

October 14, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: **Affordable Housing Bonus Program (Case #2014-001503GPA)**

Dear President Fong, Vice President Wu and Commissioners Antonini, Hillis, Johnson, Moore, Richards:

Thank you for the opportunity to comment on the initiation of general plan amendments for the Affordable Housing Bonus Program. SPUR is pleased that the planning department is not only bringing San Francisco into compliance with state density bonus law but is also going above and beyond. We think this will create a local program that helps meet San Francisco's extremely high need for affordable housing and thoughtfully engages with the local zoning and existing context.

We believe the Affordable Housing Bonus Program will create strategic opportunities for development with higher levels of affordability in many parts of the city without recent area plans. As the planning department and its partners have discovered through thorough analysis, there are a number of well-located sites near transit and outside of single-family neighborhoods that have been not been feasible in the past because of antiquated zoning or mismatched density and form-based controls. This program looks to bring the right sites, higher levels of affordability and appropriate zoning controls into alignment.

Without subsidy, this program will create new housing at multiple levels of affordability, which San Francisco desperately needs. We are excited about the many possibilities presented by this proposed program. We do have a set of specific comments and clarifying questions that we will share with the Commission when the legislation is heard here—for example, small projects using the program should not be required to go to the Commission for approval—but we urge you to initiate the adoption of the general plan amendments and move this program closer to reality.

Please free to contact me at kwang@spur.org or 415-644-4884 if you have any questions. Thank you again for the opportunity to share our support of this thoughtful effort.

Best,



Kristy Wang
Community Planning Policy Director

cc: **Kearstin Dischinger, SF Planning**
SPUR Board of Directors