

From: [Michael Halby](#)
To: [Jalipa, Brent \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: For BOS Budget and Appropriations June 12, 2025 Agenda Item #7, #250518
Date: Tuesday, June 10, 2025 10:09:24 AM

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Statement From Market Zone Working Group RE: #250518, Real Property Lease Amendment - LAWRENCE B. STONE PROPERTIES #08, LLC - 2177 Jerrold Avenue - Temporary Shelter - Additional Improvements Up to \$3,055,982

Statement from the Market Zone Working Group re Changes to The Commons

The Market Zone Working Group is a coalition of property owners, businesses, and non-profits in the Market Zone area of the Bayview Hunters Point community. The Market Zone is one of San Francisco's remaining PDR districts; our production, distribution and repair businesses and organizations employ thousands of workers who come to their jobs 24/7. Since its inception in 2021 in the midst of the pandemic, our Working Group has partnered with the City to improve street and sidewalk conditions in this historically underserved part of District 10.

When we learned The Commons was coming to the Market Zone last year without our prior knowledge, we nevertheless saw it — alongside existing Navigation Centers we were proud to support at Bayshore/Jerrold and Evans Avenue (each less than one half-mile from The Commons) — as an opportunity to again assist our unhoused neighbors while improving neighborhood conditions. Over the past year, we collaborated with City staff in monthly meetings to help shape The Commons into a state-of-the-art facility. We jointly envisioned a hybrid model of 60 small cabins and 20 parking spaces to serve people living in vehicles, especially RVs, which currently limit vital parking access for local businesses and workers.

We were therefore surprised and disappointed to learn by chance via a social media post by Mission Local the evening of March 3, four days before our next meeting with city staff on March 7 and just four weeks before the facility was set to open on April 1, that major changes had been made that would significantly expand the site with a sleeping shelter while removing dedicated RV parking spaces without any community notice or input. At our subsequent in-person meeting on the 7th, during our tour of The Commons on March 28, as well as in on-going monthly meetings with its operators, city staff and the Mayor's Office, we were assured we would be partners in planning the future of this site. However, a resolution was introduced on May 13th at the Board of Supervisors to amend the lease and allow significant changes to the site, i.e. adding an 82-bed dorm-style sleeping shelter. We were not aware of nor offered the opportunity to weigh in on this legislation. We were then told the legislation would be heard at the Board of Supervisors' Budget and Finance Committee on June 4th (changed to Budget and Appropriations on June 12).

The rapid pace of this process gives no time to allow other legislation in the pipeline that may impact

The Commons and homeless facilities across the city to play out, for example legislation co-sponsored by Supervisors Walton and Mahmood to require shelters for the unhoused be opened in all supervisorial districts, which we applaud as it would equitably lead to the Mayor's goal of achieving additional shelter beds while prohibiting new facilities within 1000 feet of an existing shelter. Nor does it enable all of us to learn and capture best practices as The Commons fills with guests in its cabins.

We are eager to return to a transparent, collaborative process to ensure The Commons is the best facility of its kind — for the unhoused it serves, the staff it employs, and the businesses, workers and residents who make up the Market Zone. Our goal remains the same: a modern, well-managed facility that reflects best practices, supports vulnerable populations, and meets the needs of unhoused people living in the Market Zone while also fitting within our community at the appropriate scale we all planned together from the beginning.

Michael Halby - Chair of the Market Zone Working Group

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From: [Michael Halby](#)
To: [Board of Supervisors \(BOS\)](#); [Jalipa, Brent \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Felder, Jackie \(BOS\)](#); [SauterStaff](#); [Walton, Shamann \(BOS\)](#); [ChenStaff](#); [EngardioStaff \(BOS\)](#); [MahmoodStaff](#); [MelgarStaff \(BOS\)](#); [SherrillStaff](#)
Cc: [Burch, Percy \(BOS\)](#); [Lopez-Weaver, Lindsey \(BOS\)](#)
Subject: For All BOS Members re Budget and Appropriations June 18, 2025 Agenda Item #10, #250518
Date: Monday, June 16, 2025 10:51:30 AM

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For consideration on the above-referenced File (#250518), I would like to share again the following statement from the Market Zone Working Group, which was shared with the group before last week's hearing. In addition to our statement below, we also wish to clarify comments made during the June 12th Budget and Appropriations hearing on this item.

- While the Market Zone Working Group has met with HSH staff for over a year and more recently also with the Mayor's staff to discuss plans for The Commons, we were not informed that the build-out was to be a phased-in process with shelter beds added over time until we read about plans to add the shelter on social media and asked city staff about it. We question whether the 82-bed shelter, the second phase of the build-out, will be the final phase, or if, as President Mandelman asked, there will be more phases and shelter beds added later. This has not been raised with the Market Zone Working Group, and we would not support that expansion, at least not without proactive and meaningful dialogue with, and input from, our community members.
- A statement was made that community members do not want the unhoused living in RVs to move out of their vehicles. To be clear, Market Zone Working Group members requested dedicated parking spots for RVs on-site in order to move people living in vehicles off the street. However, we understand from HSH staff that people living in vehicles are not likely to give up their RV for a dorm-style shelter (which also does not accommodate families), and therefore we have concerns that removing the parking spaces for RVs, and adding a dorm-style shelter is not likely to help many unhoused people living in the Market Zone.
- We appreciate the comment made during the June 12th hearing that improving community conditions around these facilities must be part of the process. In meetings with HSH and Mayoral staff to discuss The Commons, we also discuss ways to improve community conditions around the site. We wish to point out that upgrades to public streetlights in the Market Zone were a result of the Market Zone Working Group's efforts over several years, long before we learned about The Commons, but we do appreciate the help of the Mayor's staff to finally get that over the finish line in May. Regarding street safety and traffic calming improvements, we have also been asking for those

from the SFMTA for several years, and we discuss it during The Commons meetings with city staff, and while some curbs at intersections have been daylighted, few improvements have been made.

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