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April 16, 2017

Land Use & Transportation Committee
San Francisco Board of Supervisors
1 Dr. Carlton B Goodlett Place
San Francisco, CA 94102

RE: **Dwelling Unit Mix Requirements**
File No. 160281

Dear Supervisors Farrell, Peskin and Tang:

Thank you for the opportunity to share support for the Dwelling Unit Mix Requirements legislation, which would amend the Planning to add a third option for possible unit mixes in RTO, RCD, NCT, DTR and Eastern Neighborhoods Mixed-Use Districts.

Currently there are two options to meet dwelling unit mix requirements in these zoning districts: providing at least 40 percent two-bedroom units or at least 30 percent three-bedroom units. We appreciate the latest proposal to add a third option to require at least 35 percent of units to be two-bedrooms or more, with at least 10 percent three-bedrooms. This will facilitate more flexibility in meeting the requirement (i.e. a mix of two- and three-bedroom units, if not even units with more bedrooms) while still remaining in keeping with the existing policy of trying to ensure that the new construction stock provides a mix of housing unit types, including but not limited to families.

We do want to flag that there are some potential conflicts coming up with the inclusionary proposals coming up. Either of the proposed inclusionary ordinances would change the required dwelling unit mix from what is today *and* would differ from this proposal. The city needs to work out how those conflicts will be resolved and which requirement will take precedent.

Thank you for considering our recommendation to support this legislation and move it to the full Board of Supervisors. Should you have any questions, please do not hesitate to contact me at 415-644-4884.

Best,

Kristy Wang
Community Planning Policy Director

CC: Supervisor Norman Yee
SPUR Board of Directors

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