

SFHAC Letter of Support for 792 Capp Street

After undergoing a review by our Project Review Committee, the San Francisco Housing Action Coalition endorses Lucas Eastwood's project at 792 Capp Street without reservation.

SFHAC's endorsement is based on the following reasons:

1. The design (including the original proposal) meets zoning codes.
2. The design manages to create a degree of affordability-by-design, while maintaining family-oriented units.
3. The Developer engaged in robust community outreach.

1. Even before changes in response to community input, the developer's project design met zoning criteria, aside from a CU application necessary for demolition of the existing structure. The memo titled, Informational Overview of San Francisco Job-Housing Balance Trends 1985-2015 claims the city's current zoning has the capacity for more housing. 792 Capp Street is the epitome of that theory. On-site RTO zoning prioritizes creating unit density, which this project does by replacing a single unit with four. The intent of zoning to expedite home creation is all the more important given our region's acute housing shortage.

2. By demolishing a single-family home that carried a price tag of \$7,000/month, and replacing it with condos costing far less, the increase in density creates affordability-by-unit-design. Further, by dividing one of the potential 3-bedroom units into a 2- and a 1-bedroom, the new development maximizes unit affordability within its envelope, while maintaining economic viability. Eastwood Development also maintains the building's original focus on family-oriented housing. 3-bedroom units provide ample space for families, which the city has put a priority on retaining, given reports of many moving to more affordable cities.

3. Finally, Lucas Eastwood prioritized a substantial outreach campaign with a community that he is a part of. The 30 letters of support for 792 Capp St. reported at the time of our project review outnumber letters opposing the project. He also made himself available to the community on many weekends to receive their concerns, many of which are reflected in design changes. The commitment he showed in maintaining outreach against a campaign that refused to negotiate in good faith illustrates commitment to neighborhood preferences, while addressing the need for home creation.

Thank you,
Todd David
Executive Director, SFHAC