

From: [Carmel Passanisi](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Elimination of General Obligation Passthrough by Aaron Peskin
Date: Monday, April 22, 2024 1:40:04 PM

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Hello,

I'd like to encourage a NO vote on this proposition. As a property owner, I am inundated yearly with new fees and new mandated improvements to my building which benefit tenants but for which they pay nothing.

The bonds passthroughs, which I have never utilized, at least attempt to balance the scales, however minutely.

The city treats landlords like their cash cows, but what have they done for us? When do I get a break or even a fair shake?

I'm a 77 year old single woman with 4 rental units....The financial burdens that the city keeps imposing on me will eventually drive me out of business. I'm a good landlord. I like my tenants and they like me. It's a partnership....each one contributing to a better life for the other, without animosity. The hostile attitude evinced by the Board of Supervisors and the Mayor make my life difficult and unpleasant and make me question the value of living in SF, the city I was born and raised in, (unlike most renters)

My property taxes support this city,

but if the Board of Supervisors and the Mayor keep spending the way they have in the past (the \$1.7 million toilet comes to mind) and keep

using these issues to advance their political careers (with tenant voters) with no concern for the people who are good citizens and pay the bills, not only will downtown be deserted, but the rest of the city will be as blighted and empty.

I would like to see the Board of Supervisors actually come up with brilliant and inventive ideas that could save the city. I would like to see them actually use the bonds to build that affordable housing that was promised in 2015 and that I pay for on my property taxes but somehow has never materialized. Instead, Aaron Peskin has come up with a new way to win votes.

It's sad. San Francisco considers itself as a "smart" city, but the lack of creativity and real solutions to the problems that face the city belies that.

Thank you for your time,

Carmel Passanisi

From: [Salman Shariat](#)
To: [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Vote NO: File Number 240174, General Obligation Bond Passthroughs
Date: Sunday, April 21, 2024 3:27:52 PM

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Hello Board of Supervisors,

I am a small property owner in San Francisco. I have lived here for 15 years and I own or co-own 4+ properties in San Francisco. I love this city because of the character, beauty and diversity it provides. I am a child of immigrants and San Francisco has afforded me all the opportunities imaginable. No matter what anybody says, I still support San Francisco and believe in the long term success of this city.

However, passing legislation such as File Number 240174, General Obligation Passthroughs is dangerous legislation in my mind. This sort of legislation starts to create division among property owners and renters. It starts putting all the onus on property owners to pay for measures in which the voters (typically tenants) are the ones voting in on policy. The tenants/voters do not have any 'skin in the game' with regards to costs associated with policies they choose. This begins a slippery slope of no accountability.

The way the current legislation is written is that it shares the cost between tenants and landlords. If tenants need financial hardship, they can file for that at the rent board and the rent board handles these situations very adeptly. The current system works well and there is no need for a change.

If the legislation passes as written, I will be voting NO on all future bond measures and contributing to campaigns to defeat future bond measures. San Francisco will put at risk all capital improvement plans as bonds will not be able to be approved. I will, personally, work vehemently to oppose all bonds being passed until a proper San Francisco budget can pay for the improvements through the General Fund. This legislation is an unfair tax/cost on property owners that seeks to remove accountability from Tenants/Voters on policies they choose. Accountability is important for a well functioning society and I hope the Board of Supervisors does not vote Yes on this legislation as it would be very short-sighted.

On a side note, if GO Bond Passthroughs are removed from eligible rent increases, this will reduce the price in which an apartment building is traded for. This will then directly impact the assessed value for Property Tax collections for the San Francisco Budget. I am currently in the market for a \$5M+ apartment building and if this legislation is passed, it will lower the purchase price that I pay for that property. This will then lower the property tax which will LOWER the San Francisco budget in the near future and for years to come.

Salman Shariat
Mobile: (650) 346-2224

From: [Zane Blaney](#)
To: [Stefani, Catherine \(BOS\)](#)
Subject: NO vote on File Number 240174, General Obligation Bond Passthroughs
Date: Thursday, April 18, 2024 6:24:38 PM

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

As mom and pop landlords in SF for more than 5 decades, providing below market rents that teachers, policemen and firemen can afford, we are deeply concerned by the most recent effort by Supervisors to squeeze our business out of business. The proposed ban on pass-throughs on a portion of general obligation bonds is unfairly pushing bond debt on us. This will reduce our ability to provide below market rents and we will never vote for bond issues again. VOTE NO.

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Zane Blaney
San Francisco
zaneblaney@gmail.com

From: [Tai Lee](#)
To: [Board of Supervisors \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Subject: Please Vote No on Unfairly Putting the Burden of Bond Costs on Property Owners
Date: Thursday, April 18, 2024 4:25:15 PM

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

Dear Supervisors:

A harsh and unfair proposal to eliminate the bond passthrough for tenants is being considered. I live in San Francisco and am a small rental property owner with very high operating expenses that keep growing and growing in this city. The bond passthrough helps to mitigate some growing expenses where voters, including renters, are responsible for increasing the cost to operate rental properties they live in.

All city residents should share in the cost of funding the public services and critical infrastructure improvements that General Obligation bonds pay for. This legislation unfairly pushes all the burden of those costs onto property owners.

The City is looking at approving over \$1 Billion in General Obligation bonds over the next few years, including for critical items like waterfront safety, earthquake safety, and emergency response. Now is not the right time to approve this legislation and put future bonds at risk.

If this legislation passes as currently written, you will be voting NO on all future bond measures and contributing to campaigns to defeat future bond measures.

A "YES" vote on this legislation is a vote to put the City's capital plan and future bond measures in jeopardy.

The existing General Obligation Bond passthrough amount for tenants is minimal, and there are currently financial hardship provisions for low-income tenants. Even so, it's important that both tenants and property owners contribute to civic improvements.

Thank you,
Tai Kwan

From: [Marina Franco](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Please VOTE NO on File #240174 regarding General Obligation Bond Passthroughs.
Date: Thursday, April 18, 2024 3:53:08 PM

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

Dear Supervisor:

I respectfully request that you VOTE NO on File #240174 regarding General Obligation Bond Passthroughs. For the last 20 years, the costs of bonds have been shared by both tenants and property owners. Both have a shared interest in improving the quality of life in our city.

All city residents should share in the cost of funding the public services and critical infrastructure improvements that General Obligation bonds pay for. This legislation unfairly pushes 90% of the burden of those costs onto property owners. The existing General Obligation Bond passthrough amount for tenants is minimal, and there are currently financial hardship provisions for low-income tenants. Even so, it's important that tenants and property owners each contribute to civic improvements.

The City is looking at approving over \$1 Billion in General Obligation bonds over the next few years, including for critical items like waterfront safety, earthquake safety, and emergency response. Now is not the right time to approve this legislation and put future bonds at risk. Please note that if this legislation passes as currently written, I will be voting NO on all future bond measures and will be contributing to campaigns to defeat future bond measures.

If the Board of Supervisors approves this legislation, you are putting the City's capital plan and future bond measures at risk.

Thank you for your consideration.

Sincerely,
Marina Franco