

Kimia, Victoria, Eric:

Thank you for your work on The Richmond District Strategy. We enjoyed reading the Existing Conditions Report and taking part in the Community Needs Assessment Survey. Good policy is built on quality data and you've given us an invaluable resource for productive discussions.

I'm writing this letter on behalf of Grow The Richmond, a group of Richmond District residents who support building more housing in the district. The survey confirms we are in good company— 80% of residents agree there isn't enough housing today!

Current zoning has restricted new construction citywide, exacerbating the housing crisis. The Existing Conditions Report demonstrates that The Richmond has missed the boat on increased housing development since 1990.

The data also confirmed our suspicion: The buildings in this neighborhood are short. We should thoughtfully relax height restrictions.

It's unlikely that we'll upzone the whole neighborhood, but Geary is a great place to start. As explained in the report, the unusually wide road makes it perfect for tall buildings and there are several soft sites ready to go. Furthermore, the planned BRT (or subway!) would make high density along the corridor much more feasible. We support fast-tracking development here.

Additionally, Fulton is another great opportunity for increased height. Golden Gate Park is underutilized because comparatively few people live near it. For reference, New York's smaller Central Park is bordered by several apartments 20+ stories tall. With clever policy we can get developers to pay for requisite transit enhancements with impact fees.

But Geary and Fulton are only two streets. The supervisors will have to make numerous policy improvements to spur the housing construction we need. To get there, we endorse the following recommendations outlined in President Obama's Housing Development Toolkit:

- Streamline or shorten permitting processes and timelines
- Eliminate off-street parking requirements
- Enact high-density and multifamily zoning
- Allow accessory dwelling units
- Employ inclusionary zoning
- Establish density bonuses (AHBP)

We love living here. Good housing policy will help us stay.

Sincerely,
Nick Carneiro
Grow The Richmond