

**From:** [Dave Rhody](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Breed, Mayor London \(MYR\)](#)  
**Cc:** [Jalipa, Brent \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Ronen, Hillary](#); [shaman.walton@sfgov.org](mailto:shaman.walton@sfgov.org)  
**Subject:** New Housing Must Be All-Electric / Budget & Appropriations  
**Date:** Friday, October 20, 2023 2:02:48 PM

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Mayor Breed / Supervisor Peskin & Members of the SF Budget & Appropriations Committee

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Since you weren't able to pass a climate bond, it's essential that the Affordable Housing Bond include a provision to make sure that all building preservation includes electrification.

The house bond currently has \$30 million slated for preservation, rehab and/or acquisition of existing buildings for affordable housing. It needs to stipulate that all these projects electrify the buildings as well.

Air District rules will require replacing gas-powered water heaters and space heaters with electric upon burnout, beginning in 2027 and 2029 respectively. It's a waste of money to rehab a building in 2024 or 2025 with bond funds, and then have to go back in for electrification work when the gas appliances burn out.

As disappointing as it is that you weren't able to pass a climate bond, electrifying buildings that are part of the preservation/affordable housing process lets us know that you do have some concern about mitigating this city's climate impact.

Respectfully,

-Dave Rhody  
SF Policy Co-Chair  
[Climate Reality Project](#)

**From:** [Li Lovett](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Cc:** [Macy Leung](#)  
**Subject:** Re: \*ETA\* for Local Affordable Housing Bond at Budget & Finance Committee hearing this Wednesday, 10/25, 10am  
**Date:** Friday, October 27, 2023 3:34:38 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Below is a public comment for agenda items #10-11 at 10/25/23 BFC, submitted by Macy Leung at Episcopal Community Services:

*“My name is Macy Leung, and I serve as the Senior Director of Housing Development at Episcopal community services of San Francisco (ECS). ECS have been providing quality supportive services and developing high quality, sustainable, and well-designed permanent supportive homes for our residents in the San Francisco Bay Area community for the past 40 years, and we are committed to providing the support and resources to uplift the most vulnerable community members in the region. With the high cost of housing in San Francisco, residents are living with greater housing insecurity and potential displacement that may also lead to homelessness.*

*Community-based affordable housing developers such as ECS are uniquely positioned to move the City forward and we are grateful for the City considering an investment in an affordable housing bond for the March 2024 election. The impact of the housing bond will allow ECS to provide the much needed resources for our residents, including the construction and repositioning of more Permanent Supportive Housing units with on-site wrap around, quality residential supportive services, in this diverse and wonderful city of San Francisco.*

*We appreciate the City and County’s partnership and look forward to continuing supporting the City’s goals. Thank you very much for your consideration.”*

Best Regards,

Macy

**Macy Leung** (*she, her, hers*)

**Senior Director of Housing Development**

**Episcopal Community Services**

165 Eighth Street, San Francisco, CA 94103

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**From:** [Joni](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Cc:** [Chan, Connie \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#)  
**Subject:** 11/1/23 Meeting Agenda items 1 and 2, 230972 and 230971  
**Date:** Tuesday, October 31, 2023 2:12:40 PM

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Dear Budget & Finance Committee Members,

On behalf of my colleagues in SF Climate Emergency Coalition, I must express our profound disappointment that not even the smallest actual, *required* commitment to reduce SF's greenhouse gas emissions has been included in the proposed Affordable Housing Bond, even as amended. The intention to reduce emissions is evident, and yet, as written, this measure fails to meet that goal.

We want a bond measure which, if it passes, will have teeth. Instead of general recommendations it needs real obligations. Phrases in the amendments like "strongly encouraged to work collaboratively," "It is in the best interest of the City," and the oft-repeated "to the extent feasible" are all, in effect, gaping loopholes. The entities strongly encouraged to work with "local climate advocates" like us - MOHCD, recipients of bond funding, project developers - are under no obligation to do so at all, let alone to commit to electrifying the 60 small-site units being rehabbed with bond funds.

We also wondered at Amendment O, citing the Board's unanimous approval of the CLEE Report's recommendation "to the Office of Resilience and Capital Planning that a Climate Bond be incorporated into the City's 10 year Capital Plan." Because none has.

The proverbial can, sadly, looks like it's again being kicked down the road. That poor can. Our City's poor potential as a climate leader.

Sincerely,

Joni Eisen  
SF Climate Emergency Coalition



November 1, 2023

Dear Budget & Appropriations Committee Chair Chan, Supervisor Mandelman, and Supervisor Safai

Please accept this letter on behalf of the Council of Community Housing Organizations (CCHO) to urge your support for the Board resolution and ordinance advancing a local \$300 million affordable housing bond in the March, 2024 election.

CCHO represents 22 member organizations rooted in BIPOC neighborhoods throughout San Francisco working to stabilize local communities, prevent displacement, and partner with our city to acquire and develop affordable housing.

Building the long term resources to achieve San Francisco's Housing Element's affordable housing goals AND stabilizing our local economy and its workforce is one of the most important decisions that the City will be making in the next couple of years.

The issuance of affordable housing bonds has been the most significant and consistent local revenue source to finance the production and preservation of affordable housing in San Francisco.

This bond will enable us to get to the hard work of growing our city's stock of affordable housing to stabilize neighborhoods that have experienced displacement, house the most vulnerable among us, support our elders, empower women that experience housing insecurity, house our workforce, and keep the next generation here in our City.

Voters recognize the value of including affordable housing as part of our Capital Plan. Together with a regional and state affordable housing bond planned for November, it demonstrates that all levels of government can show up to the conversation around housing affordability in 2024.

Respectfully

John Avalos  
Executive Director