



SAN
FRANCISCO
**CHAMBER OF
COMMERCE**

March 10, 2017

The Honorable Mark Farrell
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

RE: SUPPORT: File #150969, Affordable Housing Bonus Programs

Dear Supervisor Farrell;

The San Francisco Chamber of Commerce, representing over 2,500 local businesses with over 200,000 employees, supports the Planning Code amendments creating the affordable housing bonus programs.

San Francisco has one of the highest housing costs in the nation, and as a result, we are experiencing a severe shortage of housing available to very low, low, moderate and middle-income residents. Construction of affordable housing requires both public subsidies and private support from market-rate developers in the forms of fees paid to the City and inclusionary housing programs, although public subsidies do not usually support middle-income housing development.

The density bonus programs provide incentives for developers to include affordable units in residential housing construction at all levels of affordability, including for San Francisco's middle-income earners who are being squeezed out because of lack of housing. This density bonus program will add more housing along transit and commercial corridors by enabling new buildings to add up to two floors to achieve 30% affordability on-site.

Earlier this month the Chamber released its annual Dignity Health CityBeat Poll. We asked specifically about a density bonus program for our neighborhood commercial corridors. Citywide 72% of voters support such a program. Even on the west side of the city, where the conventional wisdom is fewer support higher densities, 69% support such a program.

The San Francisco Chamber of Commerce strongly supports this new density bonus program and we urge the Land Use and Transportation Committee to support it as well when it comes before you for a vote.

Sincerely,

Jim Lazarus
Senior Vice President of Public Policy

cc: Supervisor Aaron Peskin, Supervisor Katy Tang