

**From:** [carrie.leung@gmail.com](mailto: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

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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

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Forwarding to LUT members on this message.

JEC

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

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## 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](mailto:john@sfccho.org)  
415-359-8367 mobile

**From:** [Westside Family](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#)  
**Cc:** [clerk@sfbos.org](mailto: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](#)

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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](#)

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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 a long, sweeping underline that extends to the left.

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

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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](#)

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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

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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:

- 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

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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

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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

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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.

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Thank you,



Nik Kaestner  
District 8

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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

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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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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

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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:

- 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

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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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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

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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

---

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

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.

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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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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Clerk John Carroll,

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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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Clerk John Carroll,

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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,

Dear Supervisors,

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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](mailto:board.of.supervisors@sfgov.org) | [www.sfbos.org](http://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](mailto: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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Clerk John Carroll,

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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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Clerk John Carroll,

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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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Clerk John Carroll,

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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,

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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](mailto: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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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](mailto: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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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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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.

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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Clerk John Carroll,

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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

---

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Clerk John Carroll,

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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,

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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,

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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,

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.

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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Rae Ellen Davis  
539 Peralta Ave  
San Francisco CA 94110

Rae Ellen Davis  
[rdavis@econ-research.com](mailto: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,

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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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Clerk John Carroll,

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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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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

---

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Cory Basten  
corybasten@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



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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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Clerk John Carroll,

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

**From:** [kumasong@icloud.com](mailto: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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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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- 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.

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

---

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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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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Clerk John Carroll,

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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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Clerk John Carroll,

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

**From:** [casteel@gmail.com](mailto: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,

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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.

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](mailto: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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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.

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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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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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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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,

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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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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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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~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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Thank-you,  
Cathy Willis

Catherine Willis  
[cathymariewillis@gmail.com](mailto: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.

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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Rae Ellen Davis  
539 Peralta Ave  
San Francisco CA 94110

Rae Ellen Davis  
[rdavis@econ-research.com](mailto: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,

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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

---

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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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Clerk John Carroll,

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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

---

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.

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,

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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- 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.

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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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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- 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.

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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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.

Cory Basten  
corybasten@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

---

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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.

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

---

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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:

- 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.

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.

This plan is a win-win:

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- 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.

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



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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:

- 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.

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

---

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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:

- 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.

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
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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.

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

---

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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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- 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

---

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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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- 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,

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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,

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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.

Kenneth Russell  
krist+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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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 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

---

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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.

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.

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.

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,

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.

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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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.

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

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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.

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

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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 plan is a win-win:

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- 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.

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.

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.

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

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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 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 Arwasha](#)  
**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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Clerk John Carroll,

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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 Arwasha  
arwasha.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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- 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.

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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- 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.

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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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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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.

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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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.

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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This plan is a win-win:

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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