



*Steering Committee*

Wah Mei School • Sunset Youth Services • Gum Moon • Sunset Neighborhood Beacon Center

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December 8, 2022

San Francisco Planning Commission  
% Rachael Tanner, President  
San Francisco Planning Department  
49 South Van Ness, Suite 1400  
San Francisco CA 94109

Dear San Francisco Planning Commission,

On Thursday, October 13, the District 4 Youth and Families Network, along with Planning Department staff, Carla de Mesa, presented to you a collaborative approach towards engaging the community in the development of the Sunset Forward Needs Assessment. We thank you for your endorsement of the Sunset Forward Strategies and for the Commission and City review and consideration of community needs, priorities, and strategies outlined in Sunset Forward when taking future actions on projects in District 4.

As the Planning Department engages the Housing Element we continue to urge you to follow the guidance of the Sunset Forward Plan. Sunset Forward provides a model for which the Housing Element can build upon. We encourage the use of our findings in any development in the Sunset and to use our model as an example of receiving community input.

The two-year Sunset Forward Needs assessment identifies housing, particularly affordable housing, as one of the core issues for our community. Our findings in the report have the following strategic overarching goals:

- **Increase affordability** by using public subsidy to build more affordable housing
- **Build new housing** of different sizes, types, and configurations by encouraging homeowners and developers to provide more housing
- **Provide housing stability** by expanding access to renter protections and homeownership opportunities
- **Pairing new housing with community services** and preventing loss of community-serving spaces with new housing development

Overall, community participants strongly support all affordable housing strategies with the most support for building new 100% affordable housing, building on public lands and faith-based sites, exploring ways to build small-scale 100% affordable housing, and purchasing existing rental buildings and making them permanently affordable.

**Concretely, we ask that any housing built in the Sunset include the following:**

- Greater range of affordability for the Below Market Rate (BRM) residential units from 30-90% AMI for rental units, and 80-120% AMI for ownership units.
- 1:1 ratio of affordable housing units to every new market-rate housing unit.
- Implement an effective, comprehensive, and culturally relevant outreach and application process to neighborhood residents facing displacement.
  - o Streamlined system that indicates affordable housing applicants' progress in the application process.
  - o Develop and implement mechanisms that allow for better coordination of outreach and application of support services between community-based organizations, city agencies, and developers.
- Create and enact initiatives that will genuinely protect existing affordable housing and "small spaces" in the community.
- Prevent the displacement of the neighborhoods' most vulnerable residents by converting multi-unit buildings into long-term affordable housing sites.

Any additional housing built in the Sunset must adhere to the above goals in order to meet community needs. We recognize housing is needed, and our community has an equal demand for housing at all income levels. Sunset Forward shows that building housing alone cannot solve our community's needs. Rather, our network must see investments in the following, tied directly with the approval and building of any housing in the Sunset:

- Community services, including family support services (financial literacy, youth programming, early care/preschool/daycare, families with young children, seniors, transitional-aged young adults, renters, people experiencing housing insecurity, and non-English speaking households).
- Prioritization of services for low-income families, youth, seniors, domestic violence survivors, and other vulnerable groups
- Expand access to health and nutrition services for low-income youth, families, and seniors
- Honest collaboration with existing community-serving organizations in any development proposal, with investments in the long-term health of the community as part of the project mitigation efforts. Investments should be defined in partnership with community-serving organizations and reflect the needs highlighted within Sunset Forward.



Jessica Nguyen, D4YFN Coordinator, on behalf of the District 4 Youth and Families Network

cc:

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