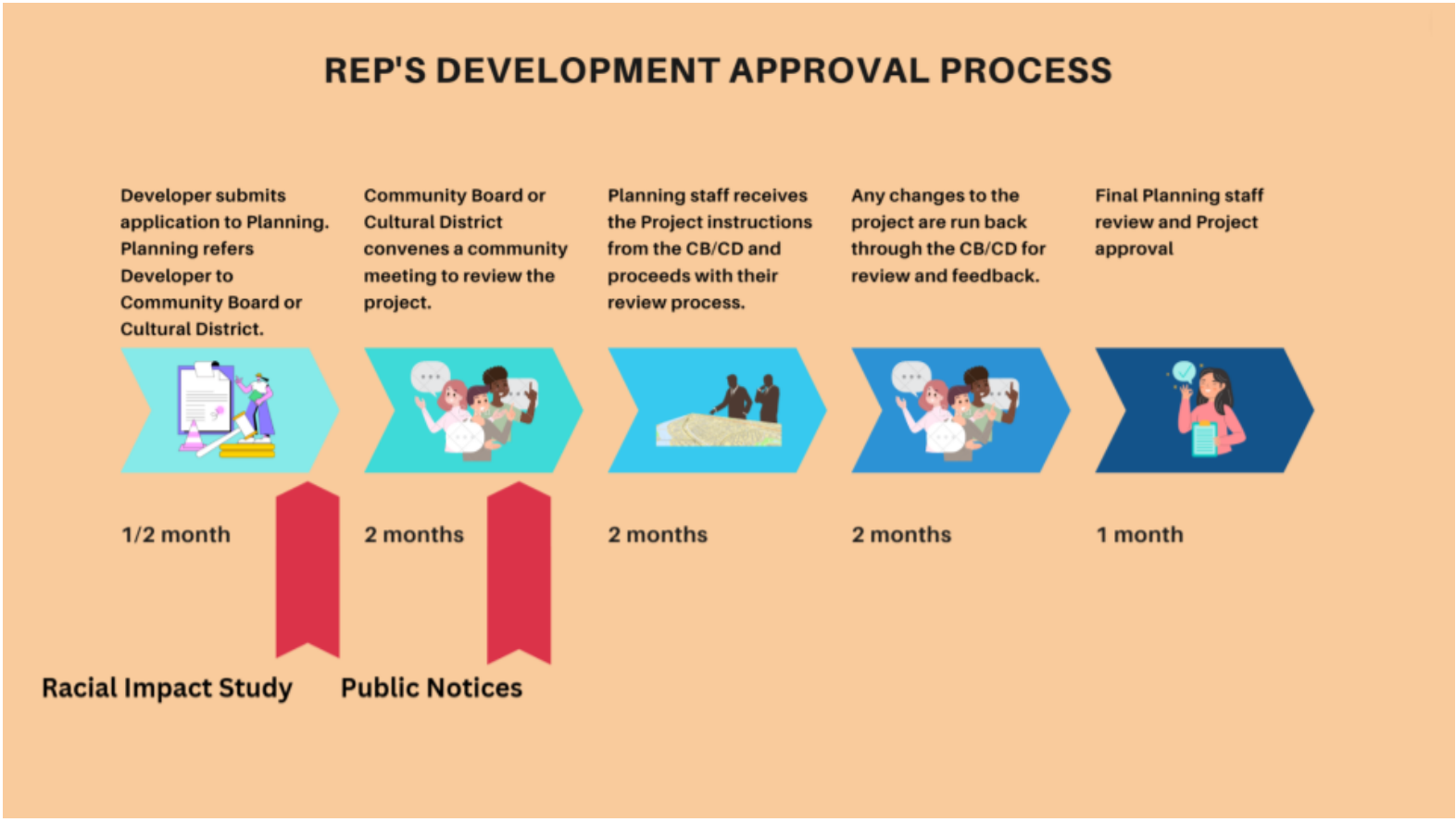
5.4.2 - Medium	Housing Programs to Redress Harm	Establish pilot and permanent programs that offer homeownership opportunities targeted to Black households harmed through redlining or urban renewal or other forms of systemic racism related to housing, including Black individuals and their descendants who hold Certificates of Preference from the urban renewal period, as referenced in Actions 5.4.8 and 5.4.9. Building on the Dream Keeper initiative, such programs should include silent second loans or grants for down payment assistance, as well as other financial assistance to reduce income eligibility as a barrier to access homeownership opportunities.
5.4.4 - Short	Housing Programs to Redress Harm	Target increased investment in the Down Payment Assistance Loan Program to American Indian, Black, Japanese, Filipino, and other communities directly harmed by redlining or urban renewal or by other discriminatory government actions.
5.4.5 - Medium	Housing Programs to Redress Harm	Implement right to return legislation for residents of public housing including opportunities to those previously displaced.
5.4.6 - Medium	Housing Programs to Redress Harm	Pursue expanding and modifying the shared equity homeownership and land trust models to address their effectiveness and scalability, including capacity and expertise of community-based organization to manage and support such projects, to serve communities harmed by past discrimination. Use the findings of the study referenced in Action 2.3.4 to inform expansion of these models.
5.4.7 - Short	Housing Programs to Redress Harm	Create and pilot programs to increase access to Affordable Rental and Homeownership units and other housing services as redress for American Indian, Black, Japanese, Filipino, and other communities directly harmed by past discriminatory government actions including redlining, urban renewal, the Indian Relocation Act, or WWII Japanese incarceration. Programs should be informed by the truth-telling processes described in Program 5.1.
5.4.8 - Short	Housing Programs to Redress Harm	Expand the Certificates of Preference program as required per recent State Law, Assembly Bill 1584 (Health and Safety Code, SEC 13 – 16), to qualify eligible descendants of those displaced by redevelopment projects for priority in renting or buying affordable housing. Conduct comprehensive outreach and engagement to identify the descendants of households who have been displaced. Expanding this program should rely on strategies that ensure such units meet the preferences and needs of eligible households as informed by Action 5.4.9.
5.4.9 - Short	Housing Programs to Redress Harm	Conduct a study to engage with Certificates of Preference holders and their descendants to identify their housing needs, preferences, and income levels and create a tracking system to better monitor who has obtained or declined affordable rental and homeownership opportunities and why.
5.4.10	Housing Programs to Redress Harm	Expand and fund community capacity to implement housing programs and investments for American Indian residents as one strategy to redress the historic dispossession of resources affecting these communities, such as the Indian Relocation Act, and other government actions that broke the cohesion of this community.
6.1.1 -	Families With	Pursue multi-generational living for extended families and communal households

Long	Children	that have space and amenities for children, working-age adults, seniors and persons with disabilities, when building permanently affordable housing or cooperative housing referenced in Action 1.6.1.
6.1.2 - Short	Families With Children	Establish programs to assist extremely low and very low-income families with children to relocate from SROs and overcrowded living conditions to appropriate permanently affordable housing.
6.1.3 - Medium	Families With Children	Encourage family-friendly housing, which could include higher numbers of two- or three- bedroom units, units that are affordable to a wide range of low- to middle-income households, and child-friendly amenities such as playgrounds, on-site childcare, or designated childcare units.
6.1.4 - Ongoing	Families With Children	Continue to require multi-bedroom unit mixes.
6.2.1 - Short	Transgender and LGBTQ+ People	Study and identify programs that respond to the needs of transgender and LGBTQ+ groups, particularly those who are refugees, lack family connections, or previously incarcerated, to incorporate into permanently affordable housing investments that are concentrated in the neighborhoods where they have historically found community, such as the Castro for LGBTQ+ communities or the Tenderloin for transgender people of color, building upon research spearheaded by the Castro LGBTQ Cultural District.
6.2.2 - Medium	Transgender and LGBTQ+ People	Support and fund the implementation of San Francisco's "Ending Trans Homelessness Plan," as well as the ongoing housing placement for the transgender community, in recognition of the severe disparities in housing access and safety experienced by this group.
6.3.1 - Short	Seniors and People with Disabilities and Chronic Illness	Expand the Senior Operating Subsidy (SOS) program to allow extremely and very low-income seniors to be eligible for new senior Below Market Rate rental units.
6.3.2 - Long	Seniors and People with Disabilities and Chronic Illness	Increase permanently affordable senior housing along transit corridors to improve mobility of aging adults and seniors, particularly for extremely and very low-income households including through expansion of Senior Operating Subsidies as referenced in Action 6.3.1.
6.3.3 - Short	Seniors and People with Disabilities and Chronic Illness	Create or support financing programs that support aging in place, including improvements to accessibility through home modifications or building ADUs, and supported by technical assistance programs referenced in Action 8.2.2.
6.3.6 - Short	Seniors and People with Disabilities and Chronic Illness	Strengthen interagency coordination to identify and implement strategies to address the housing needs of seniors and people with disabilities, informed by the Housing Needs Assessments referenced in Action 6.3.7.
6.3.9 - Short	Seniors and People with Disabilities and Chronic Illness	Explore a Disabled Operating Subsidy (DOS) program to allow extremely and very low-income people with disabilities better access to permanently affordable housing units.

7.4.3 - Short	Accessory Dwelling Units (ADUs)	Create an affordable ADU program that provides financial support for professional services and construction of units that serve low-income households.
8.1.10 - Medium	Cost and Fees	By January 2026, the Interagency Housing Element Implementation committee (see Action 4.1.4) will assess if the City has approved the appropriate housing units by income level to meet the RHNA goals. If the City is behind the pro rata affordable housing production goals the Interagency Housing Element Implementation committee should trigger: Increase of additional City funding for affordable housing and pursuit of additional State funding. Increase the land banking strategy to accommodate 50 percent more affordable housing units than the capacity of the sites acquired from 2022 through 2025 The City will implement these actions in consultation with HCD.
8.4.21 - Short	Process and Permit Procedures	Led by American Indian, Black, other communities of color, and Cultural Districts, explore options to support community engagement as part of ministerial review to simplify and shorten the approval process for housing projects citywide. All considered options must not add subjective constraints to the housing approval process and must reduce project approval timelines.
8.6.2 - Short	Support for Affordable Housing and Shelters	Utilize and comply with the state-wide streamlining opportunities to expedite and increase the production of Permanent Supportive Housing. Continue the non discretionary approval of Supportive Housing projects in accordance AB 2162 and of all shelters, including Low Barrier Navigation Centers, in accordance with AB 101.
8.6.4 - Medium	Support for Affordable Housing and Shelters	Remove requirement for General Plan referrals for shelters, 100% affordable housing, permanent supportive housing, and development agreement projects.
8.6.7 - Short	Support for Affordable Housing and Shelters	Strengthen the interagency coordination to streamline the requirements for the associated approvals for publicly funded affordable housing by creating a public inventory of all such approvals, establishing a baseline process and expected duration for each approval, and ensuring clear project management; examples of associated approvals include the PG&E requirements to accommodate Public Utilities Commission (PUC) low-cost electric service, or the multi-agency review of disability access to reduce per-unit construction costs.
8.6.10 - Short	Support for Affordable Housing and Shelters	Streamline plan checks, response to revisions, and field inspection process to support and reduce review time from the Mayor's Office of Disability by 20% for 100% affordable housing projects.
8.6.14 - Medium	Support for Affordable Housing and Shelters	Expand use of third-party consulting peer review of construction documents on publicly subsidized 100% affordable housing projects, in addition to continuing to maintain staff experts on affordable housing project review and assigning them to affordable housing projects.
8.6.16 - Medium	Support for Affordable Housing and	Expand nonprofit project management capacity, especially focused on areas of the city that have not seen much affordable housing development and where there are few or no community based affordable housing developers.

	Shelters	

Addendum #2:
Project Review and Approval Process



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:	15 Env, EJ & Community Orgs Sign To Strongly *OPPOSE* MELGAR "Family Housing" & Engardio-Breed "Constraints Reduction"
Date:	Monday, July 17, 2023 8:37:59 AM
Attachments:	SF_CEQA_Defenders_Sign-On_July-17-2023.pdf

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15 Environmental, Environmental Justice & Community Orgs Sign To Strongly *OPPOSE* MELGAR 'Family Housing' & Engardio-Breed 'Constraints Reduction' *(Also see attached in PDF format)*

SPEAK Sunset Parkside Education & Action Committee

July 17, 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:
California Alliance of Local Electeds Californians for Energy Choice 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

July 17, 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.

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Californians for Energy Choice
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East Mission Improvement Association
Extinction Rebellion SF Bay Area
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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); Somera, Alisa (BOS); Ng, Wilson (BOS); De Asis, Edward (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS); Major, Erica (BOS)
Subject:	FW: Encouraging Your Support for Ordinance 230446
Date:	Thursday, July 13, 2023 1:50:56 PM

Hello,

Please see below for communication from Keegan Clark regarding File No. 230446.

> **File No. 230446 -** Planning Code, Zoning Map - Housing Production (Mayor, Engardio, Dorsey)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: Keegan Clark <keegan@sync-arch.com>
Sent: Wednesday, July 12, 2023 5:03 PM
To: ChanStaff (BOS) <chanstaff@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>
Subject: Encouraging Your Support for Ordinance 230446

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 support for Ordinance 230446 and to encourage you to vote in favor of its passage. This legislation presents a critical opportunity to remove numerous barriers that have been hindering the construction of new housing in our beloved city of San Francisco. As a Junior project manager working and living in San Francisco I have experience firsthand the ways in which the current planning review process has SEVERLY impacted the timeline of projects. Under this new legislation, projects that were previously held up for 2-5 years could be streamlined and completed through over the counter review in a matter of months. This is an imperative change if

San Francisco is to meet its goal of 82,000 new units in the next 8 years.

As you are aware, San Francisco is facing a severe housing crisis, with an acute shortage of affordable and available homes. This crisis has led to increased homelessness, displacement, and a diminishing sense of community. It is essential that we take swift and decisive action to address this issue, and Ordinance 230446 is a step in the right direction. By streamlining the permitting process and removing unnecessary red tape, this ordinance would pave the way for more efficient and timely development of new housing units. It aims to tackle the bureaucratic hurdles and burdensome regulations that have contributed to delays, higher costs, and limited housing supply. By doing so, we can encourage the construction of more homes, both affordable and market-rate, to meet the diverse needs of our residents.

I kindly request that you carefully consider the impact and potential benefits of Ordinance 230446 and lend your support to its passage. Your vote will not only be a catalyst for positive change but also a testament to your dedication to serving the best interests of our community. I trust in your wisdom and leadership to make the right decision for the future of San Francisco.
Thank you for your time and attention to this matter. I look forward to hearing about your support for Ordinance 230446 and witnessing the positive impact it will have on our city.

Sincerely,

Keegan Clark
Junior Associate
syncopated architecture
www.sync-arch.com
415-558-9843

From:	Robert Hall
To:	Board of Supervisors (BOS); PrestonStaff (BOS)
Subject:	Oppose "Constraints Reduction Ordinance" ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026
Date:	Wednesday, July 12, 2023 7:26:41 PM
Attachments:	image.png

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

Please oppose "Constraints Reduction Ordinance" ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026.

Nearly every media outlet is talking about the biodiversity crisis and the climate crisis. This is not a time to weaken the environmental review process. It's a time to strengthen it. With recent changes at the state level like SB9, San Francisco already has parks like Palou Phelps in the developers cross hairs. Why loosen the rules to build more luxury condos? Please concentrate your energies on protecting San Francisco from the looming environmental crises and redeveloping our flagging downtown. There's an urgent need to reimagine the empty commercial space to create a community people want to live in, not just commute to.

I'm a huge supporter and advocate of the city and sympathize what you're up against. Please don't compromise the environment or eliminate the beauty of our natural heritage. Fill the empty buildings where all the concrete has already been poured.

Robert Hall
1946 Grove St. Apt. 6
San Francisco, CA 94117

Context

What's at Risk if We Don't Adapt?

Assets at risk of SLR flooding[1]:

75,000 **total households,** including **12,000** in the most socially vulnerable communities[3].

200,000 **total jobs,** and **15,000** total businesses.

20,000 **vulnerable acres at risk,** including wetlands, lagoons, and tidal marshes.[3]

Photo credit: Ben Botkin, 2020

Estimates of a Subset of Assets at Risk:
(in 2022 dollars)

$85 billion
Estimated *assessed value* of parcels at risk[1]

$151 billion
Estimated value of major roadways at risk[2]

[1] Assuming 4.9 feet of inundation by 2050.

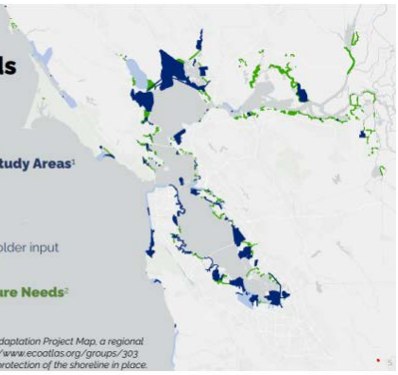
[2] Calculated based on 230 miles of vulnerable major class roadways, using a median transportation adaptation cost of $125,000 per foot. Adaptation assumes only elevation or realignment and not protection in place or multi-benefit solutions.

[3] Social vulnerability defined by the high and highest levels of BCDC's Community Vulnerability Data.

[4] From Adapting to Rising Tides Bay Area, 2020

Inventory

Inventory of Adaptation Needs



Local Adaptation Projects and Study Areas[1]

- Local Adaptation Projects
- Local Study Areas

192 projects in original inventory
132 projects updated with stakeholder input
Includes 47 new projects added

Potential Protective Infrastructure Needs[2]

- Placeholder Adaptation Needs

[1] Includes projects identified in BCDC's Shoreline Adaptation Project Map, a regional project inventory hosted through EcoAtlas: https://www.ecoatlas.org/groups/303
[2] Placeholder needs determined by assuming the protection of the shoreline in place.

From:	Candace Low
To:	Board of Supervisors (BOS)
Subject:	Opposition to: Constraints Reduction Ordinance ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026
Date:	Wednesday, July 12, 2023 12:25:39 PM

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

Dear Members of the San Francisco Board of Supervisors,

As a native of San Francisco for over 50 years, and an active member of the community, I am writing to oppose Constraints Reduction Ordinance ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026.

It should be a priority to conduct an environmental assessment of impacts to the rare community of the San Francisco sand dune communities and the mental health and well-being of the people who live and visit the neighborhood this project would impact.

Sincerely,
Candace Low
A concerned citizen of the outer sunset community.

_____

Candace Low, PhD
Biology Department
San Francisco State University
E-mail: clowsf@sfsu.edu

_____

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Somera, Alisa (BOS); Ng, Wilson (BOS); De Asis, Edward (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS); Major, Erica (BOS)
Subject:	FW: Board File Number 230446: Letter of support from the AIASF Public Policy and Advocacy Committee
Date:	Thursday, July 13, 2023 1:26:45 PM
Attachments:	AIASF Housing for All ordinance Support.pdf

Hello,

Please see below and attached for communication from the AIA Public Policy and Advocacy Committee regarding File No. 230446.

> **File No. 230446 -** Planning Code, Zoning Map - Housing Production (Mayor, Engardio, Dorsey)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: vivian dwyer <viv@dwyer-design.com>
Sent: Wednesday, July 12, 2023 1:36 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Cc: Christopher Roach <chris@studiovara.com>; Karin Payson <karinp@kpad.com>; Stacy Williams <swilliams@aiasf.org>; Kevin Riley <kriley82@gmail.com>
Subject: Board File Number 230446: Letter of support from the AIASF Public Policy and Advocacy Committee

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

To the Board of supervisors,

The AIA Public Policy and Advocacy Committee is submitting this letter of support for Mayor Breeds, Constraints Reduction(AKA Housing Production) Case Number 2023-00367CAMAP, Board File number 230446 to be on file.

We understand there is no date set yet when this will next be heard with opportunity for the public

to speak up, but will look for conformation and want this to be in the file.

Thank you

Vivian

DWYER DESIGN
1965 page street #201
san francisco ca 94117
415.730.5856

AIA San Francisco

Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689

July 12, 2023

Re: Project Name: Constraints Reduction (AKA Housing Production)
Case Number: 2023-003676PCAMAP
Board File No. 230446
By Mayor Breed

Dear San Francisco Board of Supervisors,

AIA San Francisco Public Policy and Advocacy Committee are writing to express our support for the proposed 'Housing for All' ordinance.

We 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.

AIA San Francisco
Hallidie Building
150 Sutter Street #814
San Francisco, CA 94104

(415) 874-2620
info@aiasf.org

www.aiasf.org

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.

We 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,

AIA San Francisco Public Policy and Advocacy Committee

From:	Robert Hall
To:	Major, Erica (BOS)
Subject:	Oppose "Constraints Reduction Ordinance" ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026
Date:	Wednesday, July 12, 2023 8:15:40 PM

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

Please oppose "Constraints Reduction Ordinance" ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026.

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Robert Hall
1946 Grove St. Apt. 6
San Francisco, CA 94117

From:	Eric Brooks
To:	Major, Erica (BOS)
Subject:	*FOR TODAY* Land Use, July 10 - Org Sign-On - OPPOSE: Melgar "Family Housing" & Engardio "Constraints Reduction"
Date:	Monday, July 10, 2023 7:08:59 AM
Attachments:	SF_CEQA_Defenders_Sign-On_July-10-2023.pdf

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

Hi Erica, Please distribute printed paper hard copies of the attached PDF public comment letter to the Land Use & Transportation Committee members, Melgar, Peskin, and Preston, for today's hearing. Please see below, and attached in PDF format with organization logos, for today's Land Use & Transportation Committee: Organization Sign-On, OPPOSE: Melgar "Family Housing" & Engardio "Constraints Reduction" July 10, 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!

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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.

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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.

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East Mission Improvement Association
Extinction Rebellion SF Bay Area
Our City SF
Our Neighborhood Voices
San Francisco Green Party
Save Our Neighborhoods SF

July 10, 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**

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Sincerely:

California Alliance of Local Electeds
Californians for Energy Choice
East Mission Improvement Association
Extinction Rebellion SF Bay Area
Our City SF
Our Neighborhood Voices
San Francisco Green Party
Save Our Neighborhoods SF

From:	zrants
To:	Melgar, Myrna (BOS); Major, Erica (BOS)
Cc:	Peskin, Aaron (BOS); Preston, Dean (BOS)
Subject:	re: oppostion to Engardio-Breed-Dorsey “Constraints Reduction Ordinance” # 230446
Date:	Thursday, July 6, 2023 5:58:32 PM
Attachments:	Ordinanace 230446.docx

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

July 6, 2023

Supervisors:

re: Opposition to Engardio-Breed-Dorsey “Constraints Reduction Ordinance” # 230446

There is a lot the Engardio-Breed-Dorsey “Constraints Reduction Ordinance” (aka “Housing Production Ordinance”) # 230446 does and doesn’t do that is concerning to those of us who are familiar with it. Unfortunately, it has not had a lot of covering in the press. Thanks to the sudden appearance of the 50 story renderings of the 2700 Sloat project more people are taking notice and they do not like what they see. People who might have appreciated a little extra density are horrified and disturbed by the sudden third finger in the air at the beach. Please do not pass Ordinance # 230446 at the Land Use Committee.

There are a lot of questions that remain unanswered about how this Ordinance will help produce housing and where the funds will come from.

What we do know:

- Increasing density does not make housing more affordable.
- Cities do not build housing. Developers do and only when they can realize a large profit from doing so.
- This Ordinance allows demolition without notice to neighbors, and gives property owners more incentives to empty their buildings.
- The Ordinance eliminates Conditional-Use hearings and opportunities for neighbors and the Planning Commission to improve the projects.
- There is no guarantee that any of these projects will be affordable or that they will be built any time soon.
- Current economic conditions with declining property values, high labor rates and materials costs are not attracting investors.
- Demolishing buildings creates a huge amount of solid waste and we are running out of room to put it.
- Nothing in this ordinance will build the already entitled units or fill the empty units.
- The most affordable housing is existing housing.

- Very few people are aware of the Ordinance that could have a major effect on their lives.

What we don't know:

- How to protect the affordable housing units we have from demolition.
- How to protect tenants from being evicted.
- How to administer a right to return program.
- How to protect affordable units from Ellis Act evictions or owner buy-outs.
- Where the money will come from to build affordable housing.

Please do not pass Ordinance # 230446 at the Land Use Committee.

Sincerely,

Mari Eliza, Concerned SF Citizen, zrants@gmail.com

July 6, 2023

Supervisors:

re: Opposition to Engardio-Breed-Dorsey “Constraints Reduction Ordinance” # 230446

There is a lot the Engardio-Breed-Dorsey “Constraints Reduction Ordinance” (aka “Housing Production Ordinance”) # 230446 does and doesn’t do that is concerning to those of us who are familiar with it. Unfortunately, it has not had a lot of covering in the press. Thanks to the sudden appearance of the 50 story renderings of the 2700 Sloat project more people are taking notice and they do not like what they see. People who might have appreciated a little extra density are horrified and disturbed by the sudden third finger in the air at the beach. Please do not pass Ordinance # 230446 at the Land Use Committee.

There are a lot of questions that remain unanswered about how this Ordinance will help produce housing and where the funds will come from.

What we do know:

- Increasing density does not make housing more affordable.
- Cities do not build housing. Developers do and only when they can realize a large profit from doing so.
- This Ordinance allows demolition without notice to neighbors, and gives property owners more incentives to empty their buildings.
- The Ordinance eliminates Conditional-Use hearings and opportunities for neighbors and the Planning Commission to improve the projects.
- There is no guarantee that any of these projects will be affordable or that they will be built any time soon.
- Current economic conditions with declining property values, high labor rates and materials costs are not attracting investors.
- Demolishing buildings creates a huge amount of solid waste and we are running out of room to put it.
- Nothing in this ordinance will build the already entitled units or fill the empty units.
- The most affordable housing is existing housing.
- Very few people are aware of the Ordinance that could have a major effect on their lives.

What we don’t know:

- How to protect the affordable housing units we have from demolition.
- How to protect tenants from being evicted.
- How to administer a right to return program.
- How to protect affordable units from Ellis Act evictions or owner buy-outs.
- Where the money will come from to build affordable housing.

Please do not pass Ordinance # 230446 at the Land Use Committee.

Sincerely,

Mari Eliza, Concerned SF Citizen, zrants@gmail.com

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Somera, Alisa (BOS); Ng, Wilson (BOS); De Asis, Edward (BOS); Entezari, Mehran (BOS); Major, Erica (BOS)
Subject:	FW: Letter Re: Planning Case Number 2023-003676PCAMAP
Date:	Monday, July 3, 2023 1:11:30 PM
Attachments:	Letter Re Planning Case Number 2023-003676PCAMAP.pdf

Dear Supervisors,

Please see the attached communication regarding File No. 230446.

File No. 230446 - Ordinance amending the Planning Code to encourage housing production by 1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations; 2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density; 3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts; 4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; 5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; 6) exempting certain affordable housing projects from certain development fees; 7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and 8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689

Phone: (415) 554-5184 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org| www.sfbos.org

From: Avi Gandhi <avi.gandhi@chinatowncdc.org>
Sent: Wednesday, June 28, 2023 4:52 PM
To: Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Braun, Derek (CPC) <derek.braun@sfgov.org>; Ruiz, Gabriella (CPC) <gabriella.ruiz@sfgov.org>
Cc: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Gluckstein, Lisa (MYR) <lisa.gluckstein@sfgov.org>; Gen Fujioka <gfujioka@chinatowncdc.org>; Rosa Chen <rosa.chen@chinatowncdc.org>; Zachary Weisenburger <zweisenburger@ycdjobs.org>; David Elliott Lewis <ideazones@yahoo.com>
Subject: Letter Re: Planning Case Number 2023-003676PCAMAP

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June 28, 2023

Rachael Tanner
President, SF Planning Commission
Rachael.Tanner@sfgov.org

Kathrin Moore
Vice President, SF Planning Commission
Kathrin.Moore@sfgov.org

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
commissions.secretary@sfgov.org

Re: Streamlining Legislation
"Constraints Reduction AKA Housing Production Ordinance [BF 230446]
Planning Case Number 2023-003676PCAMAP
Legislative File #230446

Dear President Tanner, Vice President Moore, and Planning Commissioners

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.

Tenderloin People's Congress is an all volunteer, grassroots resident advocacy group since 2015.

We write to express our concerns regarding the Planning Department's apparent lack of consideration of the potential adverse social, economic, and equity impacts of the proposed Planning Code and Zoning Map Amendments, particularly in relation to their impacts on the Priority Equity Geographies (PEGs)[1].

We had previously looked forward to the Department's analysis of the Mayor's proposal given the Department's extensive technical and research capacity to provide neighborhood and parcel level assessment of impacts and outcomes. But the Executive Summary offers no such analysis specific to Priority Equity Geographies aside from a map of the outline of the areas. While the Department extensively extolls its previous attention to equity areas in the drafting for the Housing Element, the Executive Summary does not even summarize the extent to which the proposed policy changes impact Priority Equity Geographies. This lack of consideration of the areas of the City where a majority of lower-income communities of color reside is both disappointing and troubling.

Unless that omission is corrected, the absence of specific analyses of impacts on Priority Equity Geographies will make it impossible for this Commission to adopt informed findings or recommendations to address or mitigate the impacts of the proposal.

Based upon our own reading of the legislation, the proposal appears to change multiple policies impacting thousands of residential, commercial, and mixed-use sites in the Priority Equity areas such as the Mission, Chinatown, Tenderloin, SOMA, Bayview, Excelsior, and others. These changes include:

- Development on large lots: Eliminates Conditional Use hearings ("CU") for construction on larger parcels in RH, NC, and Chinatown Mixed-Use Districts (Staff Report, pg. 7).
- Allowable Heights: Eliminates CU hearings for height in districts where hearings are currently required in RH, RM, RC and certain NC Districts (Staff Report, pg. 7).
- State Density Bonus: Eliminates hearings for projects using the State Density Bonus given that State law prevents the Planning Commission from denying or modifying a State Density Bonus project (Staff Report, pg. 8).
- Group Housing: Permits Group Housing in RH-1 zoning districts via the four-plex program and removes the conditional use requirement for Group Housing in RH-2 and RH-3 zoning districts (Staff Report, pg. 13).

Likely unanalysed impacts:

- Without any affordability requirements, these provisions incentivize upscale market-rate developments, taking away the opportunity for much-needed affordable housing projects to be built, particularly in historically low-income neighborhoods within PEGs. CUs are one of the few tools for communities to become aware of and weigh in on potential impacts of developments in their neighborhoods including the loss of

rent-controlled units, community-serving businesses, open spaces, etc.
- Allowing Group Housing by-right negates the years of work that communities within Priority Equity Geographies like Chinatown and Tenderloin have done to discourage Group Housing Projects that incentivize luxury studios and smaller apartments aimed at young professionals and single adults instead of more family-friendly housing, changing the character of low-income, immigrant, and people of color neighborhoods.

With each of these changes, the communities in this city which have been most adversely impacted by gentrification, displacement, and disempowerment will have less opportunity to speak out and have a voice in future market driven development in what remains of their neighborhood.

And while the Executive Summary repeatedly and extensively claims that such market driven development will produce new housing development for everyone, there is not a single chart, paragraph, or data point that is offered that establishes that the housing that will be developed in the Priority Equity Geographies will be affordable to the people who need the housing in those neighborhoods. With limited remaining sites available for new developments in Priority Equity Areas, streamlining of public process makes these limited sites prime targets for market-rate upscale projects. This increased competition from non-affordable projects directly undermines the pressing need for affordable housing in these neighborhoods and risks perpetuating gentrification and further displacement.

Furthermore, while we appreciate the legislation for maintaining residential demolition controls within the PEG-SUD, we believe that the Executive Summary completely lacks discussion or analysis on the impacts that this streamlining legislation will have on incentivizing demolitions of non-residential uses including community-serving retail, restaurants, cultural institutions, banquet halls, and other businesses and services, particularly in mixed-use districts of PEGs. These community-serving commercial establishments are integral to the fabric of these neighborhoods, and it is essential to examine both impacts simultaneously. While housing stability is undoubtedly crucial, access to jobs, local businesses, and community-based services is equally vital for the holistic well-being of low-income communities.

Unfortunately none of the above described foreseeable adverse impacts of the proposal as written were identified or addressed by the Planning Departments' Executive Summary -- the only publicly provided analysis of the proposed legislation. We urge the Commission to delay a decision until we receive a comprehensive analysis of the potential consequences of the proposed amendments on Priority Equity Goegraphies. This analysis should consider the impacts on both residential and non-residential demolitions, taking into account the unique character and needs of these neighborhoods. Additionally, an assessment of the cumulative effects of the amendments, along with the existing Housing Element Actions, is necessary to comprehend the broader implications of these policy changes.

Furthermore, considering the existence of at least four legislative proposals for Housing Element implementation[2], we urge the Planning Staff to evaluate the cumulative impacts of all these proposals as per the Housing Element Project EIR, ensuring a comprehensive understanding of their combined effects on the proposed Priority Equity Geographies SUD.

We also want to highlight that we appreciate the legislation for expanding fee waivers to more 100% affordable housing projects, as well as providing greater housing choice for seniors by allowing double density in additional zoning districts but these positive reforms could be considered as stand alone measures or along with land use policies that also recognize other needs in Priority Equity Geographies.

In conclusion, we strongly urge the Planning Commission to continue the hearing of Mayor Breed's streamlining legislation to allow for a re-evaluation of impacts by Planning Staff as well as comprehensive public review and comment. The lack of analysis, community engagement, and clear communication regarding the potential impacts of this legislation necessitates a more robust and transparent process.

Sincerely,

Avi Gandhi
Senior Planner
Chinatown Community Development Center

Zachary Weisenburger
Land Use Policy Analyst
Young Community Developers

David Elliott Lewis
Co-Chair
Tenderloin People’s Congress

June 28, 2023

Rachael Tanner
President, SF Planning Commission
Rachael.Tanner@sfgov.org

Kathrin Moore
Vice President, SF Planning Commission
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[1] Priority Equity Geographies are areas with a higher density of vulnerable populations as defined by the San Francisco Department of Health, including but not limited to people of color, seniors, youth, people with disabilities, linguistically isolated households, and people living in poverty or unemployed.

Department extensively extolls its previous attention to equity areas in the drafting for the Housing Element, the Executive Summary does not even summarize the extent to which the proposed policy changes impact Priority Equity Geographies. This lack of consideration of the areas of the City where a majority of lower-income communities of color reside is both disappointing and troubling.

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[2] Legislative File #230446, Mayor Breed's Housing Production Ordinance; Legislative File #230026, Supervisor Melgar's proposal creates a Family Housing Opportunity SUD; Legislative File #230734, proposes to upzone commercial corridors outside the PEG-SUD; and Legislative File #230735, proposes to eliminate density controls for housing built along Neighborhood Commercial streets.

Sincerely,

Avi Gandhi
Senior Planner
Chinatown Community Development Center

Zachary Weisenburger
Land Use Policy Analyst
Young Community Developers

David Elliott Lewis
Co-Chair
Tenderloin People's Congress

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Somera, Alisa (BOS); Ng, Wilson (BOS); De Asis, Edward (BOS); Entezari, Mehran (BOS); Major, Erica (BOS)
Subject:	FW: Constraints Reduction proposal Board file 230446. Copy of letter to Planning Commission June 28 for all Supervisors
Date:	Monday, July 3, 2023 1:14:50 PM

Dear Supervisors,

Please see the below communication regarding File No. 230446.

File No. 230446 - Ordinance amending the Planning Code to encourage housing production by 1) exempting, under certain conditions, specified housing projects from the notice and review procedures of Section 311 and the Conditional Use requirement of Section 317, in areas outside of Priority Equity Geographies, which are identified in the Housing Element as areas or neighborhoods with a high density of vulnerable populations; 2) removing the Conditional Use requirement for several types of housing projects, including housing developments on large lots, projects to build to the allowable height limit, projects that build additional units in lower density zoning districts, and senior housing projects that seek to obtain double density; 3) amending rear yard, front setback, lot frontage, minimum lot size, and residential open space requirements in specified districts; 4) allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts, and administrative review of reasonable accommodations; 5) expanding the eligibility for the Housing Opportunities Mean Equity - San Francisco (HOME - SF) program and density exceptions in residential districts; 6) exempting certain affordable housing projects from certain development fees; 7) authorizing the Planning Director to approve State Density Bonus projects, subject to delegation from the Planning Commission; and 8) making conforming amendments to other sections of the Planning Code; amending the Zoning Map to create the Priority Equity Geographies Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689

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From: lgpetty <lgpetty@juno.com>
Sent: Wednesday, June 28, 2023 4:35 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: Re: Constraints Reduction proposal Board file 230446. Copy of letter to Planning Commission June 28 for all Supervisors

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

Dear President Tanner and Planning Commissioners,

Re: The Constraints Reduction Act: Planning Code and Zoning Map Amendments

2023-003676PCAMAP

I urge the Commissioners to recommend setting aside this proposed legislation in order to replace it with a more considered, and compliant, Two-Stage process.

As one of four bills (so far) to implement the Housing Element and State laws, this proposal serves as the core. And it is a massive, overstuffed Pandora's box of code and zoning changes, accompanied by an outdated and unexamined map. All of which bypass the stated priorities of the Housing Element and the Board of Supervisors-- for equity and affordable housing.

However, there IS a way to meet state mandates for streamlining and rezoning, while abiding by our own priorities. With the roll-out of previous individual bills we see that the State does not dictate a massive overhaul all at once in the same bill.

Thus, in the interests of city priorities, equity, fairness, common sense, and fulfillment of the city's Number One need, the way forward should be to replace the "Constraints" proposal with two separate pieces of code and zoning implementation legislation.

There is no immediate reason to rush into offering more benefits to expensive market rate housing developers, when San Francisco has a known record of overbuilding it. We've already stockpiled a huge surplus of vacant market rate units. Many developers have said their major projects won't "pencil out" until affluent workers able to pay market rents and prices return.

But there are 46,000 reasons to immediately start to smooth the way for 100 per cent affordable housing developments. That whopping number is the total affordable units San Francisco is required to build by the State-imposed RHNAs.

As currently written, the Constraints Reduction proposal is an unregulated do-it-yourself kit for developers to put together high-rent, high-price condo projects that will only benefit

investors. It is a campaign to put the fox in charge of the henhouse. Meanwhile, there is no money; no plan or commitment for affordable housing in this legislation except a few hazy promises.

High-end market rate housing does not empty our tents; it does not insure stable homes for seniors and others on fixed incomes; it offers no hope for the families of our essential workers. This legislation is based on the bankrupt idea that affordability comes from expanding market rate housing. It is a continuation, on steroids, of the disastrous policies that enabled the rising rents which pushed our people into homelessness and exile.

In this legislation, the Mayor continues to sidetrack affordable housing production into a vague, undefined future… guided by a committee whose only task is to issue a report…in 2024.

Also please consider that "fair housing" is a stated goal in both in the Housing Element and in this legislation. But you won't find in them an understanding that there can be no fair housing without affordable housing. Affordable housing IS fair housing. And there is no fairness about housing that most San Franciscans can't afford. What good is greater access to new housing in better-resourced areas, if it's priced beyond most people's budgets? There is also no fairness if residents are dispossessed and disenfranchised by excluding their voices in planning projects that upend their lives…and certainly no fairness in removal of demolition restrictions, and inadequate solutions for its impacts.

Proponents of this legislation claim it's merely a mandatory response to bring San Francisco into compliance with the demands of state law. It's also alleged that we have no choice but to obey. But there are choices available. For example, someone chose to accelerate the timeline, and chose, in this legislation, that for every change the state requires...the city should go one better. And keep in mind, however, the "Constraints" legislation and the other "implementation" bills do not collectively offer, as the Planning Dept. deceptively implies, a plan where affordability is a choice open to all.

But despite all the mandates, it's still up to us to choose in what order we do things. So why not begin with implementing incentives only for affordable housing? We really can't create enough affordable housing unless the city puts it ahead of all other goals and follows up with adequate (read enormous amounts of) money and commitment. That commitment came into question just this week, with the proposal to reduce inclusionary housing requirements in new construction. The Inclusionary program accounted for a third of the affordable units built in the last ten years.

So I recommend putting forth at this time, only a First Stage ordinance for code and zoning changes. Create an Affordable Housing Implementation Act. It would limit streamlining, generous incentives, and zoning exceptions only to those who'll deliver the 100 per cent housing we need. We must then back this up with enough funds for the affordable developer's projects, and for landbanking and preservation of existing affordable housing.

To mitigate hardships, add unequivocal support for community notification and input at the very beginning of every project application. Keep CUA. Put teeth in an anti-displacement program by guaranteeing specific expanded protections, including rent control for every replacement unit. Declare hands-off every block in the Priority Equity Geographies, especially in any PEG areas that overlap High Resource Areas. And commit to investing enough money in the PEG areas to assure they will be just as "high-resourced" as the Westside, Pacific

Heights and the northern waterfront. Why should PEG residents have to move from their generational homes in order to enjoy great schools, transit, and infrastructure?

Assistance for market rate developers can be addressed in a Second Stage of code and zoning implementation legislation. After making significant progress toward building those mandated 46,000 affordable units, the city could open up streamlining and incentives for other developers if needed. Who knows…if high-income workers have flooded back into San Francisco by then, as is likely, San Francisco might have already met its RHNA goals for market rate housing. Then, instead of having to destroy its policies of community collaboration, the city could work on improving them.

And finally…just for the record: People should never be diminished or demeaned by labeling their voices as "Constraints." Our voices, along with those of Planning Commissioners, Supervisors and the City of San Francisco itself, must not be denied. All of us have a Constitutional right to participation in the making of rules and the processes that govern our lives.

Thank you for your consideration.

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

D2 resident

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:	FW: Streamlining Legislation File #230446
Date:	Wednesday, May 31, 2023 8:21:37 AM
Attachments:	image.png REP Request for Planning Staff Report 30May23.pdf

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From: Joseph Smooke <joseph@peoplepowermedia.org>
Sent: Tuesday, May 30, 2023 4:48 PM
To: Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>
Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Chion, Miriam (CPC) <miriam.chion@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Race & Equity in all Planning Coalition (REP) <repsf@googlegroups.com>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Braun, Derek (CPC) <derek.braun@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ruiz, Gabriella (CPC) <gabriella.ruiz@sfgov.org>; John Avalos <john@sfccho.org>; Charlie Sciammas <charlie@sfccho.org>
Subject: Streamlining Legislation File #230446

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30 May 2023

Aaron Starr
Manager of Legislative Affairs
aaron.starr@sfgov.org

Veronica Flores
Legislative Affairs
veronica.flores@sfgov.org

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: Streamlining Legislation Titled "Planning Code, Zoning Map - Housing Production"
Legislative File #230446
Dear Aaron and Veronica,

The legislation referenced above is on the Planning Commission's advance calendar for June 15, 2023. This is extremely complex, technical legislation that requires extensive review and cross-referencing of multiple sections of the Planning Code.

We are eagerly looking forward to Planning's Staff Report on this item to help our understanding of all the ramifications of this legislation. We are concerned, however, that the Staff Report will not be published until just one week prior to the hearing- because this is unfortunately the pattern that Planning has been following.

The Race & Equity in all Planning Coalition (REP-SF) requests that the Staff Report for this legislation be made available to Planning Commissioners and to the public at least two weeks prior to the Planning Commission hearing on this legislation. This would mean publication of the Staff Report this Thursday, June 1.

If it is not possible for staff to publish their report by or before this Thursday, June 1, REP-SF requests that the hearing be postponed to a date that is at least two weeks after the actual publication date of the Staff Report.

Thank you for your consideration of this request.

Respectfully submitted,

The Race & Equity in all Planning Coalition, San Francisco (REP-SF)

cc
Planning Director, Rich Hillis
Planning Equity Director, Miriam Chion
Planning Commissioners
Planning Commission Clerk, Jonas Ionin
Board of Supervisors
Board of Supervisors, Legislative Aides
Council of Community Housing Organizations

co-founder of People Power Media
Creators of PRICED OUT
See the animation that will change the way you think about housing!

30 May 2023

Aaron Starr
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Legislative Affairs
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49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: Streamlining Legislation Titled "Planning Code, Zoning Map - Housing Production"
Legislative File #230446

Dear Aaron and Veronica,

The legislation referenced above is on the Planning Commission's advance calendar for June 15, 2023. This is extremely complex, technical legislation that requires extensive review and cross-referencing of multiple sections of the Planning Code.

We are eagerly looking forward to Planning's Staff Report on this item to help our understanding of all the ramifications of this legislation. We are concerned, however, that the Staff Report will not be published until just one week prior to the hearing- because this is unfortunately the pattern that Planning has been following.

The Race & Equity in all Planning Coalition (REP-SF) requests that the Staff Report for this legislation be made available to Planning Commissioners and to the public at least two weeks prior to the Planning Commission hearing on this legislation. This would mean publication of the Staff Report this Thursday, June 1.

If it is not possible for staff to publish their report by or before this Thursday, June 1, REP-SF requests that the hearing be postponed to a date that is at least two weeks after the actual publication date of the Staff Report.

Thank you for your consideration of this request.

Respectfully submitted,

The Race & Equity in all Planning Coalition, San Francisco (REP-SF)

cc **Planning Director, Rich Hillis**
Planning Equity Director, Miriam Chion
Planning Commissioners
Planning Commission Clerk, Jonas Ionin
Board of Supervisors
Board of Supervisors, Legislative Aides
Council of Community Housing Organizations