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Subject: Comments on 2019 Housing Inventory @ Land Use Committee July 27, 2020
Date: Sunday, July 26, 2020 8:36:41 PM

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Dear Supervisor Peskin, Supervisor Safai and Supervisor Preston:

Good evening.

As decision makers, the Board and the Planning Commission need solid and clear-cut information on the occupancy of the market rate, multi-unit housing approved over the past several years.

I am forwarded my comments from earlier in the month to the Planning Commission regarding the "2019 Housing Inventory".

Appendix A of the "Inventory" lists market rate housing.

Using the addresses of Appendix A and data from the Water Department, this Water Department data can be obtained and analyzed to understand occupancy in the market rate Multi-unit housing listed in this Appendix.

It may be useful to look back up to ten years in the previous year's Housing Inventory reports in this way.

Please read the email to the Commission attached below for more details.

It Is critical to have info about actual occupancy in the high-end market rate multi-unit housing that has been approved In the past decade, as the City goes forward into the next decade.

Thank you and take very good care and be safe.

Sincerely,

Georgia Schuttish

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Subject: Comments on Housing Inventory

Dear Planning Commissioners and Planning Staff,

Recognizing your budget and staffing constraints due to the medical emergency, I nevertheless think that all the information contained in this current Housing Inventory as well as what I assume is information from the past 10 years or so could be used to get a better understanding of the occupancy in terms of

percentage of full time occupancy of all the housing that has been built in the past 10 years or so.

What do I mean?

In Appendix A-1 of the Inventory there is a list of all the Market Rate housing. Taking those addresses and then obtaining the bulk data from the Water Department of the usage that can be found in all the combined bills for each of these addresses, a sense of the occupancy of the units, at each of these addresses, could be obtained.

(The earlier addresses in previous Inventories must be in the respective Appendices as well and they could also be used).

The occupancy of this Market Rate Housing is important.

Why?

Well, if the water usage implies part-time occupancy that could mean that units are short-term rentals or pieds-a-terre or second or third homes.

Or they are never occupied and are basically for a banking of money as a safe investment.

As the City proceeds to grapple with the housing crisis, it seems like it would be good to have an idea of the use/occupancy of the housing that has been built....primarily on the East Side....and here is the question.

Is this Market Rate housing that has been built in the past ten years or so just units or is this housing actually homes, for people and for neighbors? What percentage of these addresses appears to be full time occupancy and what percentage appears not to be full time occupancy?

I understand that this might mean creating a program to analyze the data from the Water Department, but I think it would be worthwhile, particularly since the Planning Department is in the midst of updating the Housing Element.

Thank you and take good care.

Sincerely,

Georgia Schuttish