

**SPUR**

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December 3, 2015

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

RE: **Eliminating CUs for 100% Affordable Housing Projects (Case No. 2015-012718PCA)**

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

Thank you for the opportunity to comment on the proposed ordinance that would eliminate conditional use requirements, Section 309 and Section 329 review for 100% affordable projects.

With the housing crisis today, San Francisco must do all it can to support the faster production of more housing, particularly housing that is restricted to lower and middle incomes. SPUR believes that on top of increased funding, improving the approvals process is one key part of the effort to creating more affordable housing. As a former affordable housing developer myself, I know that this legislation will make an enormous difference in reducing the time and energy required to get through city-required processes. This is something that is actually within the control of the city.

SPUR urges you to recommend the approval of this legislation (with Planning's recommended modifications) immediately. This legislation is drafted to clearly only benefit affordable housing projects that are 100% restricted to households under 120% of Area Median Income, which is built by the city's nonprofit partners and funded by public dollars. The recommendation before you also clearly names the Director of Planning as responsible for ensuring that projects are designed to high standards, so there will still be staff review.

Please free to contact me at [kwang@spur.org](mailto:kwang@spur.org) or 415-644-4884 if you have any questions. Thank you again for the opportunity to share our support.

Best,

Kristy Wang  
Community Planning Policy Director

cc: Menaka Mohan, SF Planning  
Supervisor Scott Wiener  
Andres Power  
SPUR Board of Directors