



SPUR

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May 3, 2020

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

RE: May 4, 2020 Agenda Item 1 [Board File No. 200142]
Conditional Use Authorizations for Demonstrably Unaffordable Housing

Dear Supervisors:

Thank you for the opportunity to provide comment on proposed legislation that would require a conditional use authorization to demolish “demonstrably unaffordable” single-family homes.

While we agree that single-family homes with higher property values should not be *exempt* from such a requirement (particularly since as Planning’s memo notes, this exemption has disproportionately benefited wealthy and largely white homeowners), SPUR would argue for reconsidering Section 317 altogether. As SF Planning staff note, Section 317 has not served its intended goals of retaining relatively affordable housing stock or even of “protecting neighborhood character,” and it has been a barrier to adding new units to existing homes.

If this regulation is a barrier to adding new units to our housing stock, this raises the broader question of why the demolition of non-historic single-family homes should require a conditional use permit at all, particularly at a time when communities all over the country are reconsidering the extraordinary privileges and racist history of single-family homeownership. Are these the homes in need of greatest protection?

SPUR appreciates Supervisor Mandelman and Supervisor Peskin’s effort to treat the largest and most expensive single-family homes the same as the rest, but we suggest that you explore eliminating conditional use approvals for the demolition of non-historic single-family homes *where additional units would be added post-demolition*, regardless of their value. This would have the potential to make Section 317 both more effective and more equitable.

Please let me know if you have any questions.

Best,

Kristy Wang
Community Planning Policy Director

Cc: SPUR Board of Directors