



March 19, 2014

The Honorable Norman Yee, Supervisor
San Francisco Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

RE: Legalization of Dwelling Units Without a Permit Ordinance

Dear Supervisor Yee,

The Ingleside Terraces Homes Association (ITHA) was formed in 1938 to preserve this 750-home development as a single-family residential neighborhood. To that end, CC&Rs were put into place from the beginning to ensure this preservation beyond the RH-1D zoning already conferred by the City of San Francisco. Open space, along with its single-family designation, are key historic characteristics that define Ingleside Terraces. It has been ITHA's longstanding policy to preserve RH-1 housing not only in neighborhoods where it is protected by CC&Rs but as essential to support family-friendly housing and the character of western San Francisco. Therefore, ITHA is strongly opposed to subdividing RH-1/1D single-family homes.

ITHA's position in opposition is based upon a careful evaluation of Supervisor's Chiu's proposed legislation and consists of the following points:

- From its inception Ingleside Terraces was designed to be a single-family residential neighborhood as set down in its CC&Rs. For over one hundred years this character has been preserved and valued by its residents.
- The San Francisco voters by passing Proposition M in 1986 made the preservation of neighborhood character, such as Ingleside Terraces, a citywide "policy priority".
- Dividing single-family homes into two separate units that may never be restored diminishes a home's ability to provide adequate space for today's families, especially given the multi-generational requirements due to longer lifespans and immigration. To convert an existing "in-law" instead of removing it would result in a net loss of bedrooms replaced by a kitchen and other common rooms to make it a full rentable secondary family unit.
- The stated goal of significantly increasing affordable single-family housing is unsubstantiated and would likely not be realized for RH-1 or RH-1D conversions. Such conversions due to their permanence and restricted family space result in a significantly less desirable family residence due to the need for a homeowner to simultaneously become a permanent landlord likely with an existing tenant not of their choosing.
- The reduction in inventory of true single-family homes will raise their median price still further. On the other hand restricting the legalization of in-law units to those buildings currently zoned for multi-family occupation (RH-2 and above) will have the advantage of increasing in-kind homes without making single family homes less affordable.

- The claimed advantage of increasing the safety of older residents by having tenants, can where required, be achieved by renting rooms without altering the permanent status of the home thus preserving it for future generations of families.

In summary, ITHA stands along with other western San Francisco neighborhood associations in opposing the broad untested and irreversible nature of this legislation, especially in light of the alternative to restrict such legalizations to RH-2 and above buildings. This alternative would not have the negative side effects listed above that would inevitably cause more families to leave our cherished city.

Very Truly Yours,



Mark V. Scardina
President
Ingleside Terraces Homes Association

cc: S.F. Board of Supervisors
S.F. Land Use Committee