



SPUR

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November 17, 2016

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

**RE: Inclusionary Housing Small Sites Program
2016-013420PCA [Board File No. 161157]**

Dear Commission President Fong, Vice President Richards and Commissioners Hillis, Johnson, Koppel, Melgar and Moore:

Thank you for the opportunity to weigh in on the proposed Small Sites legislation proposed by Mayor Lee and Supervisor Campos.

SPUR supports today's legislation, which proposes a new inclusionary option for developers of small projects to contribute their fee to nearby projects that use the Small Sites program. While SPUR believes that the inclusionary program should primarily contribute to the city's affordable housing stock through new production, preservation is playing an increasingly more important role in a changing San Francisco.

We support the Small Sites program and believe this proposal (with Planning's modification) is a smart way to grow preservation funding *and* provide another way for developers of small projects to fulfill their affordable housing obligations. Given the structure of our inclusionary program, it is practically difficult for developers of small projects to provide affordable units onsite, but it is often politically challenging for them to pay the fee. This provides a pathway that some communities may prefer.

SPUR appreciates the efforts of Mayor Lee and Supervisor Campos to support preservation *and* improve the inclusionary program. In the vein of improving the inclusionary options, we also suggest that once the inclusionary feasibility study is complete, the city should revisit the proposed inclusionary "dial" and off-site reforms. Please feel free to contact me at 415-644-4884 or kwang@spur.org with any questions.

Sincerely,

Kristy Wang
Community Planning Policy Director

cc: Mayor Ed Lee
Supervisor David Campos
Jeff Buckley, Mayor's Office
Olson Lee, MOHCD
Diego Sanchez, Aaron Starr, SF Planning
SPUR Board