

From: [Carroll, John \(BOS\)](#)
To: [Brianna Morales](#); [Melgar, Myrna \(BOS\)](#); [MahmoodStaff](#); [MandelmanStaff \(BOS\)](#); [SauterStaff](#); [ChenStaff](#)
Cc: [Jane Natoli](#); [Board of Supervisors \(BOS\)](#)
Subject: RE: Support for Housing at 1101-1111 Sutter (Item 1) - BOS File No. 240873
Date: Monday, February 10, 2025 4:57:00 PM
Attachments: [1101-1111 Sutter Petition Signers - Sheet1.pdf](#)
[image001.png](#)

Thank you for your comment letter.

By copy of this message to the board.of.supervisors@sfgov.org email address, your comments will be forwarded to the full membership of the Board of Supervisors. I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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[Board of Supervisors File No. 240873](#)

John Carroll

Assistant Clerk

Board of Supervisors
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From: Brianna Morales <brianna@housingactioncoalition.org>

Sent: Monday, February 10, 2025 12:25 PM

To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; MandelmanStaff (BOS) <mandelmanstaff@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>

Cc: Jane Natoli <jane@yimbyaction.org>; Carroll, John (BOS) <john.carroll@sfgov.org>

Subject: Support for Housing at 1101-1111 Sutter (Item 1)

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Dear Members of the Land Use Committee,

I am writing on behalf of the Housing Action Coalition and San Francisco YIMBY to share our [petition](#) in support of the 1101-1111 Sutter Street project and the proposed non-potable water amendment, which is critical to ensuring the financial feasibility of this much-needed development.

We appreciate the Supervisors' leadership in advancing policies that expand housing opportunities and recognize the complexities of this project. We are eager to see more homes built in San Francisco and to welcome more neighbors into our communities.

This development maximizes state funding to build affordable housing and help us with our Housing Element goals without relying on San Francisco dollars -- a rare and valuable opportunity that we should seize. Along with providing 303 new homes, including 101 affordable units, it will also bring a child care center and pedestrian improvements, benefiting both families and the broader community.

Our petition reflects the voices of residents and neighbors who recognize the importance of moving this project forward.

Attached to this email, you will find a PDF listing over 400 residents who have signed the petition in support of our initiative. We kindly ask that you review the attached document and consider our request for support in moving this project forward. We are hopeful for a positive response and appreciate your support.

Thank you for your time and consideration. Please let me know if you have any questions.

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In support,

Brianna Morales | Pronouns: She/Her
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Elinore	Lurie	elinore.lurie@gmail.com	94121
Carla	Schlemminger	carlas@yahoo.com	94123-4702
Megan	Topping	mmtopping@gmail.com	94118
Ronny	Weyant	ronny.j.weyant@gmail.com	94109
Lily	Vlach	lily.vlach@gmail.com	94109
Stacey	Wong	stacey.e.wong@gmail.com	94111
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Pavel	Paramonov	pavel.paramonov@gmail.com	94121
Matthew C.	Sheridan	matthew@sheridan.net	94133
Miki	Hirai	hirai@archsf.com	94103
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Hana	Vegher	hana.vegher@gmail.com	94132
Q	N	gr00vyq3@gmail.com	94112
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Daniel	Milko	dmmilko@gmail.com	94117
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Jane	Franklin	janefranklin@gmail.com	94117
Rosemary	Talcott	rosietalcott@gmail.com	94114
Julie	Lein	j2ulie@gmail.com	94133
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Stephan	Spangenberg	stephan.wcb@gmail.com	94109
Catie	Stewart	cs2593@gmail.com	94131
Sarang	Shah	sarang.a.shah@gmail.com	94115
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Tule	Horton	tulehorton@gmail.com	94118-1357
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Anne	McNiel	anne.mcniel@gmail.com	94158

Zoe	Young	zoe.o.young@gmail.com	94117-1326
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Cubby	S	gcubby100@gmail.com	94103
Nick	Reyes	nick.reyes.7th@gmail.com	94114
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Justin	Wollman	justin.w.wollman@gmail.com	94109
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Annie	Guo	anniedefun@gmail.com	94109
Shivany	Condor Montes	shivanycm@gmail.com	94114
Jen	Benz	jenbenz@gmail.com	94107
Julianna	Keller	julianna.k.keller@gmail.com	94123-5041
Kala	Grogg	campo-challis.0u@icloud.com	94133

From: [Carroll, John \(BOS\)](#)
To: ["Julien DeFrance"](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: URGENT - Support 303 New Homes at 1101-1111 Sutter Street! - BOS File No. 240873
Date: Thursday, February 6, 2025 11:58:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in 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. 240873](#)

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: Julien DeFrance <julien.defrance@gmail.com>
Sent: Wednesday, February 5, 2025 8:15 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Fwd: URGENT - Support 303 New Homes at 1101-1111 Sutter Street!

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

Begin forwarded message:

From: Julien DeFrance <julien.defrance@gmail.com>

Date: February 5, 2025 at 20:10:41 PST

To: daniel.lurie@sfgov.org, Board.of.Supervisors@sfgov.org, bos@sfgov.org, ChanStaff@sfgov.org, connie.chan@sfgov.org, Chyanne.chen@sfgov.org, chenstaff@sfgov.org, matt.dorsey@sfgov.org, DorseyStaff@sfgov.org, joel.engardio@sfgov.org, engardiostaff@sfgov.org, jackie.fielder@sfgov.org, fielderstaff@sfgov.org, mahmoodstaff@sfgov.org, Bilal.mahmood@sfgov.org, rafael.mandelman@sfgov.org, MandelmanStaff@sfgov.org, myrna.melgar@sfgov.org, melgarstaff@sfgov.org, danny.sauter@sfgov.org, sauterstaff@sfgov.org, Stephen.sherrill@sfgov.org, sherrillstaff@sfgov.org, Shamann.Walton@sfgov.org, waltonstaff@sfgov.org, mayorspressoffice@sfgov.org

Subject: URGENT - Support 303 New Homes at 1101-1111 Sutter Street!

Supervisors and members of the land use committee,

The Housing Action Coalition strongly supports the proposed housing project at 1101-1111 Sutter Street—a much-needed development that will bring 303 new homes to San Francisco, including 101 affordable units and a 4,000-square-foot child care center. This project is a vital step in addressing our city's severe housing shortage while improving the neighborhood with thoughtful design and community-focused amenities.

Why We Support This Project:

More Homes for San Francisco: The 22-story tower will add 303 homes, with 33% set aside as below-market-rate units, ensuring that working families, low-income residents, and essential workers can live in the heart of the city.

Revitalizing Underutilized Land: This project replaces a deteriorating structure with a modern, mixed-use building that includes a child care center, retail spaces, and welcoming open areas for the community.

Sustainable, Walkable Neighborhoods: The project includes landscaped courtyards, rooftop gathering spaces, wider sidewalks, better lighting, and more street trees—all designed to create a vibrant, transit-friendly, and environmentally conscious community.

This is exactly the type of smart, innovative housing development San Francisco needs to combat the housing crisis.

This is a much overdue project.

We urge city leaders to approve 1101-1111 Sutter Street without delay.

Please advise.

From: [John Avalos](#)
To: [Carroll, John \(BOS\)](#)
Subject: Fwd: Concerns: re: File # 240873 Inclusionary Housing Program
Date: Wednesday, February 5, 2025 2:11:40 PM
Attachments: [Conditioned Use of TC fr Inclusionary.pdf](#)

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

Hi John,

Good to see you yesterday. I forgot to cc you on this letter to Melgar. Not sure if it should go in the legislative file for the record.

I will be sending another LUTC letter re: File # 2400927 later today or tomorrow.

Thanks,

John
JOHN AVALOS (he/him/his)
Executive Director
Council of Community Housing Organizations
john@sfccho.org
Phone: 415-359-8367
Pronouns: He/Him/His



----- Forwarded message -----

From: **John Avalos** <john@sfccho.org>
Date: Tue, Jan 28, 2025 at 1:29 PM
Subject: Concerns: re: File # 240873 Inclusionary Housing Program
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>, <bilal.mahmood@sfgov.org>, <chyanne.chen@sfgov.org>
Cc: <jen.low@sfgov.org>, <charlie.sciammas@sfgov.org>, Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>, Gluckstein, Lisa (MYR) <lisa.gluckstein@sfgov.org>, Wilcox, William (MYR) <william.wilcox@sfgov.org>, <raynell.cooper@sfgov.org>, <daniel.lurie@sfgov.org>

January 27, 2025

Supervisor Melgar, Chair Land Use and Transportation Committee

Supervisor Bilal Mahmood, LUT Member
Supervisor Chyanne Chen, LUT Member

Dear Members of the Land Use Committee,

I am writing on behalf of the Council of Community Housing Organizations in regards to the Mayor's legislation to amend the Inclusionary Housing Ordinance (File # 240873). We urge the committee to ensure that we design this policy to protect the integrity of the inclusionary ordinance and avoid any unintended outcomes that could undermine our affordable housing pipeline.

We understand that the intent of this legislation is for the City to advance more market development projects which is part of our obligation under RHNA. Although it is suggested as part of the rationale, we don't see this legislation as a way to facilitate more affordable housing units. That's because the amount of additional affordable units above current requirements is negligible and will have a superficial impact on affordability. Although there is no direct investment that the city must pay, this legislation further enables public subsidies to advance market rate development and there is an opportunity cost for using tax exempt bond financing.

As such, we urge the Board to consider amendments that ensure this policy does not undermine the prioritization of public subsidy for 100% affordable projects. We believe this can be accomplished through three amendments:

- First, adding tighter language that determines how MOHCD manages the "queue" of applicants that seek to use these subsidies, making sure that market projects never jump the queue to displace any 100% affordable projects.
- Second, creating an ability to re-assess the program if conditions change, for example if it becomes more difficult in the future for 100% affordable projects to be awarded state CDLAC and TCAC funding. Currently, MOHCD reports that 100% affordable projects are being fully funded, but that may change, as has happened in the past, and if so, this will only intensify competition between market and 100% affordable projects.
- Third, if the city's goal in this legislation, as was explained by Planning staff, is to tie the requirement to the current inclusionary rate which can change over time, then we recommend that the City use the tried and tested standard that worked during our last recession, the post 2008 recession era. During that time, the CDLAC requirement was 33% greater than the underlying on-site requirement. This approach would be simple, straightforward, and reasonable, and would be durable through the ups and

downs of real estate cycles. It would ensure elasticity of the policy without undermining its integrity.

We look forward to working together with you as you consider this legislation and ways to ensure that it addresses our communities' concerns referenced above.

CC

Board of Supervisors President Rafael Mandelman

Mayor Daniel Lurie

Sincerely

JOHN AVALOS (he/him/his)

Executive Director

Council of Community Housing Organizations

john@sfccho.org

Phone: 415-359-8367

Pronouns: He/Him/His





January 27, 2025

Supervisor Melgar, Chair Land Use and Transportation Committee
Supervisor Bilal Mahmood, LUT Member
Supervisor Chyanne Chen, LUT Member

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recession, the post 2008 recession era. During that time, the CDLAC requirement was 33% greater than the underlying on-site requirement.¹ This approach would be simple, straightforward, and reasonable, and would be durable through the ups and downs of real estate cycles. It would ensure elasticity of the policy without undermining its integrity.

We look forward to working together with you as you consider this legislation and ways to ensure that it addresses our communities' concerns referenced above.

Sincerely

A handwritten signature in black ink that reads "John Avalos". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

John Avalos
Executive Director

CC
Board of Supervisors President Rafael Mandelman
Mayor Daniel Lurie

¹ During the last economic recession, the city set a standard for what conditions market projects had to meet in order to utilize tax exempt CDLAC bonds. Just like now, the inclusionary requirement in and of itself was not preventing projects from moving forward, but rather the cost of money and other economic factors. Even eliminating inclusionary obligations did not make it feasible for development projects to move forward. At the time, the on-site inclusionary requirement was 15% and the city standard for developers to utilize CDLAC financing was that developers had to provide 20% inclusionary affordability. (That's an additional 33% over the baseline requirement). This standard proved effective and a number of projects were able to take advantage of tax exempt bonds and move forward and provided additional inclusionary units, including for example the Vida project on Mission and 14th, and the Potrero Launch project in the Dogpatch, both 20% affordable projects that moved only because they used tax-exempt bonds.

From: [Carroll, John \(BOS\)](#)
To: [Lorna Walker](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: FW: Please reject 1101-1123 Sutter Street Upsizing - BOS File No. 240873
Date: Monday, February 3, 2025 1:39:00 PM
Attachments: [1101 Sutter.pdf](#)
[image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in 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. 240873](#)

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: Lorna Walker <sf.lorna@gmail.com>

Sent: Sunday, February 2, 2025 5:42 PM

To: ChenStaff <ChenStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>

Cc: Carroll, John (BOS) <john.carroll@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>

Subject: Please reject 1101-1123 Sutter Street Upsizing

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

Good evening,

I am submitting the attached statement opposing Martin Building Company's proposal to increase the building height and density at 1101-1111 Sutter Street. For the reasons set forth in my statement, please reject this proposal.

Please feel free to contact me if you have any questions about my statement.

Best,
Lorna Walker

To: San Francisco Land Use Committee Members

From: Lorna Walker

I strongly oppose the proposed housing project at 1101-1111 Sutter Street for the following reasons.

First, this developer should not benefit from delaying its original planned development. Martin Building (“Martin”) initially proposed to build a 14-story building in 2022, with construction to be complete by 2024.¹ It is now February 2025, and Martin has not even started construction. Rather, instead of starting construction, Martin seeks to take advantage of laws enacted after its plan was approved and upsize the building by 8 more stories, in complete disregard of local zoning laws and neighborhood compatibility. Martin should not benefit from its construction delay, which Sacramento uses to punish San Francisco, or be allowed to benefit retroactively from new laws. Rather, the City should mandate that Martin start construction immediately on its existing approved plans.

Second, there is no justification to approve this upsizing. Clearly, Martin is seeking this upsizing solely so it can sell more high-end condos and increase its profits. Martin should not benefit from its three-year construction delay by being allowed to make a higher profit.

Third, Sutter Street cannot sustain this excess upsizing, and this is exactly the type of ridiculous, oversized development that San Francisco needs to prevent. The City previously approved a 14-story proposed building, despite the fact that a 14-story building far exceeds the current height and density limitations, will tower over existing structures, and will forever change this neighborhood. There is absolutely no justification to further upsize the building to 22 stories, which is more than a 50% increase over the current 14-story proposal and a 400% increase over existing height limitations. As depicted in the photo below, the new proposal does not fit in the neighborhood and this type of development is not in an area designated for upsizing since it is not a major thoroughfare.

Fourth, the City can meet its housing needs by allowing smaller upsizing (no more than 1-4 stories above current zoning limitations), which will not destroy neighborhoods. These super-sized buildings are ridiculous and do nothing to reduce housing costs.

Please reject this proposal and show that San Francisco intends to stand up to the rich real estate developers who are upsizing San Francisco solely to become richer, with complete disregard to San Francisco residents. Our world-renowned City is loved because of its low building profiles and ability to feel the sun’s warmth while walking down our streets and we need to make sure that it stays a welcoming city. Please help protect San Francisco neighborhoods and reject the modification to the proposed 1101-1111 Sutter Street construction.

Lorna Walker (a San Francisco registered voter)

¹ <https://skyscraperpage.com/forum/showthread.php?t=257789>

