



V A N N E S S C O R R I D O R N E I G H B O R H O O D S C O U N C I L

Re: HOME SF

May 3, 2017

Honorable Mayor Lee, President Breed, and Members of the Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 200
San Francisco, CA 94102 (by-email)

Dear Mayor Lee, President Breed, and Members of the Board:

We are writing to oppose Home SF as currently drafted. HOME SF can incentivize the creation of desperately needed affordable housing close to transit corridors while not jeopardizing small business that serve the neighborhood commercial corridors with three amendments.

First, HOME SF should apply to soft sites only such as gas stations, parking lots, banks and other large lots greater than 15,000 square feet.

Second, HOME SF should not allow lot mergers in neighborhood commercial corridors as they detract from the scale of the neighborhood.

Third, HOME SF should not be permitted on any lot occupied by a Legacy Business.

Our member organizations have expressed grave concern regarding or most proximate commercial corridors including Union, Fillmore, Chestnut, Polk, Hayes-Gough and of course Van Ness Avenue.

Would Union Street benefit by additional housing added at the expense of losing Perry's, a beloved institution where generations have raised a pint or shared a great meal together?

Would Chestnut benefit if additional housing came at the cost of losing Lucca's Deli, a longstanding pillar of the Marina?

Would Fillmore benefit if additional housing meant losing the Clay Theater, one of the few art house cinemas in San Francisco?

Would Polk benefit if Brownies Hardware a legacy business with decades long roots was lost for additional housing?

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VAN NESS CORRIDOR NEIGHBORHOODS COUNCIL

Would Hayes/Gough be the same without the venerable institution of the Hayes Street Grill where locals and visitors dine before taking in a show at the center of the City's performing arts hub?

And would Van Ness Avenue ever recover from the loss of the House of Prime Rib or Tommy's Joynt?

We think the answer to all of these questions is no. We know that our friends in the Haight, Richmond, Noe Valley, Inner Sunset and across all the City's great neighborhoods are asking these same questions with the same answers.

Nobody asks these questions about true soft sites where a win-win is possible. We can add additional housing to existing neighborhoods by giving the community an option to take on more density in exchange for more affordable units on lots where there are only winners, the true soft sites described above. This approach adds housing in a tailored and nuanced way that does not tear at the DNA of San Francisco our neighborhood commercial corridors.

Sincerely,

/s/ Marlayne Morgan

/s/ Jim Warshell

Co-Chairs

Van Ness Corridor Neighborhoods Council

CC: John Rahaim, Director, San Francisco Planning Department
Aaron Starr, Manger Legislative Affairs, San Francisco Planning Department
Jeff Buckley, Senior Housing Advisor, Office of the Honorable Mayor Lee
Planning Commission
Small Business Commission



V A N N E S S C O R R I D O R N E I G H B O R H O O D S C O U N C I L

VNCNC Member Organizations

Cathedral Hill Neighbors Association

Golden Gate Valley Neighborhood Association

Hayes Valley Neighborhood Association

Lower Polk Neighbors

Middle Polk Neighborhood Association

Pacific Avenue Neighbors

Pacific Heights Residents Association

Russian Hill Community Association

Russian Hill Neighbors

Western SoMa Voice

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