

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Laxamana, Junko \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: FW: Rescinding the Mills Act contract for 714 Steiner (agenda item for 6/22)
Date: Tuesday, June 21, 2022 6:11:42 PM

Hello,

Please see below for communication from Leah Culver regarding File No. 220738.

File No. 220738 - Disapproval of Mills Act Historical Property Contract - 714 Steiner Street

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
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From: Leah Culver <leah.culver@gmail.com>
Sent: Monday, June 20, 2022 3:24 PM
To: ChanStaff (BOS) <chanstaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Marstaff (BOS) <marstaff@sfgov.org>; PrestonStaff (BOS) <prestonstaff@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Ferguson, Shannon (CPC) <shannon.ferguson@sfgov.org>; Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Taylor, Michelle (CPC) <michelle.taylor@sfgov.org>
Subject: Rescinding the Mills Act contract for 714 Steiner (agenda item for 6/22)

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Dear Supervisors,

I'm Leah Culver, the owner of 714 Steiner, one of the Painted Ladies of Alamo Square. I purchased this beautiful home in January 2020 (pre-pandemic) with the intention to restore it and live there with my future family. Two and a half years into the process, my life situation has changed and sadly I no longer have the time or energy to dedicate to restoring the home to the level of detail that it

deserves. I have [listed the property for sale](#) and hope to find a new owner who loves the home as much as I do.

To help with the significant cost of restoring the home, I applied for the Mills Act program last year (in 2021) but approval of my contract was delayed until this year (2022). Since I've now decided to sell the home, I have not signed the contract and it is not currently in effect.

As you may know, the Mills Act gives a tax break for the next ten years in exchange for following a specific restoration plan for the exterior of the home. The plan for 714 Steiner was enthusiastically approved by the Historical Preservation Commission and would restore the home to its original splendor and help keep it looking great for decades to come.

With a change in ownership, the Mills Act, if signed, would remain in effect for the new owners of 714 Steiner, guaranteeing that the restoration work would be done according to plan, with a significant penalty (12.5% of fair market value) for cancellation of the contract. Given that it is extremely likely that the new owners will want to move forward with a different restoration plan, I have not yet signed the contract and would only do so if they were enthusiastic to follow the plan outlined in the contract.

All this is to say that rescinding the contract approval isn't necessary. If signed, the contract could actually help the city of San Francisco preserve one of its most notable homes in a manner already reviewed and approved by the Historical Preservation Commission. If not signed, it would not need to be rescinded and as I understand it, would expire at the end of this calendar year, never having gone into effect. It is also worth noting, that regardless of when the contract is executed, the tax reduction would not be realized until 2023—so there is no practical difference if the contract is signed (or not signed) in the next few weeks, or at the end of the year.

I'm disappointed that Supervisor Peskin has put this on your agenda ([File #220738](#)), without providing me any notice whatsoever, as it appears to be political grandstanding for no real purpose or effect. I have given a personal tour of the home to Supervisor Peskin, at which time he explained his role in encouraging a friend to apply for the first Mills Act contract granted in San Francisco. I'm sad that I was mistaken in thinking that the Mills Act would continue to be applied in a consistent and fair manner to all residents of the city.

I encourage you all to support the restoration and preservation of historical homes in San Francisco. The Mills Act is an important tool to help make restoration financially feasible for local businesses and homeowners and I would love to see it fairly and reasonably applied in the future.

Thank you,
Leah Culver
714 Steiner (The Pink Painted Lady)