

File No. 250128

Committee Item No. 1

Board Item No. 29

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: February 24, 2025

Board of Supervisors Meeting:

Date: March 4, 2025

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution - VERSION 2
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract / DRAFT Mills Act Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Public Correspondence

OTHER

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>SFMTA Presentation – February 24, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>SFMTA Board Packet – February 4, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Youth Commission Response – February 19, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Referral Youth Commission – February 12, 2025</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u>_____</u>
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Prepared by: John Carroll

Date: February 21, 2025

Prepared by: John Carroll

Date: February 28, 2025

Prepared by: _____

Date: _____

1 [Supporting the SFMTA's Joint Development Program Goals and Policy]

2
3 **Resolution supporting the San Francisco Municipal Transportation Agency's (SFMTA)**
4 **Joint Development Program Goals and Policy to set a City-wide policy on the joint**
5 **development of transit and housing projects, address the SFMTA's budget deficit, and**
6 **advance San Francisco's housing and equity goals.**
7

8 WHEREAS, The San Francisco Municipal Transportation Agency faces a looming
9 fiscal deficit of more than \$320 million and must identify new revenue sources to ensure the
10 long term sustainability of our public transportation network and our economy; and

11 WHEREAS, The San Francisco Municipal Transportation Agency currently owns
12 dozens of underutilized properties located throughout the City along transit corridors, including
13 storage facilities, maintenance facilities, parking garages, and power substations; and

14 WHEREAS, Previous joint development of SFMTA sites has resulted in successful
15 community-serving opportunities, including 100% affordable housing for transitional aged
16 youth at 1100 Ocean Avenue, community arts and performance space at the Geneva
17 Powerhouse, and 100% affordable housing and childcare at Kapuso at Balboa Upper Yard;
18 and

19 WHEREAS, The San Francisco Municipal Transportation Agency has proposed a Joint
20 Development Program to increase the utility of these sites through new commercial and
21 residential projects; and

22 WHEREAS, Such a program would help the San Francisco Municipal Transportation
23 Agency maintain service and invest in improvements to safety and reliability by providing a
24 new, long-term revenue source while also advancing San Francisco's goal of developing new,
25 transit-accessible housing; and

1 WHEREAS, It is in the best interest of the public good, as well as the public budget, to
2 maximally leverage public resources like the San Francisco Municipal Transportation
3 Agency's properties to provide public benefits; now, therefore, be it

4 RESOLVED, That the San Francisco Board of Supervisors supports the San Francisco
5 Municipal Transportation Agency's Joint Development Program Goals and Policy and urges
6 the SFMTA to model a range of alternatives for the properties in its portfolio that maximize
7 community development, housing affordability, and green sustainable development goals;
8 and, be it

9 FURTHER RESOLVED, That the Board of Supervisors urges the San Francisco
10 Municipal Transportation Agency to identify sites for future joint development and begin the
11 process of developing these sites to serve San Francisco residents and businesses.



SFMTA

San Francisco Municipal Transportation Agency

Board of Supervisors Land Use & Transportation Committee

Joint Development Program

Wade Wietgreffe

February 24, 2025



Joint Development
involves a developer using
SFMTA property for non-
SFMTA uses.



Uses include housing and commercial development. The SFMTA, the community and the developer benefit. The developer typically owns and finances the non-SFMTA uses.

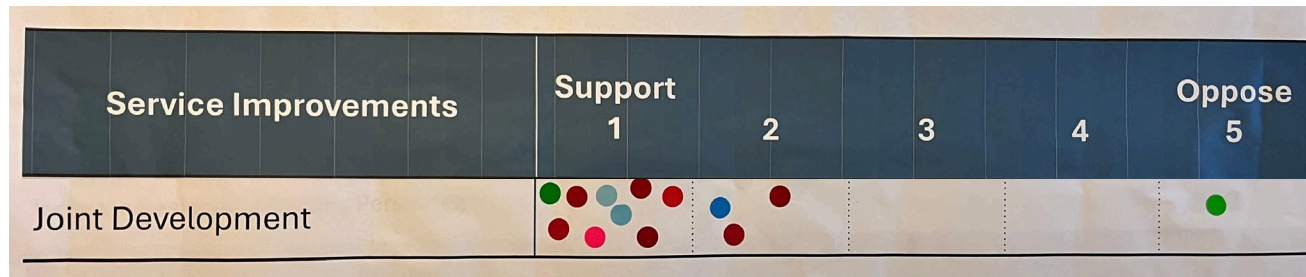
Source: [HRA Advisors](#)

Support

Unanimous MTA Board Adoption: Informed by two MTA Board meetings, stakeholder workshop, and meetings with City and State agencies, other Transit agencies

SF Youth Commission Support

Overwhelming support at Muni Funding Working Group – Jan. 31st meeting on Long-Term Ideas (2029+)



Investing in Muni is investing in Equity



Who rides Muni?



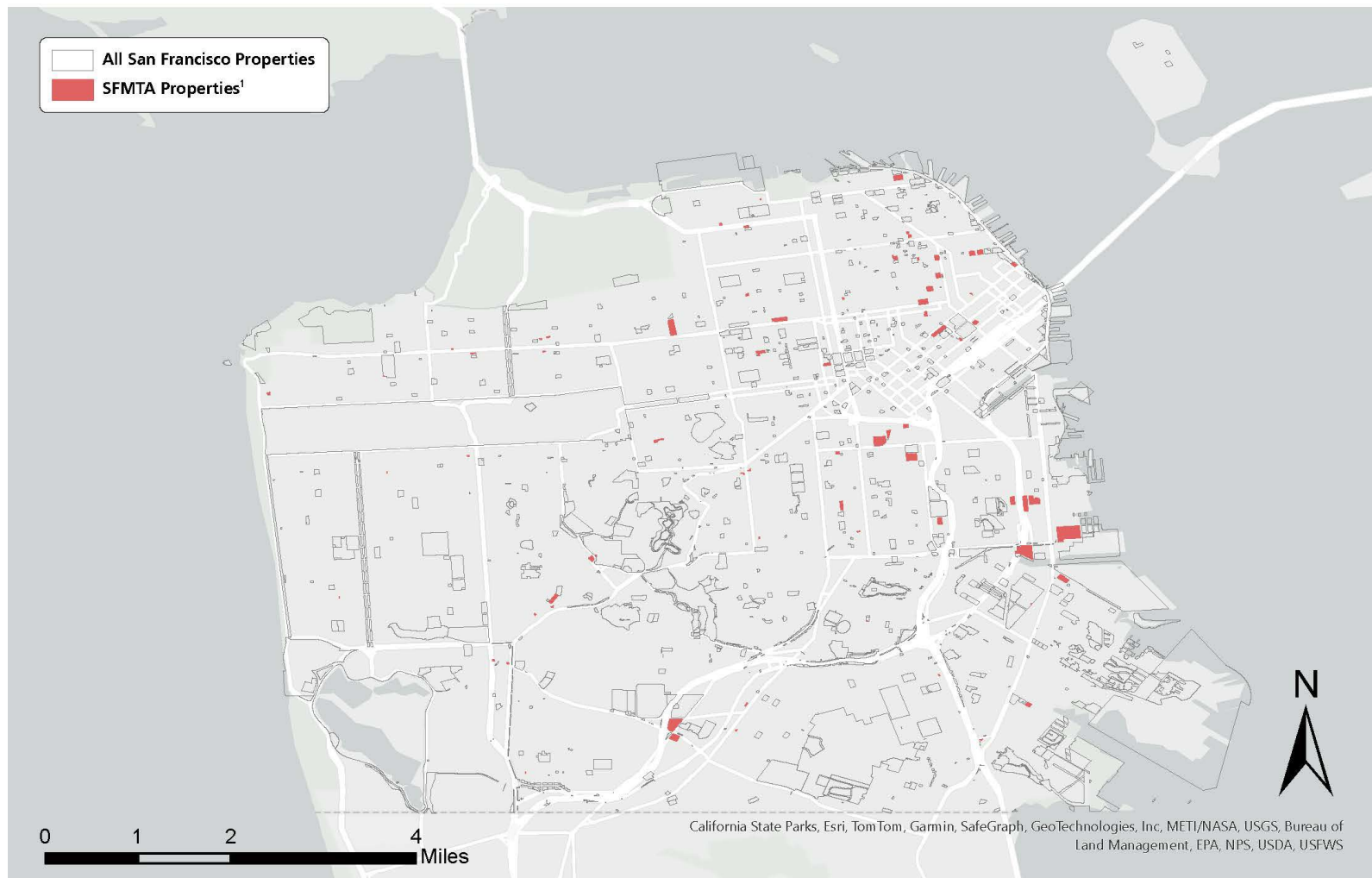
Downtown Recovery



***Muni affordability &
Cost of Living***

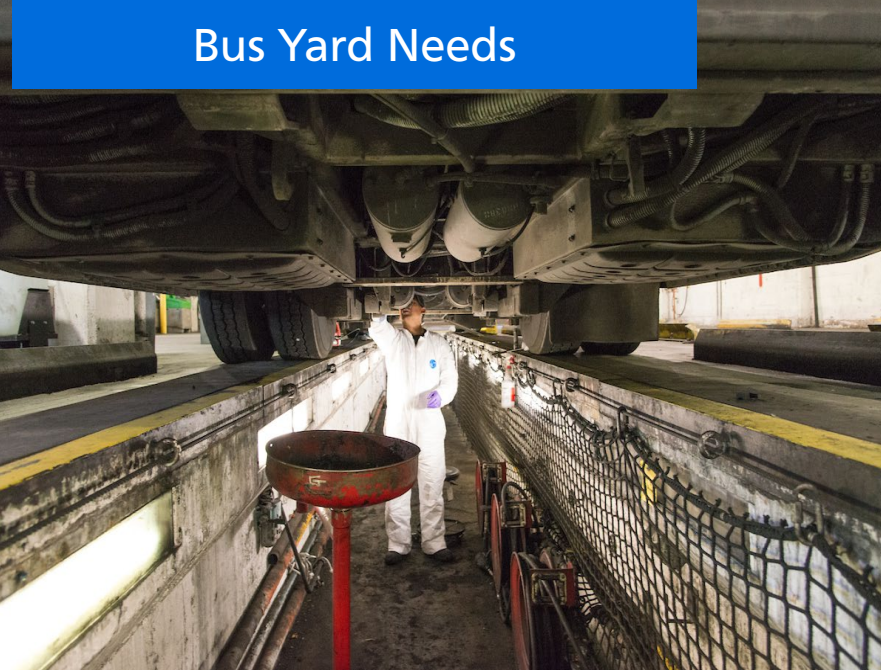
"There is literally no way to fill downtown with commuters unless you have public transit"
- Ted Egan, Chief Economist

City and County of San Francisco Properties



Source: Data SF City Lands https://data.sfgov.org/City-Infrastructure/City-Lands/gtnh-hgvs/about_data

1. Some SFMTA properties may be shared with other San Francisco agencies.



Bus Yard Modernization Needs

- Two are 110 years+ old
- Too small to meet fleet growth, require seismic safety upgrades, staff work in outdated space
- Low State of Good Repair ratings

Poor
Flynn
Woods

Very Poor
Kirkland
Potrero
Presidio

Joint Development uses private investment to:

- 1. Maximize Public Good.** Generate substantial long-term revenues to improve our transportation system. (top priority)
- 2. Create Inclusive and Well-Connected Communities.** Create development projects that foster inclusive communities and improve access to opportunity and resources.
- 3. Build Sustainable and Resilient Projects.** Build development projects that improve working conditions for SFMTA staff, use green and resilient practices and reduce vehicle miles traveled and greenhouse gas emissions.

Strategies for Success

Portfolio Development

Properties subject to the Policy using site selection considerations such as property condition and use, neighborhood context, and development potential.

Portfolio Evaluation

Projections of:

- *Land uses (residential, commercial, etc.)*
- *Revenue to the SFMTA*
- *Job creation*

Consider feedback from land use experts.

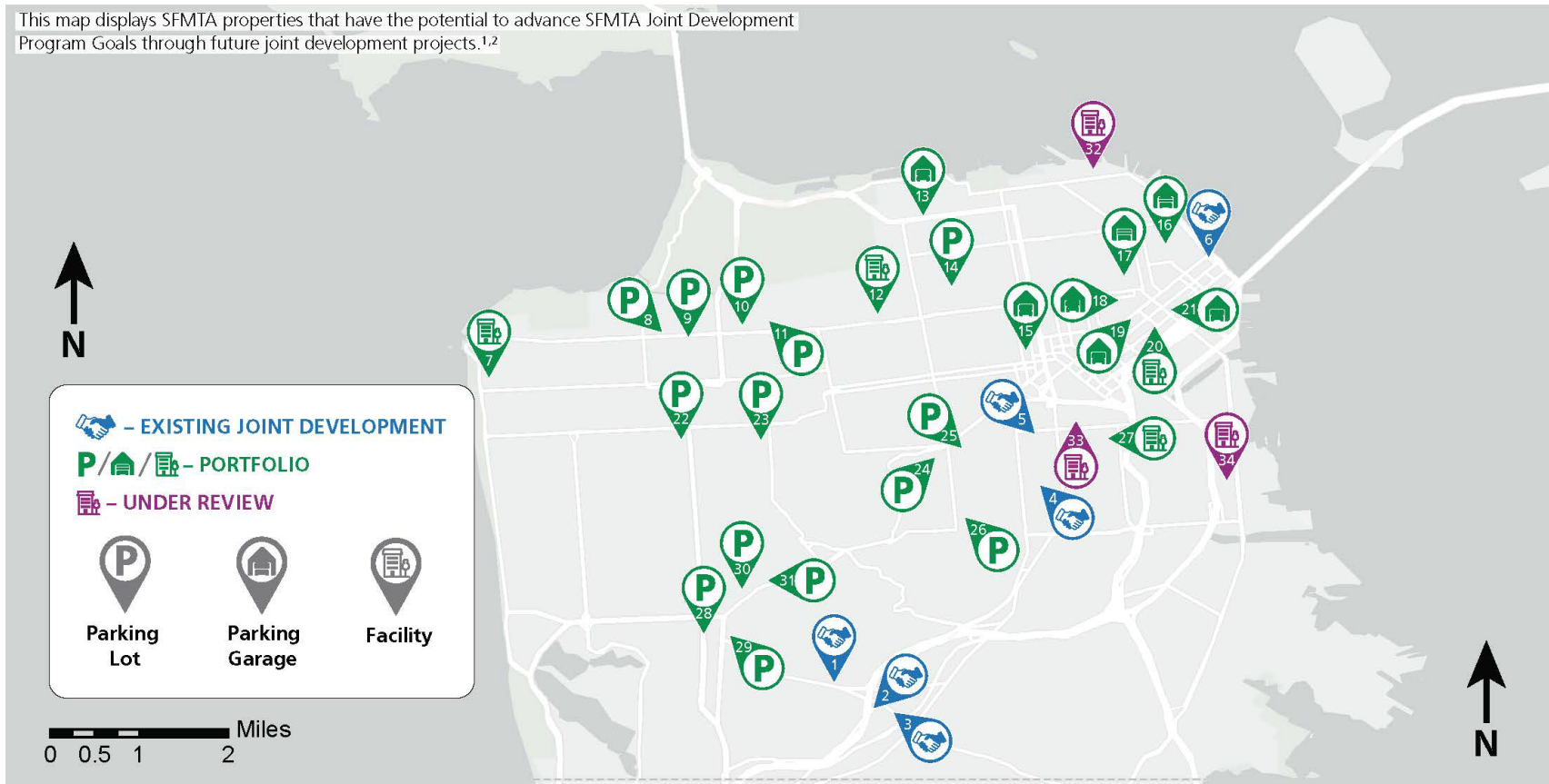
Portfolio Requirements

City affordable housing requirements on all residential sites in Portfolio.

California Surplus Land Act requirements – 25% Affordable Housing for residential projects across Large Properties in Portfolio

Joint Development Program Policy - Portfolio

This map displays SFMTA properties that have the potential to advance SFMTA Joint Development Program Goals through future joint development projects.^{1,2}



- | | | |
|---|--|---|
| 1 Ocean-Frida Kahlo, Residential Mixed-use | 12 Presidio Yard, 5.4 Acres, 478 Staff, 132 Transit Vehicles ³ | 24 18th St./Collingwood Lot, 0.19 Acre, 28 Parking Spaces |
| 2 Balboa Park Upper Yard, Residential Mixed-use | 13 Pierce Street Garage, 0.32 Acre, 116 Parking Spaces | 25 Castro/18th St. Lot, 0.19 Acre, 20 Parking Spaces |
| 3 Geneva Car Barn & Cameron Beach Yard, Community Center | 14 California/Steiner Lot, 0.43 Acre, 48 Parking Spaces | 26 24th St./Noe Lot, 0.13 Acre, 16 Parking Spaces |
| 4 Mission-Bartlett, Residential + Garage | 15 Performing Arts Garage, 1.01 Acres, 598 Parking Spaces ³ | 27 Potrero Yard, 4.4 Acres, 465 Staff, 158 Transit Vehicles ³ |
| 5 Hoff & 16th Street, Residential + Garage | 16 Golden Gateway Garage, 0.37 Acre, 1095 Parking Spaces | 28 19th Ave./Ocean Lot, 0.18 Acre, 20 Parking Spaces |
| 6 1 Hotel, Hotel Mixed-use | 17 Sutter-Stockton Garage, 0.43 Acre, 1865 Parking Spaces | 29 Ocean/Junipero Serra Lot, 0.19 Acre, 20 Parking Spaces |
| 7 La Playa & Cabrillo Terminal Loop, 0.44 Acre | 18 Ellis-O'Farrell Garage, 0.77 Acre, 950 Parking Spaces ³ | 30 West Portal/14th Ave. Lot, 0.14 Acre, 19 Parking Spaces |
| 8 Geary/21st Ave. Lot, 0.17 Acre, 21 Parking Spaces | 19 Fifth & Mission/Yerba Buena Garage, 2.77 Acres, 2585 Parking Spaces ³ | 31 Ulloa/Claremont Lot, 0.30 Acre, 23 Parking Spaces |
| 9 18th Ave./Geary Lot, 0.23 Acre, 21 Parking Spaces | 20 Yerba Buena/Moscone Station (above) & Headhouse, 0.34 Acre | 32 Kirkland Yard, 2.6 Acres, 338 Staff, 188 Transit Vehicles |
| 10 9th Ave./Clement Lot, 0.18 Acre, 21 Parking Spaces | 21 Moscone Center Garage, 0.93 Acre, 732 Parking Spaces ³ | 33 Flynn Yard, 6.2 Acres, 424 Staff, 119 Transit Vehicles |
| 11 8th Ave./Clement Lot, 0.25 Acre, 26 Parking Spaces | 22 20th Ave./Irving Lot, 0.20 Acre, 24 Parking Spaces | 34 Woods Yard, 8.2 Acres, 856 Staff, 204 Transit Vehicles |
| | 23 8th Ave & Irving Street Lot, 0.28 Acre, 41 Parking Spaces | |

1. These properties are currently necessary for SFMTA uses. Inclusion in the Portfolio does not make it Surplus Land as defined by the Surplus Land Act.

2. "Existing Joint Development" includes projects at predecessor agencies to the SFMTA. The list is not comprehensive as it excludes commercial leases at SFMTA properties, among others.

3. These properties are subject to Portfolio Requirements for parcels at one-half acre or larger. The Director of Transportation may amend to include only a portion of these properties in the Portfolio based on SFMTA needs.

An aerial photograph of San Francisco, showing a dense urban landscape with various skyscrapers and buildings. The text "Thank you SFMTA Joint Development Program" is overlaid in white, with "SFMTA" and "Program" underlined.

Thank you SFMTA Joint Development Program

sfmta.com/projects/sfmta-joint-development-program

**SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY**

DIVISION: Chief Strategy Officer

BRIEF DESCRIPTION:

Adopting the SFMTA's Joint Development Program Goals and Policy; authorizing the Director of Transportation to amend the properties in the Portfolio of properties included in the Joint Development Program Policy, provided that such amendments meet the site selection considerations set forth in the Policy and are made with written notice to the SFMTA Board of Directors; and urging the San Francisco Board of Supervisors to endorse the SFMTA's Joint Development Program Goals and Policy.

SUMMARY:

- Joint Development involves a developer using SFMTA property for non-SFMTA uses. Uses include housing and commercial development. The SFMTA, the community and the developer benefit. The developer typically owns and finances the improvements for non-SFMTA uses.
- SFMTA land provides an opportunity to generate revenue from developer payments to the SFMTA and increased fare revenue from new transit riders. The SFMTA can use the revenue to improve our transportation system and invest in transit. Maintaining an affordable and reliable public transit system is vital to a thriving and equitable city. Additional funding is essential to ensure everyone can access jobs and get where they need to go, regardless of their income, background or neighborhood. Also, Joint Development could advance other City goals, including to provide new housing and foster inclusive, well-connected communities.
- The SFMTA has a history of pursuing Joint Development (e.g., 1 Hotel, Potrero Yard).
- At the October 15, 2024, SFMTA Board of Directors (Board) hearing, staff introduced a draft of the SFMTA's Joint Development Program Goals (Goals) and Joint Development Program Policy (Policy). The Goals define the desired results of the Joint Development Program. The Policy states the Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its goals.
- Staff revised the draft Goals and Policy based on feedback from the Board and other stakeholders. In addition, on January 3, 2025, the California Department of Housing and Community Development provided the SFMTA a Letter of Technical Assistance stating that the Policy is compliant with the California Surplus Land Act.
- Staff is seeking Board adoption of the final Goals and Policy.
- Joint Development aligns with San Francisco Charter by generating new funding sources to address SFMTA's financial challenges and reinvesting in the City's transportation system.

ENCLOSURES:

1. Board Resolution
2. Final Joint Development Program Goals and Policy and its appendices

APPROVALS:

DATE

DIRECTOR



January 30, 2025

SECRETARY



January 30, 2025

ASSIGNED SFMTAB CALENDAR DATE: February 4, 2025

PURPOSE

Adopting the SFMTA's Joint Development Program Goals and Policy; authorizing the Director of Transportation to amend the properties in the Portfolio of properties included in the Joint Development Program Policy, provided that such amendments meet the site selection considerations set forth in the Policy and are made with written notice to the SFMTA Board of Directors; and urging the San Francisco Board of Supervisors to endorse the SFMTA's Joint Development Program Goals and Policy.

STRATEGIC PLAN GOALS AND TRANSIT FIRST POLICY PRINCIPLES

This item aligns with the following SFMTA Strategic Plan Goals:

- Goal 1: Identify and reduce disproportionate outcomes and resolve past harm towards marginalized communities.
- Goal 4: Make streets safer for everyone.
- Goal 6: Eliminate pollution and greenhouse gas emissions by increasing use of transit, walking and bicycling.
- Goal 7: Build stronger relationships with stakeholders.
- Goal 8: Deliver quality projects on-time and on-budget.
- Goal 9: Fix things before they break, and modernize systems and infrastructure.
- Goal 10: Position the agency for financial success.

This item supports the following Transit First Policy Principles:

1. To ensure quality of life and economic health in San Francisco, the primary objective of the transportation system must be the safe and efficient movement of people and goods.
2. Public transit, including taxis and vanpools, is an economically and environmentally sound alternative to transportation by individual automobiles. Within San Francisco, travel by public transit, by bicycle and on foot must be an attractive alternative to travel by private automobile.
3. Decisions regarding the use of limited public street and sidewalk space shall encourage the use of public rights of way by pedestrians, bicyclists, and public transit, and shall strive to reduce traffic and improve public health and safety.
5. Pedestrian areas shall be enhanced wherever possible to improve the safety and comfort of pedestrians and to encourage travel by foot.
6. Bicycling shall be promoted by encouraging safe streets for riding, convenient access to transit, bicycle lanes, and secure bicycle parking.
7. Parking policies for areas well served by public transit shall be designed to encourage travel by public transit and alternative transportation.
8. New transportation investment should be allocated to meet the demand for public transit generated by new public and private commercial and residential developments.
10. The City and County shall encourage innovative solutions to meet public transportation needs wherever possible and where the provision of such service will not adversely affect the service provided by the Municipal Railway.

DESCRIPTION

Joint Development Definition

Joint Development involves a developer using SFMTA property for non-SFMTA uses. Uses include housing and commercial development.^{1,2} The SFMTA, the community and the developer benefit. The developer typically owns and finances the improvements for non-SFMTA uses.

Introduction of Draft Goals and Policy – October 15, 2024, Board hearing

At the October 15, 2024, Board hearing, staff introduced draft Goals and Policy. Please refer to [October 15, 2024, Board Staff Report](#) for background on Joint Development and a more detailed description of the Goals and Policy.

Revisions to Draft

Staff revised the draft Goals and Policy based on feedback from the Board and other stakeholders. In general, stakeholder feedback was supportive of the draft Goals and Policy. Staff strengthened the Goals and Policy along with other minor clarifications, as described below.

Goals

The Goals define the desired results of the Joint Development Program. Staff made slight revisions to the Goals in response from Board feedback that the SFMTA should seek to maximize value from Joint Development. The final Goals are:

“Joint Development uses private investment to:

1. **Maximize Public Good.** Generate substantial long-term revenues to improve our transportation system.
2. **Create Inclusive and Well-Connected Communities.** Create development projects that foster inclusive communities and improve access to opportunity and resources.
3. **Build Sustainable and Resilient Projects.** Build development projects that improve working conditions for SFMTA staff, use green and resilient practices and reduce Vehicle Miles Traveled and greenhouse gas emissions.”

The Goals are in order of priority. Maximize Public Good is the top priority. Generating revenue from SFMTA property and using it for the transportation system will support the SFMTA and the other goals.

Policy

The Policy states the Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its goals. Staff revisions were mostly to Strategies, as described below.

¹ Capitalized words are generally “Defined Terms” in the Goals and Policy. See Enclosure 2.

² The developer could also construct a SFMTA use (e.g., facility, transit station, public parking, etc.).

Strategies – Portfolio

The Policy states that the SFMTA shall keep a list of its Property. This includes the Properties subject to the Joint Development Program Policy. These are in the Portfolio, in Appendix 1 of the Policy. The Portfolio consists of Properties that have the potential to advance the Goals through future Joint Development projects.

Staff revised the Portfolio map to improve its legibility. Staff did not make any revisions to the Portfolio itself between the draft and final.

Since publishing the draft Portfolio, staff learned that the Board of Supervisors would need to transfer ownership of the California/Steiner Lot (#14 in the Portfolio) from the San Francisco Parking Authority to the SFMTA to advance Joint Development at that lot. The Parking Authority is a State of California agency and not legally part of the City. The California Streets and Highways Code Sections 32500 et. seq. restricts developing Parking Authority properties for non-parking uses, with limited exceptions that would not apply under the Policy.

On November 2016, the SFMTA Board of Directors adopted [Resolution 16-55](#) recommending to the Board of Supervisors such a transfer of the California/Steiner parking lot and six parking garages. However, the SFMTA later amended its request to only two parking garages given the potential for Joint Development at those locations at that time (Performing Arts Garage, #15 in Portfolio and Moscone Center Garage, #21 in Portfolio). In 2017, the Board of Supervisors made the transfer of these two parking garages ([File #170271](#)), but the Parking Authority still owns the California/Steiner parking lot and four parking garages. The Board of Supervisors would need to transfer ownership of the California/Steiner Lot, and the other four parking garages not in the current Portfolio, from the San Francisco Parking Authority to the SFMTA to advance Joint Development there.

Strategy – Portfolio Requirements – California Surplus Land Act

Staff made slight revisions in the “Portfolio Requirements” in the Policy to comply with requirements of California’s Surplus Land Act (or “Act”). The Act governs the disposition of so called “Surplus Land,” defined as land owned by a local agency, including a city and county like San Francisco, that is determined to be no longer necessary for the agency’s use. The Act is codified in California Government Code sections 54220 et seq. The Act generally requires local agencies to offer Surplus Land for sale or lease at a fair market value or fair market rent to other local agencies and housing sponsors for affordable housing before selling or leasing the land, unless an exemption applies. The Act also requires Surplus Land to be offered for open space or school facility purposes in certain circumstances.

On January 3, 2025, the California Department of Housing and Community Development provided the SFMTA a Letter of Technical Assistance stating that the Policy is compliant with the Act. Specifically, the Policy complies with a newer exemption under the Act for “local agencies whose primary mission or purpose is to supply the public with a transportation system” (Section 54221(f)(1)(S)). This exemption allows such agencies, like the SFMTA, to use land for “commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development or for the sole purpose of investment or generation of revenue” if it meets several conditions.

Those conditions include that the Policy will designate at least 50 percent of the gross acreage of the Large Properties³ in the Portfolio for residential purposes, of which **at least 25 percent of those residential units will be for Affordable Housing**. More conditions in the Policy include minimum density and competitive solicitation processes.

Other Existing Strategies

Staff revised a few Strategies to reflect feedback, as follows:

- Agency Capacity: Stakeholders expressed the need for adequate staffing to scale up the program to deliver projects. Staff made slight revisions to an existing Strategy to state that the SFMTA should consider the capacity of its own staff, other City agencies, and consultants, to deliver and manage Joint Development Projects.
- Site Advancement and Value Creation and Competitive Solicitation: Themes from a stakeholder workshop were to be bold and encourage innovation to achieve the Goals. Staff revised the Site Advancement and Value Creation Strategy to make these themes explicit and identified ways to achieve that, such as through rezonings. Staff also revised the Competitive Solicitation Strategy to encourage innovation.

Two New Strategies

Board feedback encouraged staff to think about “Community Benefits” and “Temporary Uses” which led to two new Strategies with those names:

- Community Benefits: the new Strategy states that Joint Development that generates substantial long-term revenue to invest in our transportation system is a community benefit. It also states the SFMTA should balance project feasibility with requiring additional community benefits for projects on Large Properties or for projects that seek regulatory amendments. It then lists potential community benefits.
- Temporary Uses: the new Strategy states the SFMTA should encourage Temporary Uses at a Property if it does not negatively affect the revenue generation to the SFMTA and it serves a need in a neighborhood or Citywide plan (e.g., community-serving land use, open space). It also states the SFMTA shall include a start and end date for any Temporary Use agreement.

Guidelines

The Policy was updated to require the Director to develop and implement Guidelines, which will be created following the adoption of the Policy. These Guidelines will provide detailed advice on aspects of the Joint Development Program and its projects. Staff received a significant stakeholder feedback related to the details for the Guidelines, which the Director will consider as the Guidelines are developed after adoption of the Goals and Policy. Staff will use feedback received to date and other feedback for the Guidelines to further develop the outline in Appendix 2 of the Policy.

Miscellaneous Other Revisions

Staff made other revisions to the Policy to reflect edits made elsewhere (e.g., new definitions) and to clarify language (e.g., capitalization of defined terms).

³ “Large Properties” means Properties in the Portfolio that are one-half acre or larger, inclusive of contiguous land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

STAKEHOLDER ENGAGEMENT

Staff's outreach and engagement on the Goals and Policy or Joint Development Program over the last few months included:

- Discussions with other transit and City agencies.
- An October workshop with City agencies and non-profits and private organizations involved in housing, land use, real estate and transportation, and subsequent follow-up.
- October 15, 2024, Board of Directors introductory hearing for the Goals and Policy.
- Presentation at January 31, 2025 Muni Funding Working Group.
- Discussions with the California Department of Housing and Urban Development.

Staff will conduct further outreach and engagement on subsequent Joint Development Program activities. This includes discussions with the San Francisco Board of Supervisors to seek their endorsement of the Goals and Policy and, if necessary, legislation that implements strategies in the Policy. It also includes developing the Joint Development Program Strategic Plan and Joint Development Program Guidelines. Also, the SFMTA and/or the developer of Joint Development projects will conduct outreach and engagement according to the Policy.

ALTERNATIVES CONSIDERED

Without Goals and a Policy, the SFMTA would lack a strategic approach to Joint Development opportunities, which could lead to ad-hoc decisions on a project-by-project basis. This could result in inconsistent outcomes, missed opportunities for generating substantial long-term revenues to improve our transportation system and the potential underuse of SFMTA properties. In addition, without a Policy, the SFMTA would not benefit from the flexible approach in complying with the Surplus Land Act.

Establishing a clear Policy provides a framework for decision-making, providing alignment with SFMTA's vision and goals.

FUNDING IMPACT

Joint Development is a way to help ourselves through diversifying our funding sources. The Policy provides the SFMTA flexibility in its use of revenue. For example, Joint Development revenue at Facility Properties could finance the rehabilitation or replacement of Facilities, and/or the SFMTA may choose to use the revenue for transit service.

The actual funding impact of specific Joint Development projects will be determined on a project-by-project basis as the SFMTA proposes and developers implement them.

Please refer to [October 15, 2024 Board Staff Report](#) for a more detailed discussion on long-term revenue estimates.

In the near-term, staff will use a variety of funding sources for Joint Development Program and project-specific work. The SFMTA is seeking as-needed consultant support on many programmatic items.⁴

⁴ On December 3, 2024, the SFMTA issued a Request for Proposals (RFP) for As-Needed Joint Development Program Services (CS-187 As-Needed Joint Development). Staff will seek Board authorization of the contract resulting from this RFP later.

This includes funding from a recently signed Cooperative Agreement with the U.S. Department of Transportation, Build America Bureau for an award of \$1 million from their [Innovative Finance and Asset Concession grant program](#). The grant will fund Joint Development Program work including:

- Assessment of existing conditions and development of conceptual proposals for several SFMTA properties. The scope will also include the development potential and projections of job creation and revenue to the SFMTA (Portfolio Evaluation).
- Preparation of the Joint Development Program Guidelines.
- Preparation of a Joint Development Program Strategic Plan. The plan will identify the priority Properties for Joint Development over a period (e.g., five years) and identify ways for the SFMTA to accelerate Joint Development.

The SFMTA will also use a portion of the funding from the City's recently awarded U.S. Department of Housing and Urban Development Pathways to Removing Obstacles to Housing ([PRO Housing](#)) grant program to advance Joint Development Program activities.

In addition, the SFMTA will use funding obtained for the Presidio Yard Modernization Project to advance Joint Development there. The SFMTA will also continue to work with the development team for Potrero Yard Modernization Project to advance its Joint Development.

ENVIRONMENTAL REVIEW

On January 24, 2025, the SFMTA, under authority delegated by the Planning Department, determined that adopting the SFMTA's Joint Development Program Goals and Joint Development Program Policy is not a "project" under the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b).

A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors and is incorporated herein by reference.

OTHER APPROVALS RECEIVED OR STILL REQUIRED

The City Attorney's Office has reviewed this calendar item.

Future Joint Development projects will be subject to applicable project-specific approvals, including but not limited to environmental reviews and compliance with federal, state and local regulations as applicable.

RECOMMENDATION

Staff recommends that the SFMTA Board of Directors adopt the SFMTA's Joint Development Program Goals and Policy; authorize the Director of Transportation to amend the properties in the Portfolio of properties included in the Joint Development Program Policy, provided that such amendments meet the site selection considerations set forth in the Policy and are made with written notice to the SFMTA Board of Directors; and urge the San Francisco Board of Supervisors to endorse the SFMTA's Joint Development Program Goals and Policy.

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. _____

WHEREAS, Section 8A.100(a) of the San Francisco Charter establishes that an effective, efficient, and safe transportation system is essential for the City and County of San Francisco (City) to achieve its goals for quality of life, environmental sustainability, public health, social justice, and economic growth, and entrusts the San Francisco Municipal Transportation Agency (SFMTA) with managing and enhancing the City's transportation system; and,

WHEREAS, Section 8A.102(b)(1) of the Charter grants the SFMTA exclusive authority over the acquisition, construction, management, and use of its property; Section 8A.109(b) directs the SFMTA to develop new funding sources for its operations; and Section 8A.105(a), permits the SFMTA to use revenue it generates to fund its operation, which includes capital improvements and other transportation-related functions; and,

WHEREAS, The SFMTA faces a projected operating deficit beginning in Fiscal Year 2026-27 due to slower revenue growth, post- COVID-19-pandemic economic impacts, and the expiration of temporary relief funding; the housing market in the City and the region has become increasingly exclusionary and unaffordable; and the City's downtown economy has been significantly disrupted by the pandemic; and,

WHEREAS, The SFMTA defines Joint Development as a developer using SFMTA property for non-SFMTA purposes, such as housing and commercial development; and,

WHEREAS, The SFMTA's properties present opportunities for Joint Development to generate new revenue with which to fund its operations, including transit services and capital improvements, and advance broader City goals, including housing, economic revitalization, and equitable growth; and,

WHEREAS, The SFMTA's Joint Development Program Goals define the desired results of the Joint Development Program which are to use private investment to maximize revenue for operations, create inclusive and well-connected communities, and build sustainable and resilient projects, while the accompanying Joint Development Program Policy provides a framework for clear decision-making, including "Principles" to drive the SFMTA's approach, "Strategies" to advance the program, and Joint Development Program "Guidelines" to provide detailed advise on aspects of the Joint Development Program and projects; and,

WHEREAS, The Joint Development Program Policy identifies a "Portfolio" of properties that have the potential to advance the Joint Development Program Goals through future Joint Development Projects and meet certain site selection considerations; and,

WHEREAS, The California Surplus Land Act, California Government Code sections 54220 et seq., generally requires local agencies in the state to offer land for sale or lease at a fair market value or fair market rent to other local agencies and housing sponsors for affordable

housing before selling or leasing the land; the Surplus Land Act also requires that land to be offered for open space or school facility purposes in certain circumstances; and,

WHEREAS, The Surplus Land Act permits “local agencies whose primary mission or purpose is supply the public with a transportation system” to lease and sell property for investment or to generate revenue without first offering to lease or sell it for affordable housing, open space, or school facility purposes if, among other criteria, it has an adopted land use policy that meets certain requirements; and,

WHEREAS, On January 3, 2025, the California Department of Housing and Community Development, the agency responsible for enforcing and developing guidelines for the Surplus Land Act, provided the SFMTA a Letter of Technical Assistance stating that the Joint Development Program Policy meets the Act’s land use policy requirements; and,

WHEREAS, On January 24, 2025, the SFMTA determined that adopting the Joint Development Program Goals and Policy is not a "project" under the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations §§ 15060(c) and 15378(b); and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and is incorporated herein by reference; and,

WHEREAS, The SFMTA Board of Directors held a public introduction hearing on the Goals and Policy on October 15, 2024; now, therefore, be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors adopts the SFMTA’s Joint Development Program Goals and Policy; and, be it further

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors authorizes the Director of Transportation to amend the properties in the Portfolio of properties included in the Joint Development Program Policy, provided that such amendments meet the site selection considerations set forth in the Policy and are made with written notice to the Board; and, be it further

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors urges the San Francisco Board of Supervisors to endorse the SFMTA’s Joint Development Program Goals and Policy.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of February 4, 2025.

Secretary to the Board of Directors
San Francisco Municipal Transportation Agency

Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX
February 4, 2025



PURPOSE

The San Francisco Municipal Transportation Agency's Joint Development Program Goals (Goals) and Joint Development Program Policy (Policy) support the Agency's core responsibilities. They are to create and maintain San Francisco's transportation system. They would do this by generating revenue from SFMTA property and using it for the transportation system. Also, Joint Development could advance other City goals, including to provide new housing and foster inclusive, well-connected communities.

The Goals define the desired results of the Joint Development Program. The Policy states the Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its Goals. The Policy is fair and clear and available to many stakeholders: community groups; the development community; SFMTA Board of Directors ("Board"); Director of Transportation ("Director"); SFMTA staff; and other agencies and officials. This would allow decision-makers to evaluate each Joint Development project in the context of the Portfolio's progress towards the Goals, instead of each project needing to fully achieve every Goal by itself.

The following Goals and Policy shall govern the Board, Director and SFMTA staff regarding the SFMTA's Joint Development Program. This includes the delegation of authority of the Board to the Director and the Director's redelegation of authority to SFMTA staff on certain matters in the Policy. Where a provision appears to conflict with a requirement of City, state, or federal law, staff shall confer with the City Attorney.

VISION

The SFMTA's vision for San Francisco is a city with diverse and vibrant neighborhoods seamlessly connected by safe, reliable, and affordable transportation that improves the daily lives of everyone who lives, works in or visits the city.

Joint Development could support this vision. By generating revenue from SFMTA Property, Joint Development could provide a new long-term funding source to improve the transportation system. Maintaining an affordable and reliable public transit system is vital to a thriving and Equitable city. Additional funding is essential to ensure everyone can access jobs and get where they need to go, regardless of their income, background or neighborhood.

The Goals and Policy are shaped by this vision, other City policies including the Transit-First Policy and those in the San Francisco General Plan, and state and federal laws.

APPLICABILITY

The Goals and Policy apply to Joint Development, which involves a Developer using SFMTA Property for non-SFMTA Uses. Uses include housing and commercial development. The SFMTA, the community and the Developer benefit. The Developer typically owns and finances the non-SFMTA Uses. The Goals and Policy apply to the SFMTA Properties listed in the Portfolio, Appendix 1: SFMTA's Joint Development Program Policy: Portfolio. As described in the Policy, the Director may amend the Portfolio.

The Policy also applies to the SFMTA as it considers acquiring Property.

Joint Development Program Goals and Policy

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BACKGROUND

The City owns many Properties in San Francisco under SFMTA jurisdiction. These Properties are used for transit storage, maintenance and operations; transit turnarounds and stations; streets and transportation and service support; parking garages and lots; power substations; operator restrooms; and open space near SFMTA Uses.

The Goals and Policy support the SFMTA's core responsibilities. They are to create and maintain San Francisco's transportation system. The SFMTA would do this by generating revenue from SFMTA Property and using it for the transportation system. In addition, Joint Development could advance other City goals, including to provide new housing and foster inclusive, well-connected communities.

The Goals and Policy apply to potential Joint Development. They apply across a Portfolio of SFMTA Properties. The Goals define the desired results of the Joint Development Program. The Policy states the Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its Goals. The Policy is fair and clear and available to many stakeholders: community groups, the development community, Board, Director, and staff, and other agencies and officials. This would allow decision-makers to evaluate each Joint Development project in the context of the Portfolio's progress towards the Goals, instead of each project needing to fully achieve every Goal by itself.

The SFMTA's Joint Development Program complies with the San Francisco Charter, as follows:

- Section 8A.102(b)(1) grants the SFMTA "exclusive authority over the acquisition, construction, management, supervision, maintenance, extension, operation, use, and control of all property". Under this provision, the SFMTA may pursue Joint Development projects on its Property.
- Pursuing Joint Development to generate revenue for the Agency aligns with Section 8A.109(b), which requires that the SFMTA seek new sources of funding to support its operations.
- Additionally, Section 8A.105(a), permits the SFMTA to use revenue generated from Joint Development for capital improvements and other transportation-related functions, all of which are included in the Charter's definition of "operations".

Joint Development can bring new funding from Developer payments to the SFMTA and increased fare revenue from new transit riders. The SFMTA can reinvest the revenue in transportation. Joint Development may include non-transportation uses. Joint Development complies with the Charter as it could generate revenue for transportation purposes.

Joint Development is subject to state requirements. California Government Code sections 54220 et seq. ("Surplus Land Act") generally requires all local agencies to offer Surplus Land for sale or lease at a fair market value or fair market rent to housing sponsors for Affordable Housing before selling or leasing the land. The Surplus Land Act also requires Surplus Land to be offered for open space, school facility or school open space, or infill opportunity zone or transit village development purposes in certain circumstances. The Surplus Land Act includes an exemption for a local agency whose primary mission or purpose is to supply the public with a transportation system. The SFMTA is such an agency.

Joint Development may also be subject to federal requirements. The Federal Transit Administration, FTA, is involved in Joint Development when it has an interest in the affected Property. This is usually through providing federal funds to acquire or improve a property. The Policy addresses both the Surplus Land Act and federal requirements, as applicable.

Joint Development Program Goals and Policy

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JOINT DEVELOPMENT PROGRAM GOALS

Joint Development uses private investment to:

1. **Maximize Public Good.** Generate substantial long-term revenues to improve our transportation system.
2. **Create Inclusive and Well-Connected Communities.** Create development projects that foster inclusive communities and improve access to opportunity and resources.
3. **Build Sustainable and Resilient Projects.** Build development projects that improve working conditions for SFMTA staff, use green and resilient practices and reduce Vehicle Miles Traveled and greenhouse gas emissions.

JOINT DEVELOPMENT PROGRAM POLICY

SFMTA's Joint Development Program Policy provides a framework for clear decision-making. It aligns with the Goals. The Policy establishes the Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its Goals.

A. Principles

The SFMTA shall use the following values or Principles to drive the Agency's approach to the Joint Development Program and its projects.

1. **Agency's Responsibilities.** Prioritize the SFMTA's responsibilities as a transportation agency in staff and Board decisions regarding Joint Development.
2. **Equity.** The SFMTA shall promote Equitable access to opportunities and resources, including through public transit.
3. **Fairness and Transparency.** The SFMTA shall apply a fair, clear, consistent and streamlined process for projects, while allowing for flexibility to specific project needs and circumstances.
4. **Financial Sustainability.** The SFMTA shall use revenue from Joint Development projects to support its operations, including long-term capital and operational needs and other transportation-related functions and visions, and minimize financial risk to the Agency.
5. **Innovation.** The SFMTA shall use innovative delivery, technology, construction types and financing strategies to meet the Goals when appropriate.
6. **Policy and Regulatory Alignment.** Projects should align with City, regional, state and federal policy goals and regulatory requirements. The SFMTA should only pursue policy and regulatory amendments if they align with the Goals.
7. **Public Outreach and Engagement.** Projects must implement transparent, inclusive, accessible and Equitable public outreach and engagement processes.

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B. Strategies

The SFMTA shall use Strategies, or specific approaches, actions, and in some cases, requirements. Depending on the Strategy, the SFMTA shall or should use the Strategy to advance the Joint Development Program and its projects. To implement these strategies, the SFMTA should create and update a Joint Development Program Strategic Plan. It should also update the Board on the program and strategic plan. The SFMTA should use the Strategies below to inform the plan, with the Portfolio Evaluation as a Strategy for each plan. The SFMTA should use applicable Strategies to a Joint Development project based on each project's specific objectives.

1. **Portfolio Development.** The SFMTA shall keep a list of its Property in accordance with applicable law. This includes the Properties subject to the Policy. These are in the "Portfolio", in Appendix 1, SFMTA's Joint Development Program Policy: Portfolio. The Portfolio means Properties that have the potential to advance the Goals through future Joint Development projects.¹ The Director may amend the Portfolio. This would be based on a Property's potential to advance the Goals, and to align with the Surplus Land Act and any federal requirements by using the following site selection considerations:
 - a. Ownership: The SFMTA should consider Properties it has jurisdiction over or the City is considering purchasing for SFMTA jurisdiction, including if it has control of the Properties' air rights.
 - b. Neighborhood and site context: The SFMTA should consider existing and historic land use and transportation conditions, land use and transportation planning efforts and applicable fair housing requirements.
 - c. Property condition and use: The SFMTA should assess the existing conditions of the Property, including the age of any existing improvements on the land, the number of SFMTA staff and usage.
 - d. Site constraints: The SFMTA should consider preliminary due diligence on items such as topography, soil conditions, flood risks (e.g., sea-level rise, stormwater), historic resource status and legal restrictions (e.g., federal interest, long-term lease commitment).
 - e. Site development potential: The SFMTA should consider the development potential of a Property such as its size, proximity to transit, existing zoning and potential zoning changes (e.g., as part of land use planning or economic development effort).
 - f. Diversified geographies: The SFMTA should consider diversifying its Portfolio in terms of neighborhoods to protect against market setbacks in any one neighborhood.

¹ Inclusion in the Portfolio does not make the Property Surplus Land as the Properties are currently necessary for SFMTA Uses.

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- g. Construction sites: The Director shall add to the Portfolio construction staging sites and other Properties acquired for the benefit of transit capital projects that are no longer needed for the transit capital project upon completion of construction or for Facilities.

The Director may determine to only include a portion of a Property in the Portfolio based on the above site selection considerations or because of the Portfolio Evaluation. The Director will provide written notice to the Board of amendments to the Portfolio.

- 2. **Portfolio Evaluation:** The SFMTA should prepare and regularly update a Portfolio evaluation of development potential by land use type. It should:
 - a. Include projections of residential development, including Affordable Housing, and commercial, institutional and other non-residential development.
 - b. Include projections of job creation and revenue to the SFMTA. This includes revenue from additional transit ridership and Developer payments to the SFMTA using different land disposition methods and potential funding through an infrastructure financing district.
 - c. Provide a diversity of land use types across the Portfolio that meet Portfolio Requirements (see below), support complete neighborhoods and two-way trip patterns for Muni (e.g., non-residential uses in neighborhoods with predominant residential uses, grocery stores in food desert, etc.), and to protect against market setbacks in any one land use type.
 - d. Consider developer insights and other government agency feedback on the sites best suited for Affordable Housing or other uses, market trends, existing conditions at the properties and existing costs and revenues from the properties.
- 3. **Portfolio Requirements:** The SFMTA shall require the Portfolio to comply with the California Surplus Land Act as may be amended. Currently, for Large Properties in the Portfolio, that requires:
 - a. At least 50% of the gross acreage in the Portfolio shall be used for residential purposes.
 - b. At buildout, development of the Portfolio shall be at least 300 residential units, or at least 10 residential units per gross acre, averaged across all land within the Portfolio, whichever is greater.
 - c. At least 25 percent of all residential units built in the Portfolio shall be for Affordable Housing, with a covenant or restriction recorded against the land at the time of disposition that shall run with the land and is enforceable against any owner or lessee who violates the covenant or restriction and each successor in interest who continues the violation.

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- d. The SFMTA shall issue a competitive request for proposals for land Disposed of for residential purposes in an open, competitive solicitation process, or an open, competitive bid, provided that all entities specified in the Surplus Land Act are invited to participate.
- e. Prior to entering into an agreement to Dispose of a Portfolio property for non-residential development, since January 1, 2020, the SFMTA must have entered into an agreement(s) to Dispose of a minimum of 25% of the Portfolio Property designated for Affordable Housing.

In addition to the Surplus Land Act requirements, the SFMTA shall require applicable Joint Development projects to comply with the City's Inclusionary Housing Program.

- 4. **Agency Capacity:** The SFMTA should consider the capacity of Agency staff and external resources, such as other City agencies and consultants, to advance Joint Development projects after completing Portfolio Evaluation. This should account for capacity to deliver and manage continuing control of Joint Development projects.
- 5. **Agency Collaboration:** The SFMTA should collaborate with other agencies on Joint Development Strategies and projects. The SFMTA should establish clear roles and responsibilities that prioritize the advancement of projects. This includes early collaboration with the FTA if there is a federal interest in the project.
- 6. **Property Owner Partnerships:** The SFMTA should partner with other property owners on additional or expanded Joint Development opportunities that align with the Goals.
- 7. **Transit Corridor Planning:** During the initial transit corridor planning, the SFMTA should create good conditions for future transit corridor and Joint Development projects. This includes reviewing property acquisition needs that can serve both. Examples are land for construction staging, new stations and station Facilities (e.g., turnarounds, storage, maintenance and operations, operator restrooms, etc.).
- 8. **Site Advancement and Value Creation:** The SFMTA should advance sites for Joint Development by:
 - a. Conducting more due diligence and site and infrastructure planning and design.
 - b. Identifying and implementing ways that create value. These strategies include bold and innovative policy and regulatory changes that support the Goals. Examples are local and/or state legislation related to Surplus Land, funding through an infrastructure financing district, and rezonings that streamline the regulatory approval process, incentivize density, provide flexibility and reduce the costs of Joint Development.

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The SFMTA should track the costs of and value created from leading such strategies. The SFMTA should consider such costs and value as part of Joint Development agreements (e.g., reimbursements from lease proceeds).

9. **SFMTA Use Needs and Retention:** The SFMTA shall consider the Agency's long-term needs for SFMTA Uses before entering into a Joint Development agreement (e.g., Facility expansion, construction staging, future transit corridor, etc.). The SFMTA should reduce conflicts and risks from private development to Facilities during construction and operations. Joint Development projects that temporarily displace a Facility needed for the Agency shall replace Facilities on-site or off-site at a standard defined by the SFMTA and the SFMTA should include such standards in the Joint Development competitive solicitation process. Joint Development projects that affect SFMTA parking garages and lots shall include a transportation demand management plan. This plan must address the effects and comply with San Francisco Charter on new parking or expansion.
10. **Competitive Solicitation:** The SFMTA should use a competitive procurement process for a Property or Properties that best advances the Goals. This would usually be a Request for Qualifications and/or Requests for Proposals process. The process should encourage potential Developers to provide innovative proposals to achieve project objectives and the Goals and should discourage rigid formulas to the extent allowed by law.
11. **Unsolicited Proposals:** To the extent allowed by law, the SFMTA should consider Joint Development projects proposed by potential Developers ("Unsolicited Proposals") if the proposals align with the Goals and Principles. Unsolicited Proposals can be a valuable path for the SFMTA to understand market interest in the development of a Joint Development project in the Portfolio and/or public works project prior to a competitive solicitation process.
12. **Value and Revenue:** The SFMTA shall determine the fair market value and revenue generating potential of a potential Joint Development project in accordance with applicable law. Prior to entering a Joint Development project agreement, the SFMTA shall consider this value and revenue generating potential in relation to current revenues generated by the Property, alternatives to Joint Development and the Goals.
13. **Continuing Control:** The SFMTA should use the land disposition method for Joint Development agreements that best advances the Goals. This would typically be a long-term lease, rather than the sale of property.
14. **Regulatory Streamlining:** The SFMTA should encourage the use of laws for Joint Development projects that streamline regulatory processes if they align with the Goals and project objectives.
15. **Outreach and Engagement:** The SFMTA should require the use of public outreach and engagement plans for Joint Development projects.

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16. **Design:** The SFMTA should require Developers to work collaboratively with the San Francisco Planning Department, other City Departments and stakeholders on designs that meet regulatory requirements, and only seek regulatory amendments if they align with the Goals.
17. **Community Benefits:** Joint Development that generates substantial long-term revenue to invest in our transportation system is a community benefit. The SFMTA should balance project feasibility with requiring additional community benefits for projects on Large Properties or for projects that seek regulatory amendments. Community benefits include, but are not limited to:
 - a. housing in Well-Resourced Neighborhoods,
 - b. on-site inclusionary housing provided under the Inclusionary Housing Program,
 - c. improving access to opportunities and resources by providing a resource identified as a need in a SFMTA, neighborhood or Citywide plan (e.g., community-serving land use, open space, restrooms) or by improving walking, bicycling and public transit conditions.

The SFMTA should identify these community benefits in the Joint Development competitive solicitation process.
18. **Labor:** The SFMTA shall comply with applicable laws.
19. **Temporary Uses:** The SFMTA should encourage Temporary Uses at a Property if it does not negatively affect the revenue generation to the SFMTA and it serves a need in a neighborhood or Citywide plan (e.g., community-serving land use, open space). The SFMTA shall include a start and end date for any Temporary Use agreement.
20. **Tenants:** To the extent allowed by federal law and to the extent applicable, Joint Development projects that terminate an existing lease should use good faith efforts to work with the existing lessee to provide a right of first refusal to sign a new lease within the project at the then current market value. This Strategy does not apply to Temporary Uses.

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C. Guidelines

The Director shall create and maintain Joint Development Program Guidelines. The Guidelines shall provide detailed advice on aspects of the Joint Development Program and projects. They shall also allow for flexibility to specific project needs and circumstances. The Guidelines shall include the stages of the Joint Development Program. Examples include competitive solicitation, unsolicited proposals, agreements and implementation.

The Guidelines shall also include roles and responsibilities during those stages. This includes clear expectations for Developers regarding outreach and engagement, design, regulatory processes, labor and implementation. The Guidelines should include advice that leverages the experience and resources of the Developer to advance stages of the project. It should also include FTA's involvement in Joint Development.

The Guidelines shall also include metrics and targets. The purpose of them is to monitor outcomes of the Joint Development Program.

The Director may amend the Guidelines in accordance with the Goals and the Policy.

D. Defined Terms

The following defined terms apply to the Goals and Policy.

"Affordable Housing" means housing that complies with the affordability requirements of the Surplus Land Act, which currently means housing that is made available to lower income households, as defined in Section 50079 of the California Health and Safety Code (which means 80 percent of Area Median Income), at an affordable sales price or rented at an affordable rent, as defined in Sections 50052.5 and 50053 of the California Health and Safety Code, for a minimum of 55 years for rental housing and 45 years for ownership housing.

"Board" means the SFMTA Board of Directors.

"City" means the City and County of San Francisco.

"Developer" means the entity that leases or purchases the SFMTA property for Joint Development.

"Director" means the Director of Transportation for the SFMTA.

"Dispose" means as defined in Section 54221 of the Surplus Land Act, which currently means the (i) lease of surplus land for a term longer than 15 years, that allows for demolition or development or (ii) sale of surplus land.

"Equity" (or "Equitable") means the correction of racial and social inequities and prioritization of those most in need (SFMTA Strategic Plan, 2022-2024). Racial equity means the systematic fair treatment of people of all races that results in equal outcomes, while recognizing the historical context and systemic harm done to specific racial groups (SF Admin Code section 12A.19).

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“Facilities” means SFMTA facilities for transit storage and maintenance and operations; transit turnarounds and stations; streets and transportation service support; power substations; operator restrooms; and other related SFMTA facilities. Excludes SFMTA parking garages and lots and open space.

“FTA” means Federal Transit Administration.

“Goals” define the desired results of the Joint Development Program Policy. These Goals guide the planning, execution and evaluation of Joint Development projects. They ensure that they help achieve the SFMTA’s vision and responsibilities.

“Guidelines” means detailed advice on aspects of Joint Development Program and projects. They also allow for flexibility to specific project needs and circumstances.

“Inclusionary Housing (Program)” means the City’s program that currently requires new residential projects of 10 or more units to pay an affordable housing fee or meet the inclusionary requirement by providing a percentage of the units as below market rate units at a price that is affordable to low- or middle-income households, either on-site within the project, or off-site at another location in the City.

“Joint Development or Joint Development project(s)” involves a Developer using SFMTA Property for non-SFMTA Uses. Uses include housing and commercial development. The SFMTA, the community and the Developer benefit. The Developer typically owns and finances the non-SFMTA Uses during the term of use of SFMTA Property.²

“Large Properties” means Properties in the Portfolio that are one-half acre or larger, inclusive of contiguous land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

“Policy” means Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its Goals. The Policy provides a framework for clear decision-making and alignment with the Goals.

“Portfolio” means Properties that have the potential to advance Goals through future Joint Development projects, are listed in Appendix 1, and are subject to the Joint Development Program Policy. These Properties may be currently necessary for SFMTA Uses. Inclusion in the Portfolio does not make it Surplus Land although the SFMTA shall require the Portfolio to comply with the Surplus Land Act as may be amended.

“Principles” means the values that drive the Agency’s approach to Joint Development projects.

“Property” means City owned land under the SFMTA’s jurisdiction and improvements upon

² The SFMTA makes agreements with other entities on other SFMTA assets, such as signage on bus shelters or buses. These Goals and Policy do not cover these agreements.

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the land. In limited circumstances, this could also refer to other land that could be acquired for a SFMTA transit capital project, if specified.

"SFMTA" or "Agency" means the San Francisco Municipal Transportation Agency.

"SFMTA Uses" includes SFMTA Facilities, SFMTA parking garages and lots and other SFMTA uses.

"Surplus Land" means as defined in Section 54221 of the Surplus Land Act, which currently means land owned in fee simple by a local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and not necessary for the agency's use.

"Surplus Land Act" refers to California Government Code sections 54220 et seq., which generally requires all local agencies to offer Surplus Land for sale or lease at a fair market value or fair market rent to housing sponsors for Affordable Housing before selling or leasing the land. In certain circumstances, Surplus Land must be offered for open space or school facilities or school open space, or infill opportunity zone or transit village development purposes.

"Strategies" means specific approaches, actions, and, in some cases, requirements. Depending on the Strategy, the SFMTA shall or should use the Strategy to advance the Joint Development Program and its projects.

"Temporary Uses" means a specific non-SFMTA Use for a limited period of time on a Property. Temporary Uses are typically not associated with significant construction activities. A Temporary Use authorization may authorize short-term uses like mobile food facilities, seating, farmer's markets and temporary parking of and overnight camping in vehicles.

"Unsolicited Proposals" means a written application for a new or innovative project submitted to the SFMTA on the initiative of the offeror for the purpose of obtaining a contract with the Agency, and that is not in response to a Request for Proposals, Agency Announcement, or any other SFMTA-initiated solicitation or program.

"Vehicle Miles Traveled" (VMT) means a measure of the amount and distance that a Joint Development project causes people to drive.

"Well-Resourced Neighborhoods" means areas of the state of California whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children (California Tax Credit Allocation Committee/Housing and Community Development Opportunity Area Maps). The San Francisco Planning Department identifies areas those identified as "high" and "highest" as Well-Resourced (San Francisco Housing Element, 2022 Update).

Joint Development Program Goals and Policy

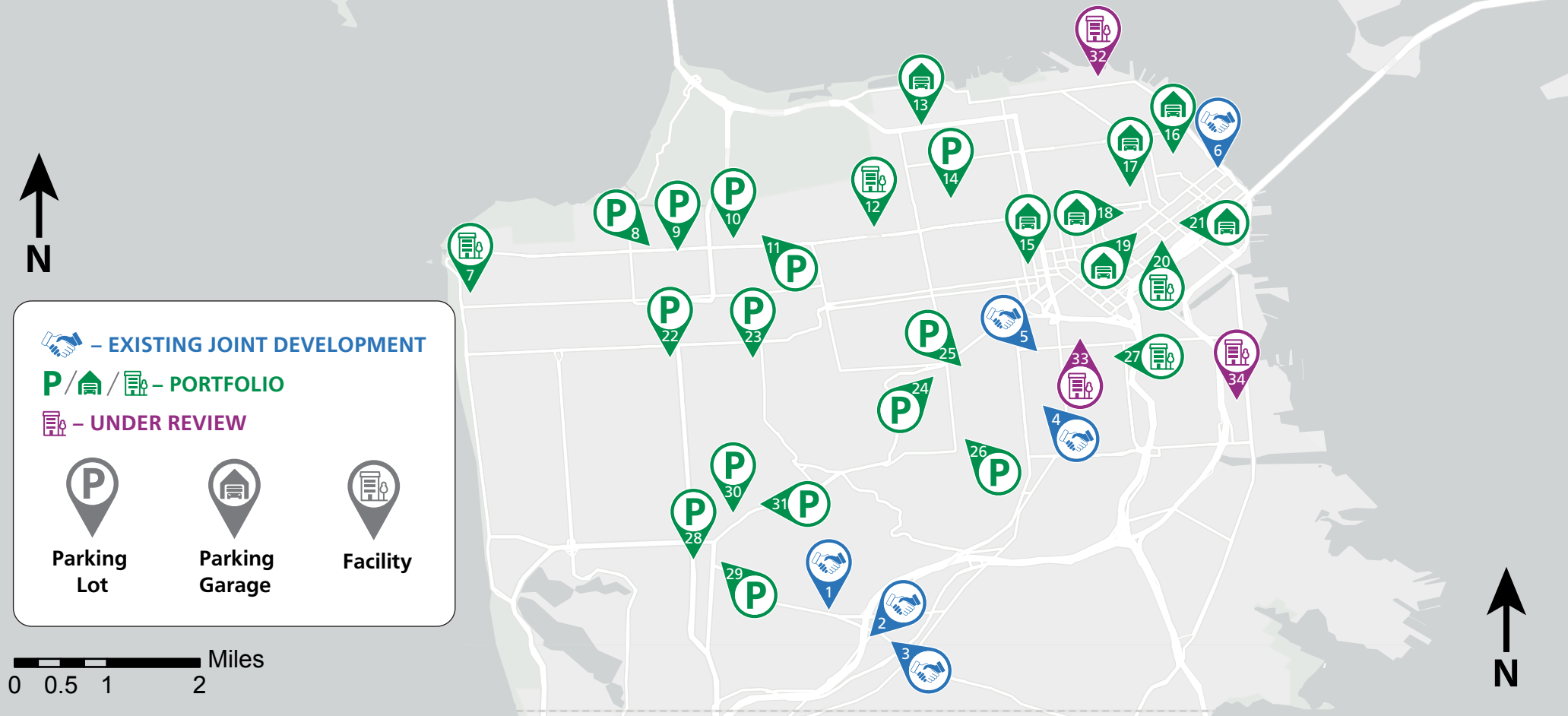
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APPENDIX 1: SFMTA'S JOINT DEVELOPMENT PROGRAM POLICY: PORTFOLIO

SFMTA's Joint Development Program Policy – Portfolio

This map displays SFMTA properties that have the potential to advance SFMTA Joint Development Program Goals through future joint development projects.^{1,2}



- 1 Ocean-Frida Kahlo, Residential Mixed-use
- 2 Balboa Park Upper Yard, Residential Mixed-use
- 3 Geneva Car Barn & Cameron Beach Yard, Community Center
- 4 Mission-Bartlett, Residential + Garage
- 5 Hoff & 16th Street, Residential + Garage
- 6 1 Hotel, Hotel Mixed-use
- 7 La Playa & Cabrillo Terminal Loop, 0.44 Acre
- 8 Geary/21st Ave. Lot, 0.17 Acre, 21 Parking Spaces
- 9 18th Ave./Geary Lot, 0.23 Acre, 21 Parking Spaces
- 10 9th Ave./Clement Lot, 0.18 Acre, 21 Parking Spaces
- 11 8th Ave./Clement Lot, 0.25 Acre, 26 Parking Spaces

- 12 Presidio Yard, 5.4 Acres, 478 Staff, 132 Transit Vehicles³
- 13 Pierce Street Garage, 0.32 Acre, 116 Parking Spaces
- 14 California/Steiner Lot, 0.43 Acre, 48 Parking Spaces
- 15 Performing Arts Garage, 1.01 Acres, 598 Parking Spaces³
- 16 Golden Gateway Garage, 0.37 Acre, 1095 Parking Spaces
- 17 Sutter-Stockton Garage, 0.43 Acre, 1865 Parking Spaces
- 18 Ellis-O'Farrell Garage, 0.77 Acre, 950 Parking Spaces³
- 19 Fifth & Mission/Yerba Buena Garage, 2.77 Acres, 2585 Parking Spaces³
- 20 Yerba Buena/Moscone Station (above) & Headhouse, 0.34 Acre
- 21 Moscone Center Garage, 0.93 Acre, 732 Parking Spaces³
- 22 20th Ave./Irving Lot, 0.20 Acre, 24 Parking Spaces
- 23 8th Ave & Irving Street Lot, 0.28 Acre, 41 Parking Spaces

- 24 18th St./Collingwood Lot, 0.19 Acre, 28 Parking Spaces
- 25 Castro/18th St. Lot, 0.19 Acre, 20 Parking Spaces
- 26 24th St./Noe Lot, 0.13 Acre, 16 Parking Spaces
- 27 Potrero Yard, 4.4 Acres, 465 Staff, 158 Transit Vehicles³
- 28 19th Ave./Ocean Lot, 0.18 Acre, 20 Parking Spaces
- 29 Ocean/Junipero Serra Lot, 0.19 Acre, 20 Parking Spaces
- 30 West Portal/14th Ave. Lot, 0.14 Acre, 19 Parking Spaces
- 31 Ulloa/Clement Lot, 0.30 Acre, 23 Parking Spaces
- 32 Kirkland Yard, 2.6 Acres, 338 Staff, 188 Transit Vehicles
- 33 Flynn Yard, 6.2 Acres, 424 Staff, 119 Transit Vehicles
- 34 Woods Yard, 8.2 Acres, 856 Staff, 204 Transit Vehicles

1. These properties are currently necessary for SFMTA uses. Inclusion in the Portfolio does not make it Surplus Land as defined by the Surplus Land Act.

2. "Existing Joint Development" includes projects at predecessor agencies to the SFMTA. The list is not comprehensive as it excludes commercial leases at SFMTA properties, among others.

3. These properties are subject to Portfolio Requirements for parcels at one-half acre or larger. The Director of Transportation may amend to include only a portion of these properties in the Portfolio based on SFMTA needs.

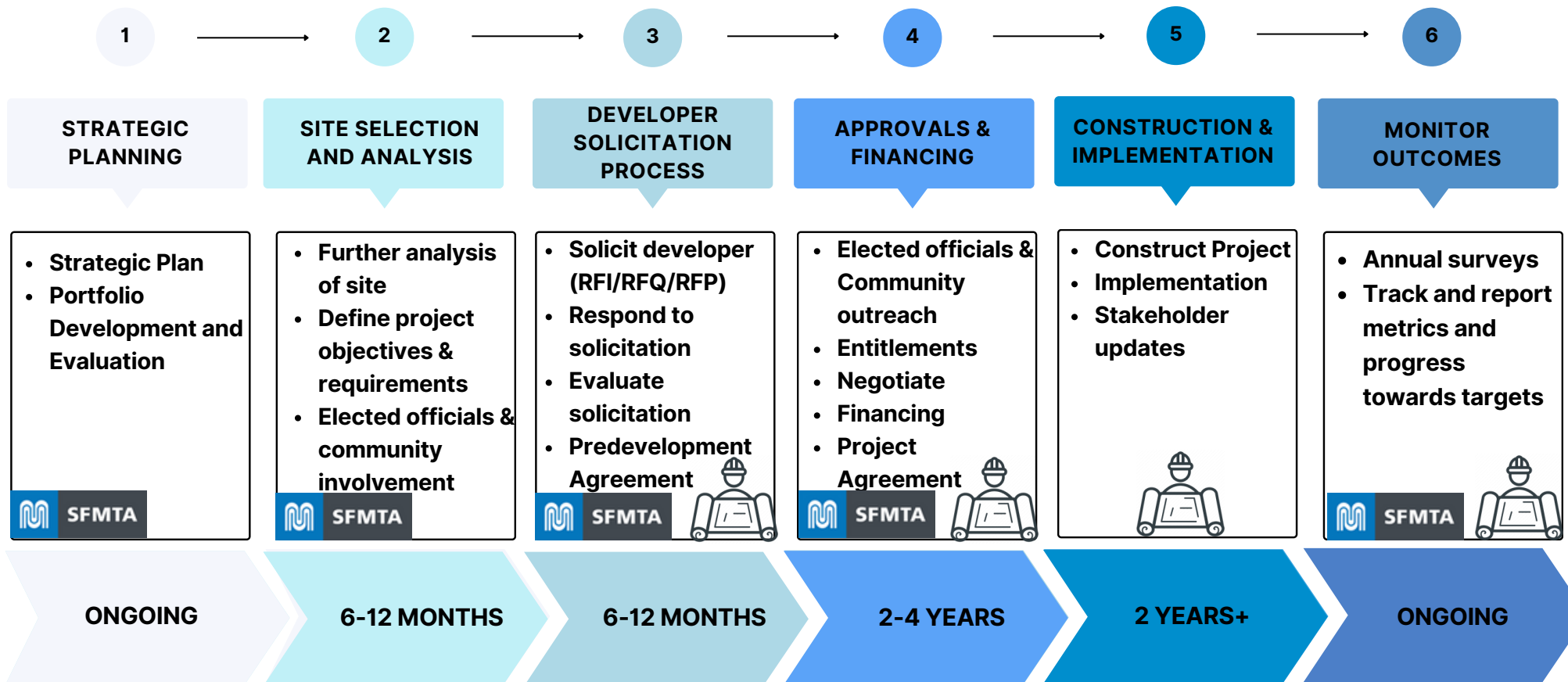
Joint Development Program Goals and Policy

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APPENDIX 2: JOINT DEVELOPMENT PROGRAM GUIDELINES – UNDER DEVELOPMENT

Draft Joint Development Guidelines Content (Appendix 2)



Youth Commission
City Hall ~ Room 345
1 Dr. Carlton B. Goodlett Place



(415) 554-6446
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YOUTH COMMISSION MEMORANDUM

TO: BOS Land Use and Transportation Committee

CC: John Carroll, Assistant Clerk, Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy Director

FROM: 2024-2025 Youth Commission

DATE: Wednesday, February 19, 2025

RE: SUBJECT: YOUTH COMMISSION MEETING 02/18/25

At its in-person meeting on Tuesday, February 18, 2025 the Youth Commission took the following action:

1. Motion to Support **BOS File #250128** Resolution - Supporting the SFMTA's Joint Development Program Goals and Policy.
2. The San Francisco Youth Commission further supports the resolution since they recognize this program is an opportunity to bring additional funding to public transit in San Francisco.
3. The San Francisco Youth Commission understands this resolution is a retroactive action being taken by the Board of Supervisors and is supportive of the efforts to increase revenue in the agency.

Please do not hesitate to contact Youth Commissioners or Youth Commission staff (415) 554- 6446 with any questions. Thank you.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Youth Commission

FROM: John Carroll, Assistant Clerk,
Land Use and Transportation Committee

DATE: February 12, 2025

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors has received the following, which at the request of the Youth Commission is being referred as per Charter Section 4.124 for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 250128

Resolution supporting the San Francisco Municipal Transportation Agency's (SFMTA) Joint Development Program Goals and Policy to set a City-wide policy on the joint development of transit and housing projects, address the SFMTA's budget deficit, and advance San Francisco's housing and equity goals.

Please return this cover sheet with the Commission's response to John Carroll, Assistant Clerk, Land Use and Transportation Committee at john.carroll@sfgov.org.

RESPONSE FROM YOUTH COMMISSION **Date:** 02/19/2025

☐ **No Comment**

☒ **Recommendation Attached**

A handwritten signature in black ink, appearing to read "Jason Fung".

Chairperson, Youth Commission

From: carrie.leung@gmail.com
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Monday, February 24, 2025 11:10:58 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

- Saves Muni from financial disaster without relying on more taxes
- Creates thousands of new homes near transit, helping ease our housing crisis
- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

carrie.leung@gmail.com
1301 Fulton St Apt 310
San Francisco, California 94117

From: [Carroll, John \(BOS\)](#)
To: [John Avalos](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Hare, Emma \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Ccho public comments - File No. 240128 - LUT February 24, 2025 Agenda Item No. 1
Date: Monday, February 24, 2025 1:43:00 PM

Forwarding to LUT members on this message.

JEC

From: John Avalos <john@sfccho.org>
Sent: Monday, February 24, 2025 1:35 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Ccho public comments

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Testimony Before the San Francisco Land Use Committee

Good afternoon, Chairperson and Members of the Land Use Committee,

CCHO agrees with the urgent need to address the MTA structural deficit and need for revenue for operations. We also see the need to align our transit goals with the city's goals for affordable housing and overall affordability for community members who most rely on transit.

San Francisco has long recognized that public land is a public resource, and for decades, we have used it to build high leveled of affordable housing to address our city's deep and persistent housing affordability crisis. From Mission Bay to the Balboa Park Station Kapuso project of 100% AH, we have made clear that public land should serve those who need it most—working families, seniors, and low-income residents struggling to stay in the city they call home.

But today, our policies risk moving in the wrong direction. Transit investments—whether in new stations, bus yards, or rail facilities—tend to raise surrounding property values, which in turn fuels gentrification, displacement, and an increased cost of living, including higher transit fares. When we allow market-rate housing to dominate public land near transit, we accelerate these pressures, making it harder for the very workers and riders who rely on transit to live near it.

Recent changes to the Surplus Land Act lower affordability standards and give SF MTA the legal authority to open public land to market-rate development, setting just 25% affordable housing as the floor. 25% should not be the single standard for San Francisco. The Board of

Supervisors can amend this resolution to affirm current City policy and express a clear preference for higher levels of affordability, ensuring that our transit investments benefit the people who rely on them most.

Adding such an amendment would align San Francisco's priorities with its values and long standing practices. Maximize the benefit of affordability on MTA land as you seek revenue for MTA operations. Prioritize deeply affordable housing. And ensure that transit works for the people, not just for the market.

Thank you.

John Avalos
Executive Director
Council of Community Housing Organizations
john@sfccho.org
415-359-8367 mobile

From: [Westside Family](#)
To: [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#)
Cc: clerk@sfbos.org; [Carroll, John \(BOS\)](#); [Lurie, Daniel \(MYR\)](#)
Subject: Comment on File #250128 - Support for Resolution Supporting SFMTA's Joint Development Program Goals
Date: Monday, February 24, 2025 10:48:07 AM
Attachments: [File 250128 - Westside Family Support Letter.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisors,

Please find attached a letter in reference to File No. 250128: Supporting the SFMTA's Joint Development Program Goals and Policy on behalf of the Westside Family Democratic Club.

Thank you,

Robin Pam
Club President



February 24, 2025

From: The Westside Family Democratic Club

To: Mayor Daniel Lurie and the San Francisco Board of Supervisors

Re: File #250128 Support for Resolution Supporting SFMTA's Joint Development Program Goals

Dear Mayor Lurie and Members of the Board of Supervisors,

On behalf of the Westside Family Democratic Club, we write to express our strong backing for the resolution supporting San Francisco Municipal Transportation Agency's (SFMTA's) Joint Development Program Goals and Policy, sponsored by Supervisors Melgar, Sauter, Engardio, Dorsey, and Mahmood. The Resolution encourages SFMTA to develop its real estate holdings, with the primary goal of generating revenue for the agency. Developing housing while prioritizing financial returns for SFMTA ensures that our public transit infrastructure remains sustainable in the long term. Given Muni's nearly \$320M structural deficit, it is imperative that we adopt policies that secure the long-term viability of SFMTA.

Our club represents hundreds of families who live in San Francisco's western neighborhoods, who want to make San Francisco a welcoming place for newcomers and families. We believe that to do this, the city should invest in safe and reliable public transportation, especially on the west side, as well as more housing at all levels of affordability.

We believe an approach that integrates property development and public transit is not only a pragmatic way to address San Francisco's ongoing housing crisis, but also a financially responsible strategy for funding public transit that learns from best practices employed in other major metropolitan areas.

Other cities have done this successfully, and San Francisco can too. For example, Seattle's Sound Transit agency has demonstrated that well-planned, revenue-generating real estate projects can provide critical financial support for transit while delivering much-needed housing. By following a similar model, San Francisco can generate a sustainable funding stream for SFMTA, reducing its reliance on fare increases or additional taxes while making a meaningful contribution to the city's supply of residential and commercial property.

We recognize that striking the right balance between affordability and financial sustainability is a complex challenge. Prioritizing the maximization of SFMTA's financial returns does not preclude the inclusion of subsidized housing. However, we agree with Supervisor Melgar's recent statements that the Joint Development Program should be designed to focus primarily on SFMTA's financial needs rather than other goals that could be imposed on its development projects. Such impositions, while well-meaning, only serve to delay and increase costs for housing development, while undermining the long-term fiscal health of SFMTA. A well-structured, simple, and highly focused development strategy can achieve both financial



returns and diverse housing development, while ensuring that SFMTA remains a financially sound and effective transit agency for decades to come.

We urge you to support the resolution, and to work collaboratively toward policies that use SFMTA's land assets to provide fiscal and support for the city's housing goals. We appreciate your leadership on this critical issue and look forward to seeing a robust, sustainable, and inclusive plan emerge from these discussions.

Thank you for your time and commitment to improving the future of San Francisco.

Sincerely,
The Westside Family Democratic Club

From: [Dylan Fabris](#)
To: [Carroll, John \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Comment on SFMTA's Joint Development Program Goals and Policy (File #250128)
Date: Monday, February 24, 2025 10:33:09 AM
Attachments: [SFTR letter BoS File # 250128 2025.02.24.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk Carroll,

Attached, please find San Francisco Transit Riders' comments on File #250128 (SFMTA's Joint Development Program Goals and Policy).

Best,
Dylan



Dylan Fabris (he/they)
Community & Policy Manager
San Francisco Transit Riders
Office open Monday through Thursday
[Support our work!](#)



February 24, 2025

Supervisors Myrna Melgar, Chyanne Chen, and Bilal Mahmood
Land Use and Transportation Committee
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 250
San Francisco, CA 94102-4689

Re: SFMTA's Joint Development Program Goals and Policy (File #250128)

Dear Chair Melgar, Supervisor Chen, and Supervisor Mahmood,

Affordability and sustainability of our public transportation system are important issues for San Francisco Transit Riders. The SFMTA is currently facing a significant budget deficit and steps must be taken now to address that deficit, but care must be taken to find solutions that equitably balance the cost of transportation with the cost of housing.

Muni is one of the most affordable modes of transportation available in San Francisco, and is therefore a crucial lifeline for people across the city, including low-income residents and visitors. Funding Muni to prevent service cuts and enable expansion of service will help the hundreds of thousands of people who depend on Muni every day. We are glad that joint development is being considered as a long term funding option for the agency, and we believe funding Muni is equitable in its own right.

However, while generating revenue for Muni should be a top priority for the agency, so should maintaining community trust and ensuring revenue is not coming at the expense of the people the agency is trying to serve. We caution that the agency should be responsive to community needs and be careful not to support projects or funding sources that advance displacement or gentrification. We believe the agency should have conducted additional outreach to community housing experts and advocates before this plan's approval.

Housing is not the expertise of our organization, so we cannot say whether 25% (the number currently listed in the plan) is the best ratio of affordable housing units for SFMTA's residential properties. But what we do know is that in many communities, a significant barrier to our work to improve public transportation is the concern of gentrification, especially when it comes to infrastructure investments. Therefore, we encourage the agency, as well as the Board of Supervisors, to take the time to work together with neighborhoods and housing advocates to share this plan and collect feedback, especially on the ratio of affordable housing units. Doing that outreach now could prevent future issues when it's time to actually start developing these properties, and can potentially help more San Franciscans afford to stay in the neighborhood they call home.

At this time, San Francisco Transit Riders can neither support nor oppose this resolution. The revenue from the joint development plan will not begin to materialize for years at least, so the city and the



agency should take the time to make sure we are getting this plan right and maximizing the benefits of both transit funding and housing affordability.

In the meantime, the San Francisco Board of Supervisors and the SFMTA Board of Directors should prioritize addressing the SFMTA's immediate deficit by transferring reserve funds to prevent the most immediate cuts and working together to pass a local funding measure that can be a sustainable source of revenue for Muni for years to come.

Sincerely,

A handwritten signature in black ink, appearing to read "Dylan Fabris". The signature is fluid and cursive, with the first name "Dylan" and last name "Fabris" clearly distinguishable.

Dylan Fabris
Community & Policy Manager
San Francisco Transit Riders

From: [Evan Elias](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 21, 2025 4:35:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

- Saves Muni from financial disaster without relying on more taxes
- Creates thousands of new homes near transit, helping ease our housing crisis
- Supports the city's economic recovery by putting underused land to good use

A strong public transit system is essential to reduce the number of cars on our roads, and reduce their carbon emissions. It is also essential for low income people, youth and disabled folks to have equitable access to the city and beyond. I urge you to prioritize financially supporting MUNI, and this is a good proposal to do just that. Cutting MUNI harms the people in this city who are already living on the edge in this expensive city.

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Evan Elias
eeliasmail@yahoo.com
1096 Eddy St, #305
San Francisco, California 94109

From: [Carroll, John \(BOS\)](#)
To: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Hare, Emma \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Cc: [Board of Supervisors \(BOS\)](#)
Subject: 15 Letters regarding File No. 250128
Date: Monday, February 24, 2025 10:11:00 AM
Attachments: [image001.png](#)
[15 Letters regarding File No. 250128.pdf](#)

Hello,

Please see attached for 15 letters regarding File No. 250128.

File No. 250128: Resolution supporting the San Francisco Municipal Transportation Agency's (SFMTA) Joint Development Program Goals and Policy to set a City-wide policy on the joint development of transit and housing projects, address the SFMTA's budget deficit, and advance San Francisco's housing and equity goals. (Melgar, Sauter, Engardio, Dorsey, Mahmood)

Sincerely,

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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February 24, 2025

District 7 Youth Council
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Land Use and Transportation Chair Melgar, Supervisor Chen, and Supervisor Mahmood,

On behalf of the District 7 Youth Council, we would like to express our support for Resolution 250128 “Supporting the SFMTA’s Joint Development Program Goals and Policy.” This comes at a crucial time for the SFMTA which is projected to be running a \$300+ million dollar deficit in the Fiscal year 2026-2027 budget. Therefore we believe that the joint development of SFMTA property will be beneficial in lowering the looming deficit. Additionally we believe this will help San Francisco meet its 2031 housing goal.

The District 7 Youth Council is a body of 9 Youth who live or go to school in District 7 between the ages of 13 to 20. Created by Former Supervisor Norman Yee, the District 7 Youth Council looks to provide the District 7 Supervisor with guidance on youth issues. Additionally it works to improve the conditions for youth across District 7.

San Francisco youth rely on affordable public transit to access school, extracurricular activities, work, and community programs. This is why it is so crucial that revenue from selling underutilized city properties be used to continue and protect Free MUNI for Youth from budget cuts. Free MUNI for Youth directly supports students and families by reducing financial barriers and ensuring equitable access to the city’s resources.

Best,
Calder Law, Olivia Dziadzia, and Katelyn Lee,
Co-Chairs, District 7 Youth Council

From: [Ariane Rosario](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Monday, February 24, 2025 8:52:10 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

- Saves Muni from financial disaster without relying on more taxes
- Creates thousands of new homes near transit, helping ease our housing crisis
- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Ariane Rosario
a.rosario2876@gmail.com
44 Manzanita Ave
San Francisco, California 94118

From: [Lian Chang](#)
To: [Carroll, John \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [ChenStaff](#); [MelgarStaff \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: Support item #250128 - SFMTA's Joint Development Program Goals and Policy
Date: Sunday, February 23, 2025 12:49:50 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk Carroll, Land Use and Transportation Committee Members Melgar, Chen, and Mahmood, Board of Supervisors,

I am writing to urge you to support item #250128, a resolution supporting the SFMTA's joint development program goals and policy.

New, stable revenue sources have long been needed to help balance SFMTA's budget. Prior to the pandemic, SFMTA had run a number of years with a growing deficit, and was projecting this deficit to continue to grow indefinitely. The so-called structural deficit was already urgent, and then the pandemic blew up existing funding sources, mainly parking and fare revenue.

San Francisco must invest in multiple new revenue sources for the agency to close this gap. While one or more revenue measures are needed in the short term, it is also important to allow the agency to build new revenue streams that will take many years to come online. Joint development should be one such source.

International examples of joint-development abound. In Switzerland, slightly less than 10% of revenue of the state railroad, Swiss Federal Railways, comes from real estate, often jointly developed. These offices and residences both serve as destinations on the transit network, and revenues from their lease helps run the services that move passengers throughout the country.

The best example of the use of real estate as a revenue source is Mass Transit Railway (MTR), the public transit network company serving Hong Kong, where 48% of revenue comes from real estate. This revenue has been consistently reinvested into capital expansion, and that capital expansion has allowed for the development of new real estate, a virtuous cycle driving a large expansion of efficient, low-carbon, mass transit since the late 70s.

Joint development will not save SFMTA or Muni from collapse in FY27, but it will start to build a new base of revenue that will slowly help stabilize agency finances, and, eventually, may allow for the expansion of the agency. Simultaneously, it will build new housing and commercial space where demand is already high. Many of SFMTA's properties are parking lots near commercial and transit corridors. This is exactly where the city should be

prioritizing new development.

Thank you,
Lian Chang D1 resident

--

Lian Chikako Chang (she/her)

From: [Nik Kaestner](#)
To: [Carroll, John \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [ChenStaff](#); [MelgarStaff \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: Support item #250128 - SFMTA's Joint Development Program Goals and Policy
Date: Saturday, February 22, 2025 7:44:31 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk Carroll, Land Use and Transportation Committee Members Melgar, Chen, and Mahmood, Board of Supervisors,

I am writing to urge you to support item #250128, a resolution supporting the SFMTA's joint development program goals and policy.

New, stable revenue sources have long been needed to help balance SFMTA's budget. Prior to the pandemic, SFMTA had run a number of years with a growing deficit, and was projecting this deficit to continue to grow indefinitely. The so-called structural deficit was already urgent, and then the pandemic blew up existing funding sources, mainly parking and fare revenue.

San Francisco must invest in multiple new revenue sources for the agency to close this gap. While one or more revenue measures are needed in the short term, it is also important to allow the agency to build new revenue streams that will take many years to come online. Joint development should be one such source.

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The best example of the use of real estate as a revenue source is Mass Transit Railway (MTR), the public transit network company serving Hong Kong, where 48% of revenue comes from real estate. This revenue has been consistently reinvested into capital expansion, and that capital expansion has allowed for the development of new real estate, a virtuous cycle driving a large expansion of efficient, low-carbon, mass transit since the late 70s.

Joint development will not save SFMTA or Muni from collapse in FY27, but it will start to build a new base of revenue that will slowly help stabilize agency finances, and, eventually, may allow for the expansion of the agency. Simultaneously, it will build new housing and commercial space where demand is already high. Many of SFMTA's properties are parking lots near commercial and transit corridors. This is exactly where the city should be prioritizing new development.

Thank you,

Nik Kaestner
District 8

-nik

..... () / ()
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From: [Andrew Lenz](#)
To: [Carroll, John \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [ChenStaff](#); [MelgarStaff \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: Support item #250128 - SFMTA's Joint Development Program Goals and Policy
Date: Saturday, February 22, 2025 1:10:31 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk Carroll, Land Use and Transportation Committee Members Melgar, Chen, and Mahmood, Board of Supervisors,

I am writing to urge you to support item #250128, a resolution supporting the SFMTA's joint development program goals and policy.

As a SF resident who relies on public and active transportation to get around the city, I am greatly concerned about the current SFMTA budget crisis and how it will impact my daily life. Several routes in my neighborhood are proposed to be cut under the SFMTA's upcoming summer cuts, and I fear that if we continue to cut transit services, we will find ourselves facing a downward spiral where fewer people use transit because it is less available, which leads to more cuts.

Additionally, as a young renter, I am concerned about the increasing cost of rent in the city, as well as the lack of housing supply available in neighborhoods across the city. Many in my community express concern about this as well, and especially under the current executive administration, SF needs to be a place that has space to welcome the many Americans who will be fleeing their states as their civil rights decrease.

The SFMTA's joint development program provides steps in the right direction for both of these concerns.

New, stable revenue sources have long been needed to help balance SFMTA's budget. Prior to the pandemic, SFMTA had run a number of years with a growing deficit, and was projecting this deficit to continue to grow indefinitely. The so-called structural deficit was already urgent, and then the pandemic blew up existing funding sources, mainly parking and fare revenue.

San Francisco must invest in multiple new revenue sources for the agency to close this gap. While one or more revenue measures are needed in the short term, it is also important to allow the agency to build new revenue streams that will take many years to come online. Joint development should be one such source.

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of revenue of the state railroad, Swiss Federal Railways, comes from real estate, often jointly developed. These offices and residences both serve as destinations on the transit network, and revenues from their lease helps run the services that move passengers throughout the country.

The best example of the use of real estate as a revenue source is Mass Transit Railway (MTR), the public transit network company serving Hong Kong, where 48% of revenue comes from real estate. This revenue has been consistently reinvested into capital expansion, and that capital expansion has allowed for the development of new real estate, a virtuous cycle driving a large expansion of efficient, low-carbon, mass transit since the late 70s.

Joint development will not save SFMTA or Muni from collapse in FY27, but it will start to build a new base of revenue that will slowly help stabilize agency finances, and, eventually, may allow for the expansion of the agency. Simultaneously, it will build new housing and commercial space where demand is already high. Many of SFMTA's properties are parking lots near commercial and transit corridors. This is exactly where the city should be prioritizing new development.

Thank you,

Andrew Lenz

D10

From: [Michael Holper](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 22, 2025 10:51:43 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

- Saves Muni from financial disaster without relying on more taxes
- Creates thousands of new homes near transit, helping ease our housing crisis
- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Michael Holper
michael.holper@gmail.com
740 Anza St., Apt 1
San Francisco, California 94118

From: [Grant Goldman](#)
To: [Board of Supervisors \(BOS\)](#); [ChenStaff](#); [MelgarStaff \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Support item #250128 - SFMTA's Joint Development Program Goals and Policy
Date: Saturday, February 22, 2025 8:34:14 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk Carroll, Land Use and Transportation Committee Members Melgar, Chen, and Mahmood, Board of Supervisors,

I am writing to urge you to support item #250128, a resolution supporting the SFMTA's joint development program goals and policy.

New, stable revenue sources have long been needed to help balance SFMTA's budget. Prior to the pandemic, SFMTA had run a number of years with a growing deficit, and was projecting this deficit to continue to grow indefinitely. The so-called structural deficit was already urgent, and then the pandemic blew up existing funding sources, mainly parking and fare revenue.

San Francisco must invest in multiple new revenue sources for the agency to close this gap. While one or more revenue measures are needed in the short term, it is also important to allow the agency to build new revenue streams that will take many years to come online. Joint development should be one such source.

International examples of joint-development abound. In Switzerland, slightly less than 10% of revenue of the state railroad, Swiss Federal Railways, comes from real estate, often jointly developed. These offices and residences both serve as destinations on the transit network, and revenues from their lease helps run the services that move passengers throughout the country.

The best example of the use of real estate as a revenue source is Mass Transit Railway (MTR), the public transit network company serving Hong Kong, where 48% of revenue comes from real estate. This revenue has been consistently reinvested into capital expansion, and that capital expansion has allowed for the development of new real estate, a virtuous cycle driving a large expansion of efficient, low-carbon, mass transit since the late 70s.

Joint development will not save SFMTA or Muni from collapse in FY27, but it will start to build a new base of revenue that will slowly help stabilize agency finances, and, eventually, may allow for the expansion of the agency. Simultaneously, it will build new housing and commercial space where demand is already high. Many of SFMTA's properties are parking lots near commercial and transit corridors. This is exactly where the city should be prioritizing new development.

Thank you,

Grant Goldman
94107

From: [jacqueline mauro](#)
To: [Carroll, John \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [ChenStaff](#); [MelgarStaff \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: Support item #250128 - SFMTA's Joint Development Program Goals and Policy
Date: Saturday, February 22, 2025 7:30:10 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk Carroll, Land Use and Transportation Committee Members Melgar, Chen, and Mahmood, Board of Supervisors,

I am writing to urge you to support item #250128, a resolution supporting the SFMTA's joint development program goals and policy.

New, stable revenue sources have long been needed to help balance SFMTA's budget. Prior to the pandemic, SFMTA had run a number of years with a growing deficit, and was projecting this deficit to continue to grow indefinitely. The so-called structural deficit was already urgent, and then the pandemic blew up existing funding sources, mainly parking and fare revenue.

San Francisco must invest in multiple new revenue sources for the agency to close this gap. While one or more revenue measures are needed in the short term, it is also important to allow the agency to build new revenue streams that will take many years to come online. Joint development should be one such source.

International examples of joint-development abound. In Switzerland, slightly less than 10% of revenue of the state railroad, Swiss Federal Railways, comes from real estate, often jointly developed. These offices and residences both serve as destinations on the transit network, and revenues from their lease helps run the services that move passengers throughout the country.

The best example of the use of real estate as a revenue source is Mass Transit Railway (MTR), the public transit network company serving Hong Kong, where 48% of revenue comes from real estate. This revenue has been consistently reinvested into capital expansion, and that capital expansion has allowed for the development of new real estate, a virtuous cycle driving a large expansion of efficient, low-carbon, mass transit since the late 70s.

Joint development will not save SFMTA or Muni from collapse in FY27, but it will start to build a new base of revenue that will slowly help stabilize agency finances, and, eventually, may allow for the expansion of the agency. Simultaneously, it will build new housing and commercial space where demand is already high. Many of SFMTA's properties are parking

lots near commercial and transit corridors. This is exactly where the city should be prioritizing new development.

Thank you,

Jacqueline A. Mauro, PhD
she/her

From: [Cyrus Hall](#)
To: [Carroll, John \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [ChenStaff](#); [MelgarStaff \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: Support item #250128 - SFMTA's Joint Development Program Goals and Policy
Date: Friday, February 21, 2025 8:47:42 PM

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Dear Clerk Carroll, Land Use and Transportation Committee Members Melgar, Chen, and Mahmood, Board of Supervisors,

I am writing to urge you to support item #250128, a resolution supporting the SFMTA's joint development program goals and policy.

New, stable revenue sources have long been needed to help balance SFMTA's budget. Prior to the pandemic, SFMTA had run a number of years with a growing deficit, and was projecting this deficit to continue to grow indefinitely. The so-called structural deficit was already urgent, and then the pandemic blew up existing funding sources, mainly parking and fare revenue.

San Francisco must invest in multiple new revenue sources for the agency to close this gap. While one or more revenue measures are needed in the short term, it is also important to allow the agency to build new revenue streams that will take many years to come online. Joint development should be one such source.

I had the pleasure to live in Switzerland for 6 years in the 00s, where I first saw how joint enterprise can be used to subsidize and support state services. Slightly less than 10% of revenue of the state railroad, Swiss Federal Railways (*SBB CFF FFS*, or *SBB* for short), comes from real estate, often jointly developed. These offices and residences both serve as destinations on the transit network, and revenues from their lease helps run the services that move passengers throughout the country.

A more extreme example is Mass Transit Railway (MTR), the public transit network company serving Hong Kong, where 48% of revenue (in 2023) comes from real estate. This revenue has been consistently reinvested into capital expansion, and that capital expansion has allowed for the development of new real estate, a virtuous cycle driving the expansion of efficient, low-carbon, mass transit since the late 70s.

Joint development will not save SFMTA or Muni from collapse in FY27, but it will start to build a new base of revenue that will slowly help stabilize, and, eventually, may allow for the expansion of the agency. Simultaneously, it will build new housing and commercial space where demand is already high. Many of SFMTA's properties are parking lots near commercial and transit corridors. This is exactly where the city should be prioritizing new

development.

Thank you,
Cyrus Hall
District 7

From: [Amin Issa](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 21, 2025 2:41:13 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

- Saves Muni from financial disaster without relying on more taxes
- Creates thousands of new homes near transit, helping ease our housing crisis
- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Amin Issa
amin@aminissa.com
1300 22nd St Apt 217
San Francisco, California 94107

From: [Christopher Lin](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 21, 2025 1:16:49 PM

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Clerk John Carroll,

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Christopher Lin
powertotheenguins@gmail.com
1075 Treat Ave
San Francisco, California 94110

From: [Sandy Carter](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 21, 2025 11:33:01 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

My name is Sandy Carter and I live in Lone Mountain/Inner Richmond (94118). I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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Thank you,
Sandy

Sandy Carter
carters989@gmail.com
740 Anza Street
San Francisco, California 94118

From: [Deepti Rajendran](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 21, 2025 11:30:09 AM

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Deepti Rajendran
deeptiraj7@gmail.com
3587 17th Street, Unit 1
San Francisco, California 94110

From: [Ross Ahya](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 21, 2025 11:29:45 AM

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Ross Ahya
ross.ahya@gmail.com
3587 17th St, Unit 1
San Francisco, California 94110

From: [Jarrod Hsu](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 21, 2025 10:23:14 AM

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Clerk John Carroll,

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Jarrod Hsu
ache.jarrod@gmail.com
640 Clay St
San Francisco, California 94111

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation, \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: 1,573 Letters regarding File No. 250128
Date: Thursday, February 20, 2025 2:13:20 PM
Attachments: [1,573 Letters regarding File No. 250128.pdf](#)

Hello,

Please see attached for 1,573 letters regarding File No. 250128.

File No. 250128: Resolution supporting the San Francisco Municipal Transportation Agency's (SFMTA) Joint Development Program Goals and Policy to set a City-wide policy on the joint development of transit and housing projects, address the SFMTA's budget deficit, and advance San Francisco's housing and equity goals. (Melgar, Sauter, Engardio, Dorsey, Mahmood)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: [George Ference](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Thursday, February 20, 2025 8:14:47 AM

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Clerk John Carroll,

Dear Supervisors,

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

George Ference
michael.ference@gmail.com
1386 31st Ave
San Francisco , California 94122

From: kumasong@icloud.com
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Thursday, February 20, 2025 12:35:16 AM

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Clerk John Carroll,

Dear Supervisors,

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kumasong@icloud.com
633 Oak
SF, California 94117

From: [Connie Jeung-Mills](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 11:38:05 PM

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Connie Jeung-Mills
nonutdasa@yahoo.com
3980A 19th St
San Francisco, California 94114

From: [AJ Cho](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 11:15:58 PM

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AJ Cho
amenoartemis@gmail.com
159 Santa Teresa
San Leandro, California 94579

From: [Utkarsh Nath](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 11:15:26 PM

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Utkarsh Nath
utkarsh.nath@yahoo.com
34462 Alberta Terrace
Fremont, California 94555

From: [Ellen Koivisto](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 8:02:07 PM

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Clerk John Carroll,

Dear Supervisors,

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Ellen Koivisto
offstage@earthlink.net
1556 Great Hwy
SF, California 94122

From: [Elliot Schwartz](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 5:58:27 PM

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Elliot Schwartz
elliot.schwartz@gmail.com
2828 Bryant Street
San Francisco, California 94110-m

From: [Matt Hill](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 5:43:52 PM

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Matt Hill
mattdh666@gmail.com
3059 25th St
San Francisco, California 94110

From: casteel@gmail.com
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 5:04:23 PM

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Clerk John Carroll,

Dear Supervisors,

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casteel@gmail.com
571 Valley St.
San Francisco, California 94131

From: [Tobias Wacker](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 4:11:20 PM

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Tobias Wacker
tobiaswacker@gmail.com
40 Mirabel Ave.
San Francisco, California 94110

From: kristansartor@gmail.com
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:58:03 PM

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kristansartor@gmail.com
1230 5th Ave
San Francisco, California 94122

From: [Sarah Boudreau](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:43:20 PM

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Sarah Boudreau
boudreau.sarah.m@gmail.com
455 25th Avenue, Apt 2
San Francisco, California 94121

From: [Ryan James](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:42:55 PM

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Ryan James
ryanwilsonjames@gmail.com
4118 Montgomery St
Oakland, California 94611

From: [Justin Truong](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:37:14 PM

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Justin Truong
justintruong56@gmail.com
33 Junior Terrace
San Francisco, California 94112

From: [Victoria Groom](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:33:40 PM

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Victoria Groom
vgroom@gmail.com
251 Foerster Street
San Francisco, California 94112

From: [Viet-Hung Nguyen](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:13:18 PM

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Viet-Hung Nguyen
viethungnguyen890@gmail.com
440 9th Ave
San Francisco, California 94118

From: [Brian Andersen](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:05:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

- Saves Muni from financial disaster without relying on more taxes
- Creates thousands of new homes near transit, helping ease our housing crisis
- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Brian Andersen
trailmagik89@gmail.com
1295 47th Avenue, Apt 11
San Francisco, California 94122

From: [Richard Frankel](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 11:34:34 AM

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Clerk John Carroll,

Dear Supervisors,

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Richard Frankel
rfrank1@yahoo.com
1699 17th Ave
San Francisco, California 94122

From: [Edgar Flores](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 10:39:58 AM

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Clerk John Carroll,

Dear Supervisors,

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Edgar Flores
edgarf2002@gmail.com
1010 16th Street, 519
San Francisco, California 94107

From: [Cody Vaughn](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Tuesday, February 18, 2025 1:53:54 PM

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Clerk John Carroll,

Dear Supervisors,

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Cody Vaughn
vaughnburger01@gmail.com
1451 Guerrero St
San Francisco, California 94110

From: [Laura Fingal-Surma](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Tuesday, February 18, 2025 12:00:06 PM

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Clerk John Carroll,

Dear Supervisors,

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Laura Fingal-Surma
laura@urbanist.vc
387 Fair Oaks St
San Francisco, California 94110

From: [Jui-Yun Hsia](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Tuesday, February 18, 2025 11:08:20 AM

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Clerk John Carroll,

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~Long time SF resident, daily MUNI rider

Jui-Yun Hsia
ajhsia@gmail.com
30 Patton St
San Francisco, California 94110

From: [Catherine Willis](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Tuesday, February 18, 2025 10:32:27 AM

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Clerk John Carroll,

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Thank-you,
Cathy Willis

Catherine Willis
cathymariewillis@gmail.com
463 Fair Oaks St
San Francisco, California 94110

From: [Rae Ellen Davis](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Monday, February 17, 2025 4:59:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Chair Melgar and Supervisors Mahmood and Chen, and Clerk Carroll,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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Rae Ellen Davis
539 Peralta Ave
San Francisco CA 94110

Rae Ellen Davis
rdavis@econ-research.com
539 Peralta Ave
San Francisco, California 94110

From: [Allan LeBlanc](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Monday, February 17, 2025 2:52:50 PM

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Clerk John Carroll,

Dear Supervisors,

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Allan LeBlanc
allan.leblanc@gmail.com
257 Surrey St
San Francisco, California 94131-2930

From: [Joshua March](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Monday, February 17, 2025 1:30:20 PM

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Clerk John Carroll,

Dear Supervisors,

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Joshua March
joshua.march@gmail.com
5 Coleridge St
San Francisco, California 94110

From: [Rebecca Haseltine](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Sunday, February 16, 2025 8:25:22 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

As a local constituent and user of public transportation, I urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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Rebecca Haseltine
haseltine@earthlink.net
318 Bartlett St.
San Francisco, California 94110

From: [George Koster](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 8:14:05 PM

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Clerk John Carroll,

Dear Supervisors,

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George Koster
georgekoster9@gmail.com
25 Amethyst Way
San Francisco , California 94131

From: [Kate Voshell](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 10:13:41 AM

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Kate Voshell
kathrinevoshell@hotmail.com
1459 Florida Street
San Francisco, California 94110

From: [Bernie Kornberg](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 7:10:47 AM

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Clerk John Carroll,

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Bernie Kornberg
bjkornberg@gmail.com
39 Skyview Way
San Francisco, California 94131

From: [Phillip Palmore](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 11:06:33 PM

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Clerk John Carroll,

Dear Supervisors,

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Phillip Palmore
phillip.palmore@gmail.com
2250 24th St. Apt. 224
San Francisco, California 94107

From: [Sharky Laguana](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 9:32:29 PM

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Clerk John Carroll,

Dear Supervisors,

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Sharky Laguana
sharky@bandago.com
471 Mangels Ave.
San Francisco, California 94127

From: [Vincent Fecteau](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 8:14:10 PM

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Vincent Fecteau
fecteaux@gmail.com
107 San Juan Avenue
San Francisco, California 94112

From: [Cory Basten](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 7:25:59 PM

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Cory Basten
coryjbasten@gmail.com
950 Tennessee Street
San Francisco, California 94107

From: [Carroll, John \(BOS\)](#)
To: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Hare, Emma \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Cc: [Board of Supervisors \(BOS\)](#)
Subject: 33 Letters regarding File No. 250128
Date: Tuesday, February 18, 2025 10:16:00 AM
Attachments: [33 Letters regarding File No. 250128.pdf](#)
[image001.png](#)

Hello,

Please see attached for 33 letters regarding File No. 250128.

File No. 250128: Resolution supporting the San Francisco Municipal Transportation Agency's (SFMTA) Joint Development Program Goals and Policy to set a City-wide policy on the joint development of transit and housing projects, address the SFMTA's budget deficit, and advance San Francisco's housing and equity goals. (Melgar, Sauter, Engardio, Dorsey, Mahmood)

Sincerely,

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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From: [George Ference](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Thursday, February 20, 2025 8:14:47 AM

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George Ference
michael.ference@gmail.com
1386 31st Ave
San Francisco , California 94122

From: kumasong@icloud.com
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Thursday, February 20, 2025 12:35:16 AM

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Clerk John Carroll,

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kumasong@icloud.com
633 Oak
SF, California 94117

From: [Connie Jeung-Mills](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 11:38:05 PM

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Connie Jeung-Mills
nonutdasa@yahoo.com
3980A 19th St
San Francisco, California 94114

From: [AJ Cho](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 11:15:58 PM

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AJ Cho
amenoartemis@gmail.com
159 Santa Teresa
San Leandro, California 94579

From: [Utkarsh Nath](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 11:15:26 PM

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Utkarsh Nath
utkarsh.nath@yahoo.com
34462 Alberta Terrace
Fremont, California 94555

From: [Ellen Koivisto](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 8:02:07 PM

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Ellen Koivisto
offstage@earthlink.net
1556 Great Hwy
SF, California 94122

From: [Elliot Schwartz](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 5:58:27 PM

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- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Elliot Schwartz
elliot.schwartz@gmail.com
2828 Bryant Street
San Francisco, California 94110-m

From: [Matt Hill](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 5:43:52 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

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Matt Hill
mattdh666@gmail.com
3059 25th St
San Francisco, California 94110

From: casteel@gmail.com
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 5:04:23 PM

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Clerk John Carroll,

Dear Supervisors,

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casteel@gmail.com
571 Valley St.
San Francisco, California 94131

From: [Tobias Wacker](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 4:11:20 PM

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Clerk John Carroll,

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Tobias Wacker
tobiaswacker@gmail.com
40 Mirabel Ave.
San Francisco, California 94110

From: kristansartor@gmail.com
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:58:03 PM

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Clerk John Carroll,

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kristansartor@gmail.com
1230 5th Ave
San Francisco, California 94122

From: [Sarah Boudreau](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:43:20 PM

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Sarah Boudreau
boudreau.sarah.m@gmail.com
455 25th Avenue, Apt 2
San Francisco, California 94121

From: [Ryan James](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:42:55 PM

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Clerk John Carroll,

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Ryan James
ryanwilsonjames@gmail.com
4118 Montgomery St
Oakland, California 94611

From: [Justin Truong](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:37:14 PM

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Clerk John Carroll,

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Justin Truong
justintruong56@gmail.com
33 Junior Terrace
San Francisco, California 94112

From: [Victoria Groom](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:33:40 PM

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Victoria Groom
vgroom@gmail.com
251 Foerster Street
San Francisco, California 94112

From: [Viet-Hung Nguyen](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:13:18 PM

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Clerk John Carroll,

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Viet-Hung Nguyen
viethungnguyen890@gmail.com
440 9th Ave
San Francisco, California 94118

From: [Brian Andersen](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 3:05:57 PM

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Dear Supervisors,

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Brian Andersen
trailmagik89@gmail.com
1295 47th Avenue, Apt 11
San Francisco, California 94122

From: [Richard Frankel](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 11:34:34 AM

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Clerk John Carroll,

Dear Supervisors,

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Richard Frankel
rfrank1@yahoo.com
1699 17th Ave
San Francisco, California 94122

From: [Edgar Flores](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Wednesday, February 19, 2025 10:39:58 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

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Edgar Flores
edgarf2002@gmail.com
1010 16th Street, 519
San Francisco, California 94107

From: [Cody Vaughn](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Tuesday, February 18, 2025 1:53:54 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

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Cody Vaughn
vaughnburger01@gmail.com
1451 Guerrero St
San Francisco, California 94110

From: [Laura Fingal-Surma](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Tuesday, February 18, 2025 12:00:06 PM

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Clerk John Carroll,

Dear Supervisors,

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Laura Fingal-Surma
laura@urbanist.vc
387 Fair Oaks St
San Francisco, California 94110

From: [Jui-Yun Hsia](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Tuesday, February 18, 2025 11:08:20 AM

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Clerk John Carroll,

Dear Supervisors,

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~Long time SF resident, daily MUNI rider

Jui-Yun Hsia
ajhsia@gmail.com
30 Patton St
San Francisco, California 94110

From: [Catherine Willis](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Tuesday, February 18, 2025 10:32:27 AM

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Clerk John Carroll,

Dear Supervisors,

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Thank-you,
Cathy Willis

Catherine Willis
cathymariewillis@gmail.com
463 Fair Oaks St
San Francisco, California 94110

From: [Rae Ellen Davis](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Monday, February 17, 2025 4:59:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Chair Melgar and Supervisors Mahmood and Chen, and Clerk Carroll,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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Rae Ellen Davis
539 Peralta Ave
San Francisco CA 94110

Rae Ellen Davis
rdavis@econ-research.com
539 Peralta Ave
San Francisco, California 94110

From: [Allan LeBlanc](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Monday, February 17, 2025 2:52:50 PM

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Allan LeBlanc
allan.leblanc@gmail.com
257 Surrey St
San Francisco, California 94131-2930

From: [Joshua March](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Monday, February 17, 2025 1:30:20 PM

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Joshua March
joshua.march@gmail.com
5 Coleridge St
San Francisco, California 94110

From: [Rebecca Haseltine](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Sunday, February 16, 2025 8:25:22 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

As a local constituent and user of public transportation, I urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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Rebecca Haseltine
haseltine@earthlink.net
318 Bartlett St.
San Francisco, California 94110

From: [George Koster](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 8:14:05 PM

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Clerk John Carroll,

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George Koster
georgekoster9@gmail.com
25 Amethyst Way
San Francisco , California 94131

From: [Kate Voshell](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 10:13:41 AM

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Kate Voshell
kathrinevoshell@hotmail.com
1459 Florida Street
San Francisco, California 94110

From: [Bernie Kornberg](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 7:10:47 AM

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Bernie Kornberg
bjkornberg@gmail.com
39 Skyview Way
San Francisco, California 94131

From: [Phillip Palmore](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 11:06:33 PM

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Phillip Palmore
phillip.palmore@gmail.com
2250 24th St. Apt. 224
San Francisco, California 94107

From: [Sharky Laguana](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 9:32:29 PM

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Sharky Laguana
sharky@bandago.com
471 Mangels Ave.
San Francisco, California 94127

From: [Vincent Fecteau](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 8:14:10 PM

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Vincent Fecteau
fecteaux@gmail.com
107 San Juan Avenue
San Francisco, California 94112

From: [Cory Basten](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 7:25:59 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

- Saves Muni from financial disaster without relying on more taxes
- Creates thousands of new homes near transit, helping ease our housing crisis
- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Cory Basten
coryjbasten@gmail.com
950 Tennessee Street
San Francisco, California 94107

From: [Ligia Abuabara](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Monday, February 17, 2025 5:27:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

San Francisco needs both housing and public transit to keep the city on a healthy path forward. This seems like a great way to create synergy and encourage both.

Ligia Abuabara
themovingpixel@gmail.com
1279 2nd Avenue
San Francisco, California 94122-2751

From: [Thomas Shanahan](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Monday, February 17, 2025 9:21:37 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

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- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Thomas Shanahan
tshanahan24@gmail.com
1494 26th Avenue
San Francisco, California 94122

From: [Gauri Iyer](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Monday, February 17, 2025 2:17:51 AM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Gauri Iyer
iyergauri@gmail.com
3566 17th St, Unit 2
San Francisco, California 94110

From: [Anthony Criscione](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Sunday, February 16, 2025 7:25:58 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

- Saves Muni from financial disaster without relying on more taxes
- Creates thousands of new homes near transit, helping ease our housing crisis
- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Thank you

Anthony Criscione
acriscione1997@gmail.com
145 San Jose Avenue
San Francisco, California 94110

From: [Carroll, John \(BOS\)](#)
To: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Hare, Emma \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Cc: [Board of Supervisors \(BOS\)](#)
Subject: 33 Letters regarding File No. 250128
Date: Tuesday, February 18, 2025 10:16:00 AM
Attachments: [33 Letters regarding File No. 250128.pdf](#)
[image001.png](#)

Hello,

Please see attached for 33 letters regarding File No. 250128.

File No. 250128: Resolution supporting the San Francisco Municipal Transportation Agency's (SFMTA) Joint Development Program Goals and Policy to set a City-wide policy on the joint development of transit and housing projects, address the SFMTA's budget deficit, and advance San Francisco's housing and equity goals. (Melgar, Sauter, Engardio, Dorsey, Mahmood)

Sincerely,

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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From: [Simon Bertrang](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Sunday, February 16, 2025 4:51:01 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

Please support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

As you know, Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

- Saves Muni from financial disaster without relying on more taxes
- Creates thousands of new homes near transit, helping ease our housing crisis
- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Simon Bertrang
simonbertrang@gmail.com
79 Manchester Street
San Francisco, California 94110

From: [Sarah Montoya](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Sunday, February 16, 2025 2:26:24 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

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- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Sarah Montoya
sarahromontoya@gmail.com
1564 Church Street
San Francisco, California 94131

From: [Cardayell Morgan](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Sunday, February 16, 2025 11:45:19 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Cardayell Morgan
cardayell2525@gmail.com
158 Howth St
San Francisco, California 94112

From: [Meg Kammerud](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Sunday, February 16, 2025 9:00:47 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24. This will support both housing and public transportation — issues about which I care deeply.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

- Saves Muni from financial disaster without relying on more taxes
- Creates thousands of new homes near transit, helping ease our housing crisis
- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Meg Kammerud
meg.kammerud@gmail.com
810 Congo St.
San Francisco, California 94131

From: [Kelsey Jonat](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 7:12:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

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- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Kelsey Jonat
kelsey.jonat@gmail.com
247 Theresa St
San Francisco, California 94112

From: [Katie Pfeiffer](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 12:07:25 PM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Katie Pfeiffer
kpfeif@gmail.com
120 Lundys Ln
San Francisco, California 94110

From: [Caitlin Gaynor](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 10:23:35 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

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- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Caitlin Gaynor
mclaughlin.caitlin@gmail.com
4229 26th Street
San Francisco, California 94131

From: [James Steichen](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 10:16:46 AM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

James Steichen
jimsteichen@gmail.com
1219 Church St
San Francisco, California 94114

From: [Kenneth Russell](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 9:21:22 AM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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Kenneth Russell
krlist+yimby@gmail.com
300 3rd St Apt 905
San Francisco, California 94107

From: [Mahdi Rahimi](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 6:25:25 AM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Mahdi Rahimi
m.s.rahimi@gmail.com
521 Ellsworth st
San Francisco , California 94110

From: [Sarah Rogers](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 6:24:31 AM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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Sarah Rogers
serogers@gmail.com
371 Elsie St
San Francisco, California 94110

From: [Steven Susana-Castillo](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Saturday, February 15, 2025 1:28:24 AM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Steven Susana-Castillo
coolsteven2@gmail.com
1075 Valencia St, Apt 4
San Francisco, California 94110

From: [Lala Wu](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 11:56:06 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

We need creative, ambitious ideas to address these twin crises of housing shortages and public transportation cuts. I have lived in the city for the better part of 13 years, and I am so grateful to call it home, and to be raising my 3 year old here with my partner. This is an excellent proposal to support making the city more accessible and equitable, and improving housing affordability.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Lala Wu
lala.t.wu@gmail.com
57 Peters Avenue
San Francisco, California 94110

From: [Katie Grote](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 11:36:26 PM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Katie Grote
katie.a.grote@gmail.com
833 Kirkham Street
San Francisco, California 94122

From: [Andrew Nguyen](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 11:31:49 PM

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Clerk John Carroll,

Dear Supervisors,

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Andrew Nguyen
andr.vu.nn@gmail.com
1264 25th Ave
San Francisco, California 94122

From: [Justin Truong](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 11:18:09 PM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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Justin Truong
justintruong56@gmail.com
33 Junior Terrace
San Francisco , California 94112

From: [Marc Haumann](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 9:41:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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Marc Haumann
marchaumann@gmail.com
439 Dolores St
San Francisco, California 94110

From: [Yuxi Lin](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 8:22:01 PM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Yuxi Lin
y.esme.lin@gmail.com
843 24th Ave
San Francisco, California 94121

From: [Michael Hankin](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 8:09:55 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Please do NOT attach the types of everything bagel requirements that make any possible project there so expensive or necessitating a niche developer that it never gets built. We need housing and funding for transit now, and don't have time for those games.

Cheers,
Mike Hankin

Michael Hankin
meh2135@gmail.com
57 Peters Avenue
San Francisco, California 94110

From: [David Miller](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 7:41:41 PM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

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This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

David Miller
dwarnermiller@gmail.com
215 1/2 Fair Oaks Street, 1/2
San Francisco, California 94110

From: [Hans Reichenbach](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 7:35:18 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Clerk John Carroll,

Dear Supervisors,

I'm writing to urge you to support Muni's land development proposal at the upcoming Land Use Committee meeting on February 24.

Muni is facing a \$50 million deficit, which could result in devastating service cuts. At the same time, the agency owns valuable land across San Francisco that could be developed for housing and commercial uses, generating long-term revenue to keep Muni running.

This plan is a win-win:

- Saves Muni from financial disaster without relying on more taxes
- Creates thousands of new homes near transit, helping ease our housing crisis
- Supports the city's economic recovery by putting underused land to good use

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Hans Reichenbach
hansreich25@gmail.com
3268 20th St
San Francisco, California 94110

From: [Colleen Beach](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 7:27:00 PM

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Clerk John Carroll,

Dear Supervisors,

I'm writing to urge your support for Muni's land development proposal at the February 24 Land Use Committee meeting.

Muni faces a \$50 million deficit that could force severe service cuts. However, the agency owns valuable land across San Francisco that could be developed for housing and commercial use, creating long-term revenue to sustain operations.

This plan would:

- Prevent service cuts without new taxes
- Create new housing near transit lines
- Put underused land to work supporting our local economy

Please approve this proposal to strengthen both our transportation system and housing supply while building a more sustainable city.

Colleen Beach
colleenbeach@gmail.com
807 Ulloa St Apt 4
San Francisco, California 94127-1146

From: [Michael Arwashan](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 7:26:47 PM

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- Supports the city's economic recovery by putting underused land to good use

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Michael Arwashan
arwashan.michael@gmail.com
1468 Valencia St, Apt. 4
San Francisco, California 94110

From: [Cora Shaw](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 7:22:08 PM

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Cora Shaw
corashaw@hotmail.com
451 Guerrero st
San Francisco , California 94110

From: [Meghan Warner](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 7:17:02 PM

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Meghan Warner
meghanowarner@gmail.com
2610, 47th Avenue
San Francisco, California 94116

From: [Michael Madland](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 7:09:30 PM

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Clerk John Carroll,

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Michael Madland
mmadland@gmail.com
1450 Phelps St
San Francisco, California 94124

From: [Sheerein Hosseini](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 7:05:22 PM

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Clerk John Carroll,

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Sheerein Hosseini
shirinjadib@gmail.com
2837 24th Street
San Francisco, California 94110

From: [Dante Briones](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 6:53:21 PM

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Clerk John Carroll,

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Dante Briones
dbriones@gmail.com
88 28th st
San Francisco, California 94110

From: [Jacqueline Mauro](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support Muni Land Development – Fund Transit & Build Housing
Date: Friday, February 14, 2025 6:47:32 PM

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- Supports the city's economic recovery by putting underused land to good use

Me and my kids use muni daily. We love it, and we depend on it. We take the 35 to get us to the top of a hill that would be extremely hard to climb with two young kids, and it's on the coping block. That would be devastating to us.

This project is a great step toward supporting our transportation and housing needs and creating a more sustainable city. I encourage you to approve it and help bring these benefits to our community.

Jacqueline Mauro
jacqueline.amauro@gmail.com
658 Duncan st
San Francisco , California 94131

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☒ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor [] inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. [] from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. []
- ☐ 9. Reactivate File No. []
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☒ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Melgar

Subject:

Resolution - Joint Development of SFMTA Land

Long Title or text listed:

Resolution supporting the San Francisco Municipal Transportation Agency's Joint Development Program Goals and Policy to set a City-wide policy on the joint development of transit and housing projects, address the SFMTA's budget deficit, and advance San Francisco's housing and equity goals.

Signature of Sponsoring Supervisor: /Melgar