

March 10, 2014

Land Use and Economic Development Committee  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102

**RE: Castro District Secondary Unit (In-Law Unit) Ordinance**

Dear Members of the Land Use and Economic Development Committee,

SPUR thanks the Land Use and Economic Development Committee of the Board of Supervisors for the opportunity to comment on Supervisor Wiener's proposed secondary unit (in-law) legislation for the Castro District.

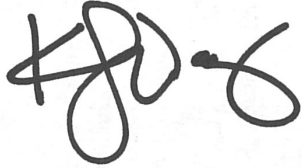
SPUR has long supported in-law units as a great way to increase density in San Francisco while respecting neighborhood character (see SPUR's 2006 report, *Secondary Units*). In-law units typically have very little neighborhood visual impact since they are usually built within an existing structure or a rear yard. In-law units are distributed throughout the community and therefore have less of a sudden impact on any given neighborhood. Because they use existing structures and infrastructure is typically in place, in-law units are also cheaper to build than typical housing units. And they provide opportunities for a range of households with changing needs over time, supplying extra income for new homeowners or divorced parents, housing for childcare or in-home health care workers, and accommodations for elderly/disabled relatives or adult children.

SPUR would like to support the proposed ordinance that permits the construction of in-law units in the Castro Street Neighborhood Commercial District within 1,750 feet of the District Boundaries. The ordinance specifies that in-law units must be built within the envelope of an existing building, so the visual impact of additional units will be extremely limited. Since the Castro neighborhood is well served by transit, parks, retail and other amenities, the ordinance appropriately provides for the ability to waive density limits and/or parking, rear yard, and open space standards.

Given San Francisco's ongoing need for more housing and the affordability crisis we face today, this proposed ordinance is an opportunity to increase supply in an existing neighborhood with minimal impact on existing residents.

Thank you for considering our recommendation. Should you have any questions, please do not hesitate to contact me at 415-644-4884.

Sincerely,

A handwritten signature in black ink, appearing to read 'KWang', with a stylized flourish at the end.

Kristy Wang  
Community Planning Policy Director

Cc: SPUR Board of Directors