

FILE NO: 180018

Petitions and Communications received from December 4, 2017, through December 29, 2017, for reference by the President to Committee considering related matters, or to be ordered filed by the Clerk on January 9, 2018.

**Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information will not be redacted.**

From Randy Johnson, Mayor of Scotts Valley, submitting condolences regarding the passing of Mayor Lee. Copy: Each Supervisor. (1)

From David G. Haubert, Mayor of Dublin, submitting condolences regarding the passing of Mayor Lee. Copy: Each Supervisor. (2)

From the Office of the Mayor, submitting State Legislation Committee approved Bill Positions from the December 13, 2017, meeting. Copy: Each Supervisor. (3)

From the Office of the Sheriff, pursuant to Administrative Code, Section 96A, submitting a Third Quarter Report. Copy: Each Supervisor. (4)

From the Planning Department, submitting the 2016 San Francisco Annual Housing Inventory report. Copy: Each Supervisor. (5)

From the Office of the Controller, pursuant to Administrative Code, Section 3.6(b), submitting the City's Five Year Financial Plan for FY2017-2018 through FY2021-2022. Copy: Each Supervisor. (6)

From the Office of the Controller, submitting results of an audit of the Social Security Number Truncation Program of the Office of the Assessor-Recorder. Copy: Each Supervisor. (7)

From the Office of the Controller, pursuant to Appendix F of the Charter, submitting the FY2016-2017 Annual Park Maintenance Standards Report. (8)

From the Office of the Treasurer & Tax Collector, submitting a Pooled Investment plan for November 2017. Copy: Each Supervisor. (9)

From Department of Public Works, pursuant to Administrative Code, Section 6.60, submitting a Declaration of Emergency for Fire Station 3 Apparatus Door Replacement. Copy: Each Supervisor. (10)

From the Police Officers' Association, regarding the attempted terror attack on Pier 39. Copy: Each Supervisor. (11)

From West Area California Public Utilities Commission, submitting CPUC Notification regarding Verizon Wireless. Copy: Each Supervisor. (12)

From Yoshiko Yamamoto, regarding Comfort Women Day in San Francisco. Copy: Each Supervisor. (13)

From Timothy Yoo, litigation counsel, regarding the Motion of Adopting Findings in Support of the Board of Supervisors' Decision to Rescind the Tax Sale of the Presidio Terrace Common Area. Copy: Each Supervisor. (14)

From Ricky Phillips, a SFMTA Construction Inspector, regarding the reinstatement of sick/vacation time during the North Bay fires. Copy: Each Supervisor. (15)

From Jian Zhang, Chief Executive Officer at Chinese Hospital, pursuant to requirements for general acute hospitals by the Centralized Application Unit of Licensing & Certification Program of the California Department of Public Health, regarding Chinese Hospital Relocation Services. Copy: Each Supervisor. (16)

From Linda Joe, regarding the renaming of Justin Herman Plaza. Copy: Each Supervisor. (17)

From Mary Lam, regarding the City's discrimination against Uber and Lyft and persons with disabilities. Copy: Each Supervisor. (18)

From Tessa D'Arcangelew, Leadership Development Manager at ACLU of Northern California, regarding Urban Shield. File No. 171158. Copy: Each Supervisor. (19)

From concerned citizens, regarding a petition titled, 'Stop SFMTA (San Francisco Municipal Transportation Agency). 4 letters. Copy: Each Supervisor. (20)

From Howard Chabner, regarding curb ramps. Copy; Each Supervisor. (21)

From concerned citizens, regarding the hearing to consider the state of, and understand the efforts of City departments regarding, institutional housing, particularly assisted living, residential care facilities, and small beds for seniors in San Francisco. File No. 170788. 4 letters. Copy: Each Supervisor. (22)

From Ted Loewenberg of the CAC, regarding the proposed legislation authorizing the Purchase of Electricity and Related Products and Services for CleanPowerSF. Copy: Each Supervisor. (23)

From Susan Wilpitz, regarding the proposed Apothecarium at 2505 Noriega. Copy: Each Supervisor. (24)

From Anastasia Glikshtern, regarding herbicide used on Mt. Davidson. Copy: Each Supervisor. (25)

From Cynthia Avakian, Director of Contracts at SFO, submitting an Administrative Code, Chapter 12B Waiver Request. Copy: Each Supervisor. (26)

From Bob Planthold, regarding permits for the testing of autonomous delivery devices on sidewalks. Copy: Each Supervisor. (27)

From Scott Tsuchitani, regarding Department of Public Work's policy using boulders to displace the homeless. Copy: Each Supervisor. (28)

From David Blatteis, Property Manager at Blatteis Reality Co., Inc., regarding the project located at 2161-2165 Irving Street. Copy: Each Supervisor. (29)

From Lori Gomez, submitting a Declaration of Publication of a Notice of Intent to Circulate Petition. (30)

From Abdoulah Majehed, regarding the passing of Mayor Lee. Copy: Each Supervisor. (31)

From Timothy Yoo, regarding a Petition for Writ of Mandate regarding the Presidio Terrace Association. Copy: Each Supervisor. (32)

From the SF Green Party Resolution in support of Midtown Tenants, regarding the demolition of existing homes at Midtown Park. Copy: Each Supervisor. (33)

From concerned citizens regarding the process for next mayor. 30 letters. Copy: Each Supervisor. (34)



# CITY OF SCOTTS VALLEY

OFFICE OF THE CITY COUNCIL  
One Civic Center Drive • Scotts Valley • California • 95066  
Phone (831) 440-5600 • Facsimile (831) 438-2793 • [www.scottsvally.org](http://www.scottsvally.org)

December 20, 2017

City of San Francisco  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Dear Board of Supervisors:

It is with sadness that I learned about the death of Mayor Ed Lee. He was a well-respected and honorable person that led San Francisco in a most positive way. Mayor Lee had empathy for the common man and his way with people was unmatched and welcome in these times of turbulent politics.

Please accept our City's most heartfelt sympathies for your loss, and our thoughts are with both the City of San Francisco and the family of Mayor Ed Lee.

Sincerely,

Randy Johnson  
Mayor, City of Scotts Valley  
[rj12@comcast.net](mailto:rj12@comcast.net)

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2017 DEC 27 AM 8:01

1005-11

(1)



December 13, 2017

Hon. London Breed  
Acting Mayor, City of San Francisco  
San Francisco City Hall  
1 Dr. Carlton B Goodlett Place  
San Francisco, CA 94102

Dear Ms. Breed,

The City of Dublin wishes to express its deepest sympathies to the City of San Francisco on the passing of Mayor Ed Lee. It was heartbreaking to hear about the loss of such a vibrant public servant, someone known for his tremendous kindness and decency.

We know that Mayor Lee loved his city deeply and passionately, and that he worked tirelessly for the underdogs in the community. As the first Asian-American Mayor in the City of San Francisco, he was a tremendous role model for all who knew him.

Our thoughts and prayers are with you, Mayor Lee's family, and the City of San Francisco. Please know that your community has our unwavering support during this time of transition and mourning.

Respectfully,

David G. Haubert  
Mayor

Cc: San Francisco Board of Supervisors  
San Francisco City Administrator Naomi Kelly  
Dublin City Manager Chris Foss  
Dublin City Council

**City Council**  
925.833.6650  
**City Manager**  
925.833.6650  
**Community Development**  
925.833.6610  
**Economic Development**  
925.833.6650  
**Finance/IT**  
925.833.6640  
**Fire Prevention**  
925.833.6606  
**Human Resources**  
925.833.6605  
**Parks & Community Services**  
925.833.6645  
**Police**  
925.833.6670  
**Public Works**  
925.833.6630

100 Civic Plaza  
Dublin, CA 94568  
P 925.833.6650  
F 925.833.6651  
[www.dublin.ca.gov](http://www.dublin.ca.gov)

BOS-11

(1)

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2017 DEC 15 PM 3:32

BY

A handwritten signature in blue ink, appearing to be the initials 'R' or 'B', is written over a horizontal line.

OFFICE OF THE MAYOR



SAN FRANCISCO

2017 DEC 14 AM 9:44

1305-11  
Leg Rep.  
RECEIVED  
BOARD OF SUPERVISORS  
STATE LEGISLATION COMMITTEE

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: Kathryn Angotti, Legislative Director, Office of the Mayor  
RE: State Legislation Committee Bill Positions – December 13<sup>th</sup> 2017 Meeting  
DATE: December 13<sup>th</sup> 2017

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Dear Madam Clerk:

Please be advised that at the December 13<sup>th</sup> 2017 meeting, the State Legislation Committee approved policy priorities for the following departments.

- **Department of Emergency Management**
  1. 911 Wireless Caller Location
  2. Earthquake Readiness
  3. Wireless Broadband Network for First Responders
  
- **Planning Department**
  1. Clarifications to SB 35
  2. Support Coordinated Regional Planning
  3. Modify RHNA Formula
  4. Modify the Sustainable Communities Strategy Statutory Exemption
  5. Increase Child Care Facilities in the City
  6. Long – Range Legislative Priorities
    - Build more affordable housing
    - Improve access to transportation data, support multi-modal streets
    - Improve local control over public realm and street design
    - Support regional coordination, streamlined permitting for sea level rise protection projects
    - Simplify and modernize CEQA
  
- **Department of Public Health**
  1. Health Care Reform and Medi-Cal
  2. Homelessness and Supportive Housing
  3. Mental Health and Substance Use
  4. Opioid Abuse Prevention and Treatment
  5. Restorative Justice and Improved Jail Health
  6. Public Health
  7. Climate Change and Justice
  8. Immigration
  9. Maternal, Child, and Adolescent Health
  10. Family Planning and Contraception
  11. Hospitals and County Health Funding
  12. Long-Term Care

1 DR. CARLTON B. GOODLETT PLACE, ROOM 200  
SAN FRANCISCO, CALIFORNIA 94102-4681  
TELEPHONE: (415) 554-6141

13. Palliative Care
14. Workforce Development
15. Health Information and Technology

- **Department of Homelessness and Supportive Housing**
  1. Creation of a New Block Grant Program
  2. Homelessness Services Funding
  3. Housing Funding
  4. Regional Collaboration
  
- **Office of Economic and Workforce Development**
  1. Real Estate Development
  2. Pro Housing Development Policies
  3. Workforce Development
  4. Business Development
  
- **Department of the Status of Women**
  1. Support the Convention on the Elimination of All Forms of Discrimination Against Women
  2. Support “No Traffick Ahead”
  3. Support Training for Hotel Staff on Human Trafficking Recognition and Reporting
  
- **Department of the Environment**
  1. Energy
  2. Climate Change and Emissions Reductions
  3. Zero Waste
  4. Toxics
  5. Environmental Justice
  6. Urban Forestry and Gardens
  
- **Human Services Agency**
  1. Health Care Reform and Medi-Cal
  2. Child Welfare
  3. Older Adult and Disability Services
  4. Early Care and Education
  
- **Department of Human Resources**
  1. Employee Relations
  2. Workers’ Compensation
  3. Employee Benefits Rights
  4. Seek clean-up language for AB 1008
  
- **Port of San Francisco**
  1. State IFD Funding for the Seawall Resiliency Project and Sea Level Rise
  2. Cap and Trade for the Seawall Resiliency Project and Sea Level Rise
  3. SB 5 (DeLeón) – Flood Protection Funding



4. Regional Measure 3 Funds– Mission Bay Ferry Landing

- **Office of Housing and Community Development**
  1. Affordable Housing Production
  2. Workforce Housing Production
  3. Inclusionary Housing and Neighborhood Stabilization

Present at the meeting were representatives from the Mayor's Office, the Office of Supervisor Farrell, the Treasurer's Office, Assessor's Office and the Controller's Office.

In addition, please find attached the approved minutes from the November 8<sup>th</sup> 2017 meeting of the State Legislation Committee.

Sincerely,

A handwritten signature in black ink that reads "Kathryn Angotti". The signature is written in a cursive, flowing style.

Kathryn Angotti  
Legislative Director  
Office of the Mayor



**STATE LEGISLATION COMMITTEE  
MINUTES  
Wednesday, November 8<sup>th</sup>, 2017  
11:00am – 1:00pm  
City Hall, Room 201**

**MEMBERS:**

Mayor's Office (Chair) – Kathryn Angotti  
President Breed – Andrea Bruss  
Supervisor Farrell – Jess Montejano  
City Attorney's Office – MaryJane Winslow  
Treasurer's Office – Amanda Fried  
Assessor's Office – Edward McCaffrey  
Controller's Office – Michelle Allersma (James Whitaker)

**AGENDA**

**I. ROLL CALL**

**Present:** Kathryn Angotti, Andrea Bruss, James Whitaker, MaryJane Winslow

**Absent:** Amanda Fried, Jess Montejano, Edward McCaffrey

**II. APPROVAL OF MEETING MINUTES FROM 6.14.2017 (Action Item).**

Discussion and possible action to approve the minutes from the meeting of June 14, 2017.

No public comment.

Motion to approve: James Whitaker

Seconded by: MaryJane Winslow

Approved: 4-0

**III. PROPOSED DEPARTMENT STATE POLICY AGENDAS (Discussion and Action).**

Discussion and possible action item: the Committee with review and discuss proposed state policy agendas. Proposes state policy agendas for review and possible adoption will be listed by submitting department, then specific policy item. The following departments will present their priorities to the committee:

- **City Attorney**

1. Litigation
2. Bail Reform
3. Code Enforcement
4. Land Use
5. Public Contracts
6. Merchant's Precomplaint Education Program

Motion to substitute order of priorities: Kathryn Angotti

Seconded by: James Whitaker

Approved: 4-0

- **City Attorney**

Presenter: MaryJane Winslow

1. Litigation
2. Bail Reform
3. Merchant's Precomplaint Education Program
4. Code Enforcement
5. Land Use
6. Public Contracts

Committee comment:

Andrea Bruss: Question posed regarding whether specific bills are considered in this committee.

Motion to approve: James Whitaker

Seconded by: MaryJane Winslow

Approved: 4-0

- **Department of Emergency Management**

Presenter: Kristen Hogan

1. 911 Wireless Caller Location
2. Earthquake Readiness
3. Wireless Broadband Network for First Responders

No public comment.

Motion to continue: Kathryn Angotti

Seconded by: James Whitaker

Approved: 4-0

- **Office of Community Investment & Infrastructure**

1. Tax Exempt Status of Municipal Bonds
2. Sustainable Development
3. Infill Development

No public comment.

Motion to approve: James Whitaker  
Seconded by: MaryJane Winslow  
Approved: 4-0

- **San Francisco Municipal Transportation Agency**

1. Transportation Funding
2. Vision Zero: Automated Speed Enforcement (ASE), Lower Speed Limits and Measures that Improve Traffic Safety
3. Emerging Mobility and Innovation
4. Parking Policy
5. Shared Policy Priorities of City Departments

Committee comment:

Andrea Bruss: requests list of projects to be funded

Motion to approve: Kathryn Angotti

Seconded by: James Whitaker

Approved: 4-0

- **Department of Technology**

1. Wireless Facility Siting
2. Protect Municipal Options for Investment in Broadband
3. Digital Inclusion
4. Modernize 911
5. Privacy
6. Facilitate FirstNet Deployment
7. Protect Local Authority to Manage the Public Right of Way, Land Use and Zoning

No public comment.

Motion to approve: James Whitaker

Seconded by: MaryJane Winslow

Approved: 4-0

- **Office of the City Administrator**

1. Capital Plan Funding
2. Animal Care & Control
3. Earthquake Safety
4. Mayor's Office of Disability
5. Workers' Compensation
6. Office of Contract Administration
7. Immigrant Rights
8. Short Term Rentals
9. Office of the Chief Medical Examiner
10. Office of the County Clerk
11. Fleet Management

12. Entertainment Commission
13. Office of Cannabis
14. Committee on Information Technology
15. Treasure Island Development Program

No public comment.

Motion to approve: Kathryn Angotti

Seconded by: MaryJane Winslow

Approved: 4-0

- **Recreation & Parks Department**

1. Open Space/India Basin Shoreline
2. Funding for Park Acquisition
3. Funding for Development of Parks in Underserved Areas
4. Urban Parks
5. Water Conservation

No public comment.

Motion to approve: Kathryn Angotti

Seconded by: MaryJane Winslow

Approved: 4-0

- **San Francisco International Airport**

1. Shoreline Protection Program
2. Bio-Fuel promotion

No public comment.

Motion to approve: MaryJane Winslow

Seconded by: Kathryn Angotti

Approved: 4-0

- **San Francisco Public Utilities Commission**

1. Bay-Delta Water Quality Control Plan and Voluntary Settlements
2. Water Affordability
3. Water Conservation and Supply Diversification
4. Protecting Enterprise Revenues and Maintaining Local Control
5. Renewable Portfolio Standards and Greenhouse Gas Reporting
6. Community Choice Aggregation
7. Exit Fees and Non-Bypassable Charges
8. Distribution Interconnection
9. Climate Adaptation
- 10.State Funding for Utility Operations, Infrastructure, and Environmental Restoration and Enhancement
- 11.State Funding for Disadvantaged Communities

No public comment.  
Motion to approve: Kathryn Angotti  
Seconded by: James Whitaker  
Approved: 4-0

- **Planning Department**

1. Clarifications to SB 35
2. Support Coordinated Regional Planning
3. Modify RHNA Formula
4. Modify the Sustainable Communities Strategy Statutory Exemption
5. Increase Child Care Facilities in the City
6. Long – Range Legislative Priorities

No public comment.  
Motion to continue: Kathryn Angotti  
Seconded by: James Whitaker  
Approved: 4-0

#### **IV. GENERAL PUBLIC COMMENT**

Members of the public may address the Committee on items of interest that are within the Committee's subject matter jurisdiction and that do not appear on the agenda.

- Seth Miller from the League of California Cities is in attendance to remind committee and department representatives that League of California Cities is a resource for information and advice.

#### **V. ADJOURNMENT**

##### **Disability Access**

Room 201 of City Hall is located at 1 Dr. Carton B. Goodlett Place, and is wheelchair accessible. The closest accessible BART Station is Civic Center, three blocks from City Hall. Accessible Muni lines serving this location are: #47 Van Ness, and the #71 Haight/Noriega and the F Line to Market and Van Ness, as well as Muni Metro stations at Van Ness and Civic Center. For more information about Muni accessible services, call 923-6142. There is accessible parking at the Civic Center Plaza garage.

##### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (Chapter 67

of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Donna Hall at Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, by phone at 415-554-7724, by fax at 415-554-7854, or email the Sunshine Ordinance Taskforce Administrator at [sotf@sfgov.org](mailto:sotf@sfgov.org). Citizens may obtain a free copy of the Sunshine Ordinance by contacting the Task Force, or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at [www.sfgov.org/sunshine.htm](http://www.sfgov.org/sunshine.htm).

### **Lobbyist Registration and Reporting Requirements**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (San Francisco Campaign and Governmental Conduct Code Sec. 2.100 –2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone 415-581-2300, fax 415-581-2317, Internet website: [www.sfgov.org/ethics](http://www.sfgov.org/ethics).

### **Cell Phones and Pagers**

The ringing and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

### **Public Comment**

Public Comment will be taken on each item on the agenda before or during consideration of that item.

### **Document Review**

Documents that may have been provided to members of the State Legislation Committee in connection with the items on the agenda include proposed state legislation, consultant reports, correspondence and reports from City departments, and public correspondence. These may be inspected by contacting Andrew Dayton, Deputy Director of Legislative & Government Affairs, Mayor's Office at: (415) 554-6971.

### **Health Considerations**

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City accommodate these individuals.

---

**From:** Board of Supervisors, (BOS)  
**Sent:** Thursday, December 07, 2017 8:23 AM  
**To:** BOS-Supervisors  
**Subject:** FW: Administrative Code 96A - Third Quarter Report  
**Attachments:** 96A Report Q3 - Cover.pdf; 96A Report Q3 - Report.pdf

**From:** Toet, Theodore (SHF) **On Behalf Of** Hennessy, Vicki (SHF)  
**Sent:** Thursday, December 07, 2017 8:00 AM  
**To:** Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>  
**Cc:** Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>  
**Subject:** Administrative Code 96A - Third Quarter Report

Dear Madam Clerk,

Attached is a copy of the Sheriff Department's Third Quarter report required by Administrative Code 96A. Please distribute a copy of this report to every member of the Board of Supervisors and their staff. Please do not hesitate to contact my assistant, Ted Toet at 415-554-7225, if he might be of further assistance.

Thank you,  
Vicki L. Hennessy  
Sheriff

Vicki L. Hennessy  
Sheriff  
1 Dr. Carlton Goodlett Place  
City Hall, Rm 456  
San Francisco, CA 94102

Phone: 415.554.7225





**OFFICE OF THE SHERIFF  
CITY AND COUNTY OF SAN FRANCISCO**

1 DR. CARLTON B. GOODLETT PLACE  
ROOM 456, CITY HALL  
SAN FRANCISCO, CALIFORNIA 94102



**VICKI L. HENNESSY  
SHERIFF**

December 7, 2017  
Reference: 2017-134

The Honorable Edwin Lee  
Mayor  
City Hall, Room 200  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Chapter 96A 2017, Third Quarter Report

Dear Mayor Lee,

I am submitting my department's third-quarter report required by Administrative Code Chapter 96A.

Code Chapter 96A.1 of the Administrative Code defines the Sheriff Department's use of force as "use of force on an individual that results in a known injury." California Penal Code §834 defines arrests as the, "taking of a person into custody, in a case and manner authorized by law."

By these definitions, my department is reporting 39 uses of force and 176 arrests this quarter.

If you have any questions, please contact my Executive Assistant, Ted Toet, at 415-554-7225 or by email at [theodore.toet@sfgov.org](mailto:theodore.toet@sfgov.org).

Sincerely,

A handwritten signature in cursive script that reads "Vicki L. Hennessy".

Vicki L. Hennessy  
Sheriff

Cc: Angela Calvillo, Clerk of the Board of Supervisors  
President Julius Turman, San Francisco Police Commission  
Sheryl Davis, Human Rights Commission

# 2016 SAN FRANCISCO HOUSING INVENTORY





© 2017 San Francisco Planning Department

1650 Mission Street, Suite 400  
San Francisco, CA 94103-3114  
[www.sfplanning.org](http://www.sfplanning.org)

**Front Cover:** 1239 Turk St (Willie B. Kennedy Apartments), 97 Senior Affordable Housing Units; Photo Source: <https://www.mwaarchitects.com/work/willie-b-kennedy-senior-housing/>

# 2016 SAN FRANCISCO HOUSING INVENTORY

San Francisco Planning Department  
November 2017



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# **INTRODUCTION:** ABOUT THE 2016 HOUSING INVENTORY



The Housing Inventory is the Planning Department's annual survey of housing production trends in San Francisco. The report details changes in the City's housing stock, including housing construction, demolition, and alterations, and has been published regularly since 1967. This report is 47th in the series and presents housing production activity completed or authorized during the year 2016.

By monitoring changes in San Francisco's housing stock, the Housing Inventory provides a basis for evaluating the housing production goals and policies of the Housing Element of the San Francisco General Plan. Housing policy implications that may arise from data in this report, however, are not discussed here.

The Housing Inventory reports housing production, which begins when a building permit application for a project is filed with the City. The application is first reviewed by the Planning Department for compliance with the Planning Code, zoning, and other applicable policies. If the Planning Department approves the project, the Department of Building Inspection (DBI) reviews the application for compliance with the Building Code. If DBI approves the application, it issues a permit authorizing construction. The next step is for the project sponsor to begin construction on the project. Once construction has been completed and passed all required inspections, DBI issues a Certificate of Final Completion (CFC) for the project.

The Housing Inventory also reports the annual net gain in housing units citywide by general Zoning Districts and by Planning Districts. Net gain is the number of newly constructed units with CFCs issued, adjusted for alterations – which can add or subtract units – and demolitions. Affordable housing, condominiums, and changes in the residential hotel stock are other areas of interest covered by the Housing Inventory. In addition, the report provides a regional perspective by examining housing construction activity and home prices for the nine-county Bay Area region. Finally, major projects completed, authorized, under review, or in the pipeline are listed in Appendix A. The Housing Inventory also summarizes housing production trends in the recently adopted planning areas in Appendix B. These plan areas have separate

five-year monitoring reports that detail housing production trends.

This report was prepared from information received from a number of different sources including the Department of Building Inspection, the Department of Public Works, and Planning Department records. The Mayor's Office of Housing and the Office of Community Investment and Infrastructure (Successor Agency to the San Francisco Redevelopment Agency) provided information on affordable housing projects. The California Homebuilding Foundation/Construction Industry Research Board provided building permit data for the Bay Area region. The California Association of Realtors provided housing rental and ownership costs. Project sponsors also contributed data.

Copies of this report can be downloaded from the Publications & Reports link at the Planning Department's web site at <http://www.sfplanning.org>.

A limited number of copies are available for purchase from the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Copies may also be reviewed at the Government Information Center on the fifth floor of the San Francisco Main Library.

Department Staff Contact for this report is Svetha Ambati, (415) 575-9183, [svetha.ambati@sfgov.org](mailto:svetha.ambati@sfgov.org).

## Housing Production Process

The *Housing Inventory* describes net changes in the housing stock and details units that have been certified complete, units that were authorized for construction, and units that are under review by the Planning Department.

The housing production process begins with a project review by the Planning Department and ends with the issuance of a Certificate of Final Completion (CFC) by the Department of Building Inspection (DBI). Figure 1 outlines the main stages of the housing production process.

### Units Reviewed by Planning Department and DBI

For most major projects, review by the Planning Department is the first step in the process. Proposals are reviewed by the Planning Department for compliance with the Planning Code, the General Plan, environmental requirements, and other regulations and policies. Generally, only major projects require special Planning Department approvals, such as a conditional use permit or variance. The number and type of projects undergoing Planning Department review are indicators of current building interest and production expectation within the next two to five years. Following Planning Department approval and entitlements, the Department of Building Inspection (DBI) reviews the project for compliance with the Building Code.

### Units Authorized for Construction

If DBI approves the project following its own review, it issues building permits authorizing construction. Projects with approved building permits generally start construction within 90

days from the date the permit is issued. Start of construction, however, may be delayed for up to a year. If the permit is not picked up or acted on within 90 days, the permit expires. The number of units authorized for construction is a key indicator of future housing construction.

### Units Certified Complete

Projects are inspected by DBI at various stages throughout the construction process. However, inspectors only issue Certificates of Final Completions (CFCs) for projects that are deemed 100% complete. Units certified complete are an indicator of changes to the City's housing supply and include units gained or lost from new construction, alterations, and demolitions.

For the purposes of this report, however, units that have received Temporary Certificates of Occupancy (TCOs) or "Final Inspection Approval" from the Department of Building Inspection are also considered and counted as completed units.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project's building permit application may be withdrawn, disapproved, or revised; its permit may also expire if, for example, a project is not financed. Housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed within one to two years, depending on the size of the project.

**FIGURE 1.**  
The Housing  
Production Process





The Civic, 101 Polk St; 162 market-rate units and 19 affordable units;  
Photo Source: <http://thecivicsf.com>

# HIGHLIGHTS: 2016 SNAPSHOT

## SUMMARY OF HIGHLIGHTS

The construction of new housing in 2016 totaled over 5,250 units, which represents a 70% increase from 2015, making it a record year for housing production. This notable production includes 4,895 units in new construction and 359 new units added through conversion of non-residential uses or expansion of existing structures. Some 200 units were lost through demolition (30), unit mergers (16), removal of illegal units (72), conversions (78), and a correction to official records (12). This figure is 67 units more than the total units lost in 2015. The city experienced a 42% decrease in units added through alterations and more than a twenty-fold increase in converted units since 2015.

There was a net addition of 5,046 units to the City's housing stock in 2016, a 71% increase from 2015's net addition. The net addition in 2016 is about double the 10-year average net addition of 2,557, and represents an upward trend in net unit production from the lowest

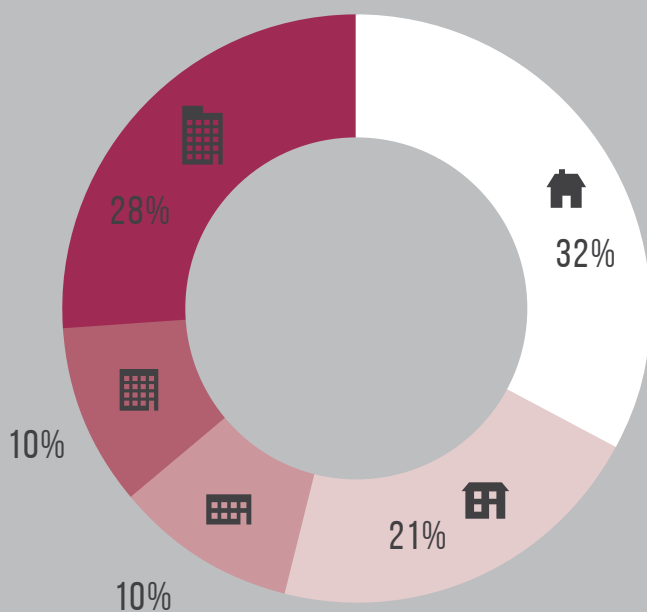
production point of 2011. By the end of 2016, there were approximately 387,600 dwelling units in the city.

In 2016, affordable housing production increased to over 800 units from the 529 units built in 2015, representing a 52% increase. These new affordable units made up 16% of new units added to the City's housing stock. This count includes 449 inclusionary units and 65 secondary units. About 76% of the new affordable units are affordable to extremely-low, very-low, and low-income households. About 18% of the new affordable units are senior housing units.

In 2016, over 4,050 units were authorized for construction, representing a 36% increase from 2015. New housing authorized for construction over the past five years continues to be overwhelmingly (91%) for buildings with 20 or more units. The Planning Department approved and fully entitled 87 projects in 2016. These projects propose a total of 4,221 units.

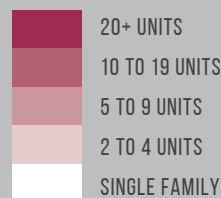
## HOUSING STOCK

### HOUSING STOCK BY BUILDING TYPE



**387,597** ↑ **1%**

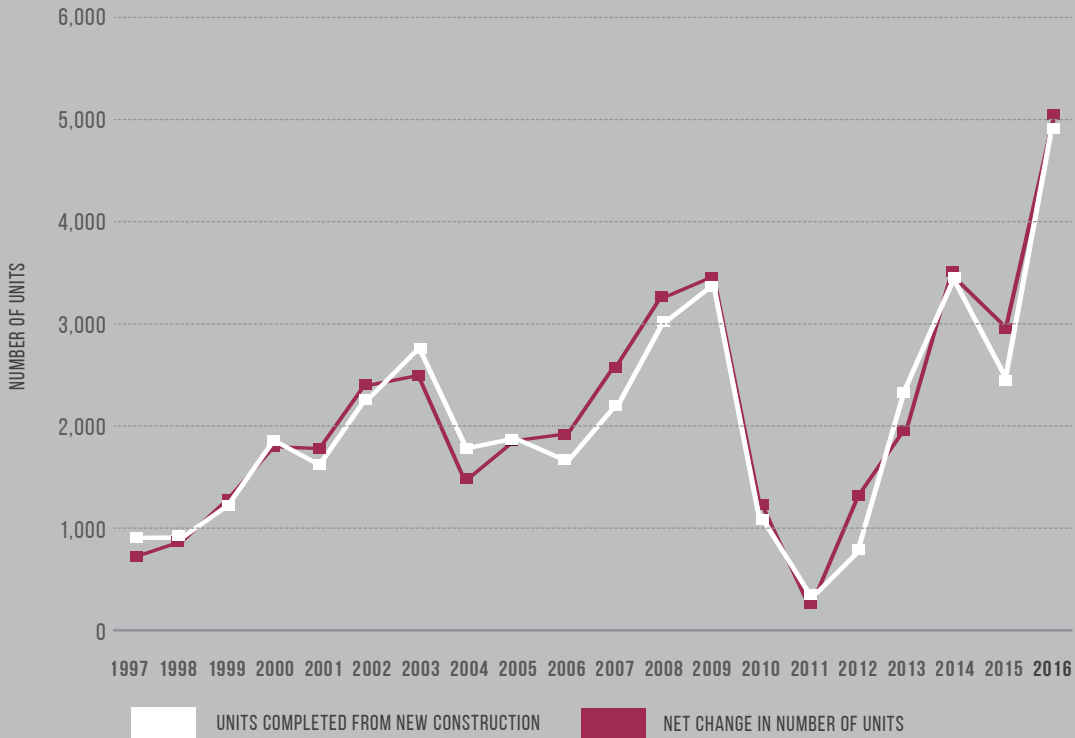
**2016** **CHANGE FROM 2015**



\* ALL PERCENTAGES ARE ROUNDED TO THE NEAREST WHOLE NUMBER, TOTAL MAY NOT ADD UP TO 100%

# NEW CONSTRUCTION TRENDS

## 20-YEAR NEW CONSTRUCTION TRENDS, 1997–2016

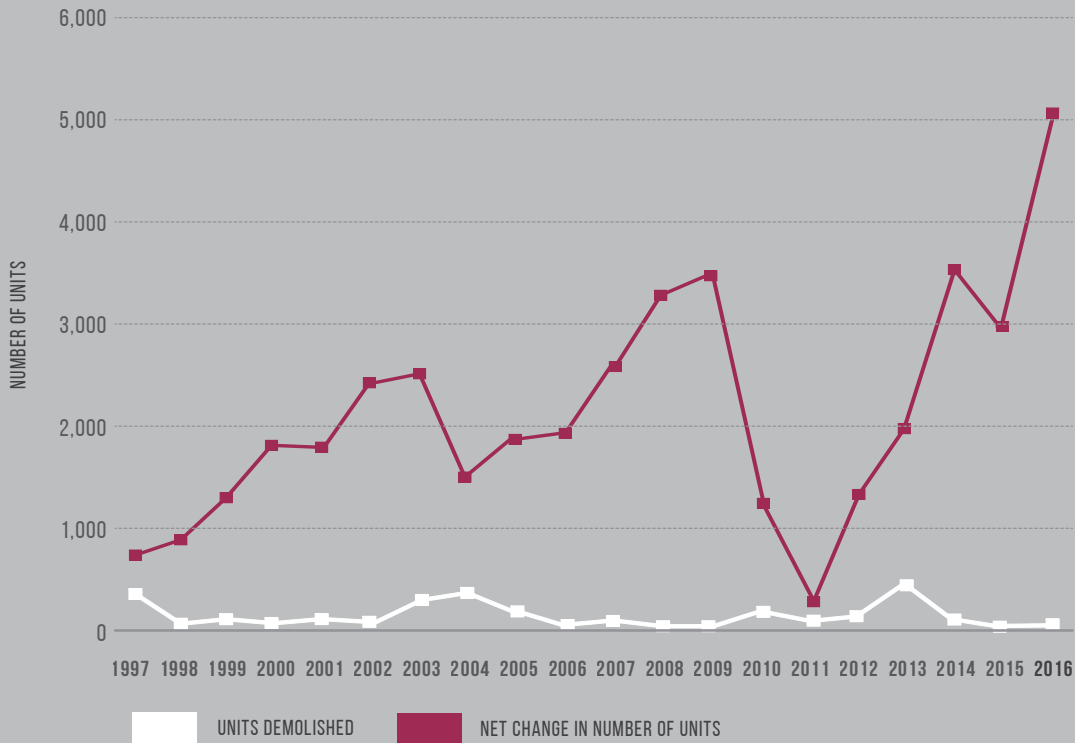


**4,895**      **↑98%**  
 2016      CHANGE FROM 2015

**5,046**      **↑71%**  
 2016      CHANGE FROM 2015

# UNIT DEMOLITION TRENDS

20-YEAR UNIT DEMOLITION TRENDS, 1997–2016



30

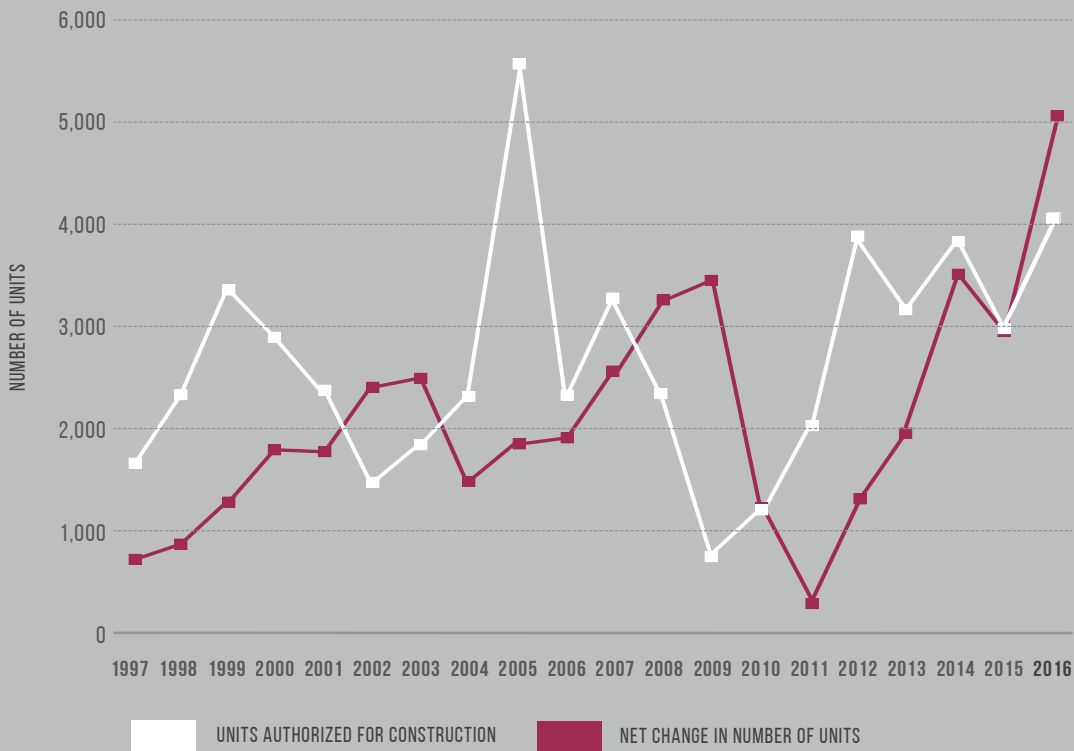
2016

↑ 20%

CHANGE FROM 2015

# UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS

## 20-YEAR UNIT AUTHORIZATION FOR CONSTRUCTION TRENDS, 1997–2016



**4,059**

**2016**

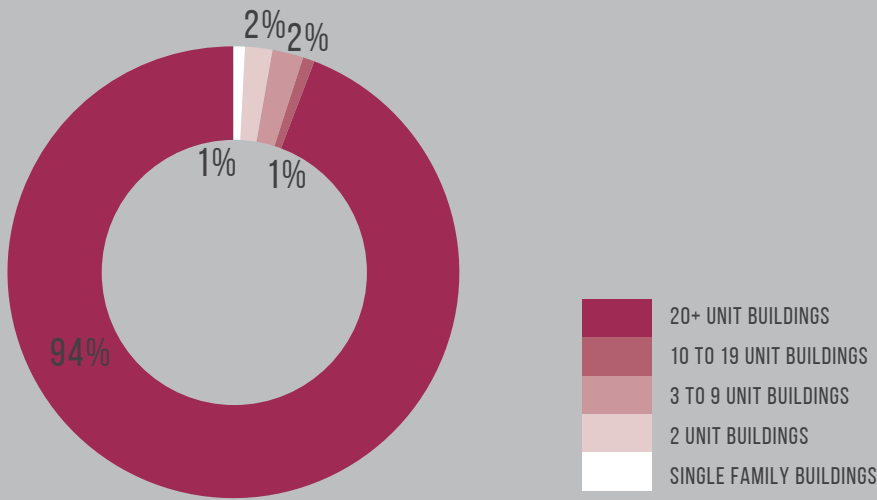
**↑ 36%**

**CHANGE FROM 2015**

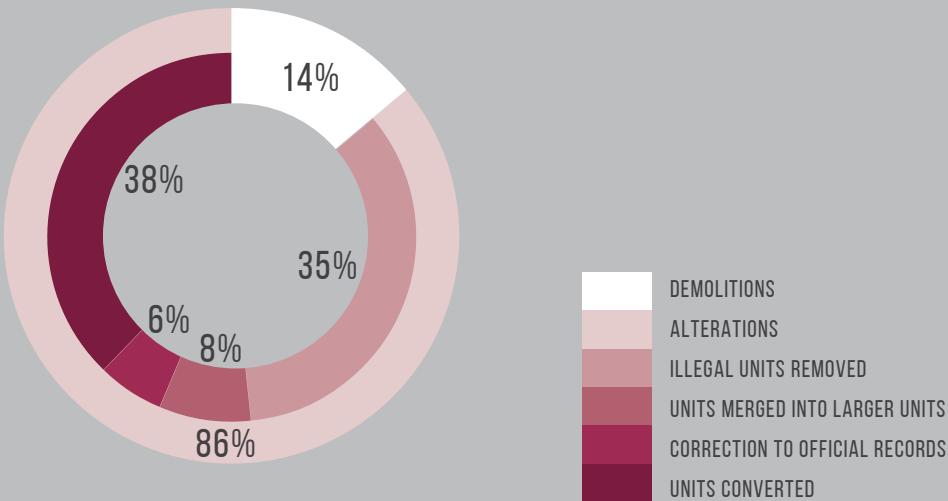


## 2016 HOUSING UNIT TRENDS

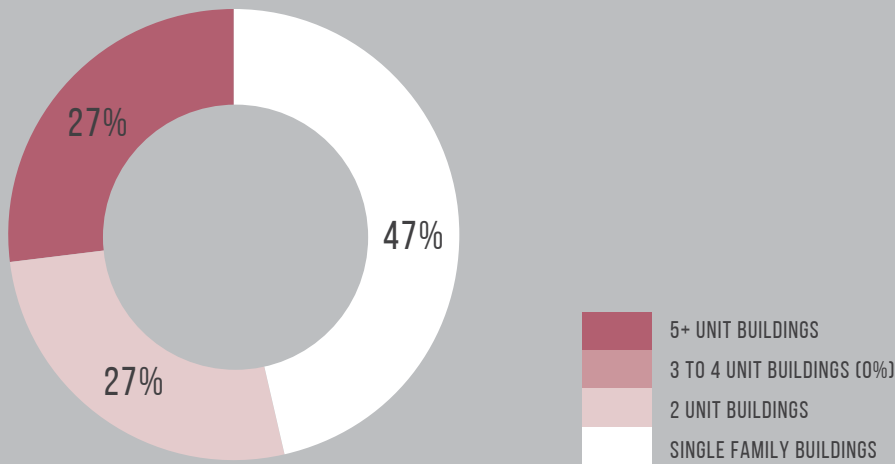
UNITS ADDED BY BUILDING TYPE, 2016



UNITS LOST THROUGH ALTERATIONS AND DEMOLITIONS BY TYPE OF LOSS, 2016

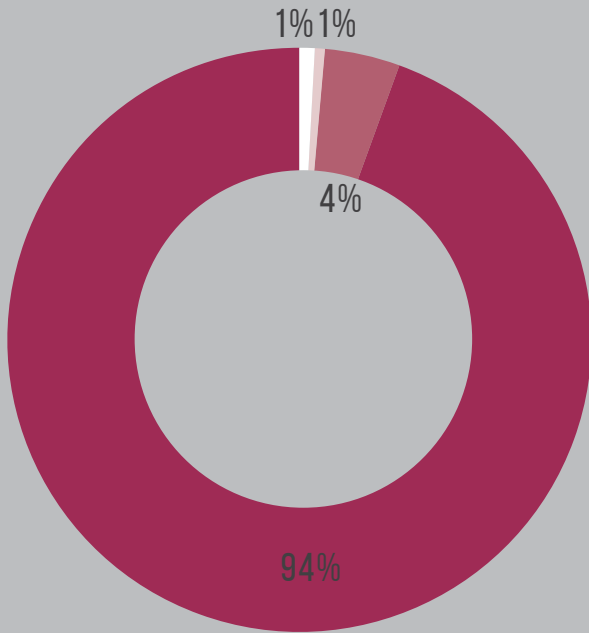


UNITS DEMOLISHED BY BUILDING TYPE, 2016



# CONDOMINIUMS IN 2016

## NEW CONDOMINIUMS RECORDED BY BUILDING TYPE, 2016

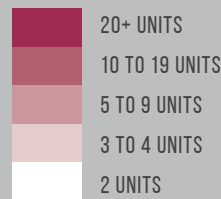


2,019

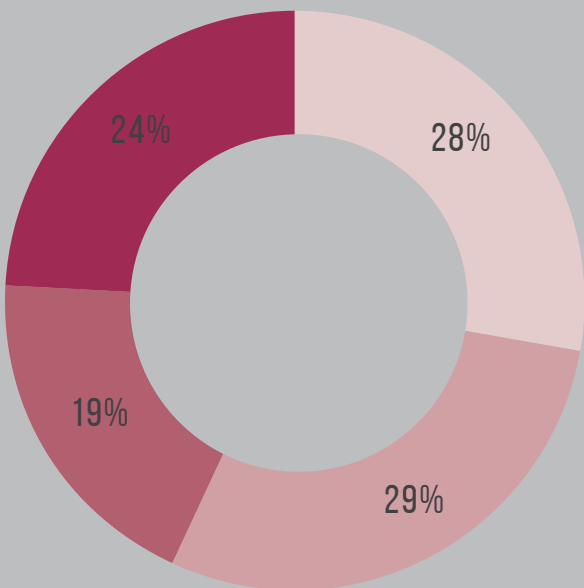
2016

↓ 4%

CHANGE FROM 2015



## CONDOMINIUM CONVERSIONS BY BUILDING TYPE, 2016

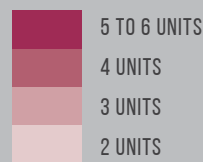


417

2016

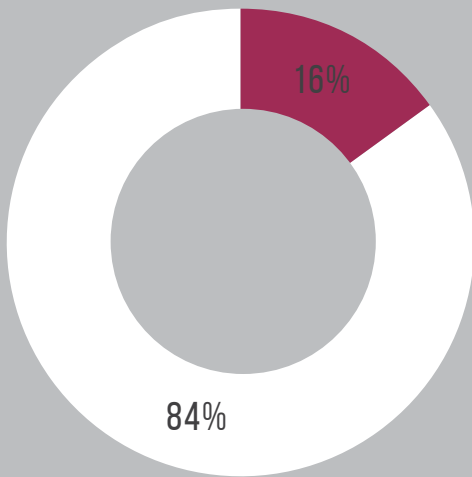
↓ 37%

CHANGE FROM 2015



## AFFORDABLE HOUSING IN 2016

### AFFORDABLE HOUSING AND MARKET-RATE HOUSING, 2016



802

2016

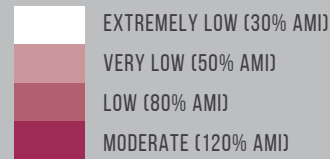
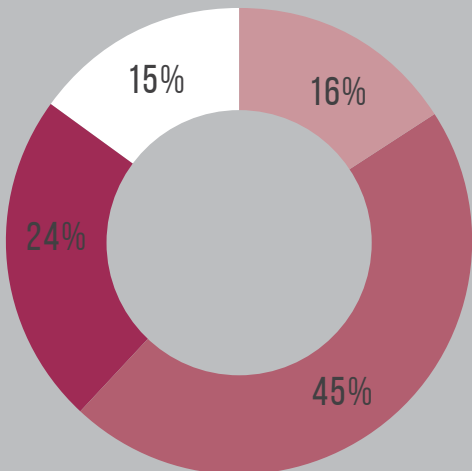
↑ 52%

CHANGE FROM 2015

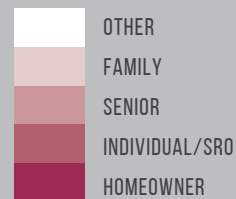
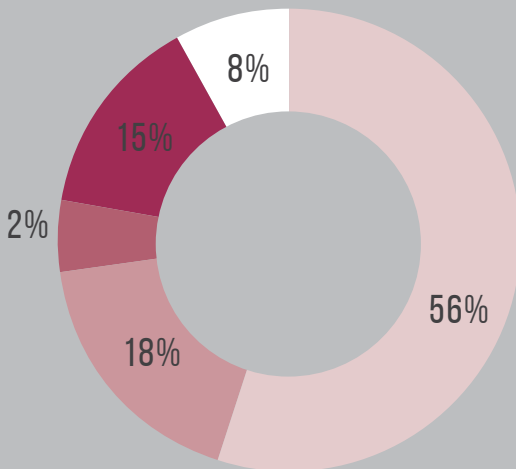


Affordable units include 100% affordable units, inclusionary units, and units built as secondary units to existing structures.

### NEW AFFORDABLE HOUSING CONSTRUCTION BY INCOME LEVEL, 2016



### NEW AFFORDABLE HOUSING CONSTRUCTION BY HOUSING TYPE, 2016

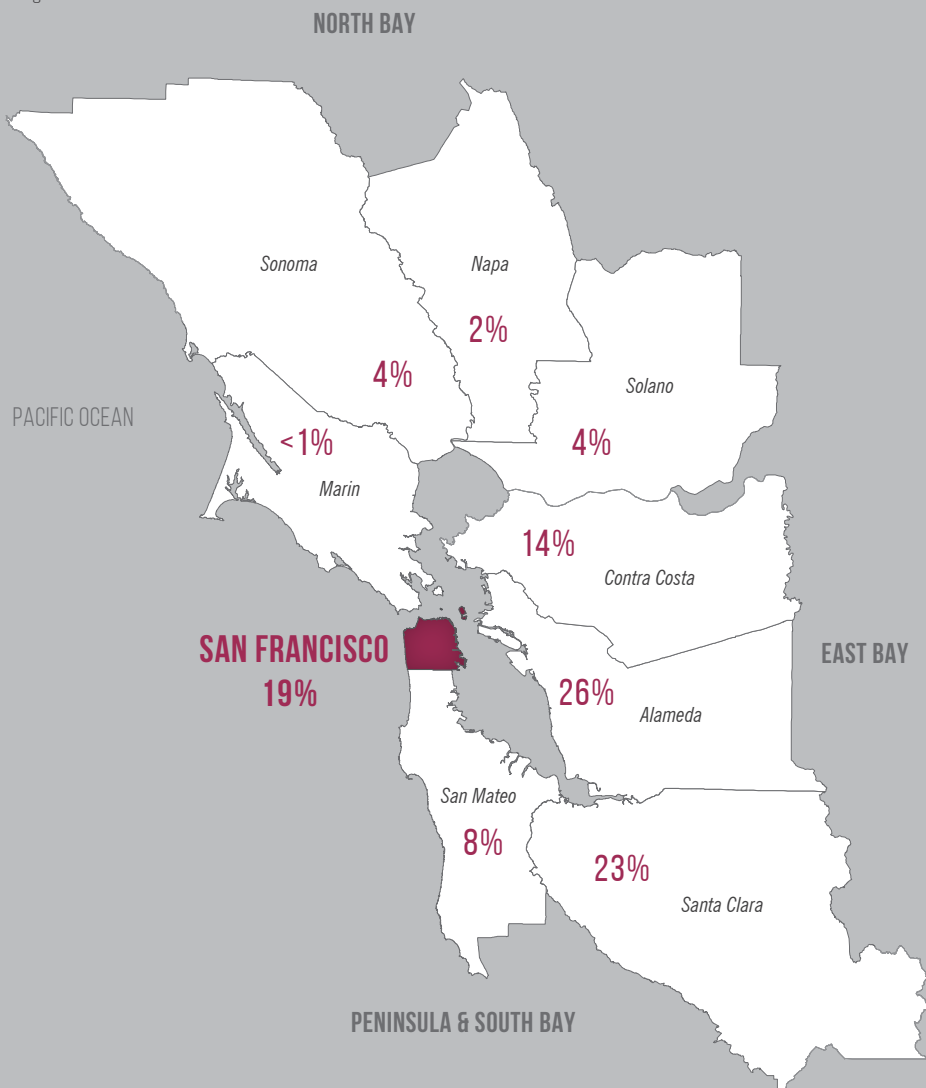


# HOUSING TRENDS BY GEOGRAPHY

## Units Authorized for Construction for San Francisco and the Bay Area Counties, 2016

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	2,348	3,171	<b>5,519</b>	26%
Contra Costa	1,853	1,043	<b>2,896</b>	14%
Marin	89	17	<b>106</b>	< 1%
Napa	147	176	<b>323</b>	2%
San Francisco	52	4,007	<b>4,059</b>	19%
San Mateo	458	1,319	<b>1,777</b>	8%
Santa Clara	1,608	3,297	<b>4,905</b>	23%
Solano	873	63	<b>936</b>	4%
Sonoma	560	264	<b>824</b>	4%
<b>TOTAL</b>	<b>7,988</b>	<b>13,357</b>	<b>21,345</b>	<b>100%</b>

Source: California Homebuilding Foundation

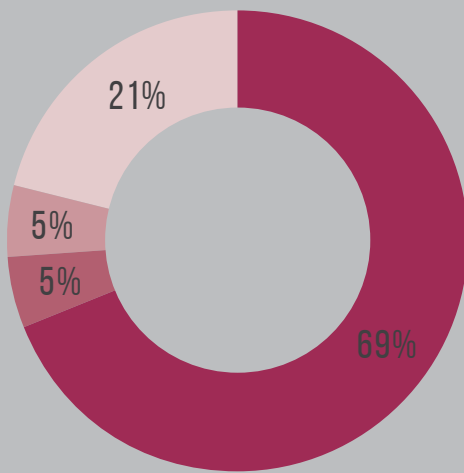


## REGIONAL HOUSING NEEDS ALLOCATION, PLANNING PERIOD 2015–2022

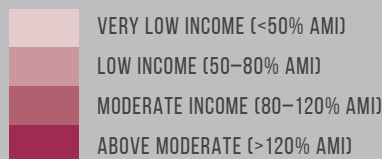
Household Affordability	Housing Goals 2015–2022	Actual Production as of 2016	% of Production Target Achieved	Production Deficit as of 2016
Above Moderate (> 120% AMI)	12,536	6,952	55%	5,584
Moderate Income (80–120% AMI)	5,460	489	9%	4,971
Low Income (< 80% AMI)	4,639	537	12%	4,102
Very Low Income (< 50% AMI)	6,234	2,048	33%	4,186
<b>TOTALS</b>	<b>28,869</b>	<b>10,026</b>	<b>35%</b>	<b>18,843</b>

Actual production totals differ from the Housing Inventory totals for net unit production because the state allows jurisdictions to include substantial rehabilitation to existing affordable housing units to count toward meeting up to a quarter of RHNA goals.

### ACTUAL PRODUCTION, 2015-2022



The State Department of Housing and Community Development, along with the Association of Bay Area Governments set the regional housing needs allocation or RHNA targets for housing production in every county in the Bay Area. Sixty percent of RHNA targets are required to be affordable to households with varying incomes. Over 28,000 net new housing units have been allocated to San Francisco for the years 2015-2022. The number of units produced as of 2016 are shown in the pie chart.



**FINDINGS:**  
HOUSING IN  
SAN FRANCISCO

## Housing Stock

The number of units in San Francisco’s housing stock is derived by taking the total units from the decennial census count as baseline, then adding net unit change each subsequent year until the next census. Because the 2010 Census did not collect detailed housing characteristics, the 2015 *Housing Inventory* uses data from the 2010 Five Year American Community Survey (2010 ACS5), and the 2016 *Housing Inventory* uses this calculation as a baseline for consistency. Annual net unit change – the sum of units completed from new construction and alterations minus units lost from demolition and alterations – are added to this 2010 ACS5 baseline count.

According to the 2010 ACS5 and new production over the last five years, there are about 387,600 housing units in San Francisco, distributed between single family units (32%), moderate

density buildings (two to nine units – 30%), and higher density structures (10 or more units – 38%). This distribution is similar over the last six years and will likely change in the next few years as the trend has been moving towards increasingly larger buildings, as presented in Table 9.

In 2016, there was a net gain of 5,046 units in the City’s housing stock. As of December 2016, units in buildings with 20 or more units comprised 28% of the City’s total housing. Of all units added since the 2010 ACS5, over 90% have been in buildings with 20 units or more.

Table 1 provides a profile of San Francisco’s housing stock by building type from 2010 through 2016. Figure 1 illustrates San Francisco’s housing stock by building type for 2016.

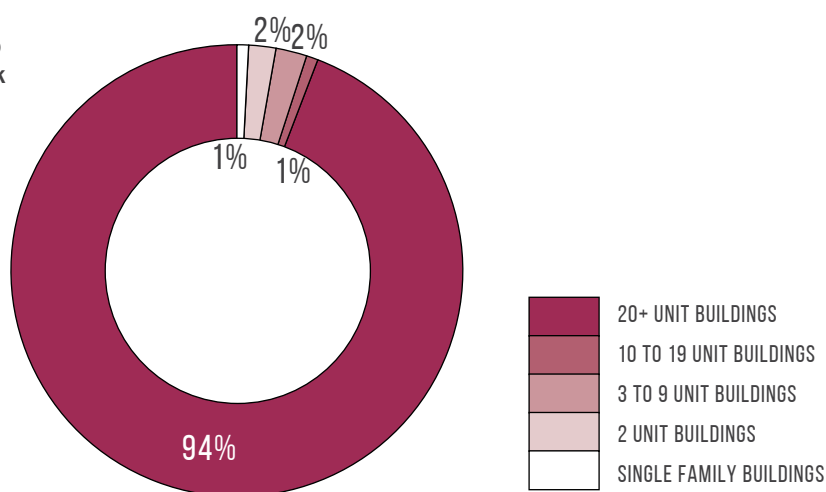
**TABLE 1.**  
San Francisco Housing Stock by Building Type, 2010–2016

Building Type	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	Total
2010 ACS5	123,951	79,744	37,088	37,656	93,496	<b>372,560</b>
Net Added 2011–2016	143	335	174	417	13,968	<b>15,037</b>
<b>TOTAL</b>	<b>124,094</b>	<b>80,079</b>	<b>37,262</b>	<b>38,073</b>	<b>107,464</b>	<b>387,597</b>

Source: U.S. Census Bureau; Planning Department

\* This total includes other “housing” types that the Census Bureau counts, such as mobile homes, RVs, vans, and houseboats.

**FIGURE 1.**  
San Francisco Housing Stock by Building Type, 2016



## Housing Production Trends

### New Housing Construction

- » New construction unit totals for 2016 – 4,895 – is a 98% increase from 2015. New construction in 2016 is 104% above the 10-year average of 2,396 new construction units.
- » Conversion of non-residential uses resulted in 359 units added through conversion or expansion of existing structures. However, 178 units were lost due to removal of illegal units, mergers, conversion to non-residential use and to corrections to administrative records.

This means a net total of 181 units were added to the housing stock through “alterations” of existing units or buildings. This is a 64% decrease from the 507 net units added in 2015 as a result of alterations.

- » Thirty units were demolished in 2016.
- » In 2016, net addition to the City’s housing stock increased by 71% from 2015. This 2016 net new unit count of 5,046 is almost double the 10-year average of 2,557 net new units.
- » Affordable units made up 16% of new units built in 2016.
- » In 2016, the Department of Building Inspection (DBI) authorized 4,059 units for construction. This represents a 36% increase from the number of units authorized in 2015 (2,982).

Table 2 and Figures 3 and 4 show housing production trends over the past 20 years. The table and figures account for net new units gained – which is the number of units newly constructed and adjusted for alterations, which can add or subtract units, and demolitions. Figure 5 illustrates five-year housing production activity from 2012–2016.

Two of the larger projects over 300 units completed in 2015 include: 280 Beale Street (479 market-rate units and 69 affordable inclusionary units) and 399 Fremont Street (479 market rate units). The 121 unit 1751 Carroll Avenue (100% affordable, with 120 very low-income units and one manager’s unit) and Willie B. Kennedy Apartments at 1239 Turk Street (100% affordable, with 97 low-income units and one manager’s unit) are two major affordable housing projects completed in 2016.

A list of all market rate projects with 10 units or more completed in 2016 is included in Appendix A-1. Appendix A-2 includes all major affordable housing projects completed in 2016.



**TABLE 2.**  
**San Francisco Housing Trends, 1997–2016**

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
1997	1,666	906	344	163	725
1998	2,336	909	54	19	874
1999	3,360	1,225	98	158	1,285
2000	2,897	1,859	61	(1)	1,797
2001	2,380	1,619	99	259	1,779
2002	1,478	2,260	73	221	2,408
2003	1,845	2,730	286	52	2,496
2004	2,318	1,780	355	62	1,487
2005	5,571	1,872	174	157	1,855
2006	2,332	1,675	41	280	1,914
2007	3,281	2,197	81	451	2,567
2008	2,346	3,019	29	273	3,263
2009	752	3,366	29	117	3,454
2010	1,209	1,082	170	318	1,230
2011	2,033	348	84	5	269
2012	3,888	794	127	650	1,317
2013	3,168	2,330	429	59	1,960
2014	3,834	3,454	95	155	3,514
2015	2,982	2,472	25	507	2,954
2016	4,059	4,895	30	181	5,046
<b>TOTAL</b>	<b>53,735</b>	<b>40,792</b>	<b>2,684</b>	<b>4,086</b>	<b>42,194</b>

Source: Planning Department

Note: Net Change equals Units Completed less Units Demolished plus Units Gained or (Lost) from Alterations.

## Projects Approved and Under Review by Planning

Depending on the type of project, there are various approvals by the Planning Department that a project needs to be fully entitled. Full entitlement of a project means that the project sponsor can proceed with the next step in the development process: securing approval and issuance of a building permit.

- » In 2016, 666 projects with about 6,563 total units were filed with the Planning Department. This is over a tenfold increase from the number of projects filed in 2015 and is about 36% above the five-year average of 4,835 units.

**TABLE 3.**  
Projects and Units Filed at Planning Department for Review, 2012–2016

Year	Projects Filed	Units Filed
2012	182	2,548
2013	288	4,840
2014	269	8,028
2015	60	2,194
2016	666	6,563
<b>TOTAL</b>	<b>1,465</b>	<b>24,173</b>

Source: Planning Department

**TABLE 4.**  
Units and Projects Authorized for Construction by DBI by Building Type, 2012–2016

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
2012	22	66	33	107	3,660	3,888	124
2013	36	76	35	42	2,979	3,168	135
2014	49	144	70	75	3,496	3,834	240
2015	39	142	68	127	2,606	2,982	276
2016	52	151	105	192	3,559	4,059	386
<b>TOTAL</b>	<b>198</b>	<b>579</b>	<b>311</b>	<b>543</b>	<b>16,300</b>	<b>17,931</b>	<b>1,161</b>

Source: Planning Department

- » The Planning Department approved and fully entitled 87 projects in 2016. These projects propose a total of 4,221 units.

Table 3 shows the number of housing projects filed with the Planning Department over the last five years. It is important to note that Planning may not approve all projects under review or may not approve projects at the unit levels requested. Project sponsors may also change or withdraw the project proposals. Some projects listed in Table 3 as undergoing Planning Department review may have reached their approval stage, been authorized for construction, or may have been completed. Lastly, many of the housing projects under development by the Office of Community Investment and Infrastructure (OCII) do not show up in Table 3 because the OCII is responsible for the review of those projects.

Appendix A-3 records major projects (10 units or more) that received Planning entitlements in 2016. Appendix A-4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2016.

## Units Authorized for Construction

- » In 2016, DBI authorized 4,059 units for construction, 36% more than in 2015. This number is also 13% higher than the five-year average (3,586). Since units authorized for construction is one of the indicators of future housing construction, the number of new units completed is expected to increase over the next few years.
- » There were more projects authorized in 2016: 386 compared to 276 projects in 2015. In 2016 the average project size was 15 units, below the average project size for the five years between 2012 and 2016 (19).

Table 4 summarizes the number of projects and units by building type authorized for construction by the Department of Building Inspection (DBI).

- » Majority of the units authorized for construction in 2016 (88%) are in projects with 20 units or more.
- » Major projects authorized for construction during the reporting year include: 500 Folsom Street (545 units); 150 Van Ness Avenue (431 units); and 160 Folsom Street (390 units).

Appendix A-5 lists all projects with ten or more units authorized for construction in 2016.

## Demolitions

- » A total of 30 units were demolished in 2016.
- » The demolition of the 30 units in 2016 is 79% below the five-year demolition average of 141 units.

Table 5 shows the units demolished between 2011 and 2016 by building type and Table 6 shows the demolitions in 2016 by Zoning District.

It should be noted that city policies require a minimum of one to one replacement of demolished housing.

## Alterations and Conversions

The majority of building permits issued by DBI are for residential alterations. These alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. The *Housing Inventory* is primarily concerned with alterations which result in a net loss or gain in the total number of units in the housing stock.

Dwelling units are gained by additions to existing housing structures, conversions to residential use, and legalization of illegal units. Dwelling units are lost by merging separate units into larger units, by conversion to commercial use, or by the removal of illegal units.

The net gain of 181 units from alterations in 2016 is comprised of 359 units added and 178 units eliminated.

- » Net units gained through alterations decreased 42% from the previous year – 359 units in 2016 compared to 623 units in 2015.
- » Of the 178 units lost through alteration in 2016, 72 were illegal units removed, 16 units were lost due to mergers, 78 were units converted, and 12 units were correction to official records. This represents a 53% increase in units lost through alterations from 2015 (116).

Table 7 shows the number of units added or eliminated through alteration permits from 2012 to 2016. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- » The net total of 208 units lost in 2016 due to demolition or alteration is 48% more than the net total lost in 2015.

**TABLE 5.**  
Units Demolished by Building Type, 2012–2016

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
2012	23	-	10	32	85	127
2013	11	11	-	-	418	429
2014	33	18	6	32	39	95
2015	17	15	2	0	8	25
2016	17	14	0	8	8	30
<b>TOTAL</b>	<b>101</b>	<b>56</b>	<b>24</b>	<b>64</b>	<b>616</b>	<b>760</b>

Source: Planning Department

**TABLE 6.**  
Units Demolished by Zoning District, 2016

Zoning District	Buildings	Units		Total	Percent of Total
		Single Family	Multi-Family		
24th Noe	1	1	0	1	3%
NC-3	1	0	4	4	13%
RC-4	2	1	4	5	17%
RH-1	4	4	0	4	13%
RH-2	3	3	0	3	10%
RH-3	2	2	0	2	7%
RM-1	1	1	0	1	3%
RM-3	1	1	0	1	3%
RTO	1	0	8	8	27%
RTO-Mission	1	1	0	1	3%
<b>TOTAL</b>	<b>17</b>	<b>14</b>	<b>16</b>	<b>30</b>	<b>100%</b>

Source: Planning Department

**TABLE 7.**  
Units Added or Lost Through  
Alteration Permits, 2012–2016

Year	Units Added	Units Eliminated	Net Change
2012	677	27	650
2013	169	110	59
2014	200	45	155
2015	623	116	507
2016	359	178	181
<b>TOTAL</b>	<b>2,028</b>	<b>476</b>	<b>1,552</b>

Source: Planning Department

**TABLE 8.**  
Units Lost Through Alterations and Demolitions, 2012–2016

Year	Alterations					Units Demolished	Total Units Lost
	<i>Illegal Units Removed</i>	<i>Units Merged into Larger Units</i>	<i>Correction to Official Records</i>	<i>Units Converted</i>	<i>Total Alterations</i>		
2012	2	23	1	1	27	127	<b>154</b>
2013	70	38	2	0	110	429	<b>539</b>
2014	24	20	1	0	45	95	<b>140</b>
2015	100	12	1	3	116	25	<b>141</b>
2016	72	16	12	78	178	30	<b>208</b>
<b>TOTAL</b>	<b>268</b>	<b>109</b>	<b>17</b>	<b>82</b>	<b>476</b>	<b>706</b>	<b>1,182</b>

Source: Planning Department

## New Housing Unit Trends

New construction and residential conversions are the primary engine behind changes to the housing stock. This section examines units added to the housing stock over the past five years by looking at the types of buildings and the Zoning Districts where they occurred. For 2016, this section examines all units added to the housing stock, not just those added through new construction.

### Types of Buildings

- » New housing units added over the past five years continues to be overwhelmingly (90%) in buildings with 20 or more units.
- » Sixty-six single-family units were added in 2016, 38% more than the previous year's addition. However, single-family building construction made up a very small proportion of new construction in 2016 (1%).
- » New units were added in the “2 Units,” “3-9 Units” and in “10-19 Units” categories (68 units, 106 units, and 76 units, respectively).

- » The share of units added in high-density buildings (20 or more units) —94%— is higher than the five-year average of 90%.

Table 9 shows new construction from 2012 through 2016 by building type. Figure 6 shows the share of new construction by building type for 2016.

### New Housing Units Added by Zoning District

About 26% of new units built in 2016 were in Commercial Districts. Eastern Neighborhoods Mixed Use Districts contributed 17%, and Production, Repair, and Distribution Districts and Downtown Residential Districts followed with 16% each.

Table 10 summarizes new construction in 2016 by generalized Zoning Districts. Table 11 lists the number of units constructed in various Zoning Districts in the City. A complete list of San Francisco's Zoning Districts is included in Appendix C.

**TABLE 9.**  
**Housing Units Built by Building Type, 2012–2016**

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
2012	24	40	82	98	1,227	<b>1,471</b>
2013	24	0	131	122	2,222	<b>2,499</b>
2014	33	64	80	164	3,313	<b>3,654</b>
2015	48	149	90	45	2,763	<b>3,095</b>
2016	66	68	106	76	4,579	<b>4,895</b>
<b>TOTAL</b>	<b>195</b>	<b>321</b>	<b>489</b>	<b>505</b>	<b>14,104</b>	<b>15,614</b>
"Share of Total Units Added, 2012-2016"	1%	2%	3%	3%	90%	100%

Source: Planning Department

**TABLE 10.**  
**Housing Units Added by Generalized Zoning, 2016**

General Zoning Districts	Units	Percent of Total	Rank
Eastern Neighborhoods Mixed Use (MUR, UMU)	<b>855</b>	17%	1
Downtown Residential (DTR)	<b>800</b>	16%	2
Production, Distribution, Repair (PDR)	<b>786</b>	16%	3
Commercial (RC, C-3-G)	<b>600</b>	12%	4
Residential, House and Mixed (RH, RM)	<b>452</b>	9%	5
Neighborhood Commercial (NC, NCD)	<b>383</b>	8%	6
Redevelopment Agency (MB)	<b>317</b>	6%	7
Neighborhood Commercial Transit (NCT)	<b>287</b>	6%	8
Industrial	<b>257</b>	5%	9
South of Market Mixed Use (RED, SLI, SLR)	<b>155</b>	3%	10
Residential, Transit Oriented (RTO)	<b>3</b>	< 1%	11
<b>TOTAL</b>	<b>4,895</b>	100%	

Source: Planning Department

**TABLE 11.**  
**Housing Units Added by Zoning District, 2016**

Zoning Districts	Units	Percent of Total	Rank
UMU	819	17%	1
RH DTR	800	16%	2
P	786	16%	3
NC-3	364	7%	4
MB-RA	317	6%	5
RC-4	305	6%	6
RM-1	226	5%	7
HAYES NCT/RTO	184	4%	8
C-3-G	174	4%	9
SLR	149	3%	10
RM-3	132	3%	11
C-M	121	2%	12
HAYES NCT	41	1%	13
MUR	36	1%	14
NCT-3	35	1%	15
RH-1	32	1%	16
HP-RA	27	1%	17
RH-2	26	1%	18
NC-1	12	< 1%	19
RH-3	8	< 1%	20
NC-2	7	< 1%	21
RED	6	< 1%	22
RTO	3	< 1%	23
RH-1(D)	1	< 1%	24
<b>TOTAL</b>	<b>4,895</b>	<b>100%</b>	

Source: Planning Department

## Condominiums

All condominium developments, whether new construction or conversions, are recorded with the Department of Public Works's (DPW) Bureau of Street-Use and Mapping (BSM). Annual condominium totals recorded by DPW do not directly correlate with annual units completed and counted as part of the *Housing Inventory* because DPW's records may be for projects not yet completed or from projects completed in a previous year. Large multi-unit developments also file for condominium subdivision when they are first built even though the units may initially be offered for rent. Condominium construction, like all real estate, is subject to market forces and varies from year to year.

### New Condominium Construction

- » New condominium construction in 2016 decreased to 2,019 units from 2,099 units in 2015 (a decrease of 4%).
- » Approximately 94% of the condominiums recorded were in buildings with 20 or more units (1,895 units which represented a 6% decrease from 2015).

Table 12 shows construction of new condominiums recorded by DPW over the past ten years and Table 13 shows new condominium construction by building type over the past five years.

**TABLE 12.**  
New Condominiums Recorded by DPW, 2007–2016

Year	Units	% Change from Previous Year
2007	3,395	29%
2008	1,897	-44%
2009	835	-56%
2010	734	-56%
2011	1,625	121%
2012	976	-40%
2013	2,586	165%
2014	1,977	-24%
2015	2,099	6%
2016	2,019	-4%
<b>TOTAL</b>	<b>18,143</b>	

Source: Department of Public Works, Bureau of Street-Use and Mapping

**TABLE 13.**  
New Condominiums Recorded by the DPW by Building Type, 2012–2016

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
2012	34	51	22	76	793	976
2013	18	24	33	130	2,381	2,586
2014	20	30	34	26	1,867	1,977
2015	18	16	40	16	2,009	2,099
2016	18	29	0	77	1,895	2,019
<b>TOTAL</b>	<b>108</b>	<b>150</b>	<b>129</b>	<b>325</b>	<b>8,945</b>	<b>9,657</b>

Source: Department of Public Works, Bureau of Street-Use and Mapping



## Condominium Conversions

The San Francisco Subdivision Code regulates condominium conversions. Since 1983, conversions of units from rental to condominium have been limited to 200 units per year and to buildings with six or fewer units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year. The 200-unit cap on conversions can also be bypassed for two-unit buildings with owners occupying both units.

- » Condominium conversions decreased by 37% in 2016 (417 from 661 conversions in 2015). This number is 32% lower than the 10-year average of 611 units.
- » About 29% of units converted in 2016 occurred in three-unit buildings, followed by 28% occurring in two-unit buildings.
- » Fifty-seven percent of the condominium conversions in 2016 (238) were in buildings with two or three units, a trend repeated from 2014 and 2015.

Table 14 shows the number of conversions recorded by DPW from 2007-2016. Table 15 shows condominium conversions by building type over the past five years.

**TABLE 14.**  
Condominium Conversions Recorded by DPW, 2007–2016

Year	Units	% Change from Previous Year
2007	784	138%
2008	845	8%
2009	803	-5%
2010	537	-33%
2011	472	-12%
2012	488	3%
2013	369	-24%
2014	730	98%
2015	661	-9%
2016	417	-37%
<b>TOTAL</b>	<b>6,106</b>	

Source: Department of Public Works, Bureau of Street-Use and Mapping

**TABLE 15.**  
Condominium Conversions Recorded by DPW by Building Type, 2012–2016

Year	2 Units	3 Units	4 Units	5 to 6 Units	Total
2012	290	96	80	22	488
2013	198	81	68	22	369
2014	156	312	156	106	730
2015	154	267	200	40	661
2016	118	120	80	99	417
<b>TOTAL</b>	<b>916</b>	<b>876</b>	<b>584</b>	<b>289</b>	<b>2,665</b>

Source: Department of Public Works, Bureau of Street-Use and Mapping

# Residential Hotels

Residential hotels in San Francisco are regulated by Administrative Code Chapter 41 – the Residential Hotel Conversion and Demolition Ordinance (HCO), enacted in 1981. The Department of Building Inspection (DBI) Housing Inspection Services Division administers the HCO. This ordinance preserves the stock of residential hotels and regulates the conversion and demolition of residential hotel units.

- » As of 2016, 19,028 residential hotel rooms are registered in San Francisco; 70% are residential rooms in for-profit residential hotels and 30% are residential in non-profit hotels.

Table 16 reports the number of residential hotel buildings and units for both for-profit and nonprofit residential hotels from 2012 through 2016.

**TABLE 16.**  
**Changes in Residential Hotel Stock, 2012–2016**

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		Total	
	<i>Buildings</i>	<i>Resid. Rooms</i>	<i>Tourist Rooms</i>	<i>Buildings</i>	<i>Resid. Rooms</i>	<i>Buildings</i>	<i>Resid. Rooms</i>
2012	414	13,680	2,805	88	5,230	<b>502</b>	<b>18,910</b>
2013	414	13,903	2,942	87	5,105	<b>501</b>	<b>19,008</b>
2014	412	13,678	2,901	91	5,434	<b>503</b>	<b>19,112</b>
2015	412	13,742	2,922	90	5,424	<b>502</b>	<b>19,166</b>
2016	403	13,247	2,732	95	5,781	<b>498</b>	<b>19,028</b>

Source: Department of Building Inspection

## Affordable Housing

### Standards and Definitions of Affordability

Affordable housing by definition is housing that is either rented or owned at prices affordable to households with low to moderate incomes. The United States Department of Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco HUD Metro Fair Market Rent Area (HFMA). The HFMA includes San Francisco, Marin, and San Mateo counties. The standard definitions for housing affordability by income level are as follows:

**Extremely low income:** Units affordable to households with incomes at or below 30% of the HUD median income for the San Francisco HFMA;

**Very low income:** Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco HFMA;

**Lower income:** Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco HFMA;

**Low income:** Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco HFMA,

**Moderate income:** Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco HFMA; and

**Market rate:** Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market rate units may be priced at levels that are affordable to moderate income households.

Housing affordability for units is calculated as follows:

**Affordable rental unit:** A unit for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco HFMA, utilities included.

**Affordable ownership unit:** A unit for which the mortgage payments, PMI (principal mortgage insurance), property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco HFMA median income (assuming a 10% down payment and a 30-year 8% fixed rate loan).

**Inclusionary Affordable Housing Program — Ownership Units:** These are units for which the mortgage payments, PITI (principal, interest, taxes and insurance), and homeowners association dues equal less than 38% of the gross monthly income of a household earning between 80% and 120% of the San Francisco HFMA median income (assuming a 5% down payment and a 30-year fixed mortgage at the current market interest rate).

**Inclusionary Affordable Housing Program — Rental Units:** These units are rental units for households earning between 28% and 60% of Area Median Income.

Tables 17 and 18 show the incomes and prices for affordable rental and ownership units based on 2016 HUD income limits.

**TABLE 17.**  
**2016 Rental Affordable Housing Guidelines**

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
<b>Extremely Low Income</b> (30% of HUD Median Income)	1	Studio	\$22,600	\$520
	2	1 Bedroom	\$25,850	\$594
	3	2 Bedroom	\$29,100	\$659
	4	3 Bedroom	\$32,300	\$718
	5	4 Bedroom	\$34,900	\$792
	6	5 Bedroom	\$37,500	\$804
<b>Very Low Income</b> (50% of HUD Median Income)	1	Studio	\$37,700	\$898
	2	1 Bedroom	\$43,100	\$1,026
	3	2 Bedroom	\$48,500	\$1,144
	4	3 Bedroom	\$53,850	\$1,256
	5	4 Bedroom	\$58,150	\$1,343
	6	5 Bedroom	\$62,500	\$1,429
<b>Lower Income</b> (60% of HUD Median Income)	1	Studio	\$45,520	\$1,086
	2	1 Bedroom	\$51,700	\$1,241
	3	2 Bedroom	\$58,150	\$1,385
	4	3 Bedroom	\$64,600	\$1,525
	5	4 Bedroom	\$69,800	\$1,634
	6	5 Bedroom	\$74,950	\$1,740
<b>Low Income</b> (80% of HUD Median Income)	1	Studio	\$60,300	\$1,463
	2	1 Bedroom	\$68,900	\$1,671
	3	2 Bedroom	\$77,550	\$1,870
	4	3 Bedroom	\$86,150	\$2,064
	5	4 Bedroom	\$93,050	\$2,215
	6	5 Bedroom	\$99,950	\$2,365

**Source:** U.S. Department of Housing and Urban Development (HUD)

**Note:** Incomes are based on the 2016 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Rents are calculated based on 30% of gross monthly income. (FMR = Fair Market Rents)

**TABLE 18.**  
**2016 Homeownership Affordable Housing Guidelines**

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
<b>Low Income</b> <i>(70% of HUD Median Income)</i>	1	Studio	\$52,800	\$1,452	\$176,776
	2	1 Bedroom	\$60,300	\$1,658	\$205,382
	3	2 Bedroom	\$67,850	\$1,866	\$234,402
	4	3 Bedroom	\$75,400	\$2,074	\$263,248
	5	4 Bedroom	\$81,400	\$2,239	\$284,670
<b>Median Income</b> <i>(90% of HUD Median Income)</i>	1	Studio	\$67,850	\$1,866	\$248,858
	2	1 Bedroom	\$77,550	\$2,133	\$288,001
	3	2 Bedroom	\$87,250	\$2,399	\$327,319
	4	3 Bedroom	\$96,950	\$2,666	\$366,462
	5	4 Bedroom	\$104,650	\$2,878	\$396,026
<b>Moderate Income</b> <i>(110% of HUD Median Income)</i>	1	Studio	\$82,950	\$2,281	\$321,179
	2	1 Bedroom	\$94,750	\$2,606	\$370,381
	3	2 Bedroom	\$106,650	\$2,933	\$420,235
	4	3 Bedroom	\$118,450	\$3,257	\$469,436
	5	4 Bedroom	\$127,950	\$3,519	\$507,621

Source: U.S. Department of Housing and Urban Development (HUD)

Note: Incomes are based on the 2016 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Monthly housing expenses are calculated based on 33% of gross monthly income. (FMR = Fair Market Rents). Maximum purchase price is the affordable price from San Francisco's Inclusionary Housing Program and incorporates monthly fees and taxes into sales price.

## New Affordable Housing Construction

- » About 802 affordable units were completed in 2016, representing 16% of the new housing units added in 2016. Of these, 454 are new inclusionary units, and 65 are secondary units in existing structures.
- » Low-income units represented 45% of the new affordable units that were constructed in 2016; extremely low-income units made up 15%, very low-income units made up 16%, and moderate income units made up about 24%.

Table 19 shows the production of affordable housing by levels of affordability and Table 20 shows new affordable housing by type. These numbers do not include affordable units that result from acquiring and rehabilitating residential buildings by nonprofit housing organizations. Those units are covered later in the report.

- » The number of new affordable units (802) produced in 2016 was 52% more than in 2015 (529).
- » A total of 65 units were added to existing residential buildings in 2016. Typically, these are smaller units and are sometimes referred to as secondary or “granny” units. These are also usually affordable to households with moderate incomes, however, these units are not income-restricted.

Major affordable housing projects completed in 2016 include: 1751 Carroll Avenue (100% affordable; 120 very low-income units and one manager’s unit), Willie B. Kennedy Apartments at 1239 Turk Street (100% affordable; 98 low-income units and one manager’s unit), and 350 Friedell Street (100% affordable; 60 very low-income units and one manager’s unit).

All major (10 or more units) new affordable housing projects completed in 2016 are detailed in Appendix A-2. On-site affordable inclusionary units are listed under major market rate projects. Affordable housing projects under construction, or in pre-construction or preliminary planning with either the Mayor’s Office of Housing or the Office of Community Investment and Infrastructure are presented in Appendix A-6.

**TABLE 19.**  
**New Affordable Housing Construction by Income Level, 2012–2016**

Year	Extremely Low (30% AMI)	Very Low (50% AMI)	Lower (60% AMI)	Low (80% AMI)	Moderate (120% AMI)	Total Affordable Units	Total All New Units	% of All New Units
2012	250	107	--	52	104	<b>513</b>	1,471	35%
2013	--	448	--	220	44	<b>712</b>	2,499	28%
2014	--	149	--	477	131	<b>757</b>	3,654	21%
2015	--	213	--	66	*250	<b>529</b>	3,095	17%
2016	120	128	--	364	*190	<b>802</b>	4,895	16%
<b>TOTAL</b>	<b>370</b>	<b>1,045</b>	<b>--</b>	<b>1,179</b>	<b>719</b>	<b>3,330</b>	<b>15,614</b>	<b>21%</b>

Source: Planning Department, Mayor's Office of Housing

\*From 2015, 53 of these units, and from 2016, 65 of these units are considered "secondary units" and are not income-restricted

**TABLE 20.**  
**New Affordable Housing Construction by Housing Type, 2012–2016**

Year	Family	Senior	Individual/SRO	Homeowner	Other	Total
2012	157	--	269	87	--	<b>513</b>
2013	432	100	164	16	--	<b>712</b>
2014	536	90	3	128	--	<b>757</b>
2015	282	--	--	194	53	<b>529</b>
2016	452	147	20	118	65	<b>802</b>
2016 Percent of Total	56%	18%	2%	15%	8%	<b>100%</b>

Source: Planning Department, Mayor's Office of Housing

Note: Family units include projects with a majority of two or more bedroom units. Individual / SRO includes projects with a majority of one bedroom, residential care facilities, shelters, and transitional housing.  
 The category "Other" signifies the units that are considered "secondary units" and are not income-restricted.

## Inclusionary Housing

In 1992, the Planning Commission adopted guidelines for applying the City’s Inclusionary Affordable Housing Policy. This policy required housing projects with 10 or more units that seek a conditional use (CU) permit or planned unit development (PUD) to set aside a minimum of 10% of their units as affordable units. In 2002, the Board of Supervisors legislated these guidelines into law and expanded the requirement to all projects with 10 or more units. In condominium developments, the inclusionary affordable ownership units would be available to households earning up to 100% of the AMI; below market inclusionary rental units are affordable to households earning 60% or less of the area median income (AMI). If a housing project required a conditional use permit, then 12% of the units would need to be made available at the same levels of affordability.

In August 2006, the inclusionary requirements were increased to 15% if units were constructed on-site, and to 20% if constructed off-site and is applicable to projects of five units or more. In January 2013 the inclusionary housing requirements were changed back to applying to projects with 10 or more units and that the on-site requirement went back down to 12%. These increases will only apply to new projects. All projects in the pipeline at the time these changes were adopted will be exempt from these increases, except for projects that have not yet received Planning Department approval and those that will receive a rezoning that increases the amount of housing that can be constructed on their property. Table 21 shows inclusionary units completed from 2012-2016.

- » Four hundred and forty-nine inclusionary units were completed in 2016. Two hundred and sixty of these units are low-income units, 69 are very low-income units, and 120 are moderate income units.

- » In 2016, the number of inclusionary units built (449) represented a 57% increase from that provided in 2015 (286). Moreover, the number of inclusionary housing units built in 2016 is 67% higher than the five-year annual average of 269 units.

Appendix A-1 provides a complete list of projects with ten or more units constructed in 2016 and details of inclusionary units for those projects that have them.

In Fiscal Year 2016, a total of \$2.02 million was collected as partial payments of in-lieu fees for projects. Appendix D is a summary of in-lieu fees collected since 2007.

**TABLE 21.**  
**New Inclusionary Units, 2012–2016**

Year	Units
2012	125
2013	220
2014	267
2015	286
2016	449
<b>TOTAL</b>	<b>1,347</b>

Source: Planning Department, Mayor’s Office of Housing



**TABLE 22.**  
Housing Price Trends, San Francisco Bay Area, 2007–2016

Year	Rental (Two Bedroom Apartment)		For Sale (Two Bedroom House)	
	<i>San Francisco</i>	<i>Bay Area</i>	<i>San Francisco</i>	<i>Bay Area</i>
2007	\$2,750	N/A	<b>\$699,000</b>	\$528,020
2008	\$2,650	\$1,810	<b>\$600,000</b>	\$247,140
2009	\$2,695	\$1,894	<b>\$660,000</b>	\$346,740
2010	\$2,737	N/A	<b>\$600,000</b>	\$329,650
2011	\$2,573	N/A	<b>\$510,000</b>	\$290,480
2012	\$3,000	\$1,818	<b>\$686,000</b>	\$369,300
2013	\$3,300	\$1,955	<b>\$738,000</b>	\$473,940
2014	\$4,580	\$2,215	<b>\$805,000</b>	\$485,510
2015	\$4,830	\$2,213	<b>\$993,250</b>	\$561,170
2016	\$4,870	N/A	<b>\$1,257,500</b>	\$777,160

Source: Zumper.com & Priceconomics for apartment rental prices, California Association of Realtors for home sale prices

Notes: The California Association of Realtors Bay Area data do not include Napa and Sonoma Counties

## Affordability of Market Rate Housing

The San Francisco Bay Area remains one of the nation's most expensive housing markets, with housing prices remaining high despite drops in average housing costs.

- » In 2016, median rental prices for a two-bedroom apartment in San Francisco increased to \$4,870 per month. While the median rent climbed for the year 2016, the 5% increase in 2016 compared to the 40% increase between the years 2014 and 2015 suggests rent trends have begun to flatten.
- » In 2016, the median price for a two-bedroom home in San Francisco went up to \$1,257,500. This price is 27% higher than the 2015 median home price (\$993,250). The 2016 median price for a two-bedroom home in the Bay Area region was \$777,160, a 39% increase from the price in 2015 (\$561,170).

- » A San Francisco family of three with a combined household income that is 110% of the HUD median income (a household which can afford a maximum sales price of \$420,235 according to Table 18) would fall about \$837,265 short of being able to purchase a median-priced two-bedroom home (\$1,257,500).
- » A three-person household with a combined household income at 80% of the median income could pay a maximum rent of \$1,870 or only about 38% of the median rent (\$4,870).

Table 22 gives rental and sales prices for 2007 through 2016. The high cost of housing continues to prevent families earning less than the median income from being able to purchase or rent a median-priced home in San Francisco.

## Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves non-profit housing organizations purchasing existing residential buildings in order to rehabilitate units for low- and very low-income persons. Table 23 shows units that have been rehabilitated through funding by the Mayor's Office of Housing (MOH) and the Office of Community Investment and Infrastructure (OCII). Table 23B contains details of these units. Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While many of these units are residential hotel (single room occupancy or SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families.

The Mayor's Office of Housing implemented the first phase of the Rental Assistance Demonstration (RAD) program in 2015. RAD is a voluntary, permanent conversion of public housing to the Section 8 housing program. In 2016, 2,058 units of public housing properties were transferred to owner/developer teams to rehabilitate. Table 23A contains details of these units by income level.

The *Housing Inventory* reports units in such projects as adding to the housing stock only when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end, the SRO still has 50 units, then for the purposes of this report, these units would not be counted as adding to the housing stock.

- » In 2016, the Mayor's Office of Housing and the Office of Community Investment and Infrastructure rehabilitated 152 units.
- » In 2016, 2,042 very low-income units and 16 low-income units were turned over to private non-profit agencies for rehabilitation and management through the Rental Assistance Demonstration program.

**TABLE 23.**  
Units Acquired or Rehabilitated, 2012–2016

Year	Units Acquired / Rehabilitated
2012	-
2013	154
2014	<b>382</b>
2015	<b>104</b>
2016	<b>152</b>
<b>TOTAL</b>	<b>792</b>

Source: Mayor's Office of Housing

**TABLE 23A.**  
Rental Assistance Demonstration Program, 2016

Year	Very Low-Income Units Turned Over / Rehabilitated	Low-Income Units Turned Over / Rehabilitated
2016	<b>2,042</b>	<b>16</b>

Source: Mayor's Office of Housing

**TABLE 23B.**  
Details of Units Acquired or Rehabilitated, 2016

Address	Total Units	Units Acquired / Rehabilitated
3329 20TH ST	<b>10</b>	<b>10</b>
70 BELCHER ST	<b>5</b>	<b>5</b>
1500 CORTLAND AVE	<b>4</b>	<b>4</b>
1353 FOLSOM ST	<b>3</b>	<b>3</b>
3840 FOLSOM ST	<b>4</b>	<b>4</b>
462 GREEN ST	<b>6</b>	<b>6</b>
1684 GROVE ST	<b>3</b>	<b>3</b>
644 GUERRERO ST	<b>4</b>	<b>4</b>
568 NATOMA ST	<b>5</b>	<b>5</b>
344 PRECITA AVE	<b>3</b>	<b>3</b>
380 SAN JOSE AVE	<b>4</b>	<b>4</b>
2 TOWNSEND ST	<b>414</b>	<b>101</b>

Source: Mayor's Office of Housing

## Changes in Housing Stock by Geography

This section discusses the City's housing stock by geography. Map 1 shows San Francisco's 15 Planning Districts.

Table 24 summarizes newly constructed units completed, altered units, and units demolished in each Planning District. The table also ranks each Planning District by its position for each of the ratings categories.

» The South of Market Planning District had the most new construction in 2016 with 2,747 units built or 56% of the total new construction. Moreover, with no units lost through demolition and an additional 85 net units added through conversion or alteration, it also had the highest net gain with 2,832 net new units or 56% of net new addition Citywide.

» The Western Addition (678 net new housing units) and South Bayshore (428 net new housing units) Planning Districts followed South of Market in the highest net new housing units added Citywide.

» The Mission Planning District had the highest number of units demolished, with nine units lost or 30% of the total 30 units that were demolished in 2016.

» The Northeast Planning District did not gain net housing units in 2016, and lost a net total of three housing units resulting from one demolition and two units lost through alterations.

Figure 2 on the following page shows total new housing constructed and demolished by San Francisco Planning Districts in 2016.

**MAP 1.**  
San Francisco Planning Districts



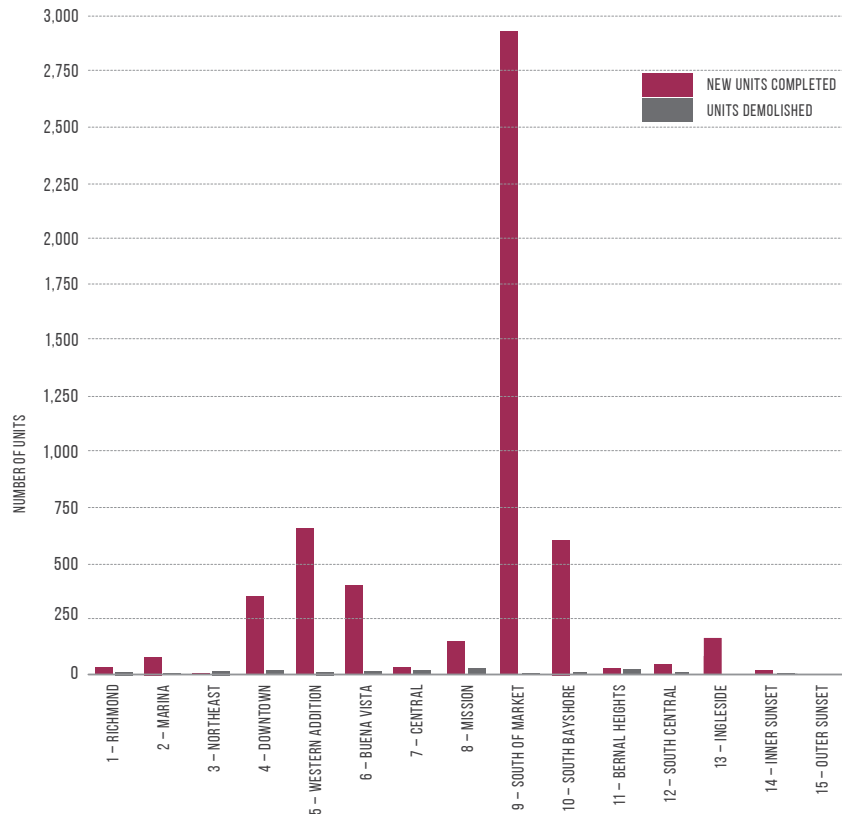
**TABLE 24.**  
**Housing Units Completed and Demolished by Planning District, 2016**

No.	District Name	New Units Completed	Rank	Units Demolished	Rank	Units Altered	Rank	Net Gain Housing Units	Rank
1	Richmond	12	10	4	4	11	3	19	9
2	Marina	61	8	0	10	80	2	141	6
3	Northeast	0	15	1	6	(2)	12	(3)	15
4	Downtown	315	5	1	6	(6)	13	304	5
5	Western Addition	673	2	0	11	5	6	678	2
6	Buena Vista	349	4	1	7	4	7	352	4
7	Central	12	11	3	5	4	8	13	10
8	Mission	150	6	9	1	(10)	14	131	7
9	South of Market	2,747	1	0	12	85	1	2,832	1
10	South Bayshore	428	3	1	8	1	11	428	3
11	Bernal Heights	9	12	5	3	3	10	7	13
12	South Central	18	9	1	9	(14)	15	3	14
13	Ingleside	115	7	0	13	8	4	123	8
14	Inner Sunset	6	13	0	14	4	9	10	11
15	Outer Sunset	0	14	0	15	8	5	8	12
	<b>TOTAL</b>	<b>4,895</b>		<b>30</b>		<b>181</b>		<b>5,046</b>	

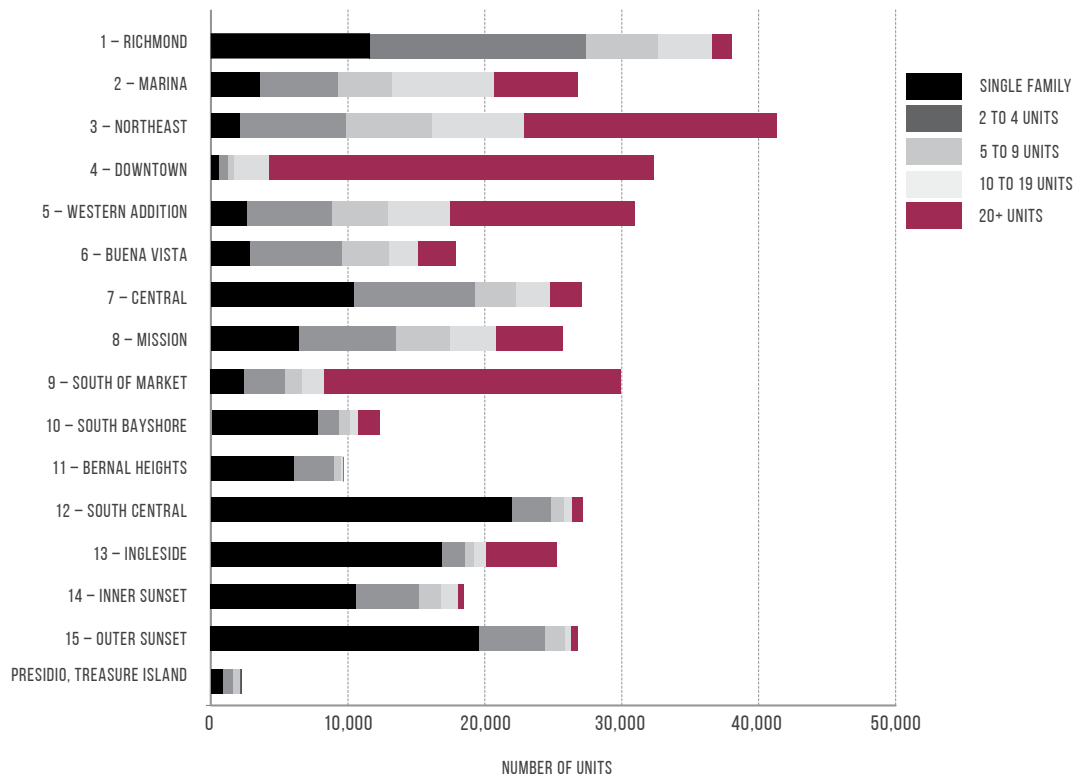
Source: Planning Department

Note: The "net gain housing units" calculation accounts for units lost/gained by alterations but those figures are not displayed.

**FIGURE 2.**  
**Units Completed & Demolished by Planning District, 2016**



**FIGURE 3.**  
**San Francisco**  
**Housing Stock**  
**by Planning**  
**District, 2016**



### Housing Stock by Planning District

Figure 3 shows the total overall housing stock by building type for the 15 San Francisco Planning Districts. Table 25 contains San Francisco housing stock totals by Planning District and shows the net gain since the 2010 Census.

- » The Northeast and Richmond Planning Districts continue to have the highest number of overall units, having 40,790 units and 37,473 units respectively. The Northeast District accounts for about 11% of the City’s housing stock, while the Richmond Planning District accounts for a little less than 10%.
- » The South Central, Outer Sunset, and Ingleside Planning Districts remain the areas with the highest number of single-family homes in San Francisco. Together these areas account for almost 46% of all single-family homes.
- » The Richmond, Central, Northeast, and Mission Planning Districts are the areas with the highest numbers of buildings with two to four units, representing 20%, 11%, 10%, and 9% of those units respectively.
- » In the “5 to 9 Units” category, the Northeast, Richmond, Western Addition, and Marina Planning Districts have the highest numbers of those units with 17%, 14%, 11%, and 10% respectively.
- » The Marina, Northeast, Western Addition, and Richmond Planning Districts continue to have the highest share of buildings with 10 to 19 units. Fifty-eight percent of the City’s multi-family buildings with 10 to 19 units are in these districts.
- » The Downtown Planning District has the largest stock of the city’s high-density housing – about 27,657 units. The Northeast Planning District is second with about 18,245 units. Eighty-six percent of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 26% of all the high-density housing citywide. The Northeast Planning District, with 45% of its units in buildings with 20 units or more, claims 17% of the City’s high-density housing.

**TABLE 25.**  
**San Francisco Housing Stock by Planning District, 2010–2016**

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
<b>1 - Richmond</b>						
2010 ACS5	11,388	15,525	5,126	3,845	1,467	<b>37,383</b>
2011-2015	(5)	55	14	(13)	20	<b>71</b>
2016	(3)	11	11	-	-	<b>19</b>
<b>TOTAL</b>	<b>11,380</b>	<b>15,591</b>	<b>5,151</b>	<b>3,832</b>	<b>1,487</b>	<b>37,4573</b>
Percent of Total	30.4%	41.6%	13.7%	10.2%	4.0%	<b>9.7%</b>
<b>2 - Marina</b>						
2010 ACS5	3,469	5,636	3,824	7,404	5,817	<b>26,165</b>
2011-2015	(1)	7	(7)	(6)	50	<b>43</b>
2016	-	6	2	1	132	<b>141</b>
<b>TOTAL</b>	<b>3,468</b>	<b>5,643</b>	<b>3,819</b>	<b>7,398</b>	<b>5,999</b>	<b>26,349</b>
Percent of Total	13.2%	21.4%	14.5%	28.1%	22.8%	<b>6.8%</b>
<b>3 - Northeast</b>						
2010 ACS5	2,080	7,621	6,147	6,585	17,965	<b>40,462</b>
2011-2015	-	31	15	6	279	<b>331</b>
2016	(1)	1	(4)	-	1	<b>(3)</b>
<b>TOTAL</b>	<b>2,079</b>	<b>7,653</b>	<b>6,158</b>	<b>6,591</b>	<b>18,245</b>	<b>40,790</b>
Percent of Total	5.1%	18.8%	15.1%	16.2%	44.7%	<b>10.5%</b>
<b>4 - Downtown</b>						
2010 ACS5	547	719	494	2,460	24,967	<b>29,348</b>
2011-2015	2	11	(5)	23	2,407	<b>2,438</b>
2016	-	(4)	2	23	283	<b>304</b>
<b>TOTAL</b>	<b>549</b>	<b>726</b>	<b>491</b>	<b>2,506</b>	<b>27,657</b>	<b>32,090</b>
Percent of Total	1.7%	2.3%	1.5%	7.8%	86.2%	<b>8.3%</b>
<b>5 - Western Addition</b>						
2010 ACS5	2,535	6,065	4,055	4,381	12,283	<b>29,319</b>
2011-2015	-	34	9	45	378	<b>466</b>
2016	-	10	1	1	666	<b>678</b>
<b>TOTAL</b>	<b>2,535</b>	<b>6,109</b>	<b>4,065</b>	<b>4,427</b>	<b>13,327</b>	<b>30,463</b>
Percent of Total	8.3%	20.1%	13.3%	14.5%	43.7%	<b>7.9%</b>
<b>6 - Buena Vista</b>						
2010 ACS5	2,777	6,633	3,339	2,099	2,062	<b>16,950</b>
2011-2015	-	24	7	6	323	<b>360</b>
2016	(1)	4	-	(21)	370	<b>352</b>
<b>TOTAL</b>	<b>2,776</b>	<b>6,661</b>	<b>3,346</b>	<b>2,084</b>	<b>2,755</b>	<b>17,662</b>
Percent of Total	15.7%	37.7%	18.9%	11.8%	15.6%	<b>4.6%</b>

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Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
<b>7 - Central</b>						
2010 ACS5	10,219	8,671	2,935	2,398	2,167	<b>26,395</b>
2011-2015	13	41	15	18	169	<b>256</b>
2016	4	8	-	1	-	<b>13</b>
<b>TOTAL</b>	<b>10,236</b>	<b>8,720</b>	<b>2,950</b>	<b>2,417</b>	<b>2,336</b>	<b>26,664</b>
Percent of Total	38.4%	32.7%	11.1%	9.1%	8.8%	<b>6.88%</b>
<b>8 - Mission</b>						
2010 ACS5	6,295	7,026	3,797	3,221	4,205	<b>24,566</b>
2011-2015	6	52	30	113	528	<b>729</b>
2016	-	8	(7)	(18)	148	<b>131</b>
<b>TOTAL</b>	<b>6,301</b>	<b>7,086</b>	<b>3,820</b>	<b>3,316</b>	<b>4,881</b>	<b>25,426</b>
Percent of Total	24.8%	27.9%	15.0%	13.0%	19.2%	<b>6.6%</b>
<b>9 - South of Market</b>						
2010 ACS5	2,379	2,933	1,207	1,428	14,070	<b>22,061</b>
2011-2015	3	32	9	72	4,530	<b>4,646</b>
2016	2	6	15	40	2,769	<b>2,832</b>
<b>TOTAL</b>	<b>2,384</b>	<b>2,971</b>	<b>1,231</b>	<b>1,540</b>	<b>21,369</b>	<b>29,539</b>
Percent of Total	8.1%	10.1%	4.2%	5.2%	72.3%	<b>7.6%</b>
<b>10 - South Bayshore</b>						
2010 ACS5	7,614	1,614	700	514	890	<b>11,404</b>
2011-2015	(2)	(74)	(6)	93	307	<b>318</b>
2016	-	1	52	24	351	<b>428</b>
<b>TOTAL</b>	<b>7,612</b>	<b>1,541</b>	<b>746</b>	<b>631</b>	<b>1,548</b>	<b>12,150</b>
Percent of Total	62.7%	12.7%	6.1%	5.2%	12.7%	<b>3.1%</b>
<b>11 - Bernal Heights</b>						
2010 ACS5	5,926	2,796	537	130	199	<b>9,629</b>
2011-2015	8	9	-	-	-	<b>17</b>
2016	2	5	-	-	-	<b>7</b>
<b>TOTAL</b>	<b>5,936</b>	<b>2,810</b>	<b>537</b>	<b>130</b>	<b>199</b>	<b>9,646</b>
Percent of Total	61.5%	29.1%	5.6%	1.3%	2.1%	<b>2.5%</b>
<b>12 - South Central</b>						
2010 ACS5	21,602	3,005	858	589	800	<b>26,866</b>
2011-2015	(3)	(27)	10	18	-	<b>(2)</b>
2016	4	(12)	11	-	-	<b>3</b>
<b>TOTAL</b>	<b>21,603</b>	<b>2,966</b>	<b>879</b>	<b>607</b>	<b>800</b>	<b>26,864</b>
Percent of Total	80.4%	11.0%	3.3%	2.3%	3.0%	<b>6.93%</b>
<b>13 - Ingleside</b>						
2010 ACS5	16,497	1,565	606	900	4,832	<b>24,424</b>
2011-2015	35	46	-	1	246	<b>328</b>
2016	44	51	-	1	27	<b>123</b>
<b>TOTAL</b>	<b>16,576</b>	<b>1,662</b>	<b>606</b>	<b>902</b>	<b>5,105</b>	<b>24,875</b>
Percent of Total	66.6%	6.7%	2.4%	3.6%	20.5%	<b>6.4%</b>

CONTINUED &gt;

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
<b>14 - Inner Sunset</b>						
2010 ACS5	10,450	4,528	1,555	1,226	1,188	<b>18,951</b>
2011-2015	2	14	-	15	-	<b>31</b>
2016	2	7	-	1	-	<b>10</b>
<b>TOTAL</b>	<b>10,454</b>	<b>4,549</b>	<b>1,555</b>	<b>1,242</b>	<b>1,188</b>	<b>18,992</b>
Percent of Total	55.0%	24.0%	8.2%	6.5%	6.3%	<b>4.9%</b>
<b>15 - Outer Sunset</b>						
2010 ACS5	19,321	4,750	1,385	442	495	<b>26,427</b>
2011-2015	(1)	(14)	-	-	-	<b>(15)</b>
2016	-	8	-	-	-	<b>8</b>
<b>TOTAL</b>	<b>19,320</b>	<b>4,744</b>	<b>1,385</b>	<b>442</b>	<b>495</b>	<b>26,420</b>
Percent of Total	73.1%	18.0%	5.2%	1.7%	1.9%	<b>6.8%</b>
<b>Presidio, Treasure Island and Golden Gate Park</b>						
2010 ACS5	852	687	523	34	89	<b>2,185</b>
2011-2015	-	-	-	-	-	<b>-</b>
2016	-	-	-	-	-	<b>-</b>
<b>TOTAL</b>	<b>852</b>	<b>687</b>	<b>523</b>	<b>34</b>	<b>89</b>	<b>2,185</b>
Percent of Total	39.0%	31.4%	23.9%	1.6%	4.1%	<b>0.6%</b>
<b>Citywide</b>						
2010 ACS5	123,951	79,774	37,088	37,656	93,496	<b>372,535</b>
2011-2015	57	241	91	388	9,237	<b>10,014</b>
2016	53	110	83	53	4,747	<b>5,046</b>
<b>TOTAL</b>	<b>124,061</b>	<b>80,125</b>	<b>37,262</b>	<b>38,097</b>	<b>107,480</b>	<b>387,595</b>
Percent of Total	32.0%	20.7%	9.6%	9.8%	27.7%	<b>100.0%</b>

Source: Planning Department

## Housing Construction in the Bay Area

This section provides a regional context to the City's housing production trends. San Francisco is one of nine counties that make up the Bay Area.

- » In 2016, Bay Area counties authorized 21,345 units for construction, 10% more than the 2015 authorizations of 19,366 units.
- » Alameda (26%), Santa Clara (23%) and San Francisco (19%) counties accounted for 68% of the total units authorized in 2016.
- » In San Francisco, 99% of new housing is in multi-family buildings. San Mateo (74%), Santa Clara (67%) and Alameda (57%) also

have a high percentage of authorized units in multi-family structures. Single-family housing units predominate in Solano (93%), Marin (84%), Sonoma (68%), and Contra Costa (64%).

Map 2 shows the nine counties that make up the Greater San Francisco Bay Area. Table 26 shows the total number of units authorized for construction for San Francisco and the rest of the Bay Area for 2016. Figure 4 shows trends in housing construction by building type from 2007 to 2016.

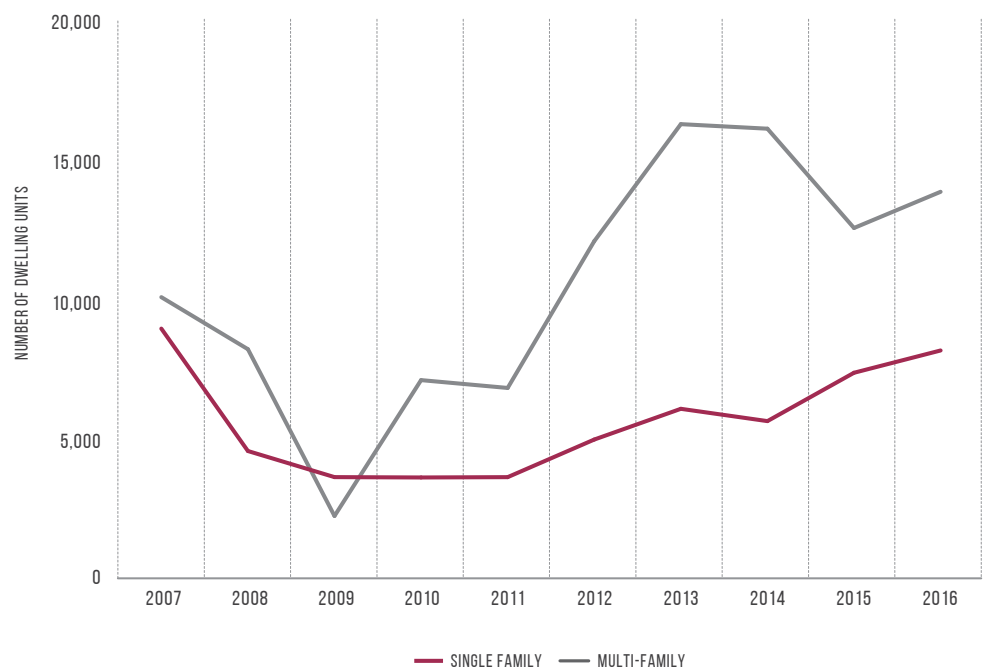


**TABLE 26.**  
Units Authorized for Construction for San Francisco and the Bay Area Counties, 2016

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	2,348	3,171	<b>5,519</b>	26%
Contra Costa	1,853	1,043	<b>2,896</b>	14%
Marin	89	17	<b>106</b>	0%
Napa	147	176	<b>323</b>	2%
San Francisco	52	4,007	<b>4,059</b>	19%
San Mateo	458	1,319	<b>1,777</b>	8%
Santa Clara	1,608	3,297	<b>4,905</b>	23%
Solano	873	63	<b>936</b>	4%
Sonoma	560	264	<b>824</b>	4%
<b>TOTAL</b>	<b>7,988</b>	<b>13,357</b>	<b>21,345</b>	<b>100%</b>

Source: Construction Industry Research Board

**FIGURE 4.**  
Bay Area Housing Construction Trends, 2007–2016



Source: California Housing Foundation, from 2007-2013; Construction Industry Research Board, from 2014-2016

**APPENDICES:**  
A CLOSER LOOK  
AT HOUSING IN  
SAN FRANCISCO

## Appendix A: Project Lists

This Appendix details major projects in various stages of the planning or construction process: projects under Planning Department review, projects that have been authorized for construction by the Department of Building Inspection, and projects that have been completed. A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominiums, or vice versa, before a project is completed or occupied.

**Table A-1** details major market-rate housing projects with ten or more units that were completed in 2016. This list also includes the number of inclusionary units in the project.

**Table A-2** is comprised of major affordable housing projects with ten or more units that were completed in 2016.

**Table A-3** provides information for all projects with ten or more units that were fully entitled by the Planning Department in 2016. These projects typically require either a conditional use permit, environmental review, or some other type of review by the Planning Commission or Zoning Administrator, or the Environmental Review Officer.

**Table A-4** provides information for all projects with ten or more units that were filed with the Planning Department in 2016. These projects require a conditional use permit, environmental review, or other types of review by the Planning Commission, Zoning Administrator, or the Environmental Review Officer. This list does not include projects submitted for informal Planning project review and for which no applications have been filed.

**Table A-5** contains residential projects with ten or more units authorized for construction by DBI in 2016.

**Table A-6** is an accounting of affordable housing projects in the “pipeline”— projects that are under construction, or in pre-construction or preliminary planning with either the Mayor’s Office of Housing or the Office of Community Investment and Infrastructure.

**Table A-7** details 2016 housing production in Analysis Neighborhoods as defined by San Francisco Indicator Project (DPH).

## Appendix B: Planning Area Annual Monitoring

Tables in **Appendix B** have been added to the *Housing Inventory* to comply in part with the requirements of Planning Code §341.2 and Administrative Code 10E.2 to track housing development trends in the recently-adopted community area plans. These plan areas also have separate monitoring reports that discusses housing production trends in these areas in greater detail.

**Table B-1** details 2016 housing trends in recently adopted planning areas.

**Table B-2** summarizes the units entitled by the Planning Department in 2016 by planning areas.

**Table B-3** summarizes units gained from new construction in 2016 by planning areas.

**Table B-4** summarizes units demolished in 2016 by planning areas.

**Table B-5** summarizes units lost through alterations and demolitions in 2016 by planning areas.

**Table B-6** summarizes affordable housing projects for 2016 in planning areas.

## Appendix C: San Francisco Zoning Districts

## Appendix D: In-Lieu Housing Fees Collected

## Appendix E: Glossary

**TABLE A-1.**  
**Major Market Rate Housing Projects Completed, 2016**

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
280 Beale St	479	69	One Bedroom: 56 Two Bedroom: 14	Rental	From \$916 From \$1,020
399 Fremont St	479	-	Studio: 82 One Bedroom: 34 Two Bedroom: 68 Three Bedroom: 2	Rental	From \$3,410-4,454 From \$4,490 From \$5,575-6,448
1006 16th St Potrero 1010	393	91	Studio: 2 One Bedroom: 40 Two Bedroom: 49	Rental	From \$3,010-3,360 From \$3,595-4160 From \$4,150-4840
350 Fremont St 340 Fremont	348	-	Studio: 91 One Bedroom: 119 Two Bedroom: 138 Three Bedroom: Unknown	Rental	From \$2,920 From \$3,805 From \$4,665
301 Beale St/201 Folsom St Lumina/Infinity	285	-	Studio: 2 One Bedroom: 63 Two Bedroom: 176 Three Bedroom: 32	Ownership	From \$ 1.7M to \$ 2.8M
1660 Pine St The Rockwell	262	31	One Bedroom: 142 Two Bedroom: 117 Three Bedroom: 1	Ownership	Not Available
1 Henry Adams	241	-	Not Available	Rental	From \$2990 From \$3,725 From \$4,875
218 Buchanan St / 55 Laguna	191	50	Not Available	Rental	BMR From \$943 BMR From \$922-1,078 BMR From \$1107-1213
701 Long Bridge St MB360	188	-	Not Available	Rental	From \$2,934-3376 From \$3,592-4,912 From \$4,367-4,846
325 Octavia St Avalon	182	-	Studio: 53 One Bedroom: 56 Two Bedroom: 73	Rental	From \$3,225 From \$3,765 From \$4,620
101 Polk St The Civic	162	19	Studio: 13 One Bedroom: 87 Two Bedroom: 62	Rental	From \$2,631-2,796 From \$3,229-4,146 From \$3,935-5,728
350 8th St LSeven	149	62	Studio: 46 One Bedroom: 196 Two Bedroom: 168	Rental	From \$2,860-4050 (\$991) From \$3,179-4,874 (\$1,133) From \$5,155-6,540 (\$1,264)
5830 3rd St	136	23	Studio: 46 One Bedroom: 64 Two Bedroom: 40	Rental	From \$2,000 From \$3,000
360 Berry St Mission Bay by Windsor	129	26	One Bedroom: 73 Two Bedroom: 42 Three Bedroom: 4	Rental	From \$3,585-3,635 From \$4,700
1415 Mission St Olume	121	11	Studio: 22 One Bedroom: 49 Two Bedroom: 50	Ownership	From \$3,308-5,068 (\$1,133) From \$3,885-5,370 (\$1,264)
100 Buchanan St Alchemy by Alta	116	-	Not Available	Rental	Not Available

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Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
2655 Bush St The District	81	-	Studio: 1 One Bedroom: 18 Two Bedroom: 62	Ownership	From \$890k to \$2.42M
2155 Webster St The Pacific	77	-	Not Available	Ownership	Not Available
480 Potrero Ave	77	11	Studio: 3 One Bedroom: 32 Two Bedroom: 27 Three Bedroom: 13	Rental	From \$2,625 From \$3,200 From \$3,700 From \$5,400
72 Townsend St Seventy2 Townsend	74	7	Not Available	Ownership	From \$1.02M to \$1.8M
346 Potrero Ave Rowan	70	11	One Bedroom: 37 Two Bedroom: 29 Three Bedroom: 2	Ownership	From \$690k to \$1.3M
450 Hayes St	41	5	One Bedroom: 24 Two Bedroom: 16 Three Bedroom: 1	Ownership	From \$900k for MR From \$212k to 380 for BMR
1 Franklin St	35	4	Studio: 10 One Bedroom: 10 Two Bedroom: 15	Ownership	From \$659k to 1.25M
1650 Broadway Luxe	34	-	One Bedroom: 9 Two Bedroom: 10 Three Bedroom: 13	Ownership	From \$1.15M to \$5.4M
50 Jerrold Ave Engel at The San Francisco Shipyard	34	9	One Bedroom: 12 Two Bedroom: 19 Three Bedroom: 3	Ownership	From \$580k to \$1.2M
1181 Ocean Ave / 280 Brighton	27	3	One Bedroom: 11 Two Bedroom: 17	Rental	From \$2,600 From \$3,600
1001 17th St	26	5	Studio: 3 One Bedroom: 12 Two Bedroom: 11	Ownership	From \$560k to \$1.1M
229 Haight St Alta by Alchemy	23	-	Not Available	Rental	Not Available
2347 Lombard St Vela	21	-	One Bedroom: 3 Two Bedroom: 18	Rental	Not Available
832 Sutter St Rubi SF	20	2	One Bedroom: 18 Two Bedroom: 2	Rental	Not Available
238 Shipley St	15	2	Not Available	Ownership	From \$1.05M
468 Clementina St	13	-	Studio: 1 One Bedroom: 9 Two Bedroom: 3	Ownership	Not Available
1328 Mission St	12	-	Not Available	Ownership	From \$825k
520 9th St The Moderne	12	-	One Bedroom: 3 Two Bedroom: 9	Rental	From \$2,975 From \$3,975
298 Coleman St Alma at The Shipyard	12	1	2 Bedroom: 4 Three Bedroom: 8	Ownership	From 920k to 1.2M
299 Friedell St Alma Friedell at The Shipyard	12	1	Two Bedroom: 4 Three Bedroom: 8	Ownership	Not Available
1155 Market St	11	-	Not Available	Rental	Not Available

Source: Planning Department, Mayor's Office of Housing; Office of Community Investment and Infrastructure

**TABLE A-2.**  
**Major Affordable Housing Projects Completed, 2016**

Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI %	Type of Housing
1751 Carroll Ave	121	120	One Bedroom: 117 Two Bedroom: 4	Rental	From \$1,093 From \$1,146	VLI	Individual
1239 Turk St (Willie B. Kennedy Apartments)	98	97	Studio: 32 One Bedroom: 65	Rental	From \$943 From \$922-1,078	LI	Individual
350 Friedell St	60	59	One Bedroom: 27 Two Bedroom: 20 Three Bedroom: 12	Rental	From \$964 From \$1,073 From \$1,178	VLI	Family
1500 Page St	17	16	Studio: 16	Rental	15 Federally Funded Units: 30% of monthly income; 1 unit at \$943	VLI	Individual

Source: Planning Department, Mayor's Office of Housing; Office of Community Investment and Infrastructure

\* Units affordable to middle income households (120% - 150% AMI), not counted towards meeting the City's RHNA goals

**TABLE A-3.**  
**Major Housing Projects Reviewed and Entitled by Planning Department, 2016**

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2015-009690	5 THOMAS MELLON CIRCLE	The project consists of demolishing an existing office building and surface parking lot and constructing a new residential development. The new development will feature five residential buildings, below grade parking structure, open spaces, new streets, alleyways, and pedestrian walkways. The five residential buildings vary in height from, 6, 8 and 17 stories, not exceeding the maximum allowable heights of 68 feet, 85 feet and 170 feet respectively. The entire development contains 585 residential units; unit types include one bedroom, one bedroom plus den, two bedrooms, three bedrooms, two story townhomes and penthouses.	591	8/25/2016	Approved
2014-0926	1270 MISSION ST	The proposal includes the demolition of a one-story building currently being operated as a pizza shop and surface parking lot on the project site and construction of an approximately 13 story mixed-use building containing 199 dwelling units and ground floor retail space. The proposal also includes a Project Variant which includes construction of an approximately 150 foot tall, 15 story mixed-use building containing 238 dwelling units and 3,329 sq.ft. of ground floor retail space	374	3/18/2015	Approved
2013-0882	524 HOWARD ST	The proposed project is to replace the existing surface parking lot at 524 Howard Street (Block 3721, Lot 013) with a 48-story, 495-foot tall residential tower with 300,952 square feet of residential uses over 1,470 square feet of ground floor retail uses. The proposed residential tower would include 334 dwelling units, including 16 studios, 180 one bedroom, and 138 two bedroom units.	334	1/20/2016	Approved
2011-0671	790 PENNSLVANIA AVE	The proposed project includes demolition of the temporary storage containers (measuring approximately 74,500 square feet) on the subject lots, and new construction of a three-story PDR (Production, Distribution & Repair) building with approximately 47,575 gross square feet along Pennsylvania Avenue and a four-to-eight-story, residential building with approximately 236,449 gross square feet and 250 dwelling units along 22nd Street.	"263 "	2/16/2016	Approved
2014-1305	1001 VAN NESS AVE	The proposed project involves the demolition of an existing 4-story commercial office building; and the construction of a new 130-foot tall, 14-story mixed-use building, totaling approximately 331,000 gross square feet. The project will contain approximately 5,000 square feet of retail space on the ground floor, 256 dwelling units in the upper floors, 220 parking spaces, and 276 bicycle spaces.	256	11/21/2016	Approved
2012-0678	19-25 MASON ST & 2-16 TURK ST	The project consists of the development of the two adjoining parking lots on either side of The Metropolis Hotel. The Metropolis will stay in place and continue as a hotel. The project would merge the three lots and replace the existing surface parking lot with a new, 12-story-over-basement, 114,118 gsf, mixed-use building, with 155 dwelling units, 68 off-street parking spaces, and approximately 2,825 sq. ft. of ground-floor retail space.	155	2/12/2016	Approved

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014-0484	1699 MARKET ST	The proposed project involves the demolition of existing commercial building and construction of an approximately 198,151 square-foot, 84-foot tall, eight- to nine-story Planned Unit Development (PUD) that includes two mid-rise towers over a one-story podium. Proposed development would include up to 160 dwelling units with a unit mix of fifteen studios, 81 one-bedroom and 64 two-bedroom units.	160	5/20/2016	Approved
2015-009460	830 EDDY ST	New construction of a 15 story residential building with 126 units (22, studios, 65 one-bedrooms, 38 two-bedrooms, and one 3-bedroom) and 105 underground parking spaces.	126	3/8/2016	Approved
2015-005863	342-360 5TH ST & 210-212 CLARA ST	Project includes the demolition of three existing light-industrial, or Production, Distribution, and Repair (PDR) buildings and the new construction of a 45- to 85-ft. tall, up to eight-story and 132,560 sq. ft. mixed-use development that includes ground floor commercial retail use, partially underground light industrial (PDR) use, and residential use for 123 dwelling units.	123	4/12/2016	Approved
2015-000453	88 ARKANSAS ST	The proposed project at 88 Arkansas Street proposes to demolish two existing single-story buildings on separate lots in order to build a new five story 127-unit Type 1 residential apartment building with two partial levels of below grade parking and storage. The project will also have two street level commercial/retail spaces. The project will have 20% (25 units) on-site affordable dwelling units.	127	10/5/2016	Approved
2011-1122	75 HOWARD ST	The project consists of a 21-story mixed use condominium building with 120 residential units and 1 commercial unit.	120	4/6/2016	Approved
2015-001077	168 - 186 EDDY ST	The proposed project is a 113 unit affordable housing building.	113	7/25/2016	Approved
2013-0975	888 TENNESSEE ST	The proposed project is the demolition of an existing two-story building and construction of two four-story residential-over-retail building containing 128 dwelling units, 2,155 sq.ft. of retail use, and 10,073 sq.ft. of courtyard open space. The project would construct a 35,752 sf below grade parking garage with 93 off-street parking spaces.	128	2/16/2016	Approved
2012-0877	1546-1564 MARKET ST	The project consists of the demolition of an existing one-story commercial buildings and construct new 12-story, 109 unit residential building with ground floor commercial.	109	2/17/2016	Approved
2015-002837	455 FELL ST	The proposed project is to construct a 6 story building with 100% affordable housing development financed by the Mayor's Office of Housing. The project is 108 residential units, 2,100 sf of retail space, 1,470 sf of office space with no vehicle parking.	108	10/13/2016	Approved

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2012-1333	923 - 931 FOLSOM STREET	The proposed project would include demolition of an existing 3,750 sq.ft., 3-story commercial office building related to MTR Western Sus Station and construction of the site to a 4 and 8-story, 115 unit mixed-use residential building with approximately 1,800 sq.ft. of ground floor commercial space and below grade stacked residential parking with 87 off-street parking spaces (including one car share space).	115	4/12/2016	Approved
2013-1773	345 6TH ST	The proposed project is a nine-story mixed use building with 102 SRO dwelling units and a 1,727 sq ft commercial space.	102	11/3/2016	Approved
2011-0586	363 6TH ST	The project involves the demolition of an existing building and construct nine stories with 100 units of multi-family housing.	100	11/3/2016	Approved
2013-1690	1075 MARKET ST	The proposed project demolishes the existing commercial building (former adult entertainment complex) and replace with a new 8-story mixed use (retail and residential) building with approximately 7,500 sf of retail space, 90 units and 23 below grade parking spaces.	90	7/21/2016	Approved
2013-0253	655 FOLSOM ST	The project will include demolition of the existing building and construction of a new 14-story mixed use building including 89 dwelling units and 6,971 sq.ft. of ground floor retail space.	89		Approved
2015-003145	365-399 5th Street	The proposed project is to construct a new, nine-story, mixed-use, 89 unit residential building with 945 square-feet of retail space, above one floor of below grade parking located at 399 5th Street.	89	10/8/2016	Approved, Withdrawn
2013-0485	750 HARRISON ST	The project includes the demolition of an existing one-story commercial building (constructed in 1954) and construction of a new eight-story, residential building. The proposed building would consist of seven residential levels with 79 units, over ground level with a commercial space and other spaces (laundry, parking, storage, mechanical spaces) serving the residential use.	79	3/3/2016	Approved
2013-0220	815 - 825 TENNESSEE STREET	The proposed project demolishes the two-story 815-825 Tennessee buildings, retaining the brick facade, and construction of a new 6-story apartment building with subterranean parking. The project would result in a residential building with 69 dwelling units.	69	1/29/2016	Approved
2013-1404	1278 - 1298 VALENCIA ST	The proposed project would replace existing gas station with a six story mixed use residential building. The project provides retail facilities on the ground floor and 35 residential units on the remaining 5 stories above.	35	2/19/2016	Approved
2013-1757	240 PACIFIC AVE	The project site consists of three adjacent lots fronting both Battery Street and Pacific Avenue, which total 11,680 sf. The site is currently improved with surface parking lots and a single-story commercial structure. The project would demolish the existing structures and construct a seven story, 49,660 gsf residential building containing 33 dwelling units and 2,018 sf of ground floor commercial.	33	3/30/2016	Approved
2015-009928	75 ARKANSAS ST	The proposed project includes the demolition of an existing 19,250 sf industrial building and the construction of a 64,851 sf, 4-story, 48-foot-tall mixed-use building with 30 units of student housing.	30	8-Nov-16	Approved

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Action
2014-003157	1598 BAY ST	The project includes the conversion of a former gas station that is currently a vacant and underutilized lot into a four story 40' high residential building consisting of 28 units and 42 below-grade parking spots.	28	15-Jul-16	Approved
2014-1021	530, 542, & 548 BRANNAN ST	The project consists of a change in use for 27 Units from Live/Work to Residential (530 Brannan = 10; 542 Brannan = 9; 548 Brannan = 8).	27	15-Jul-16	Approved
2013-0491	1335 LARKIN ST	The project proposes the preservation of the exterior façade of the existing 1-story building, and new construction of a 6-story residential building with 20 residential units.	20	22-Jul-16	Approved
2014-0503	2600 HARRISON ST	The project proposes a new residential building in place of the existing industrial warehouse building to be demolished. The new building would be 40 feet tall with ground floor parking and 20 residential units. A roof deck would be provided with access from the units.	20		Approved
2014-1579	595 MARIPOSA ST	" The proposed project is to build upon an existing surface parking lot and construct a 5-story residential building containing 20 residential units with a combination of private and common open space. Then net new construction would be 16,757 square feet."	20	8-Jun-16	Approved
2014-0599	540 - 552 DE HARO ST	The proposed project would demolish an existing two-story (7,147 sq.ft.) industrial building and construct a four-story, 40 feet tall residential building. The proposed new building would be 33,737 sq.ft. and include 16 dwelling units and 16 off-street parking spaces.	16	21-Oct-16	Approved
2013-0341	2293 POWELL ST/309-311 BAY ST	The proposed project would remove an existing vacant structure previously containing ground floor restaurant and second floor office and merge 2 lots into single parcel. The project would construct a new 4-story over basement concrete structure with below grade parking, ground floor restaurant less than 5,000 net sq.ft. and 15 dwelling units containing mix of one and two bedroom units.	15	10-Jun-16	Approved
2014-002414	3701 NORIEGA ST	The project proposes the demolition of an automotive service station and new construction of a mixed-use building with ground floor retail and 14 residential units.	14	24-Oct-16	Approved
2013-1022	1463 - 1465 LOMBARD ST	The proposed project consists of the demolition of an existing 2-unit residential structure, and construction of a new 4-story mixed use building containing 14 dwelling units (including three below market rate/BMR units) above ground floor retail and parking garage.	14	7-Jul-16	Approved/Withdrawn
2014-002016	17 GRACE ST	The project is part of another similar proposal for the development of a multi-story residential building. This project would include a new four-story residential building with 14 dwelling units.	13	28-Jul-16	Approved

Source: Planning Department

**TABLE A-4.**  
**Major Housing Projects Filed at Planning Department, 2016**

Planning Case No.	Address / Project Name	Case Description	Net Units
201611283577	30 OTIS ST	This project entails the demolition of the existing buildings and construction of a new 250-foot tall, 27-story mixed use building with 406 dwelling units, 12,130 sf of commercial space to be used by the City Ballet School, 7,843 square feet of ground floor retail, 428 bicycle parking spaces (398 Class 1, 30 Class 2), and 91 vehicular parking spaces.	404
201612094535	11 OAK ST	This project consists of the demolition of all existing structures on site including a 3-story, 2,750sf commercial building, a 4-story, 48,225sf commercial building, and a surface parking lot with 47 spaces, and new construction of a 304-unit, 40-story residential tower with ground floor commercial space, a subsurface valet-operated parking garage containing 136 spaces for residents, bicycle parking, and construction of a public plaza (Oak Plaza).	300
201611303826	1270 MISSION ST	The project proposal includes the demolition of a one-story building currently being operated as a pizza shop and surface parking lot on the project site and construction of an approximately 120 foot tall, 13 story mixed-use building containing 199 dwelling units and ground floor retail space. The proposal also includes a Project Variant which includes construction of an approximately 150 foot tall, 15 story mixed-use building containing 238 dwelling units and 3,329 sq.ft. of ground floor retail space.	299
201607142409	1001 VAN NESS AVE	This project entails the demolition of an existing 4-story commercial office building, totaling approximately 89,000 square feet; and the construction of a new 130-foot tall, 14-story mixed-use building, totaling approximately 331,000 gross square feet. The project will contain approximately 5,100 square feet of retail/restaurant space on the ground floor, 239 dwelling units in the upper floors, 195 parking spaces, and 259 bicycle spaces.	239
201605127267	701 03RD ST	The proposed project includes demolition of the existing one-story commercial building (measuring approximately 1,716 gross square feet; dba McDonalds) and new construction of a eleven-story tourist hotel (approximately 103,051 gross square feet; measuring 105-ft tall) with 230 guest rooms, approximately 2,000 gross square feet (gsf) of ground floor retail space, and bicycle parking spaces.	230
201612165221	1601 MISSION ST	The proposed project would demolish an existing 4,429-square-foot gas station and car wash and construct a 120-foot-tall, 12-story mixed-use building containing about 200 dwelling units; 6,756 square feet of retail space; and 102 below-grade parking spaces that would be accessed from South Van Ness Avenue.	220
201603152080	302 SILVER AVENUE	Project includes the demolition of the Main/ West/ Infirmary Building, and the new construction of two 4 and 6-story buildings, which would house up to 210 Residential Care Facility for the Elderly (RCFE) units (assisted living and memory care) licensed by the California Department of Social Services, adding up to 245 additional residents. The project would bring the total number of units serving older adults (including skilled nursing and RCFE) units to 584 and resident count to 619. The Home also plans to make available approximately 45,100 square feet of existing and new facilities to The Square, providing personal services such as a fitness center, medical offices, and recreational facilities, to seniors across the City.	198
201601278125	390 01ST ST	The proposed project is to demolish the existing automobile service station and construct a new 201,079 square foot, 13-story, 130-foot tall residential building that includes 164,957 square feet of habitable space and 36,122 square feet of parking, storage and utilities space. The proposed building has three frontages and would range in height from 62 feet along Lansing Street, predominantly 110 feet along Harrison Street, to 130 feet along 1st Street and would include a total of 180 multi-family dwelling units within a mixed use building, and 89 underground parking spaces accessed by an above ground garage on 1st Street.	180

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Planning Case No.	Address / Project Name	Case Description	Net Units
201609218371	1950 MISSION ST	This project consists of the demolition of 11 modular wood framed buildings at 1950 Mission Street and the construction of 2 buildings (a 5 story and 9 story) with 157 units of affordable housing including studio, junior 1 bedroom, 1 bedroom, 2 bedroom and 3 bedroom apartments. In addition to housing, the development will include amenity space, artist's alleys, a childcare center, and community based non-profit space.	157
201603010904	210 ARKANSAS ST	The project entails the construction of a 4-story building with 1 basement, 154 residential units, and commercial space and parking.	154
201603031058	395 WISCONSIN ST	The project consists of a 4-story building with 145 residential units in a mixed-use building. The project is also proposing a mid-block pedestrian mews. The project site is located at the base of Potrero Hill.	145
201608296231	746 LAGUNA ST	The proposed project is the demolition of an existing 2-story industrial and office building, and the construction of a 19,620 square foot mixed use building of 136 residential units, with 70 parking spaces. The project includes 33,000 sf of commercial (grocery store) space on the ground floor, and a maximum of 148 off-street parking spaces.	139
201607253262	1532 HARRISON ST	The proposed project includes demolition of the surface parking lot and the new construction of a seven-story, 65-ft tall, mixed-use building (measuring approximately 113,620 gsf) with 136 dwelling units, 1,196 square feet of ground floor commercial space, 68 off-street parking spaces, two car-share parking spaces, 136 Class 1 bicycle parking spaces, and 10 Class 2 bicycle parking spaces. The dwelling unit mix includes 58 studios, 16 one-bedroom units and 62 two-bedroom units.	136
201608054294	2070 FOLSOM ST	The project consists of the construction of a new mixed-use 9-story building with approximately 134 units of affordable family housing along with community and building serving support services on the first and second floors, a ground floor cafe/retail space, and child development center.	127
201612285985	830 EDDY ST	The Project Site incorporates two parcels that were once part of a single development site and lot that was later subdivided. One parcel, located at 825 Van Ness Avenue, comprises an existing six story commercial building. The second parcel, located at 830 Eddy Street, includes a two level parking structure with 62 legally nonconforming parking spaces accessory to the commercial building at 825 Van Ness. The Project proposes to retain the existing legally non-conforming commercial building at 825 Van Ness and retain and reconfigure 40 of the 62 legally nonconforming accessory parking spaces and construct a new 15-story, 126-unit residential building at 830 Eddy, with primary pedestrian and lobby access provided from Willow Street.	126
201604013681	75 HOWARD ST	The project consists of a 21-story building with 2 basements and 120 dwelling units. The building would also include commercial space.	120
201605046495	325 FREMONT ST	The proposed project includes new construction of a 26-story, 250-ft tall, residential building of approximately 160,000 gross square feet (gsf), up to 118 dwelling units, up to 41 off-street parking spaces, and 106 Class 1 bicycle parking spaces. The project includes a dwelling unit mix consisting of 48 two-bedroom units, 47 one-bedroom units, and 23 studio units. The proposed project includes approximately 4,686 square feet of common open space via ground floor street improvements along Zeno Place, a roof deck, and private open space via private balconies.	118

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Planning Case No.	Address / Project Name	Case Description	Net Units
201607283625	2675 FOLSOM ST	The proposed Project includes demolition of the three existing buildings on the project site, and new construction of a four-story, 40-ft tall, residential building (approximately 109,917 gross square feet) with 117 dwelling units, approximately 5,291 square feet of PDR use, 65 below-grade off-street parking spaces, 1 car-share parking space, 160 Class 1 bicycle parking spaces, and 14 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 2 three-bedroom units, 45 two-bedroom units, 46 one-bedroom units, and 24 studio units. The Project includes 4,775 square feet of public open space, 5,209 square feet of common open space via ground floor courtyard and roof deck, and 3,356 square feet of private open space via balconies and terraces.	117
201602179822	210 TAYLOR ST	This project entails a change of use from a parking lot to an 8 story mixed-use residential/retail development. The building is a 100% affordable housing project proposing 113 housing units.	113
201605066751	455 FELL ST	The proposed project is to construct a 6 story building with 100% affordable housing development financed by the Mayor's Office of Housing. The project is 112 residential units, 2,100 sf of retail space, 1,470 sf of office space with no vehicle parking.	108
201602179763	345 06TH ST	The proposed project would construct an eight-story mixed use building with 89 SRO units and one 3,090 square-foot commercial space.	102
201610210918	1740 MARKET ST	The proposed project includes demolition of an existing two-story commercial building and new construction of an nine-story (eight-story or residential uses over ground-floor retail), 87,781 square foot mixed-use building with 100 dwelling units, 4,385 square feet of ground floor commercial space and 170 bicycle parking spaces.	100
201609299193	1200 VAN NESS AVE	The proposed project will be the construction of 130' high, 13-story, 272,796 gsf mixed use (retail/commercial/residential) building with a parking garage for 357 cars in five below grade levels. The proposed project will have retail which may include a grocery store, medical offices and clinics, and an eight-story residential tower with 135 dwelling units.	95
201608195545	1294 SHOTWELL ST	The project entails the demolition of an existing 1-story building and construction of new 9 story Multi-Unit Affordable Senior Housing building with 94 units, including units for formerly homeless seniors.	94
201602099171	655 FOLSOM ST	The project will include demolition of the existing 2-story commercial building and construction of a new 14 story mixed use building including 89 dwelling units, ground floor commercial space of 2,300 sf and 36 below grade parking spaces.	89
201611303815	401 ANZA ST	University of San Francisco proposes to build a student residence hall (the "Project") on its Lone Mountain campus. The Project would consist of approximately 606 beds provided in approximately 155 dwelling units in two separate buildings: the "East Building" and "West Building" connected by an elevated walkway. Together, the buildings would total approximately 205,000 square feet, not including the underground garage.	84
201612275918	555 HOWARD ST	The Project proposes to construct a new 37-story, 385-foot (plus 20 feet for rooftop screening/mechanical enclosure), approximately 430,000 gross square feet (GSF) mixed-use residential and hotel building with 80 residential units.	80

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Planning Case No.	Address / Project Name	Case Description	Net Units
201602230301	750 HARRISON ST	The proposed project would involve demolition of existing one-story commercial building (constructed in 1954) and construction of a new eight-story, residential building. The proposed building would consist of seven residential levels with 79 units, over ground level with a commercial space and other spaces (laundry, parking, storage, mechanical spaces) serving the residential use.	79
201612285987	2918 MISSION ST	The Project involves the demolition of the existing retail building and surface parking lot and the construction of a new residential and retail building. The proposed building is 64' and six stories high. Approximately 18 parking spaces plus car share space. The project includes 13 Studios, 19 one bedrooms, 20 two bedrooms and 3-three bedrooms.	75
201603172392	1101 CONNECTICUT ST	The proposed project is part of the HOPE-SF program, and consists of a new 5-story building, with 1 basement and 72 affordable units.	72
201611072110	135 HYDE ST	The project entails the conversion of a 1-story, 4,932 sf auto repair garage to commercial retail space and add a 6-story addition with 51 dwelling units as an addition of 35,357 sf.	72
201611303820	401 ANZA ST	University of San Francisco proposes to build a student residence hall (the "Project") on its Lone Mountain campus. The Project would consist of approximately 606 beds provided in approximately 155 dwelling units in two separate buildings: the "East Building" and "West Building" connected by an elevated walkway. Together, the buildings would total approximately 205,000 square feet, not including the underground garage.	71
201607192730	2100 MARKET ST	The proposed project involves the demolition of an existing 2-story mixed-used building and construct a 7-story, mixed-use residential and retail building. The proposed new building will include 62 dwelling units, and 2,600 square feet of retail commercial space on Market, 14th and Church Streets.	60
201611223357	249 PENNSYLVANIA AVE	The project consists of the removal of two existing hardware warehouses/ commercial uses and construction of new 4-story building with 3 stories of residential (59 units) and 5,026 ground floor with residential/commercial flex spaces. Proposed parking on ground floor/ basement level to provide 55 parking spaces.	59
201612225710	1491 SUNNYDALE AVE	The proposed project is part of the HOPE-SF program, and consists of a new 5-story building, with 55 affordable units.	55
201612235806	98 PENNSYLVANIA AVE	The project entails the construction of a 5-story building with 48 residential units including a mix of studios, 1-bedroom units and 2-bedroom units. A commonly accessible open space will be located on the roof.	48
201603091627	875 CALIFORNIA ST	The project proposes to demolish a parking structure at 875 California and parking lot at 770 Powell Street and construct a 52,400 gsf residential building, with 15,150 gsf parking in the basement. UPDATE 4/1/15: new building 65-feet tall, 63673gsf residential building (total 99819gsf), 44 dwelling units, 48 underground parking spaces, 86 class 1 bicycle parking spaces	44

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Planning Case No.	Address / Project Name	Case Description	Net Units
201602190104	915 MINNA ST	The project proposes to construct a 4 story residential building with 38 dwelling units and 25 off-street parking spaces at the northern portion of the property fronting Minna Street. And construction of a smaller four-story residential building with 6 dwelling units at the southern portion of the property fronting Natoma Street. The entire project would include a total of 44 dwelling units and 25 off-street underground parking spaces.	44
201612235821	235 VALENCIA ST	The project consists of the demolition of an existing retail automotive repair building and construction of a 55-ft. tall, five-story and approx. 35,000 sq. ft. mixed-use building with 5,900 sq. ft. of ground floor commercial space, 44 dwelling units, approx. 3,800 sq. ft. common residential open space, and 45 bicycle parking spaces. No auto parking is proposed, and Clinton Park to be improved as a living alley to promote pedestrian activity with bulb-out, landscaping, paving, and site furniture.	44
201604074244	1700 MARKET ST	The proposed Project includes demolition of an existing two-story commercial building and new construction of an 8-story, 31,673 square foot mixed-use building with 42 dwelling units, approximately 2,000 square feet of ground floor commercial space and 51 bicycle parking spaces. Dwelling units consist of a mix of 14 studio, 21 one-bedroom and 7 two-bedroom units all of which face onto a public right-of-way. Usable open space is provided via common roof deck. No off-street parking is provided.	42
201612225735	719 LARKIN ST	The project plans include the demolition of a one-story commercial building and construct a new 8-story mixed use building comprised of 42 dwelling units, and four ground floor commercial spaces.	42
201612285989	2465 VAN NESS AVE	The project proposes the demolition of an existing fuel canopy and retail structure at the site of a decommissioned gas station. New construction of a 7-story, 41 residential units and 2,900 square foot retail building.	41
201604285990	901 TENNESSEE ST	The proposed project would include demolition of an existing one-story warehouse and construction of a new four-story, residential building. The building shall consist of four residential levels with 40 units, over basement level with parking and mechanical spaces. The off-street parking would contain 30 off-street parking spaces.	40
201605318777	1433 BUSH ST	The project proposes to demolish an existing one-story commercial building containing an automotive rental use and new construction of a 82-foot tall, 8-story mixed-use building containing 40 dwelling units above 1830 square feet of ground floor commercial retail uses and 16 stacked residential parking spaces. The project includes 2,000 sf of common open space in the form of a roof deck.	40
201606281077	75 ARKANSAS ST	The proposed project includes the demolition of an existing 19,250 sf industrial building and the construction of a 64,851 sf, 4-story, 48-foot-tall mixed-use building with 30 units of student housing. The proposed project would include 49,212 sf of residential uses on three floors and 7,619 sf of retail and 8,020 sf of support/utility space on the ground floor.	30
201610059557	188 OCTAVIA ST	The proposed project is the construction of a (new) 5-story, mixed-use commercial and 26-unit residential building on a currently unoccupied lot. The project involves a ground-floor commercial space and a common roof deck.	26
201607142327	3620 CESAR CHAVEZ ST	The project consists of the demolition of an existing 1 story office building with surface parking, and new construction of a 29,590 sf mixed use residential building with 24 housing units, ground floor retail, 14 off-street parking spaces, and 29 bicycle spaces.	24

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Planning Case No.	Address / Project Name	Case Description	Net Units
201602260667	603 TENNESSEE ST	The project will involve demolishing an existing two story storage building and construct a new six story, 24 dwelling, 58 foot tall, multi-family residential building. The ground floor will include active space (lobby), residential, 20 parking stalls and 24 bike stalls. Four units on the second floor will have a private deck. 20 Units will share a common space roof deck of 1,490 sq ft and a common central yard of 324 sq ft.	24
201605036401	222 DORE ST	The proposed project is to demolish the existing front facade of the existing building, except the columns, demolish the interior of the building, raise and re-use the roof to a height of 40 feet, and construct 16,648 square feet of residential use and open spaces, including a proposed roof top patio and ground floor patio. The project will construct 23 residential dwelling units, including; 16 one-bedroom and 7 two-bedroom units. No parking is proposed.	23
201605056698	430 EDDY ST	The proposed Project includes the construction of an eight-story, approximately 80-foot tall, 19,900 gross square foot, mixed-use building containing 23 1-bedroom dwelling units, 930 square feet of retail space and 2,600 square feet of private and common open space in the form of a rear yard, common courtyard at the proposed second level, common roof deck and private balconies on the proposed eight floor.	23
201612285988	2301 LOMBARD ST	The project consists of new construction of a 40-foot, four-story mixed use building with 22 dwelling units, and approximately 2600 sf of ground floor retail.	22
201608155030	2750 GEARY BLVD	The project consists of the demolition of select interior walls to create 18 new units for a memory care residence.	18
201611011665	2632 MISSION ST	The proposed project involves the construction of new 5 story mixed used building with sixteen residential units (8 one bedrooms, 8 two bedrooms) over one retail space with basement storage. Sixteen bicycle parking spaces are provided on the ground floor, with zero vehicle parking spaces. Common open space is provided on the first floor mezzanine rear deck, and a common roof deck.	16
201612215597	1324 POWELL ST	The project consists of proposed new construction of a six-story building at 1324-1326 Powell St. The proposed design includes one commercial space, 14 residential units & common and private open space.	14
201601126880	15 GRACE ST	The proposed project is to construct a five-story, 45-foot tall residential building on two adjacent lots that total 2,840 square feet. The proposed 10,249 gross square foot building would be accessed exclusively off Grace Street that includes thirteen dwelling units, thirteen secure bicycle parking spaces, and no automobile parking.	13
201601126879	17 GRACE ST	The proposed project is to construct a five-story, 45-foot tall residential building on an approximately 2,831 square-foot lot. The proposed 10,463 gross square foot building could be accessed from either Grace or Washburn Street, include thirteen dwelling units, fourteen secure bicycle parking spaces, and no automobile parking.	13
201602129550	400 BAY ST	The project consists of the demolition of a 1-story restaurant building and new construction of a 13-unit residential building with a roof deck.	13

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Planning Case No.	Address / Project Name	Case Description	Net Units
201602189869	550 INDIANA ST	The proposed project expands the 4th Floor envelope and adds a 5th Floor to existing 4-story over basement self-storage building. Project proposes to create a total of 17 residential units (one 3-bedroom unit, seven 2 bedroom units, four 1-bedroom units, and five studios). Seventeen new bike parking spaces will be provided for the residential units.	12
201610261200	611 JONES ST	The project involves the demolition of a single-family home and new construction of a 13-story 12 unit residential building.	12
201611213210	2224 CLEMENT ST	The proposed project is new construction of a 4-story 12 unit residential building with retail and parking.	12
201605238117	1924 MISSION ST	The proposed project would demolish existing autobody shop and construct a new 11 unit apartment building with ground floor retail space. The proposed project will have no off street parking and 16 bicycle spaces.	11

Source: Planning Department

**TABLE A-5.**  
**Major Projects Authorized for Construction by DBI, 2016**

Address	Units	Construction Type	Authorization Date
500 FOLSOM ST	545	New Construction	17-Feb-16
150 VAN NESS AV	431	New Construction	19-May-16
160 FOLSOM ST	390	New Construction	28-Dec-16
302 SILVER AV	198	New Construction	21-Nov-16
1699 MARKET ST	160	New Construction	07-Dec-16
210 ARKANSAS ST	154	New Construction	16-Sep-16
1601 MARIPOSA ST	145	New Construction	12-Sep-16
626 MISSION BAY BLVD NORTH BL	143	New Construction	22-Jan-16
88 ARKANSAS ST	127	New Construction	20-Oct-16
75 HOWARD ST	120	New Construction	28-Sep-16
1554 MARKET ST	109	New Construction	24-Oct-16
455 FELL ST	108	New Construction	17-Nov-16
1075 MARKET ST	90	New Construction	11-Aug-16
750 HARRISON ST	79	New Construction	18-Aug-16
1101 CONNECTICUT ST	72	New Construction	11-Oct-16
2290 O3RD ST	71	New Construction	25-Jul-16
815 TENNESSEE ST	69	New Construction	02-Jun-16
5050 MISSION ST	61	New Construction	20-Jan-16
2100 MARKET ST	60	New Construction	29-Dec-16
777 TENNESSEE ST	59	New Construction	25-Apr-16
1198 VALENCIA ST	52	New Construction	31-May-16
1178 FOLSOM ST	42	New Construction	13-May-16
1238 SUTTER ST	37	New Construction	14-Apr-16
22 FRANKLIN ST	35	New Construction	16-Sep-16
240 PACIFIC AV	33	New Construction	28-Jun-16
1000 MISSISSIPPI ST	28	New Construction	15-Mar-16
241 10TH ST	28	New Construction	09-Mar-16
1598 BAY ST	28	New Construction	13-Oct-16
2601 VAN NESS AV	27	New Construction	21-Mar-16
100 VAN NESS AV	19	Correction	22-Mar-16
1532 HOWARD ST	15	New Construction	08-Nov-16
1463 LOMBARD ST	14	New Construction	25-Jul-16

Source: Planning Department

**TABLE A-6.**  
Major Affordable Projects in the Pipeline as of December 31, 2016

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
<b>Complete</b>										
350 Friedell / Hunters Pt Shyd Block 49 Amcal			59					59	60	New Construction
1751 Carroll Ave / Dr. George Davis Senior Hsg McCormack Baron Salazar & BHPSS	25	95						120	121	New Construction
1239 Turk St / Willie B Kennedy Sr Hsg Tenderloing Neighborhood Dev Corp	20	78						98	98	New Construction
477 O'Farrell / O'Farrell Towers Tenderloin Neighborhood Dev Corp		100						100	101	Rehabilitation
Arc Mercy / 1500 Page St Arc / Mercy Housing CA				16				16	17	Rehabilitation
<b>SUBTOTALS</b>	<b>45</b>	<b>273</b>	<b>59</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>393</b>	<b>397</b>	
<b>Currently Under Construction</b>										
200 Sixth St / Bill Sorro Community Mercy Housing CA			52	14				66	67	New Construction
588 Mission Bay Blvd / Mission Bay South Block 7W Related CA & Chinatown CDC			40		158			198	200	New Construction
800 Presidio / John Burton Advocates for Youth Hsg Complex Booker T Washington & John Stewart Co	25		24					49	50	New Construction
55 Laguna / Openhouse Community Mercy Housing CA & Openhouse	8	31						39	40	Rehabilitation
2600-2700 Arellious Walker Dr / Alice Griffith Ph 1-2 McCormack Baron Salazar / Lennar			182					182	184	New Construction
Hunters View HOPE SF Phase II Blks 7 & 11 The John Stewart Company			107					107	107	New Construction

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Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Hunters View HOPE SF Phase II Block 10 The John Stewart Company			71					71	72	New Construction
2500 Arellous Walker Dr / Alice Griffith Ph 3 McCormack Baron Salazar / Lennar			122					122	122	New Construction
222 Beale St / Transbay Block 7 Mercy Housing CA			119					119	120	New Construction
1036 Mission St Tenderloin Neighborhood Dev Corp	40		42					82	83	New Construction
705 Natoma / Canon Kip Episcopal Community Services	103							103	104	Rehabilitation
250 Fremont St / Transbay Block 8 Related CA & Tenderloin Neighborhood Dev Corp			79					79	80	New Construction
626 Mission Bay Blvd North / Mission Bay South 6 East Tenderloin Neighborhood Dev Corp	29		113					142	143	New Construction
Ping Yuen / RAD Chinatown CDC			233					233	234	Rehabilitation
Ping Yuen North / RAD Chinatown CDC			199					199	200	Rehabilitation
Westside Courts / RAD Related CA			134					134	135	Rehabilitation
1750 McAllister / RAD Community Housing Partnership		96						96	97	Rehabilitation
Rosa Parks / RAD Tenderloin Neighborhood Dev Corp		202						202	203	Rehabilitation
350 Ellis / RAD Tenderloin Neighborhood Dev Corp		100						100	100	Rehabilitation
320-330 Clementina / RAD Tenderloin Neighborhood Dev Corp		274						274	276	Rehabilitation
Alemany / RAD Bernal / BRIDGE Housing			148					148	150	Rehabilitation
3850 18th St / RAD MEDA / BRIDGE Housing		106						106	107	Rehabilitation

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Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Mission Dolores / RAD MEDA / BRIDGE Housing		90						90	91	Rehabilitation
1760 Bush / RAD Mercy Housing CA / John Stewart Co		107						107	108	Rehabilitation
Kennedy Towers / RAD Mercy Housing CA / John Stewart Co		97						97	98	Rehabilitation
2698 California St / RAD Mercy Housing CA / John Stewart Co		39						39	40	Rehabilitation
Westbrook Apts / RAD Related CA / John Stewart Co			226					226	226	Rehabilitation
<b>SUBTOTALS</b>	<b>205</b>	<b>1,142</b>	<b>1,891</b>	<b>14</b>	<b>158</b>	<b>0</b>	<b>0</b>	<b>3,410</b>	<b>3,437</b>	
<b>In Pre-Construction Phase</b>										
1101 Connecticut St / Potrero HOPE SF BRIDGE Housing				62	9			71	72	New Construction
210 Taylor St / Eddy & Taylor Tenderloin Neighborhood Dev Corp	35		77					112	113	New Construction
95 Laguna Senior Mercy Housing CA & Openhouse	15	63						78	79	New Construction
270 Spear St /Transbay Block 1 Tishman Speyer						76		76	318	New Construction
455 Fell St / Central Fwy Parcel O Mercy Housing CA & SFHDC	33		74					107	108	New Construction
1950 Mission St BRIDGE Housing & Mission Housing	32				124			156	157	New Construction
2060 Folsom / 17th & Folsom Chinatown CDC & MEDA	23		53		50			126	127	New Construction
1296 Shotwell Chinatown CDC & MEDA	19	74						93	94	New Construction
1150 3rd St / Mission Bay South 3 East Chinatown CDC & Swords to Plowshares	62		33		23			118	119	New Construction
490 South Van Ness BRIDGE Housing & Mission Housing	27				62			89	89	New Construction

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Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
2800 Arellous Walker Dr / Alice Griffith Ph 4 McCormack Baron Salazar		31						31	31	New Construction
88 Broadway / Seawall Lot 322-1 Family BRIDGE Housing & John Stewart Co	25				78	21		124	125	New Construction
735 Davis / Seawall Lot 322-1 Senior BRIDGE Housing & John Stewart Co	10				34	7		51	52	New Construction
Balboa Park Upper Yard Related CA & Mission Housing	30				69			99	100	New Construction
<b>SUBTOTALS</b>	<b>311</b>	<b>137</b>	<b>268</b>	<b>62</b>	<b>449</b>	<b>28</b>	<b>76</b>	<b>1,331</b>	<b>1,584</b>	
<b>In Preliminary Planning</b>										
Hunters View HOPE SF Phase III SFHA / The John Stewart Company			54					54	54	New Construction
207 Cameron Wy / Alice Griffith Ph 5 SFHA / McCormack Baron Salazar / Lennar			36					36	36	New Construction
102-104 Octavia Blvd Central Fwy Parcels R,S and U"	30		50					80	81	New Construction
1654 Sunnydale Ave. HOPE SF Mercy Housing CA & Related CA			775		196			971	1,700	New Construction
1095 Connecticut St / 751 Missouri St Potrero Terrace & Potrero Annex BRIDGE Housing			619		181			800	1,600	New Construction
3001 24th Street / Casa de la Mission Mercy Housing CA & Mission Neighborhood Centers		49						49	50	New Construction
HPSY II-Candlestick Point 10a Tenderloin Neighborhood Dev Corp	35		49		55			139	140	New Construction
HPSY II-Candlestick Point 11a Mercy Housing CA & SFHDC	38				111			149	150	New Construction
Hunters Point Shipyard Blocks 52 & 54					99			99	100	New Construction

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Mission Bay South Block 6 West Mercy Housing			140					140	141	New Construction
500 Turk St Tenderloin Neighborhood Dev Corp	22		61		38			121	122	New Construction
4840 Mission St BRIDGE Housing	23		12		78			113	114	New Construction
1990 Folsom Tenderloin Neighborhood Dev Corp & MEDA	29		56		57			142	143	New Construction
250 Laguna Honda Blvd Christian Church Homes	30	119						149	150	New Construction
Sunnydale Block 6 Mercy Housing CA & Related CA			167					167	169	New Construction
Sunnydale Parcel Q Related CA & Mercy Housing			59					59	60	New Construction
681 Florida Tenderloin Neighborhood Dev Corp & MEDA	39		39		51			129	130	New Construction
<b>SUBTOTALS</b>	<b>246</b>	<b>168</b>	<b>2,117</b>	<b>0</b>	<b>866</b>	<b>0</b>	<b>0</b>	<b>3,397</b>	<b>4,940</b>	
<b>TOTALS</b>	<b>807</b>	<b>1,720</b>	<b>4,335</b>	<b>92</b>	<b>1,473</b>	<b>28</b>	<b>76</b>	<b>8,531</b>	<b>10,358</b>	

Source: Mayor's Office of Housing

Notes: SFHA = San Francisco Housing Authority; TNDC = Tenderloin Neighborhood Development Corporation; CHP = Catholic Healthcare Partners; BHNC = Bernal Heights Neighborhood Center

**TABLE A-7.**  
**Housing Trends by Neighborhood, 2016**

Analysis Neighborhood	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units	Rank
Bayview Hunters Point	428	1	2	<b>429</b>	4
Bernal Heights	12	5	2	<b>9</b>	13
Castro/Upper Market	0	0	1	<b>1</b>	21
Chinatown	0	0	(23)	<b>(23)</b>	35
Crocker Amazon	0	0	(2)	<b>(2)</b>	32
Diamond Heights	0	0	1	<b>1</b>	22
Downtown/Civic Center	217	5	22	<b>234</b>	5
Excelsior	5	0	(6)	<b>(1)</b>	30
Financial District/South Beach	479	0	(5)	<b>474</b>	3
Glen Park	0	0	0	<b>0</b>	23
Haight Ashbury	1	1	(24)	<b>(24)</b>	36
Inner Richmond	2	1	13	<b>14</b>	12
Inner Sunset	5	0	2	<b>7</b>	16
Lakeshore	66	0	4	<b>70</b>	8
Marina	23	0	3	<b>26</b>	11
Mission	150	9	(10)	<b>131</b>	6
Nob Hill	0	1	(3)	<b>(4)</b>	34
Noe Valley	9	3	1	<b>7</b>	17
North Beach	0	0	0	<b>0</b>	24
Oceanview/Merced/Ingleside	48	0	3	<b>51</b>	9
Outer Mission	8	0	1	<b>9</b>	14
Outer Richmond	9	2	1	<b>8</b>	15
Outer Sunset	0	0	7	<b>7</b>	18
Pacific Heights	38	0	77	<b>115</b>	7
Parkside	0	0	3	<b>3</b>	19
Potrero Hill	29	0	4	<b>33</b>	10
Presidio	0	0	0	<b>0</b>	25
Presidio Heights	1	1	0	<b>0</b>	26
Russian Hill	0	0	(1)	<b>(1)</b>	31
Seacliff	0	0	0	<b>0</b>	27
South of Market	2,372	0	83	<b>2,455</b>	1
Treasure Island/YBI	0	0	0	<b>0</b>	28

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Analysis Neighborhood	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units	Rank
Twin Peaks	1	0	2	<b>3</b>	20
Visitacion Valley	5	1	(6)	<b>(2)</b>	33
West of Twin Peaks	1	0	(1)	<b>0</b>	29
Western Addition	986	0	30	<b>1,016</b>	2
<b>SUBTOTALS</b>	4,895	30	181	<b>5,046</b>	

Source: Department of Building Inspection

Note: Net Change equals Units Completed less Units Demolished plus Units Gained or Lost from Alterations

**TABLE B-1.**  
**Housing Trends by Planning Area, 2016**

Planning Area	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
Balboa Park	1	27	0	2	29
Central Waterfront	206	0	0	1	1
East SoMa	82	36	0	75	111
Market and Octavia	953	570	8	51	613
Mission (EN)	88	150	5	9	154
Showplace Square/Potrero Hill	552	675	0	(26)	649
Western SoMa (EN)	117	155	0	3	158
Rest of City	2,060	3,282	17	66	3,331
<b>San Francisco</b>	<b>4,059</b>	<b>4,895</b>	<b>30</b>	<b>181</b>	<b>5,046</b>

Source: Planning Department

Note: Net Change equals Units Completed less Units Demolished plus Units Gained or (Lost) from Alterations.

**TABLE B-2.**  
**Units Entitled by Planning Area, 2016**

Planning Area	No. of Projects	Units Entitled
Central Waterfront	4	218
Downtown	6	1,077
East SoMa	7	501
Market and Octavia	8	395
Mission	13	83
Showplace Square/Potrero Hill	6	462
Western SoMa	6	246
Rest of the City	37	1,239
<b>San Francisco</b>	<b>87</b>	<b>4,221</b>

Source: Planning Department

**TABLE B-3.**  
Housing Units Added by Building Type and Planning Area, 2016

Planning Area	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
Balboa Park	-	1	-	-	27	28
Central Waterfront	1	-	-	-	-	1
East SoMa	1	-	8	28	74	111
Market and Octavia	-	4	4	1	613	622
Mission (EN)	2	5	13	-	148	168
Showplace Square/ Potrero Hill	-	3	4	12	660	679
Western SoMa (EN)	-	-	9	-	149	158
Rest of City	62	55	68	35	2,908	3,128
<b>Total</b>	<b>66</b>	<b>68</b>	<b>106</b>	<b>76</b>	<b>4,579</b>	<b>4,895</b>

Source: Planning Department

**TABLE B-4.**  
Units Demolished by Building Type and Planning Area, 2016

Planning Area	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
Market and Octavia	1	0	-	-	8	8
Mission	2	1	-	4	-	5
Rest of City	14	13	-	4	-	17
<b>San Francisco</b>	<b>17</b>	<b>14</b>	<b>0</b>	<b>8</b>	<b>8</b>	<b>30</b>

Source: Planning Department

**TABLE B-5.**  
**Units Lost Through Alterations and Demolitions by Planning Area, 2016**

Planning Area	Alterations					Units Demolished	Total Units Lost
	<i>Illegal Units Removed</i>	<i>Units Merged into Larger Units</i>	<i>Correction to Official Records</i>	<i>Units Converted</i>	<i>Total Alterations</i>		
Market and Octavia	1	-	-	-	1	8	9
Mission	3	-	-	1	4	5	9
Showplace Square/ Potrero Hill	2	-	-	29	31	-	31
Rest of City	66	16	12	48	142	17	159
<b>San Francisco</b>	<b>72</b>	<b>16</b>	<b>12</b>	<b>78</b>	<b>178</b>	<b>30</b>	<b>208</b>

Source: Planning Department

**TABLE B-6.**  
**New Affordable Housing Constructed in Planning Areas, 2016**

Planning Area	Affordable Units	Total Units	AMI Target	Tenure	Funding Source
<b>Balboa Park</b>					
1181 OCEAN AV	3	27	LI	Rental	Inclusionary
<b>East SoMa</b>					
870 HARRISON ST	4	26	MOD	Ownership	Inclusionary
72 TOWNSEND ST	7	74	MOD	Rental	Inclusionary
<b>Market and Octavia</b>					
1 FRANKLIN ST	4	35	MOD	Ownership	Inclusionary
100 VAN NESS AV	2	418	LOW	Rental	Inclusionary
218 BUCHANAN ST	50	191	LOW	Rental	Inclusionary
450 HAYES ST	5	41	MOD	Ownership	Inclusionary
<b>Mission</b>					
346 POTRERO AV	11	70	LOW	Rental	Inclusionary
480 POTRERO AV	11	77	LOW	Rental	Inclusionary
<b>Showplace Square/Potrero Hill</b>					
1001 17TH ST	5	26	MOD	Ownership	Inclusionary
1006 16TH ST	91	393	LOW	Rental	Inclusionary
<b>Western SoMa</b>					
350 8TH ST	62	149	LOW	Rental	Inclusionary
<b>Rest of City</b>					
100 AVOCET WY	1	9	MOD	Ownership	Inclusionary
101 AVOCET WY	1	9	MOD	Ownership	Inclusionary
101 POLK ST	19	162	LOW	Rental	Inclusionary
1239 TURK ST	97	98	LOW	Rental	CDLAC/TCAC
1415 MISSION ST	11	121	LOW	Rental	Inclusionary
143 Habitat Ter	1	1	MOD	Ownership	Inclusionary
145 Habitat Ter	1	1	MOD	Ownership	Inclusionary
147 Habitat Ter	1	1	MOD	Ownership	Inclusionary
148 MIDDLE POINT RD	7	7	LOW	Rental	CDLAC/TCAC
149 Habitat Ter	1	1	MOD	Ownership	Inclusionary
151 Habitat Ter	1	1	MOD	Ownership	Inclusionary
1660 Pine St	31	262	MOD	Ownership	Inclusionary
1751 CARROLL AV	120	121	EVLI	Rental	CDLAC/TCAC
280 BEALE ST	69	479	VLI	Rental	Inclusionary
298 COLEMAN ST	1	12	MOD	Ownership	Inclusionary

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299 FRIEDEL ST	1	12	MOD	Ownership	Inclusionary
350 FRIEDEL ST	59	60	VLI	Rental	CDLAC/TCAC
360 BERRY ST	26	129	MOD	Ownership	Inclusionary
421 HUDSON AV	1	9	MOD	Ownership	Inclusionary
451 HUDSON AV	1	9	MOD	Ownership	Inclusionary
50 JERROLD AV	9	34	MOD	Ownership	Inclusionary
5830 03RD ST	23	136	MOD	Ownership	Inclusionary
832 Sutter St	2	20	MOD	Ownership	Inclusionary
<b>San Francisco</b>	<b>737</b>	<b>2,811</b>			

Source: Planning Department

CDLAC – California Debt Allocation  
TCAC – Tax Credit Allocation Committee

Note: Does not include the 65 secondary units that are not deed-restricted

**TABLE C.**  
**San Francisco Zoning Districts, as of 2016**

Zoning	General Descriptions
<b>Residential, House and Mixed Districts</b>	
RH-1	Residential, House – One Family
RH-1(D)	Residential, House – One Family (Detached Dwellings)
RH-1(S)	Residential, House – One Family with Minor Second Unit
RH-2	Residential, House – Two Family
RH-3	Residential, House – Three Family
RM-1	Residential, Mixed – Low Density
RM-2	Residential, Mixed – Moderate Density
RM-3	Residential, Mixed – Medium Density
RM-4	Residential, Mixed – High Density
<b>Residential Transit-Oriented Districts</b>	
RTO	Residential Transit-Oriented
RTO-M	Residential Transit-Oriented, Mission
<b>Residential-Commercial Districts</b>	
RC-3	Residential-Commercial – Medium Density
RC-4	Residential-Commercial – High Density
<b>Public District</b>	
P	Public District
<b>Neighborhood Commercial Districts</b>	
NC-1	Neighborhood Commercial Cluster District
NC-2	Small-Scale Neighborhood Commercial District
NC-3	Moderate-Scale Neighborhood Commercial District
NC-S	Neighborhood Commercial Shopping Center District
NCD-24th-Noe	24th - Noe Valley Neighborhood Commercial District
NCD-Broadway	Broadway Neighborhood Commercial District
NCD-Castro	Castro Neighborhood Commercial District
NCD-Haight	Haight Neighborhood Commercial District
NCD-Inner Clement	Inner Clement Neighborhood Commercial District
NCD-Inner Sunset	Inner Sunset Neighborhood Commercial District
NCD-North Beach	North Beach Neighborhood Commercial District
NCD-Outer Clement	Outer Clement Neighborhood Commercial District
NCD-Pacific	Pacific Neighborhood Commercial District
NCD-Polk	Polk Neighborhood Commercial District
NCD-Sacramento	Sacramento Neighborhood Commercial District
NCD-Union	Union Neighborhood Commercial District
NCD-Upper Fillmore	Upper Fillmore Neighborhood Commercial District

CONTINUED &gt;

Zoning	General Descriptions
NCD-Upper Market	Upper Market Neighborhood Commercial District
NCD-West Portal	West Portal Neighborhood Commercial District
<b>Neighborhood Commercial Transit Districts</b>	
NCT-1	Neighborhood Commercial Transit Cluster District
NCT-2	Small-Scale Neighborhood Commercial Transit District
NCT-3	Moderate-Scale Neighborhood Commercial Transit District
NCT-24th-Mission	24th - Mission Neighborhood Commercial Transit District
NCT-Hayes-Gough	Hayes - Gough Neighborhood Commercial Transit District
NCT-Mission	Mission Neighborhood Commercial Transit District
NCT-Ocean	Ocean Neighborhood Commercial Transit District
NCT-SoMa	South of Market Neighborhood Commercial Transit District
NCT-Upper Market	Upper Market Neighborhood Commercial Transit District
NCT-Valencia	Valencia Neighborhood Commercial Transit District
<b>Chinatown Mixed Use Districts</b>	
CRNC	Chinatown Residential Neighborhood Commercial District
CVR	Chinatown Visitor Retail District
CCB	Chinatown Community Business District
<b>South of Market Mixed Use Districts</b>	
RED	South of Market Residential Enclave District
RSD	South of Market Residential Service District
SLI	South of Market Service-Light Industrial District
SLR	South of Market Light Industrial-Residential District
SSO	South of Market Service / Secondary Office District
<b>Eastern Neighborhoods Mixed Use Districts</b>	
MUG	Mixed Use - General District
MUO	Mixed Use - Office District
MUR	Mixed Use - Residential District
SPD	South Park Mixed Use District
UMU	Urban Mixed Use District
<b>Downtown Residential Districts</b>	
DTR-RH	Downtown Residential - Rincon Hill District
DTR-SB	Downtown Residential - South Beach District
DTR-TB	Downtown Residential - Transbay District
<b>Commercial Districts</b>	
C-2	Community Business District
<b>Downtown Commercial Districts</b>	
C-3-S	Downtown Commercial - Service District
C-3-G	Downtown Commercial - General District
C-3-R	Downtown Commercial - Retail District

CONTINUED >



Zoning	General Descriptions
C-3-O	Downtown Commercial - Office District
C-3-O(SD)	Downtown Commercial - Office (Special Development) District
<b>Industrial Districts</b>	
M-1	Light Industrial District
M-2	Heavy Industrial District
C-M	Heavy Commercial District
PDR-1-B	Production Distribution and Repair Light Industrial Buffer District
PDR-1-G	Production Distribution and Repair General District
PDR-1-D	Production Distribution and Repair Design District
PDR-2	Core Production Distribution and Repair District
<b>Redevelopment Agency Districts</b>	
MB-OS	Mission Bay, Open Space
MB-O	Mission Bay, Office
MB-RA	Mission Bay Redevelopment Area Plan District
HP-RA	Bayview Hunters Point Redevelopment Area Plan District

Source: Planning Department

**TABLE D.**  
**In-Lieu Housing Fees Collected, 2007–2016**

Fiscal Year	Amount Collected
2007	\$7,514,243
2008	\$43,330,087
2009	\$1,404,079
2010	\$992,866
2011	\$1,173,628
2012	\$1,536,683
2013	\$9,130,671
2014	\$29,911,959
2015	\$73,576,017
2016	\$2,016,634
<b>TOTAL</b>	<b>\$170,586,867</b>

Source: Department of Building Inspection

## Appendix E: Glossary

**Affordable Housing Unit:** A housing unit – owned or rented – at a price affordable to low- and middle-income households. An affordable rental unit is one for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included. An affordable ownership unit is one for which the mortgage payments, PMI, property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year, 8% fixed-rate loan.

**Alterations:** Improvements and enhancements to an existing building. At DBI, building permit applications for alterations use Forms 3 and 8. If you are not demolishing an existing building (Form 6) or newly constructing a new building (Forms 1 and 2), you are “altering” the building.

**Certificate of Final Completion (CFC):** A document issued by DBI that attests that a building is safe and sound for human occupancy.

**Conditional Use Permit:** A permit that is only granted with the consent of the Planning Commission, and not as of right.

**Condominium:** A building or complex in which units of property, such as apartments, are owned by individuals and common parts of the property, such as the grounds and building structure, are owned jointly by all of the unit owners.

**Current dollars:** The dollar amount for a given period or year not adjusted for inflation. In the case of income, it is the income amount in the year in which a person or household receives it. For example, the income someone received in 1989 unadjusted for inflation is in current dollars.

**General Plan:** Collection of Objectives, Policies, and Guidelines to direct guide the orderly and prudent use of land.

**HMFA:** HUD Metro FMR (Fair Market Rent) Area an urbanized county or set of counties with strong social and economic ties to neighboring communities.

PMSAs are identified within areas of one million-plus populations.

**Housing Unit:** A dwelling unit that can be a single family home, a unit in a multi-unit building or complex, or a unit in a residential hotel.

**Inclusionary Housing Units:** Housing units made affordable to lower- and moderate-income households as a result of legislation or policy requiring market rate developers to include or set aside a percentage (usually 10% to 20%) of the total housing development to be sold or rented at below market rates (BMR). In San Francisco, this is usually 15%, and it applies to most newly constructed housing developments containing five or more dwelling units.

**Median Income:** The median divides the household income distribution into two equal parts: one-half of the households falling below the median household income and one-half above the median.

**Pipeline:** All pending development projects – filed, approved or under construction. Projects are considered to be “in the pipeline” from the day they are submitted for review with the Planning Department, the Redevelopment Agency (SFRA), or the Department of Building Inspections (DBI), until the day the project is issued a Certificate of Final Completion by DBI.

**Planning Code:** A local law prescribing how and for what purpose each parcel of land in a community may be used.

**Primary Metropolitan Statistical Area (PMSA):** A PMSA is an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

**Single Room Occupancy (SRO) Units:** Residential hotel rooms, typically occupied by one person, lacking bathroom and/or kitchen facilities.

**Temporary Certificate of Occupancy (TCO):** Like a CFC, a TCO allows occupancy of a building pending final inspection.

# ACKNOWLEDGMENTS

## Mayor

Edwin M. Lee

## Board of Supervisors

London Breed, *President*  
Sandra Lee Fewer  
Mark Farrel  
Aaron Peskin  
Katy Tang  
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Svetha Ambati, *Lead Planner*  
Adrienne Hyder, *Graphic Designer*

## Department of Building Inspection

## Mayor's Office of Housing

## Office of Community Investment and Infrastructure

S)

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**From:** Reports, Controller (CON)  
**Sent:** Thursday, December 21, 2017 2:11 PM  
**To:** Calvillo, Angela (BOS); BOS-Legislative Aides; BOS-Supervisors; Elliott, Jason (MYR); Leung, Sally (MYR); Mchugh, Eileen (BOS); Whitehouse, Melissa (MYR); Valdez, Marie (MYR); Hussey, Deirdre (MYR); Tsang, Francis; Tugbenyoh, Mawuli (MYR); Campbell, Severin (BUD); Newman, Debra (BUD); Rose, Harvey (BUD); Docs, SF (LIB); CON-  
EVERYONE; MYR-ALL Department Heads; CON-Finance Officers; gmetcalf@spur.org; bob@sfchamber.com; jballesteros@sanfrancisco.travel  
**Subject:** Issued: Joint Report FY 2018-19 through FY 2021-22

On December 16, 2016, the Five Year Financial Plan for FY 2017-18 through FY 2021-22 was jointly released by the Controller's Office, Mayor's Office, and Board of Supervisors Budget and Legislative Analyst's Office. This report updates the December 2016 projection with the most recent information on the City's fiscal condition. The cost of City services is projected to outpace revenue growth during the coming four fiscal years. Total General Fund expenditures are projected to grow by \$1.2 billion over the next four years. In contrast to this expenditure growth, available General Fund sources are projected to grow \$436.8 million over the same period.

To view the report, please visit our website at:  
<http://openbook.sfgov.org/webreports/details3.aspx?id=2530>

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# City and County of San Francisco

Controller, Mayor, Board of Supervisors' Budget Analyst

## **Five Year Financial Plan Update for General Fund Supported Operations FY 2018-19 through FY 2021-22**

**Joint Report by the Controller's  
Office, Mayor's Office, and  
Board of Supervisors' Budget  
Analyst**



*December 21, 2017*

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# City and County of San Francisco

Five Year Financial Plan Update for General Fund Supported Operations

December 21, 2017

## Summary

San Francisco Administrative Code Section 3.6(b) requires that by March 1 of each even-numbered year, the Mayor, Board of Supervisors Budget Analyst, and Controller submit an updated estimated summary budget for the remaining four years of the City’s Five Year Financial Plan. This report provides updated expenditure and revenue projections for Fiscal Years (FY) 2018-19, FY 2019-20, FY 2020-21 and FY 2021-22, assuming no changes to current policies and staffing levels. The next full update of the City’s Five Year Financial Plan will be submitted in December 2018.

Table 1 summarizes the projected changes in General Fund supported revenues and expenditures over the next four years. As shown in Table 1, this report projects shortfalls of \$88.2 million in FY 2018-19, \$173.4 million in FY 2019-21, \$561.2 million in FY 2020-21, and \$709.3 million in FY 2021-22.

**Table 1. Summary of General Fund Supported Operations Projected Budgetary Surplus / (Shortfall) (\$ Millions)**

	<u>FY 18-19</u>	<u>FY 19-20</u>	<u>FY 20-21</u>	<u>FY 21-22</u>	<u>% of Uses</u>
<b>Total - Sources</b>	<b>189.9</b>	<b>450.7</b>	<b>330.3</b>	<b>436.8</b>	
<b>Uses</b>					
Baselines & Reserves	(78.2)	(117.0)	(158.1)	(180.3)	16%
Salaries & Benefits	(132.7)	(290.8)	(437.8)	(559.0)	49%
Citywide Operating Budget Costs	(50.6)	(152.5)	(208.8)	(282.0)	25%
Departmental Costs	(16.6)	(63.8)	(86.8)	(124.9)	11%
<b>Subtotal - Uses</b>	<b>(278.1)</b>	<b>(624.1)</b>	<b>(891.4)</b>	<b>(1,146.0)</b>	<b>100%</b>
<b>Projected Cumulative Surplus / (Shortfall)</b>	<b>(88.2)</b>	<b>(173.4)</b>	<b>(561.2)</b>	<b>(709.3)</b>	

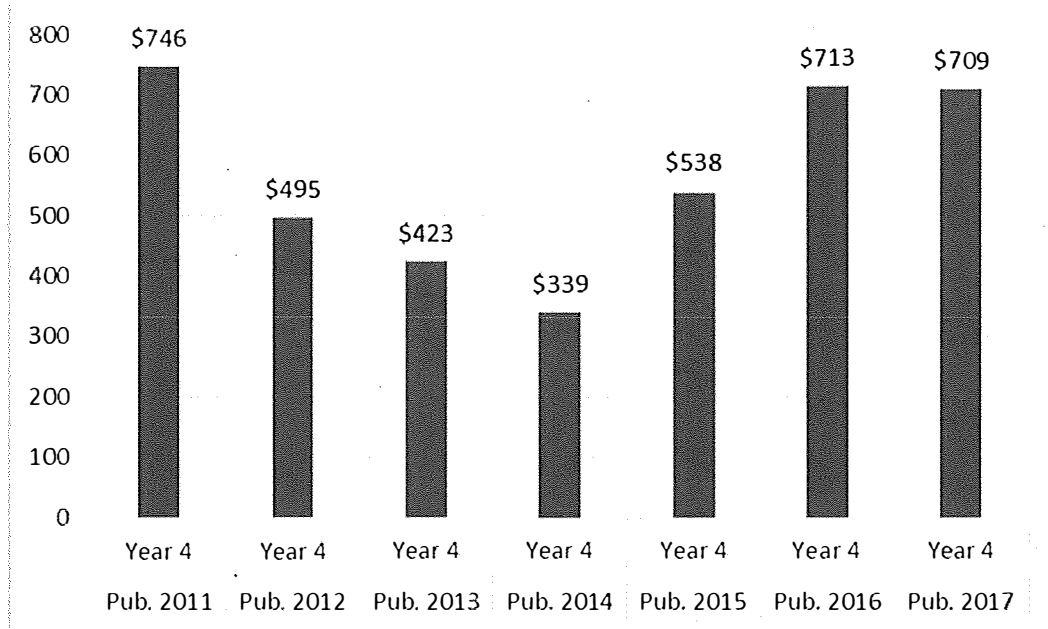
This projection demonstrates that although revenues are growing each year, they are not growing fast enough to keep pace with the projected increase in expenditures. As a result, a gap remains despite continued economic growth. The City currently projects revenue growth of \$436.8 million, or 8.5% over the four year period of this Plan, and expenditure growth of \$1.2 billion, or 22.3%.

In the short-term, the City’s two-year deficit for FY 2018-19 and FY 2019-20 is \$262 million, roughly the same as the March 2017 projection of \$287.6 million. The two year deficit is largely the same as the last projection, despite rising costs driven by salary and benefit costs, overall cost inflation, and mandated baseline and set-aside contributions, due to increases in one-time revenue. However, over the long-term the City’s structural deficit has increased in recent years.

### Increasing Structural Deficits – Areas of Concern

The City made steady progress from 2011 to 2014 to better align long-term expenditure and revenue growth, steadily bringing down the projected structural deficit. However, since the projected deficit of \$339 million in the final year of the Joint Report published in 2014, the City's long-term deficit has more than doubled, reaching \$709 million in the final year of this Report.

Figure 1. Fourth Year Deficit as Projected in Past Long-term Financial Plans (\$ Millions)

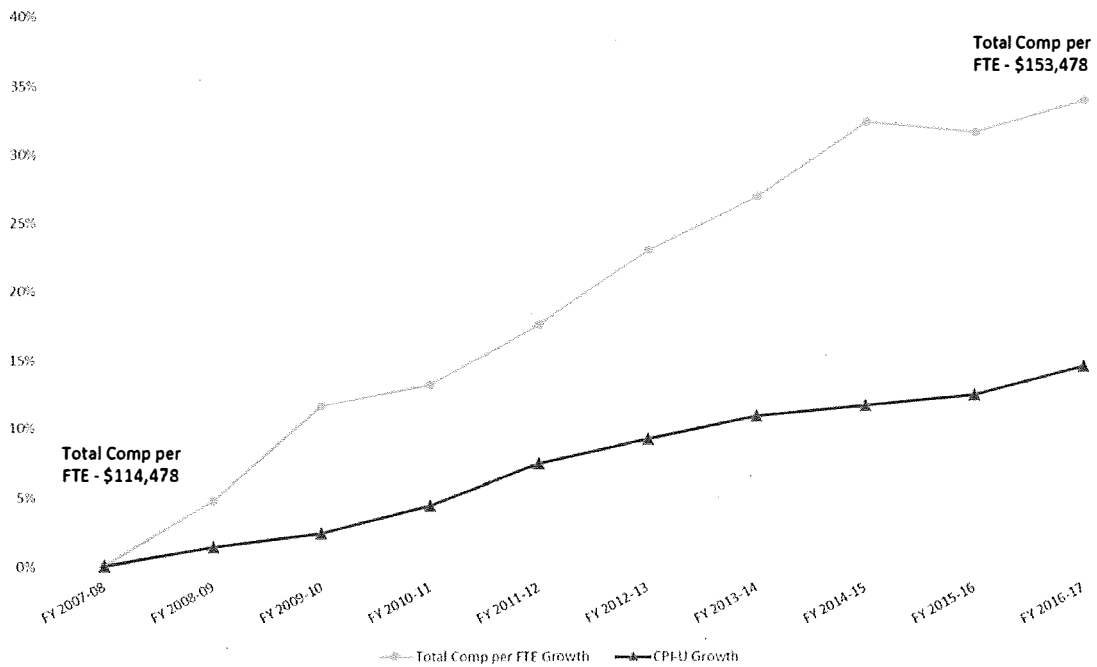


This escalation in the projected structural deficit is largely due to increases related to employee salary and benefit costs, including the projected employer contribution rates for the City's retirement system and increases to health coverage rates; and voter-approved baselines and set-asides with spending requirements. A more detailed description of these two factors follow, which together make up approximately 65 percent of the projected shortfall in FY 2021-22.

**Increased wages and health care coverage costs:** Total salary and benefit cost projections make up 49 percent of the growth in the final year of this report. For the purposes of projections this report assumes that wage growth will increase at the rate of inflation. Figure 2, highlights that over the last decade total compensation, which includes employer contributions for pension and health care for employees, has far outpaced inflation.

Both employer pension contribution and health rate increases have, in recent years, grown at a rate that exceeds inflation. This report assumes that the employer share of health and dental insurance costs for active employees will increase by 6% in FY 2018-19 and 8% each year in the remaining three years of the plan. It also assumes retiree health costs will increase by 9% in each year of this four year projection. These increases outstrip inflation, and are a significant increase from 2014 projections that anticipated approximately 5% growth in the employer share of health and dental rates.

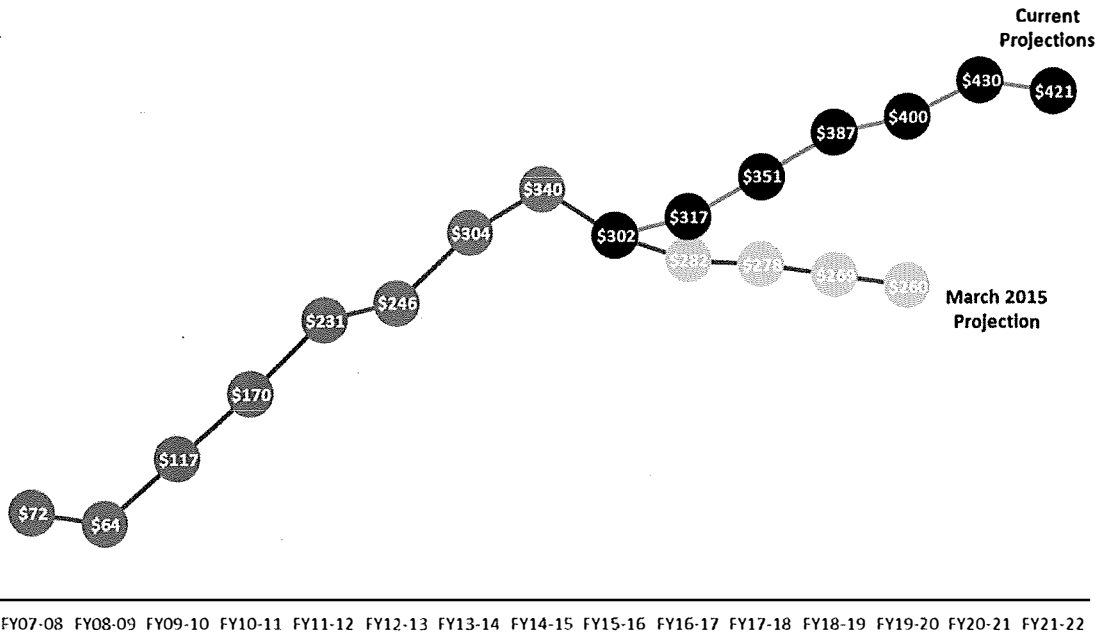
Figure 2. Total Compensation per FTE FY 2007-08 to FY 2016-17



**Steep increases in retirement plan employer contribution rates:** Retirement plan employer contribution rates have risen significantly in recent years, substantially reversing prior year downward cost projections. As shown in Figure 3, at the time of March 2015 projections the City expected to see a decline in employer contributions to employee pensions. However, this trend was reversed significantly starting in 2016 due to the loss of the supplemental COLA lawsuit, employees living longer, and lower than expected investment returns in 2015 and 2016. This report also reflects that despite 2017 investment returns exceeding projected levels, the City’s contribution rates increase in the near term due to an additional on-going supplemental COLA to certain retirees triggered by the one-time better than expected returns. Over the last decade, the City’s General Fund expenditures related to employer contribution has gone from 2.5% of General Fund spending to over 7% of General Fund spending.

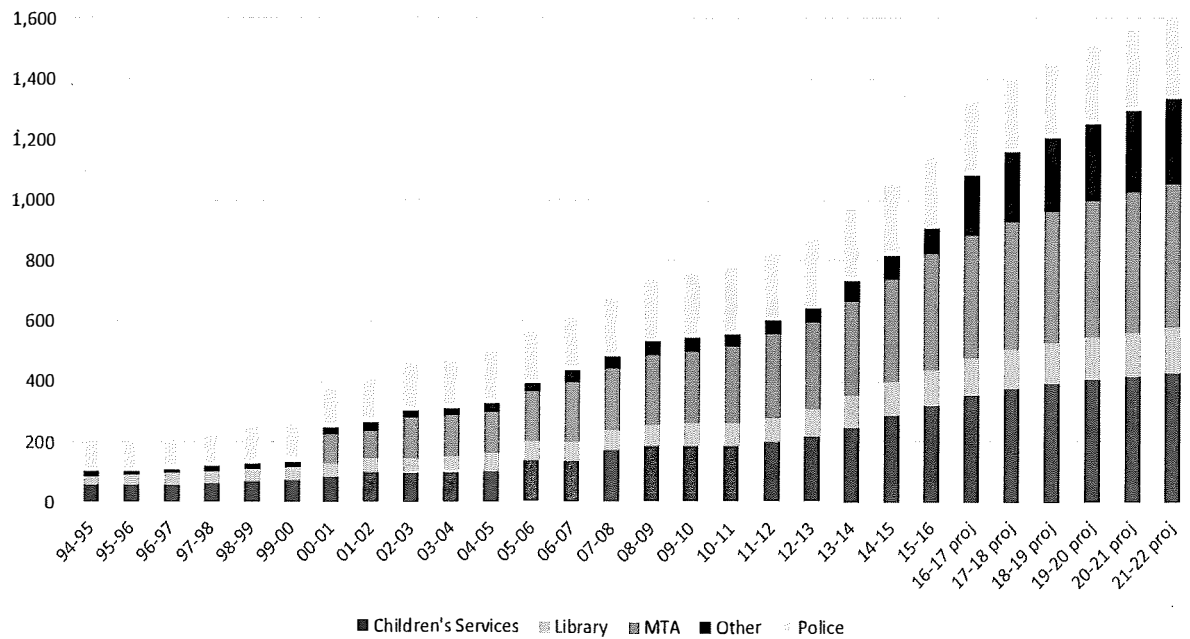


Figure 3. Projected Employer General Fund Pension Contribution Cost (\$ Millions)



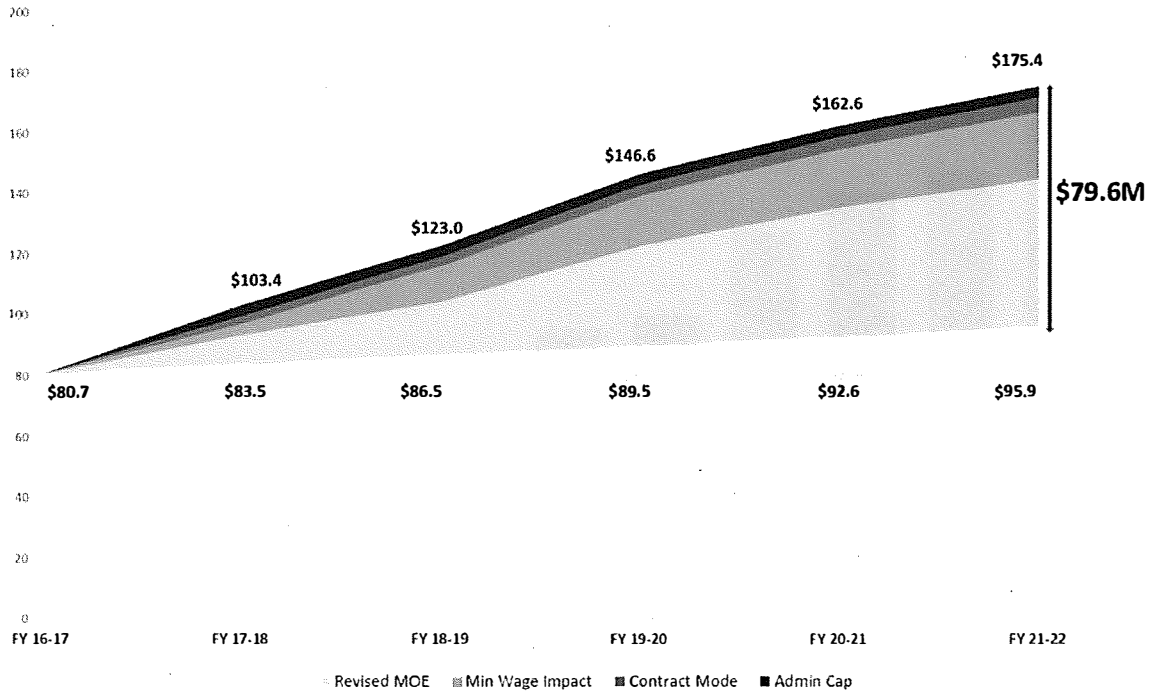
**Increasing Cost of Baselines and Set-Asides:** The number of voter-mandated baselines and set-asides has grown significantly over the last decade. In FY 1994-95 there were six baselines and now there are 19 spending and service mandates. Commensurately, spending on baselines and set-asides has grown dramatically from approximately \$200 million in FY 1994-95, to a projected \$1.6 billion in FY 2021-22. Baselines limit the financial flexibility of the City to make choices between service areas, especially in recessionary periods. As voter-mandated spending requirements have grown, financial pressures – whether to respond to a new service need or an economic slowdown – fall on a smaller portion of the budget. The portion of the budget mandated by voter-action has more than doubled since FY 1994-95, from 15% to 30% of the General Fund.

**Figure 4. Baseline Spending Levels by Category FY 1994-95 to FY 2021-22 (\$ millions)**



**In-Home Support Services (IHSS) cost shift from the State:** IHSS is an entitlement program which provides homecare services to 22,000 elderly and disabled San Franciscans, allowing them to stay in their homes rather than move into more costly nursing facilities or other programs. It is funded by federal, state, and county sources. Due to changes in the state budget, which are discussed in greater detail on p XX of this report, significant costs for this program were shifted from the state to counties. At the time of the Mayor’s last budget submission, the complete legislative language and regulations implementing the change had not yet been released. Based on the best estimates of the limited information available at the time, the FY 2017-18 and FY 2018-19 budget assumed significant cost increases of \$11.1 million in FY 2017-18 and \$16.9million in FY 2018-19, as compared to prior budget projections. As more detail has been released the Human Services Agency revised projections to add an additional cost of \$8.8 million in the FY 2017-18 budget, bringing the total cost growth in that year to \$19.9 million above prior budget projections. As Figure 5 shows, the cost shift continues to grow in FY 2018-19 and beyond, leading to an annual new cost to San Francisco of nearly \$80 million in FY 2021-22 as compared to prior projections.

Figure 5. Cost Growth in San Francisco Share of IHSS Program (\$ millions)

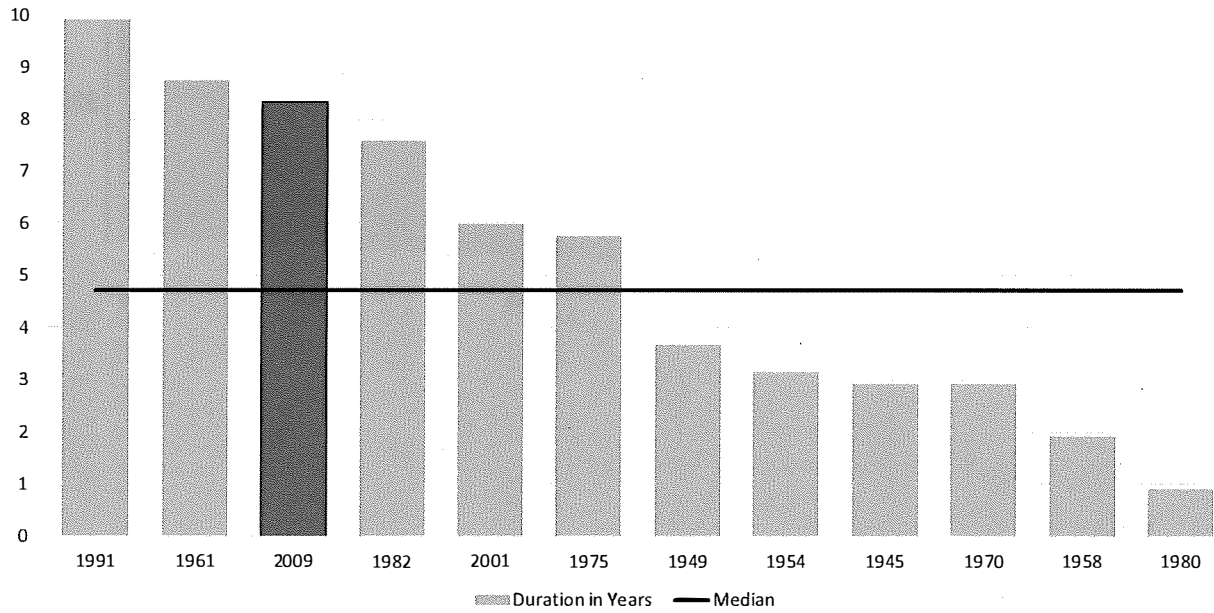


**Volatile Revenue Sources - Areas of Growing Uncertainty and Risk**

The projected deficit, already dramatically increased by growth of the City’s salary and benefits costs, as well as voter-mandated baselines and set-asides and IHSS increases, would be further exacerbated by a change in the overall economy or changes in policy at the federal level. These items are not assumed in the City’s Joint Report, but are discussed here due to their growing risk to the City’s fiscal picture:

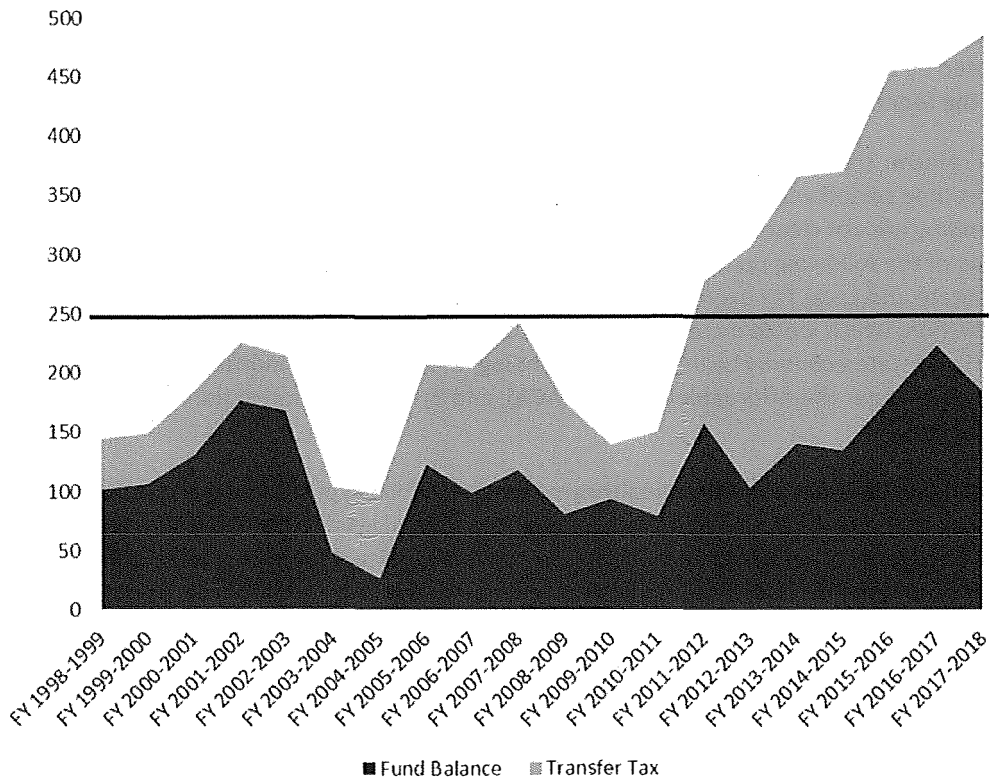
**Length of Current Economic Expansion:** Historically, periods of economic expansion are followed by economic contraction, or recession. Since the end of the Great Depression economic expansions have a median length of approximately 5 years. The current economic expansion, which began in 2009, has already lasted over eight years. As noted in Figure 6, the U.S. economy is experiencing the third longest economic expansion since 1945. It would be an historic anomaly to not experience a recession within the projection period of this report. While this report assumes that the economy continues to grow, albeit at a slowing rate, it does not project a recession in this period. If a recession were to occur it would negatively impact this forecast.

**Figure 6. Number of Years of Economic Expansion in the U.S. from Start Year (1945 to Present)**



An example of how an economic recession could affect the City's fiscal picture is shown by reviewing the amount of fund balance and transfer tax assumed in the FY 2017-18 budget as compared to past years as shown in Figure 7.

**Figure 7. Budgeted Fund Balance and Transfer Tax (\$ Millions)**



Fund balance, generally consisting of unexpectedly strong revenues and unexpended funds from the prior budget year, has played an increasing role in balancing the General Fund budget in recent years. In the FY 2012-13 and 2013-14 budget, \$229 million in fund balance was used. In comparison, the FY 2017-18 and 2018-19 budget used \$476 million of fund balance.

Additionally, transfer tax, the City’s most volatile revenue source, is generated from the transfer of ownership of real property from one person (or entity) to another. It is one of the City’s most economically sensitive and volatile sources of revenue. Real property transfers can decline significantly, greatly reducing revenue within a single fiscal year. In the last downturn, FY 2008-09, transfer tax was budgeted at \$94 million but actuals came in at nearly half of that, \$49 million. This unexpected revenue loss- among other unanticipated revenue losses- contributed to a need for mid-year expenditure reductions.

Additionally, high-value (largely commercial) properties generate a large portion of transfer tax; revenue is determined by a small number of individual transactions. For example, in FY 2016-17 almost 75% of transfer tax revenue came from the sale of properties valued in excess of \$10 million, which was less than 2% of all transfers. There are a finite number of properties of this value and there has been a high volume of these transactions in recent years.

The risk of an economic recession could greatly impact these two revenue sources, which are assumed at \$486 million in the FY 2017-18 budget and have been as low as \$98 million in past downturns.

**Risk and Uncertainty from the Federal government:** A multitude of potential policy changes at the federal level are cause for great uncertainty at the local level. The most prominent risks known at this time are posed by tax reform, changes to elements of the Affordable Care Act (ACA), and potential changes to the federal budget:

- Tax reform:** The tax overhaul approved by Congress on December 20<sup>th</sup>, 2017 was developed in a short time period with little public review. Therefore, its impacts on the San Francisco local economy are not clear at this time. However, the local economy would certainly be impacted by some of the following policies included in the legislation passed by Congress: 1) the reduction of the State and Local Tax exemption (SALT) from an unlimited deduction to a cap of \$10,000 deduction, which would increase residents' total tax liability and could lead to a slowing of the local and state economy by depressing spending; 2) repeal of the individual health insurance mandate under the Affordable Care Act (ACA); and 3) the reduction in the mortgage interest tax deduction.
- Affordable Care Act and other healthcare changes:** While explicit repeal and replace efforts related to the ACA have been unsuccessful at the federal level to date, the threat to Medi-Cal and the overall program remains. Efforts to convert Medicaid funds to a block grant or a per capita cap remain a risk, threatening vital revenue to the City. Additionally, as noted above, the tax reform legislation approved by Congress repeals the individual mandate, which could result in millions uninsured nationwide, leading to market uncertainty and higher premiums that could impact the City. Lastly, the federal government's failure to renew the Children's Health Insurance Program will result in a significant funding shortfall if action is not taken at the state or federal level.
- Federal Budget:** Additionally, a Federal "budget shut down" due to Congress failing to pass a budget or a continuing resolution could impact San Francisco services and residents; for instance, issuance of new Social Security and Medicare cards would cease, as would enrollments in the Supplemental Nutrition Assistance Program (SNAP). Child welfare services, school lunch programs, Head Start, Community Service Block Grants, and funding for the San Francisco Housing Authority could also all potentially be affected.

The Mayor's Office, Budget Analyst's Office and the Controller's Office are closely monitoring these risks and will provide an update on these items to the Board of Supervisors Federal Select Committee as hearings are called, as well as when the update to the Joint Report is issued in March 2018.

## Key Assumptions

Key assumptions affecting the FY 2018-19 through FY 2021-22 projections:

- FC** **BT** **No major changes to service levels and number of employees:** This projection assumes no major changes to policies, service levels, or the number of employees from previously adopted FY 2017-18 and FY 2018-19 budgeted levels unless specified below.
- FC** **BT** **Continued economic recovery:** This projection assumes the economic recovery and expansion that began in FY 2009-10 will continue through the forecast period and will be reflected in tax revenue increases. The rapid rates of growth experienced in the early part of the recovery have slowed, and lower rates of growth are expected to persist in the forecast period. Economic growth, and the revenue derived from it, is heavily dependent on changes in employment, business activity, and tourism. Physical and financial constraints are expected to limit this growth. This report does not assume any economic downturns or large changes in macroeconomic conditions; however, the median length of a period of economic expansion since 1945 is under five years. The current expansion is currently in its eighth year.
- FC** **BT** **State and federal budget and policy impacts:** The FY 2017-18 budget included \$10 million for an unknown state and federal impacts reserve. A supplemental was introduced by the Mayor's Office on November 28, 2017 to appropriate \$9.6 million of the one-time \$10 million reserve. On-going costs related to IHSS and HIV/AIDS programming are assumed in this forecast. The \$50 million ACA reserve that was also assumed in the FY 2017-18 and FY 2018-19 budget remains unappropriated at this time, and the City will continue to closely monitor any potential changes to the ACA.  
  
Aside from changes covered by the state and federal impacts reserve, this report does not assume other significant changes in funding at the state and federal levels, although many uncertainties exist.
- FC** **BT** **Assumes inflationary increases for most employees in line with CPI:** Police officers and firefighter unions have open contracts starting in FY 2018-19 and will enter negotiations for Memoranda of Understanding (MOUs) with the City in the spring of 2018. Therefore beginning in FY 2018-19 the plan projects negotiated salary increases equal to the change in the Consumer Price Index (CPI) using the average projection of the California Department of Finance San Francisco Area CPI and Moody's SF Metropolitan Statistical Area CPI. This corresponds to 3.27% for FY 2018-19, 3.33% for FY 2019-20, 3.11% for FY 2020-21 and 3.04% for FY 2021-22. For the majority of miscellaneous employee unions the report assumes negotiated rates of 3% through FY 2018-19 and increases of CPI, as noted above, thereafter. Importantly, these assumptions do not indicate a willingness or ability to negotiate wage increases at these levels but rather are used for projection purposes. Final negotiated increases will increase or decrease projected shortfalls.
- FC** **BT** **Retirement plan employer contribution rates continue to increase:** This report assumes updated 2017 year-end return on assets which were 13.5%, 6.0% above the actuarially assumed rate of return of 7.5% per year. One-time returns that exceed the 7.5% actuarially assumed rate trigger an on-going supplemental cost-of-living adjustment (COLA) payment to certain retirees. Employer and employee contribution rates assumed in this report are shown on page 33 of this report.

**Health and dental insurance cost increases:** This projection assumes that the employer share of health and dental insurance costs for active employees will increase by 6% in FY 2018-19 and 8% each year in the remaining three years of the plan. The Health Service System anticipates negotiating rates for calendar year 2019 in late spring 2018, to be adopted by July 2018. For retiree health benefits, this report assumes that the City will continue its pay-as-you-go practice of funding the amounts currently due for retirees. Retiree health costs are assumed to grow 9% per year in each year of the plan.

**Inflationary increase on non-personnel operating costs:** This projection assumes that the cost of materials and supplies, professional services, contracts with community-based organizations, and other non-personnel operating costs will increase by the CPI rate, as projected by the California Department of Finance and Moody's, 3.33% for FY 2019-20, 3.11% for FY 2020-21 and 3.04% for FY 2021-22. The projection reflects the adopted FY 2018-19 budget, which included a 2.5% cost-of-doing business increase for General Fund nonprofit contracts.

**Ten-Year Capital Plan, Five-Year ICT Plan, and inflationary increases on equipment:** This projection assumes the adopted FY 2018-19 funding level for capital, equipment, and information technology. For capital, this means the Capital Plan level of funding in FY 2018-19 since the capital budget was fully funded for the first time ever in the FY 2017-18 and FY 2018-19 budget. In the remaining three out years, the report assumes funding will increase by 7% annually, as is described in the City's FY 2018-27 Ten-Year Capital Plan, which was released in March 2017.

The Information Technology investment projection assumes partial funding of annual projects in the City's Information and Communications Technology (ICT) Plan in FY 2018-19 in accordance with the most recent budget, and full funding in accordance with the ICT Plan in FY 2019-20 through FY 2021-22. This report also assumes full funding for major city IT projects in accordance with the ICT Plan through FY 2021-22.

For equipment, the plan assumes the budgeted level of funding in FY 2018-19. In the subsequent three fiscal years, the report assumes that the equipment budget will increase by CPI each year.

**Hall of Justice Exit Plan:** This report assumes that the City will be undertaking a number of initiatives in order to empty and close the seismically deficient and functionally obsolete Hall of Justice. The fiscal impact that will result from these initiatives is assumed in this report and is detailed in the citywide costs section.

**Deposits and withdrawals from reserves:** This projection makes several key assumptions regarding deposits to and withdrawals from major General Fund reserves. First, given the base case revenue projections, no deposits to or withdrawals from the Rainy Day Reserve are assumed. Consistent with the financial policies adopted by the Board of Supervisors in December 2014 and codified in Administrative Code Section 10.60(b), the General Reserve value will increase from 2.25% of General Fund revenues in FY 2017-18 to 3% in FY 2020-21. Lastly, various reserves allocated for particular one-time uses are assumed drawn down for those uses, as detailed later in the base case.



## Key Factors That Could Affect These Forecasts

As with all projections, uncertainties exist regarding key factors that could affect the City's financial condition. These include:

- F-61** **Economy:** Because of the difficulty of projecting the timing of a recession, this report assumes slower rates of growth, rather than declines, in revenue in the final three years of the report. However, it is important for the City to closely monitor economic conditions over the coming years as noted above.
- F-61** **State and federal budget efforts and policy changes:** At the time of report issuance, state and federal budget deliberations have not yet begun. Thus, uncertainty remains around the local impacts of state and federal budget-balancing efforts, as noted earlier in this report.
- F-61** **Collective bargaining agreement negotiations:** Other than approved wage increases in collective bargaining agreements and inflation on open contracts in FY 2018-19 through FY 2021-22, this report does not assume any contract changes due to labor negotiations. Wage or benefit changes above or below these assumptions would increase or decrease the City's projected deficit.
- F-61** **Pending or proposed legislation – potential fee or departmental revenue increases:** Fee increases may be proposed to the Board of Supervisors before the end of the year or as part of the FY 2018-19 and FY 2019-20 budget. No increases above those budgeted in the adopted FY 2017-18 and FY 2018-19 budget are assumed in this projection.
- F-61** **Planning for growth:** The City is currently experiencing growth in both employment and population. As the City's population increases, there may be a need for additional services for the public such as more parks, transportation, first responders, health care providers, and street infrastructure improvements to accommodate more users of the public right-of-way. This report does not assume increased costs to specifically address future growth; however, this represents a risk and could increase projected deficits in the future.
- F-61** **Deficits will differ if new budget commitments are made:** If voters approve additional increases to existing baselines, set-asides, or other mandatory spending increases without commensurate revenue increases from new funding sources, this will grow the projected deficits shown in this report. A recent California Supreme Court decision, *California Cannabis Coalition Vs. City of Upland*, may increase the likelihood of new mandatory spending increases. According to an opinion by the City Attorney, one result of the *California Cannabis Coalition vs. City of Upland* decision is to lower the threshold needed to pass voter-initiated dedicated taxes from a 2/3 majority to a simple majority. This lower threshold also applies to voter-initiated ballot measures that would dedicate existing general taxes to specific purposes. The new 50% majority makes these measures much more likely to pass and thus increases the risk of a new spending commitment growing the deficit.

The appendices of this report show much greater detail on projected expenditure and revenue over the next four years.

## Schedule of Upcoming Reports Containing Budget Projections

- February - Controller's Six-Month Budget Status Report:** This report will provide updated revenue, expenditure, and ending fund balance projections for FY 2017-18.
- March – Update to the Joint Report:** This report will update the revenue and expenditure forecasts for FY 2018-19 through FY 2021-22.
- Mid-June - Controller's Discussion of the Mayor's Fiscal Year 2018-19 and 2019-20 Proposed Budget ("Revenue Letter"):** This report will provide the Controller's opinion regarding the reasonableness of the revenue estimates in the Mayor's Proposed Budget.

## Appendix: Projected Changes to General Fund Supported Revenues and Expenditures

- Table A-1. Key Changes to General Fund Supported Sources and Uses (Incremental)
- Table A-2. Key Changes to General Fund Supported Sources and Uses (Cumulative)
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- Figure A-2. San Francisco Revenue Per Available Room (RevPAR) FY 2007-08 to FY 2021-22 Actual and Projected
- Table A-3a. Summary of General Fund Supported Operating Revenues and Transfers in FY 2016-22 (\$ millions)
- Table A-3b. Growth Factors for General Fund Revenue Projections FY 2018-22
- Table A-4. Selected Baselines and Mandated Expenditures FY 2018-22 (\$ in millions)
- Table A-5. Projected Uses, Deposits & Balances of Reserves FY 2018-22 (\$ in millions)
- Table A-6. Estimated Employer Contribution Rates for the Retirement System
- Table A-7. Schedule of Minimum Wage Increases Pursuant to Proposition J
- Table A-8. Capital, Equipment, & Technology (Millions \$)
- Table A-9. Hall of Justice Exit Cost
- Table A-10. Number of Scheduled Elections FY 2018-19 through FY 2021-22
- Figure A-3. Growth in IHSS Providers' Wages Due to Minimum Wage Ordinance
- Table A-11. Impact of New IHSS MOE on San Francisco
- Figure A-4. Number of Years of Economic Expansion in the U.S. from Start Year (1945 to Present)
- Figure A-5. Comparison of Revenue in Base Case and Recession Scenarios Cumulative Change in Selected Local Taxes

Appendix: Projected Changes to General Fund Supported Revenues and Expenditures

<b>Table A-1. Key Changes to General Fund Supported Sources and Uses (Incremental)</b>					
<b>SOURCES</b>	<b>Increase / (Decrease)</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
General Fund Taxes, Revenues and Transfers net of items below		219.7	114.5	103.2	91.5
Change in One-Time Sources		(62.6)	119.2	(238.5)	-
Children's Fund Property Tax Setaside Revenue		12.7	3.5	3.6	3.5
Department of Public Health Revenues		(5.0)	14.9	6.7	7.0
Other General Fund Support		25.2	8.7	4.4	4.5
	<b>TOTAL CHANGES TO SOURCES</b>	<b>189.9</b>	<b>260.9</b>	<b>(120.5)</b>	<b>106.5</b>
<b>USES Decrease / (Increase)</b>					
<b>Baselines &amp; Reserves</b>					
Municipal Transportation Agency (MTA) Baselines		(29.9)	(14.5)	(13.0)	(12.0)
MTA New Central Subway		-	(10.7)	(3.6)	(0.4)
Children's Fund and Public Education Enrichment Fund		(20.6)	(12.8)	(11.6)	(10.5)
Housing Trust Fund		(2.8)	(2.8)	(2.8)	(2.8)
Dignity Fund		(3.0)	(3.0)	(3.0)	(3.0)
Recreation and Parks Baseline		(3.0)	(3.0)	(3.0)	(3.0)
All Other Baselines		(7.0)	(4.0)	(3.5)	(3.1)
Deposits to General Reserve		0.8	2.2	(0.3)	13.1
Other Contributions to Reserves		(12.8)	9.8	(0.5)	(0.5)
	<b>Subtotal Baselines &amp; Reserves</b>	<b>(78.2)</b>	<b>(38.8)</b>	<b>(41.1)</b>	<b>(22.1)</b>
<b>Salaries &amp; Benefits</b>					
Annualization of Partial Year Positions		(3.9)	-	-	-
Previously Negotiated Closed Labor Agreements		(57.1)	-	-	-
Projected Costs of Open Labor Agreements		(17.5)	(100.8)	(98.1)	(98.3)
Health & Dental Benefits - Current & Retired Employees		(28.4)	(33.2)	(36.1)	(39.0)
Retirement Benefits - Employer Contribution Rates		(25.9)	(4.2)	(22.0)	17.2
Other Salaries and Benefits Savings / (Costs)		-	(20.0)	9.1	(1.0)
	<b>Subtotal Salaries &amp; Benefits</b>	<b>(132.7)</b>	<b>(158.1)</b>	<b>(147.0)</b>	<b>(121.2)</b>
<b>Citywide Operating Budget Costs</b>					
Minimum Wage		(10.0)	(3.2)	(0.6)	(0.6)
Capital, Equipment, & Technology		(3.2)	(44.8)	(3.8)	(14.5)
Inflation on non-personnel costs and grants to non-profits		(12.8)	(36.3)	(35.0)	(35.3)
Debt Service & Real Estate		(12.6)	(16.2)	(31.6)	(14.8)
Sewer, Water, and Power Rates		(1.9)	(1.9)	(1.8)	(1.9)
Hall of Justice Exit		(8.0)	3.0	19.0	(3.6)
Other Citywide Costs		(2.0)	(2.4)	(2.4)	(2.4)
	<b>Subtotal Citywide Operating Budget Costs</b>	<b>(50.6)</b>	<b>(101.9)</b>	<b>(56.3)</b>	<b>(73.2)</b>
<b>Departmental Costs</b>					
City Administrator's Office - Convention Facilities Subsidy		1.0	9.6	(0.5)	(0.2)
Elections - Number of Scheduled Elections		0.8	(5.9)	5.4	(0.2)
Ethics Commission - Public Financing of Elections		(0.5)	(1.1)	(0.0)	(0.0)
Free City College		(2.2)	(3.1)	-	-
Golden State Warriors Event Center		(0.1)	(7.3)	(0.2)	(0.2)
Mayor's Office of Housing - HOPE SF and Local Operating Subsidy		(5.2)	(3.3)	(8.6)	(8.1)
Human Services Agency - Aid		1.1	(1.4)	(0.1)	0.0
Human Services Agency - IHSS		(28.4)	(23.6)	(15.9)	(12.9)
Public Health - Operating and one-time costs for capital projects		20.4	(10.2)	0.0	(16.3)
All Other Departmental Savings / (Costs)		(3.5)	(1.0)	(3.1)	(0.2)
	<b>Subtotal Departmental Costs</b>	<b>(16.6)</b>	<b>(47.2)</b>	<b>(22.9)</b>	<b>(38.1)</b>
	<b>TOTAL CHANGES TO USES</b>	<b>(278.1)</b>	<b>(346.1)</b>	<b>(267.3)</b>	<b>(254.6)</b>
<b>Projected Surplus (Shortfall) vs. Prior Year</b>		<b>(88.2)</b>	<b>(85.2)</b>	<b>(387.8)</b>	<b>(148.1)</b>
<b>Cumulative Projected Surplus (Shortfall)</b>		<b>(88.2)</b>	<b>(173.4)</b>	<b>(561.2)</b>	<b>(709.3)</b>

**Table A-2. Key Changes to General Fund Supported Sources and Uses (Cumulative)**

<b>SOURCES Increase / (Decrease)</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
General Fund Taxes, Revenues and Transfers net of items below	219.7	334.2	437.4	528.9
Change in One-Time Sources	(62.6)	56.6	(181.8)	(181.8)
Children's Fund Property Tax Setaside Revenue	12.7	16.2	19.8	23.3
Department of Public Health Revenues	(5.0)	9.9	16.6	23.6
Other General Fund Support	25.2	33.8	38.2	42.8
<b>TOTAL CHANGES TO SOURCES</b>	<b>189.9</b>	<b>450.7</b>	<b>330.3</b>	<b>436.8</b>
<b>USES Decrease / (Increase)</b>				
<b>Baselines &amp; Reserves</b>				
Municipal Transportation Agency (MTA) Baselines	(29.9)	(44.4)	(57.4)	(69.3)
MTA New Central Subway	-	(10.7)	(14.3)	(14.7)
Children's Fund and Public Education Enrichment Fund	(20.6)	(33.3)	(44.9)	(55.4)
Housing Trust Fund	(2.8)	(5.6)	(8.4)	(11.2)
Dignity Fund	(3.0)	(6.0)	(9.0)	(12.0)
Recreation and Parks Baseline	(3.0)	(6.0)	(9.0)	(12.0)
All Other Baselines	(7.0)	(11.0)	(14.5)	(17.6)
Deposits to General Reserve	0.8	3.0	2.8	15.9
Other Contributions to Reserves	(12.8)	(3.0)	(3.4)	(3.9)
<b>Subtotal Baselines &amp; Reserves</b>	<b>(78.2)</b>	<b>(117.0)</b>	<b>(158.1)</b>	<b>(180.3)</b>
<b>Salaries &amp; Benefits</b>				
Annualization of Partial Year Positions	(3.9)	(3.9)	(3.9)	(3.9)
Previously Negotiated Closed Labor Agreements	(57.1)	(57.1)	(57.1)	(57.1)
Projected Costs of Open Labor Agreements	(17.5)	(118.2)	(216.3)	(314.6)
Health & Dental Benefits - Current & Retired Employees	(28.4)	(61.6)	(97.6)	(136.6)
Retirement Benefits - Employer Contribution Rates	(25.9)	(30.1)	(52.0)	(34.9)
Other Salaries and Benefits Savings / (Costs)	-	(20.0)	(10.8)	(11.9)
<b>Subtotal Salaries &amp; Benefits</b>	<b>(132.7)</b>	<b>(290.8)</b>	<b>(437.8)</b>	<b>(559.0)</b>
<b>Citywide Operating Budget Costs</b>				
Minimum Wage	(10.0)	(13.2)	(13.8)	(14.4)
Capital, Equipment, & Technology	(3.2)	(48.0)	(51.8)	(66.3)
Inflation on non-personnel costs and grants to non-profits	(12.8)	(49.1)	(84.1)	(119.5)
Debt Service & Real Estate	(12.6)	(28.8)	(60.5)	(75.3)
Sewer, Water, and Power Rates	(1.9)	(3.9)	(5.7)	(7.5)
Hall of Justice Exit	(8.0)	(5.0)	14.0	10.4
Other Citywide Costs	(2.0)	(4.5)	(6.9)	(9.3)
<b>Subtotal Citywide Operating Budget Costs</b>	<b>(50.6)</b>	<b>(152.5)</b>	<b>(208.8)</b>	<b>(282.0)</b>
<b>Departmental Costs</b>				
City Administrator's Office - Convention Facilities Subsidy	1.0	10.7	10.2	10.0
Elections - Number of Scheduled Elections	0.8	(5.1)	0.3	0.1
Ethics Commission - Public Financing of Elections	(0.5)	(1.6)	(1.6)	(1.6)
Free City College	(2.2)	(5.4)	(5.4)	(5.4)
Golden State Warriors Event Center	(0.1)	(7.3)	(7.5)	(7.7)
Mayor's Office of Housing - HOPE SF and Local Operating Subsidy	(5.2)	(8.5)	(17.1)	(25.2)
Human Services Agency - Aid	1.1	(0.3)	(0.4)	(0.4)
Human Services Agency - IHSS	(28.4)	(52.0)	(67.9)	(80.8)
Public Health - Operating and one-time costs for capital projects	20.4	10.2	10.2	(6.1)
All Other Departmental Savings / (Costs)	(3.5)	(4.5)	(7.5)	(7.7)
<b>Subtotal Departmental Costs</b>	<b>(16.6)</b>	<b>(63.8)</b>	<b>(86.8)</b>	<b>(124.9)</b>
<b>TOTAL CHANGES TO USES</b>	<b>(278.1)</b>	<b>(624.1)</b>	<b>(891.4)</b>	<b>(1,146.0)</b>
<b>Cumulative Projected Surplus (Shortfall)</b>	<b>(88.2)</b>	<b>(173.4)</b>	<b>(561.2)</b>	<b>(709.3)</b>

### **Notes to Tables A-1 and A-2**

The preceding two tables display the key changes to General Fund sources and uses. Table A-1 provides an incremental view of changes—change from prior year; Table A-2 provides a cumulative view of changes—changes combined as compared to FY 2017-18.

## **SOURCES—Revenues and Transfers In**

### **General Context Underlying Revenue Estimates**

As referenced earlier in this document, San Francisco is in the 8<sup>th</sup> year of a national economic expansion. This plan assumes continued revenue growth—stronger in the next two year period, with slowing growth in the outer years. The near-term growth assumes robust business and property tax returns, partially offset assumed continued weakness in hotel, parking, and sales tax. Slowing growth is consistent with San Francisco’s housing and infrastructure constraints and reflective of the current length of economic expansion. While there are many risks at the federal level and the potential for an economic downturn, this report does not assume an economic recession.

### **National Economy**

Nationally, economic indicators reflect continued growth with no signs of a recession. Gross Domestic Product (GDP) continues to grow, unemployment is low, and inflation is near the Federal Reserve’s target rate.

Since the end of the Great Depression, there have been 13 recessions, or approximately one every six years on average. Since the official end of the recession in June 2009, the national economy has expanded for more than eight consecutive years. Because of the difficulty of projecting recessions, this report does not assume one. However, if one did not occur during this time period this would mean the current economic expansion lasts for 13 years, the longest period of expansion on record.

### **Local Economy**

San Francisco’s labor market continues to be strong, with seasonally-adjusted unemployment hovering around 3% for the past two years. Since 2010, San Francisco has added on average 26,000 jobs per year, with nearly every sector of the City’s economy contributing to this growth. However, technology has an out-sized role, contributing more than 30% of job growth in 2016. Additionally, employment in the technology industry has increased as a percentage of private employment from less than 2% in 1990 to roughly 13% in 2016; as a share of payroll, it has increased from less than 2% in 1990 to almost 20% in 2016. In the past year, there has been a notable slowdown in technology and private employment job growth rates, as the local economy nears full employment. Technology startup activity has also slowed, with a decline in the number of new firms forming since 2013 and a decline in number of venture capital deals since 2015. The slowdown in technology creates a particular risk for San Francisco, given its importance in the local economy. Due to the favorable macroeconomic conditions assumed in this report, we do not anticipate any technology-driven downturn, particularly in the early years of the forecast period.

In the near term, strong housing prices, tourism, and wage growth will support growth in tax revenues. As mentioned earlier, projected rates of revenue growth are higher in the first year of the plan period to reflect near-term strength in the national and local economies. In the last three years of the plan, growth is projected to slow, to reflect a slowing local technology industry, housing and infrastructure constraints on growth, underperformance in hotel, parking and sales taxes in recent years, and an increased risk of recession.

## Property Tax

General Fund property tax revenues are expected to grow from a budget of \$1,557 million in FY 2017-18 to an estimated \$1,851 million in FY 2021-22. General Fund property tax revenue assumptions include:

**Roll growth:** The locally assessed secured roll grows based upon an annual statewide inflation factor capped at 2% and new base year property value assessments triggered by changes in ownership or new construction. The change in the California CPI (measured October-to-October of the previous two years) is assumed at the maximum 2% for this report's four years through FY 2021-22. For changes in ownership and new construction, it is assumed that an additional 2% of secured roll growth occurs at minimum each fiscal year. An additional 3% of secured roll growth above the 2% is anticipated for FY 2018-19 for a total of 7% including California CPI.

The state assessed board roll and the unsecured roll comprise about 7.5% of overall taxable property values in San Francisco and tend to change in less predictable manners. In this Plan, the board roll value is assumed to remain at the FY 2017-18 value of \$3.5 billion, and the unsecured roll is assumed to grow at an annual rate of 1% from the FY 2017-18 value of \$14.0 billion through FY 2021-22.

**Supplemental and escape assessments:** Supplemental assessments capture changes in value for the portion of the tax year remaining following a trigger date that results in a change in the base year assessed value of a property. The escape assessment captures a full year's increase in assessed value up to four years after the trigger date occurred. This Plan assumes supplemental and escape assessment revenue of \$104.9 million in FY 2018-19, declining about 10% per year through FY 2021-22 as the volume and size of such assessments is expected to decrease. Supplemental and escape assessments have traditionally been a significant source of variance in property tax revenues.

**Change in San Francisco Children's Fund property tax allocation factor:** San Francisco voters approved Proposition C on November 4, 2014, which renewed and increased the property tax set aside for the Children's Fund. As a result, the Children's Fund allocation factor increased from \$0.0300 in FY 2014-15 to \$0.0325 in FY 2015-16. The Children's Fund allocation factor will subsequently increase to \$0.0350 in FY 2016-17, to \$0.0375 in FY 2017-18, and to \$0.0400 in FY 2018-19 on each \$100.00 valuation of taxable property. The allocation of property taxes to the General Fund decreases each year by the same incremental change to the Children's Fund factor.

## Business Taxes

Business tax is expected to grow from a projected \$800.4 million in FY 2017-18 to \$940.5 million by FY 2021-22. Business taxes include payroll, business registration fees, and gross receipts taxes. Revenues from business taxes and registration fees follow economic conditions in the City and grew strongly from FY 2010-11 to FY 2016-17 reflecting underlying gains in employment and wages during the period. Business tax revenues are sensitive to changes in the economic condition of the City. The business tax projections reflect expectations of continued strong economic growth, particularly in wages, for the first year of the forecast. The last three years of the forecast project a slowdown partially due to constrained regional housing and transportation capacity and to reflect the risk of recession or a technology industry slowdown.

In November 2012, Proposition E was passed to replace a 1.5% payroll tax on businesses with a tax on a business's gross receipts at rates that vary by size and type of business. During this five-year period, the new tax structure is being phased-in as the payroll tax is phased out. The phase-in is designed to adjust

tax rates in order to generate the same amount of revenue as the original 1.5% payroll tax. The gross receipts tax applies only to businesses with \$1 million or more in gross receipts. Revenue collected from gross receipts tax varies based on implementation factors and any policy changes. The City is beginning to implement a new and far more complex tax structure and revenues may be sensitive to the administrative burdens of the new system. The underlying economic growth rate is projected to be 5.0% in FY 2018-19, 2.5% in FY2019-20, 2.0% in FY 2020-21, and 1.0% in FY 2021-22.

### Sales Tax

Sales tax is expected to grow from a projected \$191.7 million in FY 2017-18 to \$202.2 million by FY 2021-22. As shown in Figure A-1, growth rates have declined, from highs above 8% per quarter in FY 2013-14 to three negative quarters in FY 2016-17. The projections anticipate lower growth rates between 1-3% to persist due to a combination of factors including: the expectation that job and housing markets are near full capacity; possible negative impacts on the county pool revenues caused by increased online sales; weakness in purchases of general consumer goods at brick and mortar stores; and a decline in luxury goods sales, which has historically been one of the major sources of local sales tax revenues.

**Figure A-1. Change in Local Sales Tax Revenues from Same Quarter Prior Year  
FY 2012-13 through FY 2021-22**



Note: Data is adjusted for corrections and misallocations by the California Department of Tax and Fee Administration (former Board of Equalization).

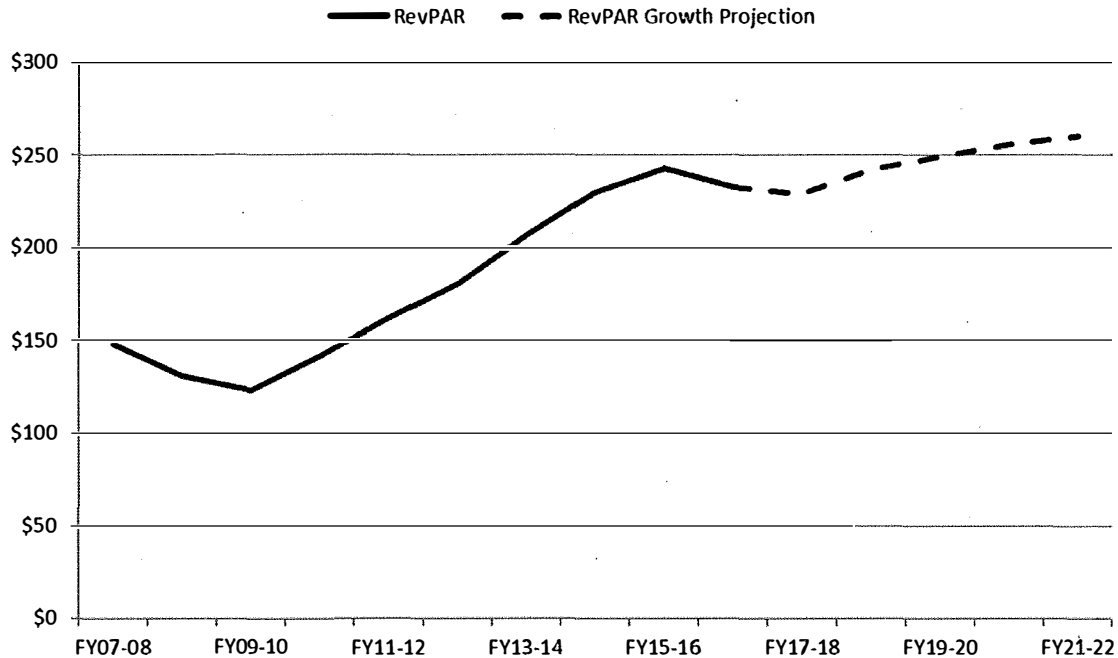
### Hotel Tax

Hotel tax is expected to grow from a projected \$364.8 million in FY 2017-18 to \$417.3 million by FY 2021-22. Hotel tax is projected to decline in FY 2017-18 and then return to prior levels in FY 2018-19, followed by slower growth in the out years. Hotel tax revenue is influenced by three factors – average daily room rates (ADR), occupancy rate, and supply of available rooms – represented by revenue per available room (RevPAR). RevPAR is projected to grow slowly compared to the past six years. In FY 2016-17, hotel tax revenue fell as a result of the Moscone Convention Center closure, which hosts some of San Francisco’s largest conventions. The Moscone closure also affects the first three months of FY 2017-18. While the Moscone closure is a major factor in the recent decline of hotel revenues, modest declines in RevPAR began before the closure, and this trend is expected to continue in FY 2017-18. In FY



2018-19, revenue is expected to return to previous higher rates with Moscone open for the full year. RevPAR between FY 2019-20 and FY 2021-22 is expected to grow, but at a slowing pace, and hotel revenue is expected to follow this trend. Figure A-2 provides a recent history of RevPAR levels and projections for the five-year period.

**Figure A-2. San Francisco Revenue Per Available Room (RevPAR)  
FY 2007-08 to FY 2021-22 Actual and Projected**



Source: CBRE PKF Hospitality Research, projections are Controller estimates

### Real Property Transfer Tax

Real property transfer tax (RPTT) revenue is projected to decrease from a projected level of \$260.0 million in FY 2017-18 to \$245.0 million for the following five years. RPTT is one of the most volatile of all revenue sources and is highly sensitive to economic cycles and interest rates. A primary reason for the volatility is that transfer taxes are assessed at different rates according to the amount of the transaction, with higher value properties paying a higher tax rate.

In November 2016, voters approved Proposition W, which increased the real property transfer tax rate on properties over \$5.0 million, affecting the last half of FY 2016-17. This contributed to record high transfer tax collections of \$410.6 million in FY 2016-17. With Proposition W, the highest tier is 3% of transaction value for transactions of more than \$25.0 million. While the number of transactions in this tax tier is very small (<1% of transactions in the last six months of FY 2016-17), the proportion of total transfer tax revenue they generate is quite large (62% in the last six months of FY 2016-17). These high-value transactions are the primary reason for revenue volatility.

The projection assumes that transactions of large properties will taper off and that revenue will fall to average annual collections over the last ten years. Recent growth in RPTT revenue has largely been a function of the lack of more attractive alternative investment opportunities, as demonstrated by historically low U.S. Treasury Bond rates. However, in the second quarter of 2017, capitalization rates

have held steady, suggesting that the market may no longer be expanding. Capitalization rates are the returns on a capital investment. In addition, in a recent Korpacz survey, investors expect capitalization rates to increase or hold steady. The recent increase in office supply has pushed vacancy rates higher and has caused slight declines in overall asking rental rates. The combination of steady or declining rental rates and increasing capitalization rates signal that investors are expecting commercial property valuations to fall. With a commercial real estate market that is expected to slow down, real property transfer tax revenue is projected to decline in FY 2017-18 and then fall to the ten-year policy adjusted average beginning in FY 2018-19.

**Table A-3a. Summary of General Fund Supported Operating Revenues and Transfers in  
FY 2016-22 (\$ millions)**

	FY2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
	Year-End Pre- Audit	Original Budget	Projection	Projection	Projection	Projection
Property Taxes	\$ 1,481.1	\$ 1,557.0	\$ 1,668.0	\$ 1,730.0	\$ 1,791.0	\$ 1,851.0
Business Taxes	700.5	750.8	884.0	908.0	928.9	940.5
Sales Tax	189.5	199.9	196.3	198.2	200.2	202.2
Hotel Room Tax	370.3	372.3	385.7	398.9	409.0	417.3
Utility Users Tax	101.2	99.7	101.7	102.7	103.8	105.0
Parking Tax	84.3	82.2	84.3	84.3	84.3	84.3
Real Property Transfer Tax	410.6	300.0	245.0	245.0	245.0	245.0
Sugar Sweetened Beverage Tax	-	7.5	15.0	15.0	15.0	15.0
Stadium Admission Tax	1.2	1.4	1.2	5.5	5.5	5.5
Access Line Tax	46.5	49.6	49.2	50.9	52.4	54.0
<b>Subtotal - Local Tax Revenues</b>	<b>3,386.3</b>	<b>3,420.4</b>	<b>3,630.4</b>	<b>3,738.4</b>	<b>3,836.1</b>	<b>3,919.8</b>
Licenses, Permits & Franchises	29.3	30.0	30.5	30.7	30.8	31.0
Fines, Forfeitures & Penalties	2.7	4.6	4.6	4.6	4.6	4.6
Interest & Investment Income	24.2	18.2	24.7	24.9	25.2	25.4
Rents & Concessions	15.6	14.1	15.0	15.0	15.0	15.0
<b>Subtotal - Licenses, Fines, Interest, Rent</b>	<b>71.8</b>	<b>66.8</b>	<b>74.7</b>	<b>75.1</b>	<b>75.6</b>	<b>76.0</b>
Social Service Subventions	238.8	257.2	261.9	261.9	261.9	261.9
Other Grants & Subventions	(8.5)	7.3	8.6	8.6	8.6	8.6
<b>Subtotal - Federal Subventions</b>	<b>230.2</b>	<b>264.5</b>	<b>270.5</b>	<b>270.5</b>	<b>270.5</b>	<b>270.5</b>
Social Service Subventions	209.9	225.1	227.3	230.9	226.3	221.7
Health & Welfare Realignment - Sales Tax	154.0	156.3	158.8	162.2	165.7	169.2
Health & Welfare Realignment - VLF	38.1	32.3	43.8	44.2	44.6	45.0
Health & Welfare Realignment - CalWORKS	14.9	21.6	21.6	21.6	21.6	21.6
Health/Mental Health Subventions	148.9	159.3	148.6	148.6	148.6	148.6
Public Safety Sales Tax	100.4	101.6	103.3	104.9	106.4	108.0
Motor Vehicle In-Lieu (County & City)	0.7	-	-	-	-	-
Public Safety Realignment (AB109)	35.5	41.3	36.0	36.7	37.4	38.2
Other Grants & Subventions	22.4	14.0	14.3	14.3	14.3	14.3
<b>Subtotal - State Subventions</b>	<b>724.8</b>	<b>751.7</b>	<b>753.9</b>	<b>763.5</b>	<b>765.0</b>	<b>766.7</b>
General Government Service Charges	65.1	67.5	65.9	65.9	65.9	65.9
Public Safety Service Charges	46.2	43.3	43.3	43.3	43.3	43.3
Recreation Charges - Rec/Park	20.8	20.3	20.5	20.5	20.5	20.5
MediCal, MediCare & Health Svc. Chgs.	62.4	84.1	83.6	83.6	83.6	83.6
Other Service Charges	17.2	17.7	18.8	18.8	18.8	18.8
<b>Subtotal - Charges for Services</b>	<b>211.7</b>	<b>232.9</b>	<b>232.1</b>	<b>232.1</b>	<b>232.1</b>	<b>232.1</b>
<b>Recovery of General Government Costs</b>	<b>10.9</b>	<b>9.9</b>	<b>9.4</b>	<b>9.4</b>	<b>9.4</b>	<b>9.4</b>
<b>Other General Fund Revenues</b>	<b>37.8</b>	<b>43.4</b>	<b>44.1</b>	<b>44.1</b>	<b>44.1</b>	<b>44.1</b>
<b>TOTAL REVENUES</b>	<b>4,672.5</b>	<b>4,789.6</b>	<b>5,016.1</b>	<b>5,133.1</b>	<b>5,231.8</b>	<b>5,318.6</b>
<b>Transfers in to General Fund</b>						
Airport	45.0	45.6	45.5	50.6	52.2	53.9
Other Transfers	201.7	125.5	122.8	122.8	122.8	122.8
<b>Total Transfers-In</b>	<b>246.8</b>	<b>171.1</b>	<b>168.3</b>	<b>173.4</b>	<b>175.0</b>	<b>176.8</b>
<b>TOTAL GF Revenues and Transfers-In</b>	<b>4,919.3</b>	<b>4,960.7</b>	<b>5,183.4</b>	<b>5,306.6</b>	<b>5,406.8</b>	<b>5,495.4</b>

Table A-3b shows the percent change in General Fund revenues projected over the next four years.

**Table A-3b. Growth Factors for General Fund Revenue Projections FY 2018-22**

	<b>FY 2018-19</b>	<b>FY 2019-20</b>	<b>FY 2020-21</b>	<b>FY 2021-22</b>
	<b>% Chg from</b>	<b>% Chg from</b>	<b>% Chg from</b>	<b>% Chg from</b>
	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>	<b>FY 2020-21</b>
	<b>Original</b>	<b>Projection</b>	<b>Projection</b>	<b>Projection</b>
	<b>Budget</b>			
Property Taxes	7.1%	3.7%	3.5%	3.4%
Business Taxes	17.7%	2.7%	2.3%	1.3%
Sales Tax	-1.8%	1.0%	1.0%	1.0%
Hotel Room Tax	3.6%	3.4%	2.5%	2.0%
Utility Users Tax	2.0%	0.9%	1.1%	1.2%
Parking Tax	2.6%	0.0%	0.0%	0.0%
Real Property Transfer Tax	-18.3%	0.0%	0.0%	0.0%
Sugar Sweetened Beverage Tax	100.0%	0.0%	0.0%	0.0%
Stadium Admission Tax	-11.8%	358.3%	0.0%	0.0%
Access Line Tax	-0.7%	3.3%	3.1%	3.0%
<b>Subtotal - Tax Revenues</b>	<b>6.1%</b>	<b>3.0%</b>	<b>2.6%</b>	<b>2.2%</b>
Licenses, Permits & Franchises	1.8%	0.6%	0.6%	0.6%
Fines, Forfeitures & Penalties	0.0%	0.0%	0.0%	0.0%
Interest & Investment Income	35.7%	1.0%	1.0%	1.0%
Rents & Concessions	6.4%	0.0%	0.0%	0.0%
<b>Subtotal - Licenses, Fines, Interest, Rent</b>	<b>11.8%</b>	<b>0.6%</b>	<b>0.6%</b>	<b>0.6%</b>
Social Service Subventions	1.8%	0.0%	0.0%	0.0%
Other Grants & Subventions	17.8%	0.0%	0.0%	0.0%
<b>Subtotal - Federal Subventions</b>	<b>2.3%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Social Service Subventions	1.0%	1.6%	-2.0%	-2.0%
Health & Welfare Realignment - Sales Tax	1.6%	2.1%	2.1%	2.1%
Health & Welfare Realignment - VLF	35.7%	0.9%	0.9%	0.9%
Health & Welfare Realignment - CaWORKs MOE	-0.1%	0.0%	0.0%	0.0%
Health/Mental Health Subventions	-6.7%	0.0%	0.0%	0.0%
Public Safety Sales Tax	1.6%	1.5%	1.5%	1.5%
Motor Vehicle In-Lieu (County & City)	0.0%	0.0%	0.0%	0.0%
Public Safety Realignment (AB 109)	-12.9%	2.0%	2.0%	2.0%
Other Grants & Subventions	2.1%	0.0%	0.0%	0.0%
<b>Subtotal - State Subventions</b>	<b>0.3%</b>	<b>1.3%</b>	<b>0.2%</b>	<b>0.2%</b>
General Government Service Charges	-2.2%	0.0%	0.0%	0.0%
Public Safety Service Charges	-0.1%	0.0%	0.0%	0.0%
Recreation Charges - Rec/Park	0.7%	0.0%	0.0%	0.0%
MediCal, MediCare & Health Svc. Chgs.	-0.6%	0.0%	0.0%	0.0%
Other Service Charges	6.0%	0.0%	0.0%	0.0%
<b>Subtotal - Charges for Services</b>	<b>-0.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Recovery of General Government Costs</b>	<b>-4.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Other Revenues</b>	<b>1.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>TOTAL REVENUES</b>	<b>4.7%</b>	<b>2.4%</b>	<b>1.9%</b>	<b>1.7%</b>
<b>Transfers in to General Fund</b>				
Airport	-0.4%	11.3%	3.2%	3.3%
Other Transfers	-2.1%	0.0%	0.0%	0.0%
<b>Total Transfers In</b>	<b>-1.7%</b>	<b>3.1%</b>	<b>0.9%</b>	<b>1.0%</b>
<b>TOTAL GF Revenues and Transfers-In</b>	<b>4.5%</b>	<b>2.4%</b>	<b>1.9%</b>	<b>1.6%</b>

## SOURCES— One-Time Sources Including Fund Balance & One-Time Reserves

### Change in Starting Fund Balances

This plan assumes available fund balance of \$357.7 million, including \$288.2 million previously appropriated in FY 2018-19 by the FY 2017-18 and FY 2018-19 adopted budget, and anticipated surpluses from FY 2016-17 and FY 2017-18 of \$11.9 million and \$57.6 million, respectively. The report assumes one third of this fund balance will be used in FY 2018-19 and two-thirds will be used in FY 2019-20 as a one-time source. This results in a year over year reduction in starting fund balances of \$62.6 million in FY 2018-19, an increase of \$119.2 million in FY 2019-20, and a loss of \$238.5 million in FY 2020-21.

### Changes in Use of Reserves

There are no uses of reserves assumed in any of the plan years. Please see Table A-5 below for detail on reserve balances.

## SOURCES— Other Citywide and Departmental Revenues

### Department of Public Health Revenues

The Department of Public Health (DPH) projects a revenue decrease of \$5.0 million in FY 2018-19, followed by increases of \$14.9 million in FY 2019-20, \$6.7 million in FY 2020-21, and \$7.0 million in FY 2021-22. The decrease in revenue in FY 2018-19 is attributed to scheduled funding reductions under the Medi-Cal 1115 Waiver implementing reductions to federal Disproportionate Share Hospital payments to California under the Affordable Care Act. This decrease is partially offset by projected growth in revenues from direct patient care in the San Francisco Health Network (SFHN), including capitated and fee-for-service reimbursement and rate increases for skilled nursing at Laguna Honda Hospital. Approximately 94,000 individuals are currently enrolled to receive health care services at SFHN through programs including Medi-Cal Managed Care, Healthy Workers, and Healthy San Francisco. The forecast assumes SFHN will maintain this level of enrollment. Fee-for-service and capitation payments are assumed to increase by an average of 2.25% each year.

### Other General Fund-Supported Revenues

Other General Fund supported revenues are projected to increase by \$25.2 million in FY 2018-19, \$8.7 million in FY 2019-20, \$4.4 million by FY 2020-21, and \$4.5 million in FY 2021-22. These revenues include Human Services Agency revenues and Airport revenues as well as other small changes.

**FE 1** **Human Services Agency Revenues:** The Human Services Agency (HSA) is projected to draw incremental state and federal revenues to pay for additional salaries and fringe benefit costs. In FY 2016-17, the Department had anticipated drawing down revenues for approximately 37.8% of salary and benefit costs in each year; however, moving forward, they estimate that increases above the FY 2017-18 salary and benefits amounts will result in drawdowns of only 29%. Given this, resulting incremental revenue increases will be of \$3.4 million in FY 2018-19, \$3.5 million in FY 2019-20, \$2.8 million in FY 2020-21, and \$2.8 million in FY 2021-22.

**FE 1** **Airport Revenues:** The General Fund receives a portion of Airport concessions revenue annually. For FY 2018-19 through FY 2021-22, the Airport projects these revenues to decrease by \$0.2 million, and then increase by \$5.1 million, \$1.6 million, and \$1.7 million, respectively. The initial decrease in revenues is a result of the temporary closure of the duty-free concession area for construction.

## USES– Baselines and Reserves

### Changes to Baselines

The Charter specifies baseline-funding levels for various programs or functions that are generally linked to changes in discretionary General Fund revenues, though some are a function of citywide expenditures or base-year program expenditure levels.

As a result of growing discretionary revenue, the City’s mandated contributions to baselines and set-asides is increasing by \$65.5 million, \$50.7 million, \$40.4 million, and \$34.8 million in FY 2018-19, FY 2019-20, FY 2020-21, and FY 2021-22, respectively. Changes to a selection of baseline contributions and spending requirements are summarized below and in Table A-4. Please note that Table A-4 is not a comprehensive list of all-revenue allocation and spending requirements.

**Table A-4. Selected Baselines and Mandated Expenditures FY 2018-22 (\$ in millions)**

Total Contribution	FY 17-18				
	Budget	FY 18-19	FY 19-20	FY 20-21	FY 21-22
MTA Baselines (Including Prop B)	418.4	448.3	473.5	490.1	502.5
Public Education Enrichment Fund	109.2	116.1	119.8	122.9	125.7
Children's Fund (Property Tax Set Aside)	86.4	99.0	102.6	106.2	109.7
Children's Baseline	164.8	175.2	180.7	185.4	189.6
Library Preservation Fund (Baseline)	78.0	82.9	85.5	87.8	89.7
Recreation and Parks Baseline	70.2	73.2	76.2	79.2	82.2
Dignity Fund	44.1	47.1	50.1	53.1	56.1
Housing Trust Fund	31.2	34.2	37.0	39.8	42.6
Controller- City Services Auditor	16.3	16.5	17.1	17.6	18.1
Municipal Symphony Baseline	2.9	3.1	3.3	3.4	3.5
	<b>1,021.5</b>	<b>1,095.6</b>	<b>1,145.6</b>	<b>1,185.5</b>	<b>1,219.8</b>
<b>Change from Prior Year</b>		<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>
MTA Baselines (Including Prop B)		29.9	25.2	16.6	12.4
Public Education Enrichment Fund		6.9	3.6	3.2	2.8
Children's Fund (Property Tax Set Aside)		12.7	3.5	3.6	3.5
Children's Baseline		10.4	5.5	4.8	4.2
Library Preservation Fund (Baseline)		4.9	2.6	2.3	2.0
Recreation and Parks Baseline		3.0	3.0	3.0	3.0
Dignity Fund		3.0	3.0	3.0	3.0
Housing Trust Fund		3.0	2.8	2.8	2.8
Controller- City Services Auditor		0.2	0.6	0.5	0.5
Municipal Symphony Baseline		0.2	0.1	0.1	0.1
		<b>74.2</b>	<b>50.0</b>	<b>39.8</b>	<b>34.3</b>

Note: Does not include Transitional Aged Youth baseline, Street Tree Maintenance baseline or property tax allocations to Open Space or Library Preservation Funds.

The City’s current baselines include:

- MTA Baselines (including Prop B):** Charter section 8A.105 establishes a minimum level of funding for the Municipal Transportation Agency (MTA) and the Parking and Traffic Commission within the MTA. Funding for these two baselines is adjusted annually by the percent increase or decrease in General Fund Aggregate Discretionary Revenues (ADR). In addition, this baseline is required to be adjusted for significant service increases. Beginning in FY 2019-20, the MTA baseline will be increased due to the opening of the Central Subway. Also included in the MTA

baseline total is an amount equal to 80% of annual parking tax revenue as mandated by Charter Section 16.110.

Proposition B, passed by the voters in November 2014, additionally adjusts these baselines by the growth in population; first, in FY 2015-16 by the cumulative growth in population during the most recent ten year period, and subsequently by the annual growth in population.

The funds provided through Proposition B must be appropriated as follows:

- 75% of funds for transit system improvements to the Municipal Railway to improve the system's reliability, frequency of service, capacity and state of good repair; and
- 25% of funds for transportation capital expenditures to improve street safety for all users.

**FR 13** Combining all required Muni baselines and parking tax transfers, the MTA is expected to receive additional incremental baseline revenue of \$29.9 million, \$25.2 million, \$16.6 million, and \$12.4 million, in FY 2018-19, FY 2019-20, FY 2020-21, and FY 2021-22, respectively.

**FR 13** **Children's Fund Property Tax Set-aside:** Proposition C extended the Children's Fund and the property tax set-aside for 25 years, until June 30, 2041 and increased the property tax set-aside from \$0.03 for each \$100 of assessed property value in FY 2014-15 growing to \$0.04 by FY 2018-19. In addition, Proposition C added a new priority population to benefit: Transitional Aged Youth (TAY). The overall value of the Children and Youth Fund will increase from \$86.4 million in FY 2017-18 to \$99.0 million in FY 2018-19, \$102.6 million in FY 2019-20, \$106.2 million in FY 2020-21, and \$109.7 million in FY 2021-22. These are year over year increases of \$12.7 million, \$3.5 million, \$3.6 million, and \$3.5 million in FY 2018-19, FY 2019-20, FY 2020-21, and FY 2021-22, respectively.

**FR 13** **Public Education Enrichment Fund Annual Contribution:** Proposition C, passed by the voters in November 2014, extended the Public Education Enrichment Fund Annual Contribution (PEEF) for 26 years, until June 30, 2041, eliminated a provision that allowed the City to defer up to a quarter of the contribution to PEEF in any year the City had a budget shortfall of \$100.0 million or more, and eliminated a credit for in-kind services allowed as an offset against the contribution.

The PEEF contribution as well as baseline are projected to increase by \$6.9 million, \$3.6 million, \$3.2 million, and \$2.8 million in FY 2018-19, FY 2019-20, FY 2020-21, and FY 2021-22, respectively. These increases reflect the percentage increase in the City's aggregate discretionary revenue over the next four years, as prescribed by Charter Section 16.123-2.

**FR 13** **Children's Baseline:** Charter Section 16.108 established a Children's Service Fund, where a base amount of required spending was established, adjusted annual by changes in ADR. Based on projected aggregate discretionary revenue, this report assumes a shortfall from required expenditure appropriation for the Children's Baseline of \$1.0 million in FY 2018-19, \$5.6 million in FY 2019-20, \$4.8 million in FY 2020-21, and \$4.2 million in FY 2021-22.

**FR 13** **Housing Trust Fund:** This report assumes that the Housing Trust Fund will continue to grow by \$2.8 million in each year, as prescribed by Charter.

**FR 13** **Dignity Fund:** In November 2016, voters adopted Proposition I, a charter amendment creating the Dignity Fund and setting baseline appropriations to support seniors and adults with

disabilities. The measure requires the City to set a \$38.0 million baseline for the Dignity Fund in FY 2016–17, increasing by \$6.0 million in FY 2017–18, and \$3.0 million annually beginning in FY 2018–19. The City may temporarily suspend the required increases in any year beginning in FY 2017–18 in which a General Fund deficit of \$200.0 million or more is projected. This report assumes the Fund will grow by \$3.0 million in each year and does not assume suspension of required increases in any years.

**Recreation and Parks Baseline:** In June 2016, voters adopted Proposition B, a charter amendment setting baseline appropriations to the Recreation and Parks Department. The FY 2015-16 budget appropriated approximately \$64.0 million of General Fund support to the department. The measure requires the City to increase those appropriations by \$3.0 million annually for the next ten years, after which it is adjusted by the change in General Fund aggregate discretionary revenues. The City may temporarily suspend the required increases in any year beginning in FY 2017–18 in which a General Fund deficit of \$200.0 million or more was forecast. This report does not assume suspension of required increases in any years.

**Other Baseline and Mandate Requirements:** In addition to those listed above, the Charter specifies baseline-funding levels for various programs or functions, including the Public Library, Children's Services, the Human Services Care Fund, and the City Services Auditor. Baseline amounts are generally linked to changes in discretionary city revenues, though some are a function of citywide expenditures or base-year program expenditure levels.

#### Changes to Reserves

The net change in deposits to reserves is estimated to be a cost of \$12.8 million in FY 2018-19, followed by savings of \$9.8 million in FY 2019-20, \$0.5 million of cost in FY 2020-21, and \$0.5 million of savings in FY 2021-22. Key changes to reserves are summarized below and reflected in Table A-5.

The City has a number of reserves that are available to insulate the City's budget and services from a dramatic event and soften the impact of economic shocks. Projected deposits to reserves include:

**General Reserve:** Consistent with the financial policies adopted by the Board of Supervisors in April 2010 and codified in Administrative Code Section 10.60(b), this report anticipates the General Reserve rising from 2.25% of regular General Fund revenues in FY 2017-18 to 2.5% in FY 2018-19, 2.75% in FY 2019-20, and 3% in FY 2021-21 and after. Projected deposits to the General Reserve total \$18.1 million, \$15.7 million, \$15.9 million, and \$2.7 million in FY 2018-19, FY 2019-20, FY 2020-21, and FY 2021-22, respectively. This report does not assume General Reserve withdrawals in any year.

**Rainy Day Economic Stabilization Reserve:** Charter Section 9.113.5 establishes a Rainy Day Economic Stabilization Reserve funded by 50% of revenue growth over 5%, which can be used when revenues decline. This report assumes no deposits to or withdrawals from this reserve.

**Rainy Day One-Time Reserve:** Charter Section 9.113.5 establishes a Rainy Day One-Time Reserve funded by 25% of revenue growth over 5%, which can be used towards one-time expenses. This report assumes no withdrawals from this reserve.

**Budget Stabilization Reserve:** Consistent with projections of transfer tax revenue, as well as the financial policies adopted by the Board of Supervisors in April 2010 and codified in



Administrative Code Section 10.60(b), this report anticipates no deposits to or withdrawals from this reserve during the plan period.

**Salary and Benefits Reserve:** In each of the four years, this plan projects increasing the Salary and Benefits Reserve by CPI from the \$14.5 million level appropriated in FY 2018-19 to support costs related to labor agreements not budgeted in individual departments, and assumes the entire reserve will be fully spent each year. The projected reserve need increases by \$10.3 million in FY 2018-19 to cover the cost to staff 24/7 operations on weekend days at the end of each fiscal year (Saturday, June 29 and Sunday, June 30, 2019). Future year reserve needs are assumed to grow by CPI.

**Litigation Reserve:** This reserve supports annual city liabilities related to claims, settlements, and judgments. This plan assumes \$11.0 million in FY 2018-19, as previously appropriated, and continues at that level in all subsequent years.

Table A-5 outlines the projected uses, deposits, and balances of all reserves discussed above and in the Sources section of this Plan.

**Table A-5. Projected Uses, Deposits & Balances of Reserves FY 2018-22 (\$ in millions)**

	FY 17-18 (Deposit)/ Use	FY 18-19 (Deposit)/ Use	FY 19-20 (Deposit)/ Use	FY 20-21 (Deposit)/ Use	FY 21-22 (Deposit)/ Use
General Reserve	(14.6)	(15.4)	(15.4)	(15.7)	(3.3)
Budget Savings Incentive Fund	-	-	-	-	-
Recreation & Parks Budget Savings Incentive Reserve	-	-	-	-	-
Rainy Day Economic Stabilization Reserve	-	-	-	-	-
Rainy Day One-Time Reserve	-	-	-	-	-
Budget Stabilization Reserve	-	-	-	-	-
Salary and Benefits Reserve*	(19.3)	(24.8)	(15.6)	(16.1)	(16.6)
Litigation Reserve*	(11.0)	(11.0)	(11.0)	(11.0)	(11.0)
<b>TOTAL</b>	<b>(44.9)</b>	<b>(51.2)</b>	<b>(42.0)</b>	<b>(42.8)</b>	<b>(30.9)</b>

	FY 16-17 Ending Balance	FY 17-18 Ending Balance	FY 18-19 Ending Balance	FY 19-20 Ending Balance	FY 20-21 Ending Balance	FY 21-22 Ending Balance
General Reserve	90.2	104.9	120.3	135.6	151.3	154.6
Budget Savings Incentive Fund	58.6	58.6	58.6	58.6	58.6	58.6
Recreation & Parks Budget Savings Incentive Reserve	3.6	3.6	3.6	3.6	3.6	3.6
Rainy Day Economic Stabilization Reserve	75.0	75.0	75.0	75.0	75.0	75.0
Rainy Day One-Time Reserve	45.1	45.1	45.1	45.1	45.1	45.1
Budget Stabilization Reserve	178.4	178.4	178.4	178.4	178.4	178.4
Salary and Benefits Reserve*	-	-	-	-	-	-
Litigation Reserve*	-	-	-	-	-	-
<b>TOTAL</b>	<b>451.0</b>	<b>465.6</b>	<b>481.0</b>	<b>496.4</b>	<b>512.1</b>	<b>515.4</b>

\* These reserves are assumed to either be spent or closed to fund balance at the end of each fiscal year.

## USES— Salaries and Benefits

This report projects General Fund supported salaries and fringe benefits to increase by \$132.7 million in FY 2018-19, \$158.1 million in FY 2019-20, \$147.0 million in FY 2020-21, and \$121.2 million in FY 2021-22. These increases, discussed in greater detail below, reflect the annualization of partial year positions approved in the current fiscal year, provisions in collective bargaining agreements, health and dental benefits for current and retired employees, retirement benefit costs, and other salary and benefit costs.

Growth in salary and benefits have escalated significantly over recent years, and continue to be a considerable driver of increasing deficits in the final years of this report. The rise of salary and benefit costs over the four years of this plan represent 49% of the growth in the deficit projections - the largest driver of the escalating deficit. Notably, employer pension contributions have spiked due to a multitude of factors in recent years, even despite higher than expected returns for 2017. Further, employer costs associated with employee health benefits continue to far outpace inflation.

**Annualization of Partial Year Positions:** In FY 2018-19, the City is projected to incur \$3.9 million in additional costs to annualize positions funded for only a partial year in the FY 2017-18 budget.

**Previously Negotiated Closed Labor Agreements:** The additional salary and benefit costs of closed labor agreements are projected to be \$57.1 million for FY 2018-19. The majority of City unions have closed Memorandum of Understandings (MOU), with a negotiated rate increase of 3% for FY 2018-19. Police officers and firefighter unions have open contracts starting in FY 2018-19 and will enter negotiations for Memoranda of Understanding (MOUs) with the City in the spring of 2018.

**Projected Costs of Open Labor Agreements:** Police officers and firefighter unions have open contracts starting in FY 2018-19 and will enter negotiations for Memoranda of Understanding (MOUs) with the City in the spring of 2018. Therefore beginning in FY 2018-19 the plan projects negotiated salary increases equal to the change in the Consumer Price Index (CPI) using the average projection of the California Department of Finance San Francisco Area CPI and Moody's SF Metropolitan Statistical Area CPI. This corresponds to 3.27% for FY 2018-19, 3.33% for FY 2019-20, 3.11% for FY 2020-21, and 3.04% for FY 2021-22. All other unions will have open contracts starting in FY 2019-20, and similarly for the purposes of projections, the plan applies CPI for those open contracts.

The additional salary and benefit costs for open collective bargaining agreements, using these assumptions, are projected to be \$17.5 million in FY 2018-19, \$100.8 million in FY 2019-20, \$98.1 million in FY 2020-21, and \$98.3 million in FY 2021-22. These increases are provided for projection purposes only; actual costs will be determined in labor negotiations to be conducted in FY 2017-18 for police officers and firefighters and FY 2018-19 for most other employee bargaining units.

**Health and Dental Benefits for Current Employees:** Each year, the San Francisco Health Service System (HSS) negotiates subsequent year rates in the spring, the HSS Board adopts these rates in July, and then HSS holds open enrollment for employees every October.

Overall, costs for employer contributions for health and dental benefits for active employees are expected to grow at a rapid rate far outpacing inflation. These cost increases are driven by a multitude of factors, notably attempts at the federal level to undermine the foundations of the Affordable Care Act have caused great uncertainty and instability in the health care market. Additionally, the precipitous increase of pharmaceutical prices is driving up the cost of plans.

Projections in this report assume increases in health and dental rates for active employees of approximately 6% in FY 2018-19 and an additional 8% for each the remaining three years of the Report. Given these assumptions, health and dental insurance premium costs paid by the employer related to current employees are projected to increase by \$15.0 million in FY 2018-19, \$21.4 million in FY 2019-20, \$23.1 million in FY 2020-21, and \$24.9 million in FY 2021-22.

**Health and Dental Benefits for Retired City Employees:** Charter Section A8.428 mandates health coverage for retired city employees. This projection assumes that the cost of medical benefits for retirees will increase by 9% per year over the next four years. Therefore, General Fund support for

retiree health costs increases by \$9.3 million in FY 2018-19, \$10.0 million in FY 2019-20, \$10.9 million in FY 2020-21, and \$11.9 million in FY 2021-22.

Proposition B, passed by voters in June of 2008, began to address the system's unfunded liability by requiring employees hired after January 10, 2009 and the City to contribute 2% and 1% of pre-tax compensation, respectively, into a Retiree Health Care Trust Fund. Proposition C, passed by voters in November of 2011, enhanced Proposition B's effects by requiring all remaining employees to begin contributing to this fund beginning in FY 2016-17 with corresponding employer contribution. Starting July 1, 2016, employees hired before January 10, 2009 began contributing 0.25% of pre-tax compensation into the retiree health care trust fund with additional 0.25% of each subsequent year, up to a maximum of 1%, and the City matches the contribution commensurately. As a result, this report also assumes General Fund contribution to the Retiree Health Care Trust Fund will grow \$3.7 million in FY 2018-19, \$1.7 million FY 2019-20, \$1.9 million in FY 2020-21, and \$2.0 million in FY 2021-22. The Trust assets at the end of FY 2016-17 were approximately \$187 million; an increase of \$138 million from FY 2013-14 yearend.

Similar to active employee cost increases, changes at the Federal level to amend or undercut the Affordable Care Act, as well as the increasing cost of pharmaceuticals are increasing the cost of health plans. Another key risk surrounds plans by the Federal government to voucherize Medicare, which would likely further increase the cost of retiree healthcare for the City.

**Retirement Plan Employer Contribution Rates rise:** SFERS employer contribution rates have risen significantly over the past couple years, substantially reversing prior year downward cost projections. At the time of March 2015 projections the City expected to see a decline in employer contributions to employee pensions. However, this trend was reversed significantly starting in 2016 due to several factors, outlined below. This report also reflects that despite 2017 returns exceeding projected return levels, an additional on-going supplemental COLA to certain retirees that is triggered by this one-time good news for returns, is adding even greater cost to the City's contribution rates. Details of these factors driving increased employer contribution costs include:

- F4  
E3 An appellate court ruling against the City invalidated certain voter-adopted restrictions that would have placed additional conditions required to be met for retirees to receive a supplemental cost-of-living increase, and necessitated incorporation of two retroactive supplemental COLAs arising from 2013 and 2014 returns into contribution rate assumptions. Returns that exceed the 7.5% actuarially assumed rate trigger a supplemental cost-of-living adjustment (COLA) payment to certain retirees.
- F9  
E1 Additionally, despite updated FY 2016-17 year-end return on assets which were 13.5%, 6.0% above the actuarially assumed rate of return of 7.5% per year, employer contributions are increasing in the first year of the Report due to the one-time benefit of the better than expected returns funding an on-going increase to some retirees supplemental COLA.
- F4  
E3 Lower than expected actual FY 2014-15 and FY 2015-16 investment returns continue to impact employer contribution rates.
- F4  
E1 Updated demographic assumptions show that retirees are living longer and collecting pensions longer than previously expected.

The San Francisco Employee Retirement System (SFERS) contribution rates are based on updated projections prepared by the Retirement System's Actuary incorporating amortization of unfunded actuarial accrued liability arising from the 2013 and 2014 Supplemental COLAs for Post-1996 Retirees in

September 2016, in addition to the 2017 return supplemental COLA as well. The plan does not assume supplemental COLAs will be paid to employees who retired prior to 1996; if the City needed to pay supplemental COLAs to this group it would further increase projected deficits.

SFERS contribution rates are based on projections prepared by the Retirement System's Actuary in October 2017. They assume continuation of the SFERS Board adopted long term investment return assumptions of 7.5% for FY 2018-19 onwards. Projections reflect employee contributions to retirement required under Proposition C.

The maximum employer contribution rate for non-safety employees in salary band 2 is 19.25% in the current fiscal year. This rate is projected to increase to 20.5%, 20.5%, 21.4%, and 20.4% in FY 2018-19, FY 2019-20, FY 2020-21, and FY 2021-22, respectively. Rates for police and fire safety employees vary based on date of hire. This report assumes the weighted average employer contribution rate for FY 2017-18 for police officers and fire fighters was 18.55% increasing to 19.8%, 19.8%, 20.7%, and 19.7% over the next four years.

For CalPERS members, the rate in the current year is 28.13% and is projected to increase to 31.1%, 35.3%, 40.5% and 44.1% in FY 2018-19, FY 2019-20, FY 2020-21, and FY 2021-22, respectively.

The net result of these changes to the employer share for SFERS and CalPERS contribution rates is an increase in total General Fund support of \$25.9 million in FY 2018-19, \$4.2 million in FY 2019-20, \$22.0 million in FY 2020-21, and reducing by \$17.2 million in FY 2021-22.

Table A-6 below reflects the total contribution rate, the portion of the rate that employees contribute, and the City's portion.

**Table A-6. Estimated Employer Contribution Rates for the Retirement System  
San Francisco Employees Retirement System (SFERS)**

	FY 2017-18	FY 2018-19	FY 2019-20	FY2020-21	FY2021-22
<b>Estimated Total Contribution Rates</b>	31.5%	31.7%	32.1%	33.6%	33.0%
<b>Non-Safety</b>					
<b>Employee Contribution (1)</b>					
Band 1, < \$26.66/hour	7.5%	7.5%	7.5%	7.5%	7.5%
Band 2, < \$53.32/hour	11.0%	11.0%	11.0%	11.0%	11.0%
Band 3, >\$53.32/hour	11.5%	11.5%	11.5%	11.5%	11.5%
<b>Additional rate factors</b>					
Band 1, < \$26.66/hour	0.9%	0.9%	0.9%	0.9%	0.9%
Band 2, < \$53.32/hour	0.7%	0.7%	0.7%	0.8%	0.8%
Band 3, >\$53.32/hour	0.7%	0.7%	0.7%	0.8%	0.8%
<b>Estimated Net Employer Contribution (1)</b>					
Band 1, < \$26.66/hour	23.1%	23.3%	23.7%	25.2%	24.6%
Band 2, < \$53.32/hour	19.8%	20.0%	20.4%	21.8%	21.2%
Band 3, >\$53.32/hour	19.3%	19.5%	19.9%	21.3%	20.7%
<b>Police and Fire Safety Employees (2)</b>					
<b>Estimated Total Contribution Rates</b>	31.9%	32.1%	32.5%	34.0%	33.4%
Employee Contribution & additional rate factors	12.8%	12.8%	12.9%	12.9%	12.9%
Estimated Net Employer Contribution	19.0%	19.2%	19.6%	21.0%	20.5%

**California Public Employees Retirement System (CalPERS)**

	FY 2017-18	FY 2018-19	FY 2019-20	FY2020-21	FY2021-22
<b>Total Estimated Contribution Rate</b>	29.8%	33.1%	36.4%	38.0%	39.7%
Employee Contribution & additional rate factors	1.7%	1.7%	1.7%	1.7%	1.7%
<b>Net Employer Contribution</b>	28.1%	31.4%	34.7%	36.3%	38.0%

(1) Employees are divided into three bands based on wages. The wages shown are based on the FY 2016-17 wage floors.

(2) Employee base contribution rates vary depending on hire date.

**Other Salaries and Fringe Benefits Costs:** Other salary and benefit cost changes are expected to be modest, with the biggest changes occurring due to the changing number of work days in a given fiscal year. Most fiscal years consist of 261 workdays for regularly scheduled shifts and 365 days for 24/7 operations.

FY 2018-19 has 260 work days. As the prior year, FY 2017-18 also had only 260 regularly scheduled workdays, there are no year over year savings recognized in FY 2018-19. FY 2019-20 is a leap year and contains 262 workdays for regularly scheduled shifts; therefore, the City incurs additional General Fund costs of \$20.0 million in that year. FY 2020-21 and FY 2021-22 have 261 work days; therefore, the City incurs savings of \$9.1 million in FY 2020-21 compared to the prior year. These savings are partially offset

by assumed inflationary increases to salaries and growth rates for benefits in the final year of the projection, FY 2021-22, resulting in an incremental cost of \$1.0 million.

Other salary and benefit changes, including health service administrative and life insurance costs, have minimal projected changes.

### USES— Citywide Operating Budget Costs

Over the next five years, the City will also incur increasing non-salary operating costs. Citywide non-salary operating costs are projected to increase by \$50.6 million, \$101.9 million, \$56.3 million, and \$73.2 million in FY 2018-19, FY 2019-20, FY 2020-21, and FY 2021-22, respectively. The impacts and costs associated with these increases span multiple departments and are described in more detail below.

**Minimum Wage:** In November 2014, voters adopted a Charter amendment increasing the local minimum wage from \$11.05 to \$15.00 per hour by 2018. After reaching \$15.00, the wage will increase by CPI on July 1 of every subsequent year.

**Table A-7. Schedule of Minimum Wage Increases Pursuant to Proposition J**

	FY 17-18	FY 18-19	Based on projected CPI FY 19-20	Based on projected CPI FY 20-21	Based on projected CPI FY 21-22
(start date)	(July 1, 2017)	(July 1, 2018)	(July 1, 2019)	(July 1, 2020)	(July 1, 2021)
New Wage	\$14.00	\$15.00	\$15.50	\$15.98	\$16.47

There are a limited number of city employees whose wages are affected by the Minimum Wage legislation, as well as several city contracts with service providers which directly pay for staff who will benefit from Minimum Wage increases. Notably, In-Home Supportive Services (IHSS) providers are seeing increases in their wages due to the minimum wage ordinance, since the state is no longer reimbursing counties for these costs. The minimum wage cost impacts associated with the IHSS program are not included here but reflected in the departmental cost section as part of the larger IHSS cost growth.

Overall, these changes to the City’s minimum wage result in an increase in General Fund costs of \$10.0 million in FY 2018-19, \$3.2 million in FY 2019-20, \$0.6 million in FY 2020-21, and \$0.6 million in FY 2021-22. Increases are lower in the final two years of the plan as the minimum wage increases are fully ramped up and then grow by CPI.

**Capital, Equipment and Technology:** Changes in funding for capital, equipment, and technology will result in General Fund cost increases of \$3.2 million in FY 2018-19, \$44.8 million in FY 2019-20, \$3.8 million in FY 2020-21, and \$14.5 million in FY 2021-22.

**Table A-8. Capital, Equipment, & Technology (Millions \$)**

	Projected Levels - Absolute Costs				
	2017-18	2018-19	2019-20	2020-21	2021-22
Capital Plan Budget	137.7	147.3	157.6	168.6	180.4
Capital Planning Fund (Onetime FY 2017-18 GFS)	5.1	-	-	-	-
Capital FF&E, Move Costs	1.2	7.2	17.2	3.9	0.2
Major IT Projects	18.6	19.0	22.5	24.7	27.2
Annual IT Investments	6.9	1.5	14.1	15.5	17.1
Equipment	15.6	10.4	16.7	17.2	17.8
Dept. of Technology Rates	56.6	59.7	61.7	63.7	65.5
<b>Total One Time Costs</b>		<b>245.1</b>	<b>289.8</b>	<b>293.6</b>	<b>308.2</b>
	Incremental Change - Year-Over-Year Change				
	2017-18	2018-19	2019-20	2020-21	2021-22
Capital Plan Budget		(9.5)	(10.3)	(11.0)	(11.8)
Capital Planning Fund (Onetime FY 2017-18 GFS)		5.1	-	-	-
Capital FF&E, Move Costs		(6.0)	(10.0)	13.3	3.7
Major IT Projects		(0.5)	(3.5)	(2.2)	(2.5)
Annual IT Investments		5.4	(12.6)	(1.4)	(1.6)
Equipment		5.3	(6.3)	(0.5)	(0.5)
Dept. of Technology Rates		(3.1)	(2.0)	(2.0)	(1.8)
<b>Incremental Change</b>		<b>(3.2)</b>	<b>(44.8)</b>	<b>(3.8)</b>	<b>(14.5)</b>

This projection assumes the adopted FY 2018-19 funding level for capital, information technology (IT), and equipment. Notably, the most recent two year budget—adopted in the summer of 2017—was the first to fully fund the General Fund cash capital budget in both years of the budget. Historically, the second year of the budget has contained a lower level of funding for General Fund cash capital, necessitating a large expenditure to bring that year to full funding in the following cycle. However the FY 2017-18 and FY 2018-19 budget for the first time fully funded the capital plan in both years of the budget for \$285 million in funding. For General Fund cash capital spending in the remaining three out years of the plan, the report assumes funding will increase by 7% annually, as assumed in the City’s Ten-Year Capital Plan. This growth will take the general fund cash capital program to \$180 million annually by FY 2021-22.

Citywide information technology and communications costs for annual citywide technology costs are projected to decrease by \$5.4 million in FY 2018-19, as reflected in the adopted budget. Technology costs are then projected to increase by \$12.6 million in FY 2019-20, \$1.4 million in FY 2020-21, and \$1.6 million in FY 2021-22, consistent with the City’s latest Information and Communication Technology (ICT) Plan for FY 2017-18 through FY 2021-22.

This report also assumes an increase in funding for major Information Technology investments in the amount of \$0.5 million in FY 2018-19, \$3.5 million in FY 2019-20, \$2.2 million in FY 2020-21, and \$2.5 million in FY 2021-22. These funding levels are also consistent with the City’s ICT Plan, and assume full funding FY 2019-20 through FY 2021-22. Major IT projects assumed to receive funding in this estimate include the cost of replacing the Assessor-Recorder’s property assessment and tax system, and the cost of the citywide public safety radio replacement project. Additionally, this report assumes the implementation of the Department of Public Health’s (DPH) new integrated electronic health record (EHR) system, which will replace its existing suite of clinical, financial, and billing systems. The Department recently entered into a 10-year, \$167.4 million contract with Epic City Government, LLC for

the implementation and hosting of the EHR system. Implementation work will commence in early 2018, with a go-live in summer 2019. While there is no General Fund impact for this project, successful and timely implementation is necessary to the department's ability to appropriately bill for services, and to stay within the projected implementation budget.

Finally, the Department of Technology's rates are projected to increase by \$3.1 million in FY 2018-19, as reflected in the adopted budget, primarily due to citywide technology projects to update the City's network infrastructure and telephone systems. Rates are then projected to further increase by \$2.0 million in FY 2019-20, \$2.0 million in FY 2020-21, and \$1.8 million in FY 2021-22, due to assumed inflationary increases on salaries and benefits.

Additionally, the City will incur costs to furnish and equip new facilities. These costs will increase by \$6.0 million in FY 2018-19, will increase by \$10.0 million in FY 2019-20, then will decrease by \$13.3 million in FY 2020-21, and will decrease by another \$3.7 million in FY 2021-22. These costs are related to projects including various Fire Station improvements and replacements, the SFPD's new Crime Lab and Traffic Company facility, the new Animal Care and Control Facility, the Department of Public Health's office building replacement, and the Juvenile Probation administrative building replacement, and other large Certificates of Participation and General Obligation bond capital projects.

Citywide equipment costs are projected to decrease by \$5.3 million in FY 2018-19, as reflected in the previously adopted FY 2018-19 budget. To reach previous levels of investment as well as projected need, equipment costs are projected to increase by \$6.3 million in FY 2019-20. Increased cost assumptions based on CPI result in annual \$0.5 million increases in FY 2020-21 and FY 2021-22. Equipment is defined as an item costing \$5,000 or more with an expected life span of three years or more. This projection assumes that no equipment purchases will be funded through the use of lease revenue bonds in any of the next four years. By using cash instead of debt financing, the City saves on financing costs, reducing the overall cost of equipment purchases over the long term.

### **Hall of Justice Exit**

The Hall of Justice is a large facility located at 850 Bryant Street. It houses numerous criminal justice related City departments as well as the San Francisco Superior Court criminal courts. City functions located at the Hall of Justice include the Police Department Investigations, Police Storage, the District Attorney, Adult Probation Department, Sheriff Warrants and Records, and the Sheriff's County Jail 4. Exiting the Hall of Justice has been a longstanding City priority, because the building has significant life safety and seismic risks.

These life safety risks include, but are not limited to, frequent sewage overflows, which originate in the jail on the top floor. In the last year, the sewage overflows reached staff and clients in offices below. These sewage overflows have a major, adverse impact on building-wide operations, compromising security and personal health and safety. Some repairs involve breaking into the asbestos-laden walls, creating an even more toxic situation to be abated. From November 2, 2016, through August 21, 2017; there were 110 flood events for County Jail #4. Numerous repairs and preventative measures have been made, to no avail. These problems are in addition to the failing elevators, Heating, Ventilation, and Air Conditioning (HVAC), and other subsystems, all of which are well beyond their useful life. These conditions have resulted in a complaint to the California Division of Occupational Safety and Health (Cal/OSHA) as well as most of the public employee unions with staff in the Hall filing grievances to the City.

The building's seismic risk is just as great as its life/safety risks. The Hall registers as one of the City's most dangerous buildings on the HAZUS analysis. That analysis, run most recently in 2017, shows that a 7.9M earthquake on the San Andreas Fault would bring to the Hall a probability of greater than 100



casualties, economic impact of greater than \$50 million, operational losses of greater than \$5 million, and greater than 70% building damage. In the event of such a disaster, the building will likely be red-tagged-uninhabitable until structural repairs can be made. This result would be a crisis situation, especially for the prisoners who would be unable to flee but also unable to remain.

In response to the unacceptable conditions at the Hall of Justice, the City Administrator’s Office, which operates the building through the Real Estate Division, has developed a plan to relocate the City functions from the Hall of Justice and close the building. The current plan includes:

- FY 18-19 Lease privately owned office and storage space in the vicinity of the Hall of Justice to accommodate Police Investigations, Police Storage, the District Attorney, and the Adult Probation Department functions currently housed in the Hall of Justice. These moves will occur in FY 2018-19.
- FY 19-20 Additionally, the City will issue Certificates of Participation (COPs), a form of General Fund debt, in order to finance capital improvements at the existing County Jail 2 (located on 7th Street, adjacent to the Hall of Justice) and County Jail 6 (located in San Bruno). These capital improvements will create enough additional capacity at those two facilities to house inmates currently housed in County Jail 4 in the Hall of Justice. These moves will occur in FY 2019-20.
- FY 20-21 Once the administrative and custodial functions are removed from the City’s half of the Hall of Justice, in FY 2020-21, the City will issue additional COPs to fund a capital project which will demolish the City-occupied half of the Hall of Justice and will enclose the Superior Court-operated half of the building (which will still be in use).
- FY 25-26 In FY 2025-26, as the administrative leases are nearing the end of their term, the City will fund the construction of a new justice administrative building at the vacated and cleared land on the Hall of Justice campus. The Police, Adult Probation, and District Attorney administrative functions, potentially among others, will then move back into the reconstructed administrative building at the hall of Justice campus.

The (costs) and savings related to closing the Hall of Justice are summarized below:

**Table A-9. Hall of Justice Exit Cost**

	2018-19	2019-20	2020-21	2021-22
Avoided HoJ Operating Costs	-	4.7	0.8	0.1
Cost of Leased Administrative Space	(8.2)	(2.0)	(2.4)	(0.4)
Moving Expenses	(7.7)	7.7	-	-
Tenant Improvements	(7.0)	7.0	-	-
General Fund Cash Capital Budget	14.7	(14.7)	-	-
Adopted Vs. New COPs	0.2	0.3	20.6	(3.4)
<b>Incremental Change</b>	<b>(8.0)</b>	<b>3.0</b>	<b>19.0</b>	<b>(3.6)</b>

The City’s costs to exit the Hall of Justice and secure replacement facilities will grow by \$8 million in FY 2018-19, then will fall by \$3 million in FY 2019-20, will fall by another \$19 million in FY 2020-21, and will increase by \$3.6 million in FY 2021-22. The cost growth in FY 2018-19 is largely driven by the new administrative leases the City will need to secure in order to provide replacement space. The significant cost reductions in FY 2020-21 result because the prior plan assumed that the City would issue COPs to fund the replacement administrative building in 2021, which would have caused debt service costs to begin much sooner than with the existing plan. Furthermore the current plan assumes jail facilities

spending will total a smaller amount of money than the prior plan, resulting in a decreased debt service projection. Finally, the one-time moving and tenant improvement costs related to the administrative leases will be paid for with funds already appropriated from the City's General Fund Cash Capital budget.

#### **Inflation on Non-Personnel Costs and Grants to Non-Profit Contractors**

This projection assumes that the cost of materials and supplies, professional services, contracts with community-based organizations, and other non-personnel operating costs will increase by the CPI rate, as projected by the California Department of Finance and Moody's at a rate of 3.33% for FY 2019-20, 3.11% for FY 2020-21, and 3.04% for FY 2021-22. The projection also the adopted FY 2018-19 budgeted level of cost increases; this includes a 2.5% cost-of-doing business increase for nonprofit providers. This generates a total increase in costs to the City of \$12.8 million, \$36.3 million, \$35.0 million, and \$35.3 million in FY 2018-19, FY 2019-20, FY 2020-21, and FY 2021-22, respectively.

#### **Debt Service & Real Estate**

Over the next five years, total debt service and real estate costs are projected to increase by \$12.6 million in FY 2018-19, \$16.2 million in FY 2019-20, \$31.6 million in FY 2020-21, and \$14.8 million in FY 2021-22. This projection is based on current debt repayment requirements and projected debt service costs for investments anticipated in the Capital Plan, as well as cost increases related to the City's leased and owned real estate portfolio. This projection does not include debt service related to the Moscone Convention Center, which is reflected in the Convention Facilities Fund subsidy projection. The increases over the next several years are primarily due to the repayment of Certificates of Participation (COPs) for the replacement of the Department of Public Health office building at 101 Grove, the replacement of the Juvenile Probation administrative building, the replacement of the Animal Care and Control facility, and capital projects associated with the Justice Facilities Improvement Project (JFIP). Additionally, a smaller portion of the cost increase is due to growth in the annual cost of the City's leased and owned real estate portfolio.

Changes to the COP program and the City's leased and owned real estate costs due to the planned exit of the Hall of Justice are discussed in more detail in the section of this report dedicated to the Hall of Justice, above.

#### **Sewer, Water, and Power Rates**

The base case assumes increased General Fund transfers to the Public Utilities Commission (PUC) for the cost of sewer, water, and power expenses. Sewer and water rates have been adopted by the PUC Commission through FY 2017-18 to fund 24/7 operations and maintenance and planned capital improvement projects, including the Water System Improvement and the Sewer System Improvement Programs. The PUC will embark on adopting new rates for sewer and water in the spring of 2018 for FY 2018-19. For the purposes of this report, the four year projections utilize the increases assumed in the Wastewater and Water Ten Year Financial Plans. For FY 2018-19 and beyond, the power rate increases are from Power's Ten Year Financial Plan which assumes a half-cent per kilowatt hour (kWh) in FY 2017-18 through FY 2021-22. Additionally, the Power Enterprise bills and pays the cost of natural gas provided by Pacific Gas & Electric and the Department of General Services (DGS) to city departments. The increases in gas rates reflect increases in transportation costs, delivery of gas, and use of the pipelines. If these increases are implemented, the total General Fund impact resulting from the proposed increased sewer, water, and power rates is a cost of \$1.9 million, \$1.9 million, \$1.8 million, and \$1.9 million each year over the next four years.

#### **Other Citywide Costs**

This category includes assumed increases in costs across citywide services and other minor changes.

These items together result in increased General Fund costs of \$2.0 million, \$2.4 million, \$2.4 million, and \$2.4 million in the remaining four years of the report.

### USES—Departmental Costs

This section provides a high-level overview of significant departmental costs over the next five years. Table A-1 displays departmental cost increases of \$16.6 million in FY 2018-19, \$47.2 million in FY 2019-20, \$22.9 million in FY 2020-21, and \$38.1 million in FY 2021-2022.

#### City Administrator’s Office – Convention Facilities Subsidy

This plan assumes the Convention Facilities Fund General Fund subsidy will decrease by \$1 million in FY 2018-19 and another \$9.6 million in FY 2019-20, then will increase by \$0.5 million in FY 2020-21 and another \$0.2 million in FY 2021-22. The decrease in subsidy needed in FY 2018-19 and FY 2019-20 are due to decreased operating losses at the Moscone Convention Center as the Moscone Expansion Project completes construction as well as a significant decrease in debt service costs in FY 2019-20. The modest increase in General Fund subsidy in FY 2020-21 and FY 2021-22 is due to slight growth in the cost of debt service and services provided by other departments.

#### Elections – Number of Scheduled Elections

The number of elections and the associated costs for holding elections vary annually. The current schedule includes: one Gubernatorial General Election is scheduled in FY 2018-19, two elections (a November Municipal Election and a March Presidential Primary) in FY 2019-20, one Presidential Election in FY 2020-21, and one Gubernatorial Primary Election in FY 2021-22. This schedule results in projected incremental savings of \$0.8 million in FY 2018-19 over FY 2017-18, primarily due to the receipt of bi-annual revenues from special district elections (i.e. BART, SF Unified School District, and Community College), an additional cost of \$5.9 million in FY 2019-20 due to having two scheduled elections, a savings of \$5.4 million in FY 2020-21 as a result of only have one election, and an increase of \$0.2 million in FY 2021-22. Any special election not included in this projection would result in increased General Fund costs dependent on the complexity of the ballot and the size of the electorate.

**Table A-10. Number of Scheduled Elections FY 2018-19 through FY 2021-22**

Fiscal Year	Date	Type
2018-19	November 2018	Consolidated Gubernatorial General Election
2019-20	November 2019	Municipal Election
2019-20	March 2020	Consolidated Presidential Primary Election
2020-21	November 2020	Consolidated Presidential General Election
2021-22	June 2022	Consolidated Gubernatorial Primary Election

#### Ethics Commission – Public Financing of Elections

The Ethics Commission administers the Election Campaign Fund. Annual General Fund deposits to the Campaign Fund are governed by ordinance and equal \$2.75 per resident per fiscal year with up to 15% of the amount in the Fund available for administrative costs in most years. Funds not used in one election are carried over for use in the following election and the total amount in the Fund can never exceed \$7.0 million.

The following projection assumes: General Fund deposits in all five years of the forecast; eligible candidates qualify and accept disbursements each fiscal year based on qualifying criteria and limits as established under the law for the election cycle; and that Mayoral elections will be held in FY 2019-20. Under these assumptions, General Fund costs will increase by \$0.5 million in FY 2018-19 and by an additional \$1.1 million in FY 2019-20, with no additional costs in the final two years of the plan. These costs are highly sensitive to the actual amount of funds disbursed in Mayoral and Supervisorial campaigns.

#### **Free City College**

In February 2017, San Francisco became the first city in the nation to make community college free for its residents. The Free City College Program allows California residents who live in San Francisco to attend City College of San Francisco (CCSF) for free and grants stipends to students who already receive enrollment fee waivers to make higher education accessible to as many San Franciscans as possible. The annual programmatic expenditures of \$5.4 million were initially funded with a one-time \$9 million supplemental in FY 2016-17. General Fund annual operating support is projected to phase in as this onetime source is expended with \$2.2 million in FY 2018-19 and an additional \$3.1 million, (or \$5.4 million on-going) in FY 2019-20. This program will allow more students to access the training and education they need to earn jobs that will help them to live and work in San Francisco.

#### **Golden State Warriors Event Center**

The Golden State Warriors are currently constructing a multipurpose event center and retail and office project at 16<sup>th</sup> Street and 3<sup>rd</sup> Street in Mission Bay. In November 2015, the Mayor and Board of Supervisors approved the creation of the Mission Bay Transportation Improvement Fund to pay for public infrastructure improvements, equipment and public services to address the community's transportation and other needs in connection with events at the center. In FY 2018-19, the cost will be \$0.1 million more than in FY 2017-18. From FY 2019-20 through FY 2021-22, this report projects estimated annual incremental project costs of \$7.3 million, \$0.2 million, and \$0.2 million. These costs will be funded entirely with revenue generated from the project through increased property, business, sales, hotel, utility user, and stadium admission taxes.

#### **Mayor's Office of Housing and Community Development - HOPE SF and the Local Operating Subsidy Program**

Over the next five years, costs related to HOPE SF and the Local Operating Subsidy Program will require an increase in General Fund support of \$5.2 million in FY 2018-19, \$3.3 million in FY 2019-20, \$8.6 million in FY 2020-21, and \$8.1 million in FY 2021-22. The majority of the cost growth is related to the Local Operating Support Program, an initiative which funds the ongoing operations and provides services for supportive housing units inhabited by formerly homeless individuals. Cost growth in this program is largely due to the 1,173 new units expected to come online over the next four years.

#### **Human Services Agency – Aid**

Historically, we have included IHSS (In-Home Supportive Services) in our Aid calculations. However, since that program's funding has represented significant cost increases this year (see below), it is now separated in this report from the Aid line.

The Human Services Agency projects that aid payments (including programs such as CAAP, Foster Care, CalWORKS, Care Not Cash, and others) show a decrease in General Fund support of \$1.1 million in FY 2018-19, an increase of \$1.4 million in FY 2019-20, and an additional increase of \$0.1 million in FY 2020-21, with no change in FY 2021-22. These changes are primarily due to projected changes in caseloads.

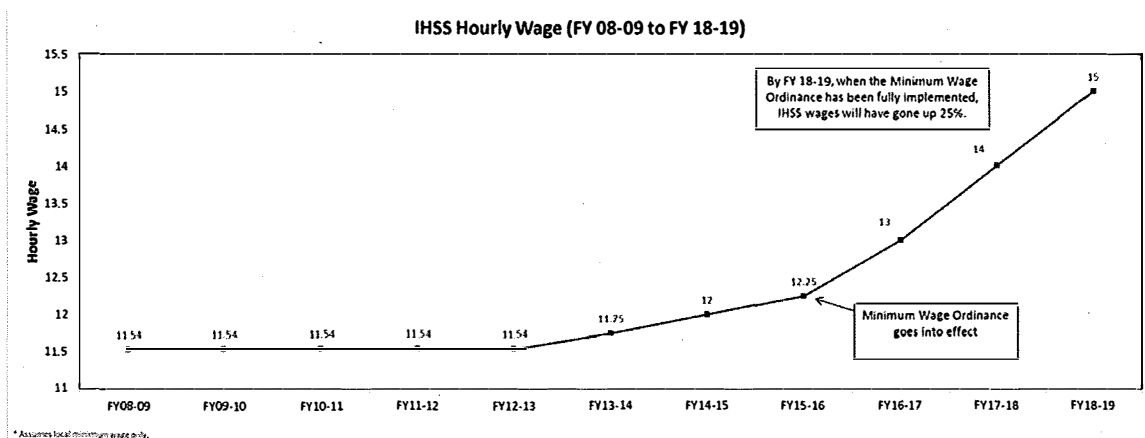
### Human Services Agency – In-Home Supportive Services

The In-Home Supportive Services (IHSS) program assists about 22,000 low-income elderly, disabled, and/or blind San Franciscans to live safely in their own homes rather than in a nursing home or other group care facility. The program employs 19,000 individuals as independent providers. IHSS workers assist clients with domestic and personal care services. The program works with hospitals and other medical facilities to ensure that home care services are in place at the time of discharge, which helps to mitigate hospital readmissions. In San Francisco, IHSS is provided in two modes, the Independent Provider Mode and the Contract Mode; the latter serves the most complex clients, who are unable to manage their own care.

Since FY 2012-13, counties' share of IHSS costs is based on a "maintenance of effort" (MOE). From the State's 1991 Realignment until 2012, the county share of IHSS funding was 35%. The MOE cost structure in place through FY 2016-17 required counties to maintain their IHSS spending at FY 2011-12 levels, with two adjustments: an annual inflation factor of 3.5% and adjustments for any locally negotiated wage or benefit increases for IHSS workers. This framework has resulted in modest and predictable growth in counties' share of IHSS costs over the past several years, while the state has taken on a relatively larger proportion of the program's rising costs. The State FY 2017-18 budget reset the MOE at a higher level and increased the annual inflationary increase to 5% for FY2018-19 and 7% in subsequent fiscal years. In anticipation of these changes, the City budgeted \$11.1 million in FY 2017-18 and \$16.9 million in FY 2018-19 in cost increases for this program.

However, the trailer bill language in the State FY 2017-18 budget specifies additional instances in which a county's MOE would be increased, resulting in additional large costs to San Francisco that were not anticipated in the City budget, beginning in FY 2017-18. One of the large cost drivers for San Francisco is the voter-approved minimum wage ordinance, which applies to IHSS workers. Under the prior MOE, wage increases resulting from voter-approved ordinances did not trigger an increase in the MOE, so the state paid the non-federal share of costs. As a result of the trailer bill language, these increases will now result in an MOE adjustment to reflect a share of the increased wage costs. Figure A-3 shows the increases in IHSS workers' wages, which have grown 25% since implementation of the minimum wage increase in San Francisco.

Figure A-3. Growth in IHSS Providers' Wages Due to Minimum Wage Ordinance



The updated estimates show much higher costs to San Francisco over and above the existing budget as shown below in Table A-11.

**Table A-11. Impact of New IHSS MOE on San Francisco**

	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Annual Growth FY17 - FY 22
	(Budgeted)	(Budgeted)	(5-Year Proj)	(5-Year Proj)	(5-Year Proj)	(5-Year Proj)	
Old MOE - SF Contribution	\$ 80.7	\$ 83.5	\$ 86.5	\$ 89.5	\$ 92.6	\$ 95.9	\$ 15.2
<i>Annual 3.5% Inflation</i>		\$ 2.8	\$ 2.9	\$ 3.0	\$ 3.1	\$ 3.2	
	(Budgeted)	(New Projection)	(New Projection)	(New Projection)	(New Projection)	(New Projection)	Annual Growth FY17 - FY 22
New MOE - SF Contribution	\$ 80.7	\$ 103.4	\$ 123.0	\$ 146.6	\$ 162.6	\$ 175.4	\$ 94.7
	\$ 80.7	\$ 83.5	\$ 86.5	\$ 89.5	\$ 92.6	\$ 95.9	
<i>Revised MOE</i>	\$ -	\$ 10.0	\$ 18.1	\$ 33.3	\$ 42.9	\$ 49.0	
<i>Min Wage Impact</i>	\$ -	\$ 3.7	\$ 11.8	\$ 16.5	\$ 19.1	\$ 22.1	
<i>Contract Mode</i>	\$ -	\$ 2.5	\$ 3.0	\$ 3.6	\$ 4.2	\$ 4.8	
<i>Admin Cap</i>	\$ -	\$ 3.7	\$ 3.7	\$ 3.7	\$ 3.7	\$ 3.7	
<b>Change in Annual SF Contribution</b>	<b>\$ -</b>	<b>\$ 19.9</b>	<b>\$ 36.5</b>	<b>\$ 57.1</b>	<b>\$ 69.9</b>	<b>\$ 79.6</b>	

There are four drivers of increases in IHSS costs shown in the table above, including:

- FF&E **Maintenance of Effort (MOE).** The new MOE shifted a greater share of costs to counties. The increase was greater than originally expected.
- FF&E **Minimum wage impacts.** Language in the trailer bill indicates that a county's IHSS MOE will be increased for wage increases resulting from local voter-approved initiatives. The City's minimum wage remains higher than the state minimum wage (now \$14 vs. \$10.50/hour). We had previously been held harmless for our local minimum wage costs, but the new law explicitly holds counties responsible for these costs, which has an especially large impact on San Francisco due to the fast rate at which the minimum wage is rising.
- FF&E **Contract mode costs.** The trailer bill includes language indicating that the MOE will also be adjusted to reflect increased costs in IHSS contract mode. Costs are rising for IHSS services provided through Homebridge, which serves clients with mental and physical conditions that prevent them from being able to coordinate their own care. The City's MOE will now be increased to account for these increases in IHSS contract mode.
- FF&E **Administrative costs cap.** The new MOE places a cap on the state's contribution to administration costs, above which the non-federal share of these costs must be covered with additional local funds. Previously, the state covered any non-federal share of administrative costs beyond what the county paid through its MOE. Since regulatory language has not yet been made public, this part of the estimate is most likely subject to further change.

Our current estimates show IHSS costs increasing by \$36.5 million over the FY 2018-19 projected budget from the Five Year Plan published in 2016, an additional \$57.1 million in FY 2019-20, an additional \$69.9 million in FY 2020-21, and finally increasing by an additional \$79.6 million in FY 2021-22.

**Public Health – Operating and one-time FF&E Costs**

In June 2016 voters approved a \$311.0 million Public Health and Safety Bond. The bond supports Department of Public Health (DPH) capital improvements to make essential earthquake safety improvements at the Zuckerberg San Francisco General Hospital (ZSFG) campus, as well as the renovation of the Southeast Health Center. Costs assumed in this report are inclusive of the expiration of one-time expenditures for furniture, fixtures, and equipment (FF&E), and the addition of new ongoing operating funds to support additional staff and expanded services in the new health center. Additionally, the Department plans to consolidate its offices and clinics currently located in the Civic Center to more

efficient, seismically safer, and geographically appropriate locations over the next five years, and this report assumes the associated moving and FF&E costs. Together these operating and one-time costs are projected to increase by \$4.1 million in FY 2018-19 and \$1.4 million FY 2019-20, decrease by \$9.3 million in FY 2020-21, and then slightly increase by \$0.3 million in FY 2021-22 as one-time moving and FF&E savings and on-going operating expenditures are fully realized.

**All Other Departmental Savings (/Costs)**

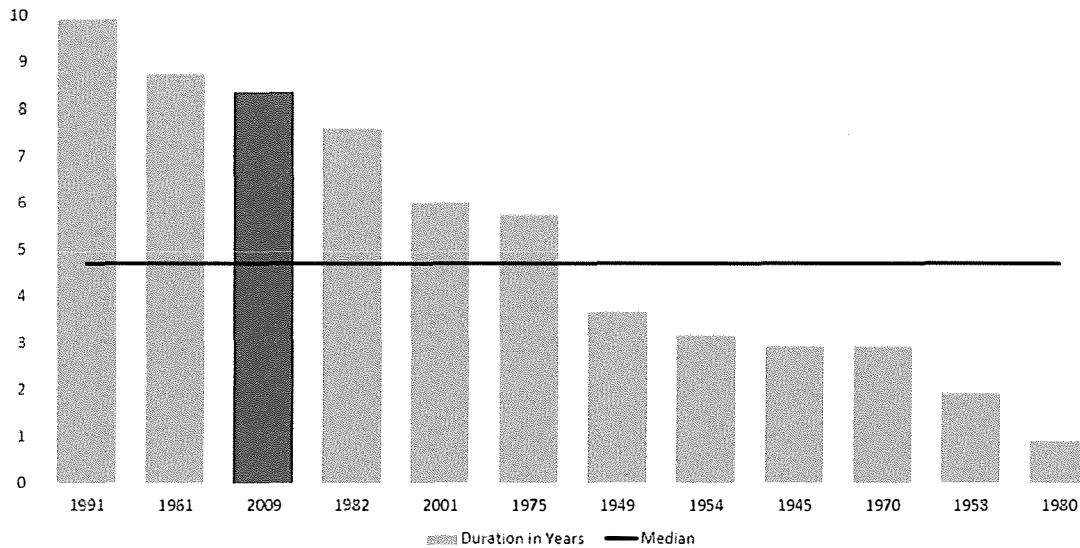
This section includes other smaller departmental changes including the expiration of limited-term project costs and several other small changes.

### Planning Scenario: Economic Recession

Due to the difficulty of predicting recessions, the base case of this report does not anticipate an economic contraction in any of the next four years. However, it would be an historical anomaly if the City did not experience an economic downturn over the next four years.

As Figure A-4 shows, since 1945, the median duration of an expansion in the United States has slightly under 5 years. The current economic expansion has lasted over 8 years. If there is indeed no recession through FY 2021-22, as the projection assumes, it will mark the longest economic expansion since 1945.

**Figure A-4. Number of Years of Economic Expansion in the U.S. from Start Year (1945 to Present)**



Based on the historical length of economic expansions as discussed above, it is likely that a significant economic slowdown or recession will occur prior to FY 2021-22.

The biggest impact on the City's budget deficits in a time of recession come from reduced revenue and increased employer contribution rates for employee retirement benefits. The City's revenues are affected by the overall business cycle; the international, national, and regional economies; state and federal budget decisions; consumer confidence and spending; employment rates; and travel and tourism. Historically, projection variances follow the economic cycle, and revenues tend to outperform expectations in times of expansion and underperform in times of recession. Actual revenues exceeded budgeted revenues by over 6% in FY 2005-06 and FY 2010-11, both years of rapid revenue growth, but were more than 4% below budgeted revenues in FY 2002-03 and FY 2008-09, years of sharp economic contraction.

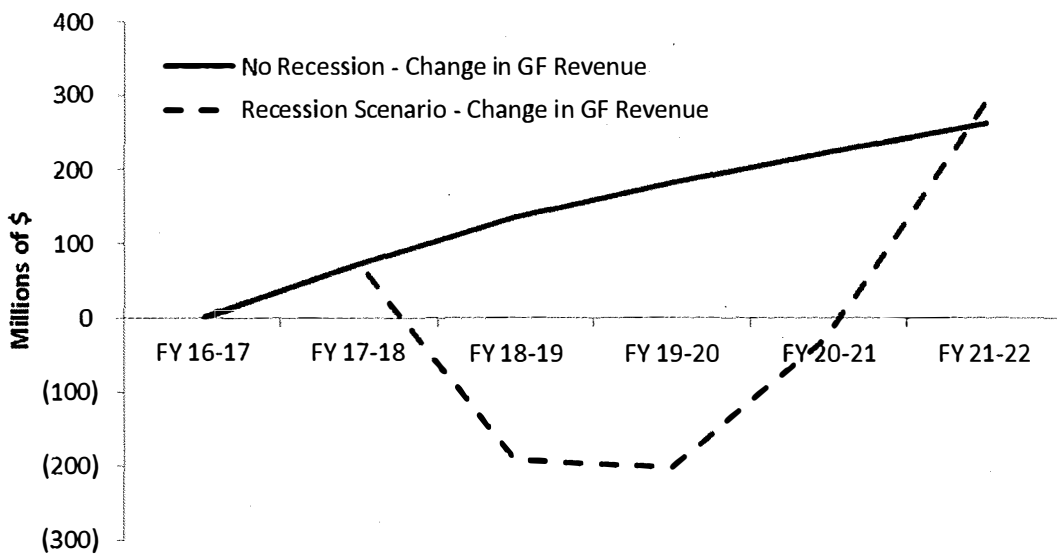
To illustrate the effect of a hypothetical recession on San Francisco's fiscal condition, this section describes a recession scenario that assumes weakness in the California and San Francisco economies beginning in FY 2019-20.

### Economic Assumptions Included in the Recession Scenario



**Recession Scenario – Impacts on Revenue Projections:** This scenario assumes rates of revenue loss in major local tax sources consistent with the average declines experienced during the last two economic downturns - from FY 2001-02 through FY 2003-04 (the dot-com/September 11th recession) and FY 2008-09 through FY 2010-11 (the 2008 global financial crisis). Reductions in the City’s projected aggregate discretionary revenue would result in reduced contributions to baselines and set-asides affecting the MTA, DCYF, the Library, Recreation and Parks, and the School District, and would also result in lower required deposits to the General Reserve, which are also assumed. Using these parameters, the net revenue loss from a recession beginning in FY 2019-20 would be approximately \$822.4 million over the remaining three years of the forecast period compared to the base case described in this plan. Figure A-5 shows the difference between base case and recession scenario revenue projections.

**Figure A-5. Comparison of Revenue in Base Case and Recession Scenarios  
Cumulative Change in Selected Local Taxes**



**Recession Scenario – Reserve Withdrawals:** The City’s reserve policies are designed to help absorb the impact of the revenue losses described above. The recession scenario assumes the maximum allowable use of the Budget Stabilization, Rainy Day, and General Reserves, or \$161 million in FY 2019-20, \$134 million in FY 2020-21, and \$105 million in FY 2021-22.

**Recession Scenario – Impacts on Pension Contributions:** An economic recession will also likely result in a significant increase in the employer contribution rates. The recession scenario therefore assumes a shock to the Retirement System’s (SFERS) assets during FY 2019-20 equivalent to the loss experienced during the 2008 global financial crisis and aftermath, which would affect contribution rates in FY 2021-22 as the valuation at July 1, 2020 determines the contribution rates for the fiscal year beginning July 1, 2021. The FY 2019-20 asset losses are then smoothed into the July 1, 2020 actuarial value of assets and employer contribution rates would increase over a five-year period beginning in FY 2021-22. In this scenario, employer contribution rates would rise by 3.6% in FY 2021-22 and by 7.5% in FY 2022-23. This estimate is intended to demonstrate sensitivity to a large negative return and should not be relied upon for any other purpose.

This plan projects that if an economic downturn similar to the two most recent recessions were to begin in FY 2018-19, it would increase the City's projected deficits by \$71 million, \$200 million, and \$198 million in FY 2019-20, FY 2020-21, and FY 2021-22 respectively.

San Francisco's Charter requires that each year's budget be balanced. The recession scenario detailed in this plan was modeled after the City's financial experience during the last two recessions; future economic slowdowns or reductions from the federal government could be less or more severe. As noted earlier in this report, significant risk from the federal budget and other policy changes at the federal level remain. In all cases, continuing to improve reserve balances and investment in critical one-time capital, equipment, and IT needs during periods of growth will help the City better weather the next economic downturn.

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Severin Campbell, Board of Supervisor's Budget Analyst's Office, [Severin.Campbell@sfgov.org](mailto:Severin.Campbell@sfgov.org)



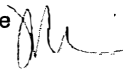
Ben Rose  
Cont  
Todd Ryd  
Deputy Cont

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## MEMORANDUM

TO: Carmen Chu, Assessor-Recorder  
Office of the Assessor-Recorder

FROM: Tonia Lediju, Chief Audit Executive  
City Services Auditor Division 

DATE: December 21, 2017

SUBJECT: Office of the Assessor-Recorder: Audit of the Social Security Number  
Truncation Program

### EXECUTIVE SUMMARY

The Office of the Assessor-Recorder (Recorder) created a social security number (SSN) truncation program (truncation program) to comply with the California Government Code (Code), which requires each county's recorder to establish such a program to create a public record version of each official record. Through the work of the two firms with which it contracts to provide SSN truncation services, the Recorder has appropriately truncated or marked for truncation all SSNs in the official records the audit tested. The audit also found that:

- None of the records tested contain unnecessary redactions.
- The Recorder used some truncation program funds for expenses that are not directly related to the truncation program. This includes \$63,750 in invoice costs, which the Recorder misclassified due to the inadvertent use of an incorrect fund code, and \$1,625 in other expenses, which the Recorder should not have charged to the truncation program fund. The Recorder corrected the \$1,625 charge of unallowable expenses and is in the process of correcting the \$63,750 that was misclassified.
- Projected truncation program expenses are not expected to exceed program revenues.

The Recorder should:

- Determine the amount of expenses paid from the truncation program funds that are not directly related to the program and reallocate the expenses to the appropriate fund.
- Use the excess program fund revenue that will be collected by December 31, 2017, projected to be \$722,888, to pay for any ongoing expenses the department will incur to comply with truncation-related provisions of the Code.

## BACKGROUND, OBJECTIVES & METHODOLOGY

### Background

The Office of the Controller's City Services Auditor Division (CSA) audited the social security number truncation program of the Office of the Assessor-Recorder. Code Section 27301(a),<sup>1</sup> requires county recorders to establish a SSN truncation program to create a public record version of each official record since 1980. Code Section 27301(b) requires county recorders to create a copy of each official record recorded on or after January 1, 2009, in electronic format and truncate any SSN in that record. Code Section 27361(d)(1) authorizes county recorders to charge a fee of \$1 for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded, as authorized by each county's board of supervisors. The collected fees are to be used solely for truncation program implementation. Code Section 27301(c) requires that county recorders not charge any new fee or increase any existing fees to fund the truncation program, except as provided for in Code Section 27361(d).

Consistent with state law, on July 22, 2008, the Board of Supervisors of the City and County of San Francisco (City) approved Ordinance Number 163-08, pursuant to Code Section 27301, which requires the Recorder to establish a SSN truncation program. The ordinance authorizes the Recorder to collect an additional \$1 for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded. The ordinance provides that the fee shall discontinue after December 31, 2017, unless reauthorized by the Board of Supervisors.

The ordinance further states that the Controller shall conduct two reviews to verify that the funds generated by the truncation program fee are used only for truncation program purposes, as required by Code Section 27361(d)(4). The first review was to have been completed between June 1, 2012, and December 31, 2013, which it was, and the second review must be completed between June 1 and December 31, 2017. This memorandum reports the results of CSA's second review.

The law requires the reviews to state the progress of the Recorder in truncating official records in accordance with Code Section 27301(a) and to estimate any ongoing costs of complying with Code Section 27301, subdivisions (a) and (b).

### Recorder Function and Truncation Process

The Recorder is responsible for locating all taxable property in the City and identifying its ownership, establishing a taxable value for all property subject to property taxation, listing the value of all property on the assessment roll, applying all legal exemptions to property taxes, maintaining public records, collecting city revenues from the recording of legal documents, conducting fair and efficient assessments, improving customer services and technology, and ensuring equity in all assessments.<sup>2</sup>

<sup>1</sup> All Code citations in this memorandum refer to the California Government Code.

<sup>2</sup> Some of these are property assessment responsibilities, not recording responsibilities, but for ease of reference, this memorandum refers to the office as the Recorder.

The Recorder contracts with two firms to provide SSN truncation services—AtPac<sup>3</sup> and BMI Imaging Systems Inc. (BMI):

- AtPac's contract is for ongoing SSN truncation (in compliance with Code Section 27301(b) of the code) and for review and redaction of documents from 2000 through 2008. The public can access redacted documents through the Clerk-Recorder Imaging Information System (CRIis)<sup>4</sup> database.
- BMI's contract is for the digital conversion of microfilm, indexing, and redacting of digitized documents from 1980 through 1999. According to the truncation program Quality Assurance (QA) team, BMI-reviewed documents are marked for redaction and can be viewed only by Recorder personnel. The public will be able to access the fully redacted documents through the Digital Reel<sup>5</sup> database once the QA team completes its review of the final document batch BMI redacted.

AtPac and BMI review all truncated documents to ensure the accuracy of SSN redactions that the Optical Character Recognition (OCR) extraction software performs. According to the Recorder, the QA team further reviews truncated documents to test the contractors' redaction accuracy.<sup>6</sup> If it finds anomalies, the QA team manually marks the document for redaction and alerts the contractor so it may, if needed, update the OCR extraction software's recognition algorithms to enhance accuracy. This process ensures that the Recorder complies with Code Section 27302(a), which states that county recorders are not liable for failure to truncate an SSN if they use due diligence to locate SSNs in official records and that the use of a highly accurate automated program is deemed to be due diligence.

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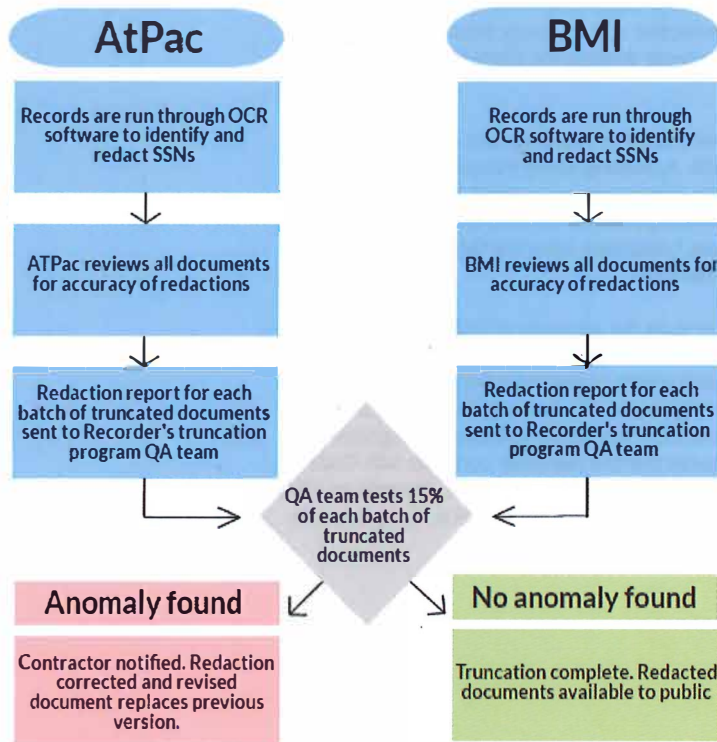
<sup>3</sup> AtPac was acquired by SouthTech Systems on March 1, 2017.

<sup>4</sup> AtPac provides CRIis as a portal to search county government public records. CRIis makes available records redacted by AtPac from 2000 and later.

<sup>5</sup> BMI provides Digital Reel to enable the public to retrieve and review documents stored on digital microfilm. Digital Reel makes available 1980 through 1999 records redacted by BMI.

<sup>6</sup> The QA team reviews a sample of 15 percent of documents returned in each batch delivery from AtPac and BMI.

**EXHIBIT 1 The Recorder's Truncation and Quality Assurance Workflow Process for Documents Redacted by AtPac and BMI**



Source: Auditor created based on interviews and walkthroughs with Recorder personnel.

**Objectives**

The objectives of this audit were to determine:

1. Whether the SSN truncation program complies with Code Section 27361 for back-file truncation of records from 1980 through 2008.
2. The completeness and accuracy of the fees collected to date. Specifically, determine whether the funds generated by the truncation program fee are used only for truncation program purposes in compliance with Code Section 27361.

3. The gap between the cost estimates to redact SSNs and the estimated ongoing costs of complying with the truncation requirements mandated in state law. Also, compare the program's implementation costs to the program fee revenue collected.

## Methodology

To conduct the audit, the audit team:

- Reviewed and obtained an understanding of contractual requirements for redaction services provided by AtPac and BMI.
- Reviewed and obtained an understanding of the redaction workflow process performed by AtPac and BMI.
- Interviewed key Recorder personnel who oversee the implementation of the social security truncation program and redaction quality assurance process.
- Evaluated a purposeful sample of 1228 documents that AtPac or BMI truncated. Of the 1,228 documents tested, 844 (69 percent) are identified as redacted and 300 (24 percent) were identified as not redacted. An additional 84 documents (7 percent of sample) were selected from a batch of all documents reviewed by the contractors, and not identified as 'key documents' by the Recorder.<sup>7</sup> The test assessed whether the documents:
  - Containing SSNs were properly redacted.
  - Not containing SSNs show any unnecessary redactions.
  - Sent for redaction but not redacted contain an SSN.
- Analyzed invoices that AtPac and BMI submitted to the Recorder during 2015 through 2017 for truncation-related services to determine whether truncation program fee revenue is used only for the truncation program.
- Compared SSN truncation revenues and expenses to determine whether program revenues will be adequate to cover program expenses.

This audit was conducted in accordance with generally accepted government auditing standards. These standards require planning and performing the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for the findings and conclusions based on the audit objectives. CSA believes that the evidence obtained provides a reasonable basis for the findings and conclusions based on the audit objectives.

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<sup>7</sup> According to the QA team, the Recorder identified 35 key documents that are most likely to contain social security numbers.



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**From:** Reports, Controller (CON)  
**Sent:** Thursday, December 21, 2017 11:13 AM  
**To:** Calvillo, Angela (BOS); Mchugh, Eileen (BOS); BOS-Supervisors; BOS-Legislative Aides; Elliott, Jason (MYR); Leung, Sally (MYR); Whitehouse, Melissa (MYR); Hussey, Deirdre (MYR); Canale, Ellen (MYR); Tugbenyoh, Mawuli (MYR); Steeves, Asja (CON); Campbell, Severin (BUD); Newman, Debra (BUD); Rose, Harvey (BUD); Docs, SF (LIB); CON-EVERYONE; Chu, Carmen (ASR); Cukierman, Rachel (ASR); Fuchs, Kurt (ASR); Jacques, Simone (ASR)  
**Subject:** Issued: Office of the Assessor-Recorder: Audit of the Social Security Number Truncation Program

The Office of the Controller's City Services Auditor Division (CSA) today issued a memorandum on its audit of the Social Security Number Truncation Program of the Office of the Assessor-Recorder (Recorder). The audit found that the Recorder has appropriately truncated or marked for truncation all social security numbers in the official records tested. The audit also found that:

- None of the tested records contain unnecessary redactions.
- The Recorder accounted for some truncation program funds as expenses although they are not directly related to the truncation program—\$63,750 in misclassified invoice costs and \$1,625 in other expenses that should not have been charged to the truncation program fund. The Recorder reports that it has reallocated the inadvertently misclassified funds.
- Projected truncation program expenses are not expected to exceed program revenues.

To view the memorandum, please visit our website at:  
<http://openbook.sfgov.org/webreports/details3.aspx?id=2529>

This is a send-only e-mail address. For questions about the memorandum, please contact Chief Audit Executive Tonia Lediju at [tonia.lediju@sfgov.org](mailto:tonia.lediju@sfgov.org) or 415-554-5393 or the CSA Audits Unit at 415-554-7469.

Follow us on Twitter @SFController.



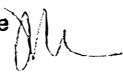
Ben Rosenfield  
Controller  
Todd Rydstrom  
Deputy Controller

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## MEMORANDUM

TO: Carmen Chu, Assessor-Recorder  
Office of the Assessor-Recorder

FROM: Tonia Lediju, Chief Audit Executive  
City Services Auditor Division 

DATE: December 21, 2017

SUBJECT: Office of the Assessor-Recorder: Audit of the Social Security Number  
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### Background

The Office of the Controller's City Services Auditor Division (CSA) audited the social security number truncation program of the Office of the Assessor-Recorder. Code Section 27301(a),<sup>1</sup> requires county recorders to establish a SSN truncation program to create a public record version of each official record since 1980. Code Section 27301(b) requires county recorders to create a copy of each official record recorded on or after January 1, 2009, in electronic format and truncate any SSN in that record. Code Section 27361(d)(1) authorizes county recorders to charge a fee of \$1 for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded, as authorized by each county's board of supervisors. The collected fees are to be used solely for truncation program implementation. Code Section 27301(c) requires that county recorders not charge any new fee or increase any existing fees to fund the truncation program, except as provided for in Code Section 27361(d).

Consistent with state law, on July 22, 2008, the Board of Supervisors of the City and County of San Francisco (City) approved Ordinance Number 163-08, pursuant to Code Section 27301, which requires the Recorder to establish a SSN truncation program. The ordinance authorizes the Recorder to collect an additional \$1 for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded. The ordinance provides that the fee shall discontinue after December 31, 2017, unless reauthorized by the Board of Supervisors.

The ordinance further states that the Controller shall conduct two reviews to verify that the funds generated by the truncation program fee are used only for truncation program purposes, as required by Code Section 27361(d)(4). The first review was to have been completed between June 1, 2012, and December 31, 2013, which it was, and the second review must be completed between June 1 and December 31, 2017. This memorandum reports the results of CSA's second review.

The law requires the reviews to state the progress of the Recorder in truncating official records in accordance with Code Section 27301(a) and to estimate any ongoing costs of complying with Code Section 27301, subdivisions (a) and (b).

### Recorder Function and Truncation Process

The Recorder is responsible for locating all taxable property in the City and identifying its ownership, establishing a taxable value for all property subject to property taxation, listing the value of all property on the assessment roll, applying all legal exemptions to property taxes, maintaining public records, collecting city revenues from the recording of legal documents, conducting fair and efficient assessments, improving customer services and technology, and ensuring equity in all assessments.<sup>2</sup>

<sup>1</sup> All Code citations in this memorandum refer to the California Government Code.

<sup>2</sup> Some of these are property assessment responsibilities, not recording responsibilities, but for ease of reference, this memorandum refers to the office as the Recorder.

The Recorder contracts with two firms to provide SSN truncation services—AtPac<sup>3</sup> and BMI Imaging Systems Inc. (BMI):

- AtPac's contract is for ongoing SSN truncation (in compliance with Code Section 27301(b) of the code) and for review and redaction of documents from 2000 through 2008. The public can access redacted documents through the Clerk-Recorder Imaging Information System (CRIis)<sup>4</sup> database.
- BMI's contract is for the digital conversion of microfilm, indexing, and redacting of digitized documents from 1980 through 1999. According to the truncation program Quality Assurance (QA) team, BMI-reviewed documents are marked for redaction and can be viewed only by Recorder personnel. The public will be able to access the fully redacted documents through the Digital Reel<sup>5</sup> database once the QA team completes its review of the final document batch BMI redacted.

AtPac and BMI review all truncated documents to ensure the accuracy of SSN redactions that the Optical Character Recognition (OCR) extraction software performs. According to the Recorder, the QA team further reviews truncated documents to test the contractors' redaction accuracy.<sup>6</sup> If it finds anomalies, the QA team manually marks the document for redaction and alerts the contractor so it may, if needed, update the OCR extraction software's recognition algorithms to enhance accuracy. This process ensures that the Recorder complies with Code Section 27302(a), which states that county recorders are not liable for failure to truncate an SSN if they use due diligence to locate SSNs in official records and that the use of a highly accurate automated program is deemed to be due diligence.

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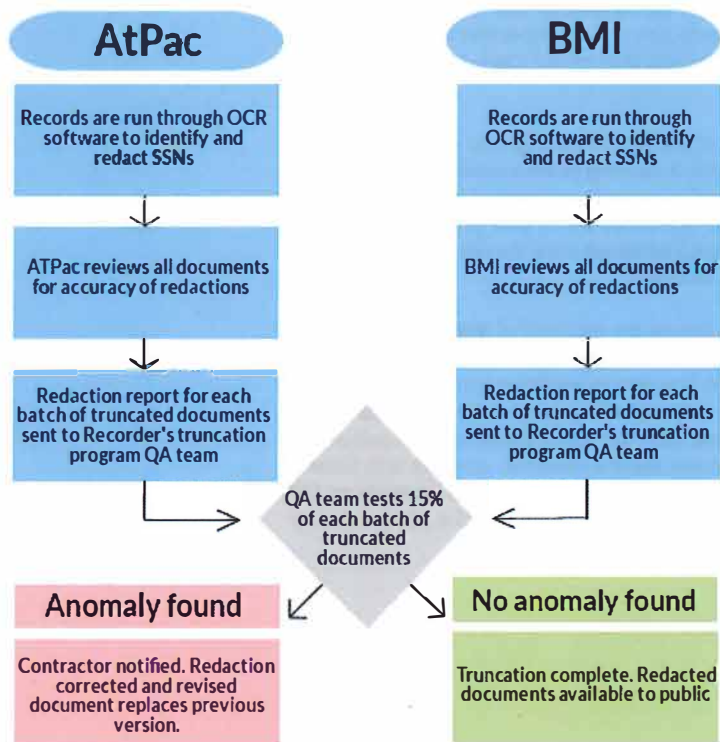
<sup>3</sup> AtPac was acquired by SouthTech Systems on March 1, 2017.

<sup>4</sup> AtPac provides CRIis as a portal to search county government public records. CRIis makes available records redacted by AtPac from 2000 and later.

<sup>5</sup> BMI provides Digital Reel to enable the public to retrieve and review documents stored on digital microfilm. Digital Reel makes available 1980 through 1999 records redacted by BMI.

<sup>6</sup> The QA team reviews a sample of 15 percent of documents returned in each batch delivery from AtPac and BMI.

**EXHIBIT 1** The Recorder's Truncation and Quality Assurance Workflow Process for Documents Redacted by AtPac and BMI



Source: Auditor created based on interviews and walkthroughs with Recorder personnel.

### Objectives

The objectives of this audit were to determine:

1. Whether the SSN truncation program complies with Code Section 27361 for back-file truncation of records from 1980 through 2008.
2. The completeness and accuracy of the fees collected to date. Specifically, determine whether the funds generated by the truncation program fee are used only for truncation program purposes in compliance with Code Section 27361.

3. The gap between the cost estimates to redact SSNs and the estimated ongoing costs of complying with the truncation requirements mandated in state law. Also, compare the program's implementation costs to the program fee revenue collected.

## Methodology

To conduct the audit, the audit team:

- Reviewed and obtained an understanding of contractual requirements for redaction services provided by AtPac and BMI.
- Reviewed and obtained an understanding of the redaction workflow process performed by AtPac and BMI.
- Interviewed key Recorder personnel who oversee the implementation of the social security truncation program and redaction quality assurance process.
- Evaluated a purposeful sample of 1228 documents that AtPac or BMI truncated. Of the 1,228 documents tested, 844 (69 percent) are identified as redacted and 300 (24 percent) were identified as not redacted. An additional 84 documents (7 percent of sample) were selected from a batch of all documents reviewed by the contractors, and not identified as 'key documents' by the Recorder.<sup>7</sup> The test assessed whether the documents:
  - Containing SSNs were properly redacted.
  - Not containing SSNs show any unnecessary redactions.
  - Sent for redaction but not redacted contain an SSN.
- Analyzed invoices that AtPac and BMI submitted to the Recorder during 2015 through 2017 for truncation-related services to determine whether truncation program fee revenue is used only for the truncation program.
- Compared SSN truncation revenues and expenses to determine whether program revenues will be adequate to cover program expenses.

This audit was conducted in accordance with generally accepted government auditing standards. These standards require planning and performing the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for the findings and conclusions based on the audit objectives. CSA believes that the evidence obtained provides a reasonable basis for the findings and conclusions based on the audit objectives.

---

<sup>7</sup> According to the QA team, the Recorder identified 35 key documents that are most likely to contain social security numbers.

## RESULTS

### **Finding 1. The Recorder appropriately redacted records containing social security numbers.**

The Recorder has appropriately truncated or marked for truncation all SSNs in the official records tested, in compliance with Code Section 27301(a). Further, none of the records tested contain unnecessary redactions. This finding indicates that the contractors charge the Recorder only for redacting SSNs. The items tested and results are as follows:

- Of the 478 AtPac-redacted documents tested from 1999 through 2005, 464 (97 percent) contain SSNs that are appropriately redacted and the remaining 14 (3 percent) contain SSNs that are appropriately marked for redaction.
- Of the 84 tested documents from among a sample of all documents submitted to AtPac for review and redaction, 79 (94 percent) do not contain SSNs and 5 (6 percent) contain SSNs that were appropriately redacted. This result indicates that the Recorder correctly identified all documents that contain SSNs.<sup>8</sup>
- Of the 366 BMI-redacted documents tested from 1980 through 1995, all (100 percent) contain SSNs that are appropriately marked for redaction.
- Of the 300 documents tested for the presence of SSNs from both contractors' "reviewed but not redacted" lists 268 (89 percent) did not contain SSNs.<sup>9</sup> the remaining 32 (11 percent) documents contain SSNs that are marked for redaction.

According to the Recorder, in October 2017 AtPac finished truncating all documents from 2000 through 2009 containing SSNs, and BMI is projected to complete all redactions of documents from 1980 through 2000 by December 31, 2017. Therefore, as of the completion of audit field work, the Recorder was complying with Code Section 27031(a), which has reduced the risk of fraud based on the misuse of SSNs.

---

<sup>8</sup> The sample included document types that have not been indexed.

<sup>9</sup> According to the QA team, each contractor submits to the Recorder a list of documents it reviewed but did not redact.

**EXHIBIT 2 All Official Records Tested for Social Security Numbers Are Appropriately Redacted**

Contractor	Document Type	Population	Number in Sample	Unredacted Social Security Number Present?
BMI	Redacted	7,392	366	No
	Unredacted	63,949	200	No
AtPac	Redacted	120,001	478	No
	Unredacted	1,601,806	100	No
<b>Total</b>		<b>1,793,148</b>	<b>1,144</b>	

Note: Sample determined based on a 95 percent confidence level.

Code Section 27301(a) requires records to be handled in descending chronological order (newest to oldest). For the records covered by the BMI contract, the records marked for redaction include various months from 1980 through 1999. According to Recorder personnel, when all records for the BMI contract have been reviewed, the documents will be simultaneously redacted. Contrary to Code Section 27301(a), AtPac redacted the records covered by its contract in ascending order (oldest to newest), from 2000 through 2008.

**Finding 2. Some truncation program funds were used for expenses that are not directly related to the truncation program, contrary to state law.**

Invoice Testing

Of 31 contractor invoices tested, 28 (90 percent) were appropriately recorded and paid by the Recorder from truncation program fee revenue.<sup>10</sup> However, the remaining 3 invoices (10 percent) indicate that the Recorder also used truncation program revenue to pay for expenses that are not directly related to the program and inappropriately recorded the costs in the City's financial system. These 3 invoices contained costs for truncation and imaging, which have separate fund codes. According to its management, the Recorder inadvertently misclassified the truncation costs to another (non-truncation) fund code and charged \$63,750 in imaging costs to the truncation fund code due to a transposition error between two fund codes.

The Recorder is prohibited from charging imaging costs to the truncation fund unless the imaging is directly related to truncation. The Recorder confirmed that the imaging expenses on these invoices were not directly related to the truncation program.

Code Section 27361(d)(4) states that funds generated by the SSN truncation program fee are to be used only for truncation program purposes. According to the Recorder, the charges were mistakenly recorded to the truncation program fund.

<sup>10</sup> CSA tested the entire population of 31 invoices from 2015 through 2017 that AtPac and BMI submitted to the Recorder for the redaction of SSNs from official records.



Exhibit 3 shows the total amount of misclassified expenses.

<b>EXHIBIT 3 Three of 31 Tested Invoices Include Expenses That Were Misclassified to the Truncation Program Fund</b>		
Invoice ID	Invoice Receipt Date	Total misclassified
VCAS17000255	1/11/2017	\$23,850
VCAS17000281	2/2/2017	22,650
VCAS17000321	3/9/2017	17,250
Total		\$63,750

Source: Invoice data provided by the Recorder. Exceptions identified by CSA.

Transaction Data Testing

CSA also analyzed the transaction data for the SSN truncation fund code from the City's financial system. There were three instances (totaling \$1,625) where expenses related to conference and workshop attendance were charged to the truncation program fund. On October 4, 2017, Recorder management provided documentation to CSA showing that the expenses were abated—that is, the charges were corrected.

**Finding 3. Projected truncation program expenses are not expected to exceed program revenues.**

The audit's analysis of projected financial data indicates that the truncation program will have sufficient funds to cover its expenses for back-file redactions, specifically a surplus of \$722,888 by December 31, 2017. CSA did not consider the ongoing payroll costs of the Recorder's staff's time in this projected surplus.

To determine the projected program surplus or deficit, the audit analyzed revenue and expense data from fiscal year 2008-09 through the first quarter of fiscal year 2017-18. Using this data, CSA calculated the program's projected revenues and expenses for the second quarter of fiscal year 2017-18, including any contract expenses not yet billed. CSA compared the total program revenues and expenses to AtPac and BMI contracts and verified that the revenues collected will be adequate to cover all program expenses.<sup>11</sup>

<sup>11</sup> The AtPac and BMI contracts limit contract charges to \$1,191,388 and \$957,525, respectively.

<b>EXHIBIT 4 Truncation Program Revenues Are Projected to Cover Program Expenses</b>					
Periods(s)	Actual		Projected		Total
	Fiscal Years 2008-09 to 2016-17	Fiscal Year 2017-18 Quarter 1	Fiscal Year 2017-18 Quarter 2	All Periods	
Revenue	\$1,624,374	43,302	45,072	\$1,712,748	
Expenses	\$307,587	280,413	401,860	\$989,860	
			<b>Surplus (Deficit)</b>	<b>\$722,888</b>	

Source: Actual amounts from financial data and contract documentation from Recorder. Projected amounts calculated by CSA.

**Recommendations**

The Office of the Assessor-Recorder should:

1. Determine the amount of expenses paid from truncation program funds that are not directly related to the program and reallocate the expenses to the appropriate fund.
2. Use the excess program fund revenue that will be collected by December 31, 2017, (projected to be \$722,888) to pay for any ongoing expenses the department will incur to comply with truncation-related provisions of the California Government Code.

The Recorder's response is attached. CSA will work with the Recorder to follow up every six months on the status of the open recommendations made in this memorandum. CSA extends its appreciation to you and your staff who assisted with this audit. If you have any questions or concerns, please contact me at (415) 554-5393 or tonia.lediju@sfgov.org.

cc: Office of the Assessor-Recorder

Rachel Cukierman  
 Kurt Fuchs  
 Simone Jacques  
 Clarissa Nantes

Controller

Ben Rosenfield  
 Todd Rydstrom  
 Mark de la Rosa  
 Mamadou Gning  
 Cherry Bobis  
 Snehi Basnet  
 Amanda Kelley  
 Steven Muñoz  
 Elaine Wong

Board of Supervisors  
 Budget Analyst  
 Citizens Audit Review Board  
 City Attorney  
 Civil Grand Jury  
 Mayor  
 Public Library

## ATTACHMENT: DEPARTMENT RESPONSE

---

CARMEN CHU  
ASSESSOR-RECORDER



SAN FRANCISCO  
OFFICE OF THE ASSESSOR-RECORDER

December 11, 2017

Ms. Tonia Lediju  
Director of City Audits  
City Hall, Room 476  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**Subject: Audit of the Assessor-Recorder's Social Security Number Truncation Program**

Dear Ms. Lediju:

Thank you for providing my office with the opportunity to respond to the Audit of the Assessor-Recorder's Social Security Number Truncation Program, as prepared by the Office of the Controller, City Services Auditor Division.

We concur with the audit's two recommendations regarding the program's expenses and funding. I appreciate the work of you and your staff in reviewing our Social Security Number Truncation Program. If you have additional questions, please contact Rachel Cukierman, Deputy Director of Administration and Finance, at (415) 554-5598.

Sincerely,



Carmen Chu  
Assessor-Recorder

City Hall Office: 1 Dr. Carlton B. Goodlett Place  
Room 190, San Francisco, CA 94102-4698  
Tel: (415) 554-5598 Fax: (415) 554-7151  
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e-mail: assessor@sfgov.org

For each recommendation, the responsible agency should indicate whether it concurs, does not concur, or partially concurs. If it concurs with the recommendation, it should indicate the expected implementation date and implementation plan. If the responsible agency does not concur or partially concurs, it should provide an explanation and an alternate plan of action to address the identified issue.

## RECOMMENDATIONS AND RESPONSES

Recommendation	Agency Response	<u>CSA Use Only</u> Status Determination*
The Office of the Assessor-Recorder should:		
1. Determine the amount of expenses paid from truncation program funds that are not directly related to the program and reallocate the expenses to the appropriate fund.	<input checked="" type="checkbox"/> Concur <input type="checkbox"/> Do Not Concur <input type="checkbox"/> Partially Concur  ASR concurs with the recommendation and notes that the inadvertently misclassified expenses have already been reallocated to the appropriate fund.	<input type="checkbox"/> Open <input checked="" type="checkbox"/> Closed <input type="checkbox"/> Contested
2. Use the excess program fund revenue that will be collected by December 31, 2017, (projected to be \$722,888) to pay for any ongoing expenses the department will incur to comply with truncation-related provisions of the California Government Code.	<input checked="" type="checkbox"/> Concur <input type="checkbox"/> Do Not Concur <input type="checkbox"/> Partially Concur  ASR concurs with the recommendation.	<input checked="" type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> Contested

\* Status Determination is based on audit team's review of the agency's response and proposed corrective action.

**From:** Reports, Controller (CON)  
**Sent:** Tuesday, December 05, 2017 11:08 AM  
**To:** Calvillo, Angela (BOS); Mchugh, Eileen (BOS); BOS-Legislative Aides; BOS-Supervisors; Elliott, Jason (MYR); Leung, Sally (MYR); Howard, Kate (MYR); Tsang, Francis; Whitehouse, Melissa (MYR); Tucker, John (MYR); Hussey, Deirdre (MYR); Canale, Ellen (MYR); Tugbenyoh, Mawuli (MYR); Rose, Harvey (BUD); Newman, Debra (BUD); Campbell, Severin (BUD); Docs, SF (LIB); CON-EVERYONE; CON-Finance Officers; MYR-ALL Department Heads; Zaverukha, Lydia (REC); Kern, Dennis (REC)  
**Subject:** Issued: Park Maintenance Standards Annual Report (FY 2016-17)

Appendix F of the City Charter requires the Controller's Office to work in cooperation with the Recreation and Parks Department to establish objective and measurable park maintenance standards, and to assess on an annual basis the extent to which the City's parks meet those standards. Today the Controller's Office is issuing the twelfth annual report on the condition of the City's parks; it is based on the results of evaluations through fiscal year 2016-17 (FY17). In addition to presenting the results of the latest evaluations, the report considers how park conditions have changed in recent years and it aims to uncover the main drivers of changes in park conditions in order to inform RPD's operational decisions.

Highlights:

- For the second year in a row, the citywide average park score has increased - going from 85% in FY15 to 86% in FY16 and to 88% in FY17.
- Sixty one percent of the City's parks experienced an increase in score from FY15 to FY17. Some of the greatest increases are likely the result of renovations funded by the 2012 Clean and Safe Neighborhood Parks bond.
- Parks identified by RPD as serving equity zones score on average two percentage points lower than non-equity zone parks (87% compared to 89%).

To view the full report, please visit: <http://openbook.sfgov.org/webreports/details3.aspx?id=2523>

You can also find the report on our Street, Sidewalk, and Park Maintenance Standards site at <http://sfcontroller.org/proposition-c-compliance-street-sidewalk-and-park-maintenance-standards>, and you can view scores and more parks data from previous years at <http://sfparkscores.weebly.com/>.

For more information, please contact:

Alice Kassinger  
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City Services Auditor, City Performance Unit  
Phone: 415/554-5311  
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# Park Maintenance Standards

Annual Report

2017

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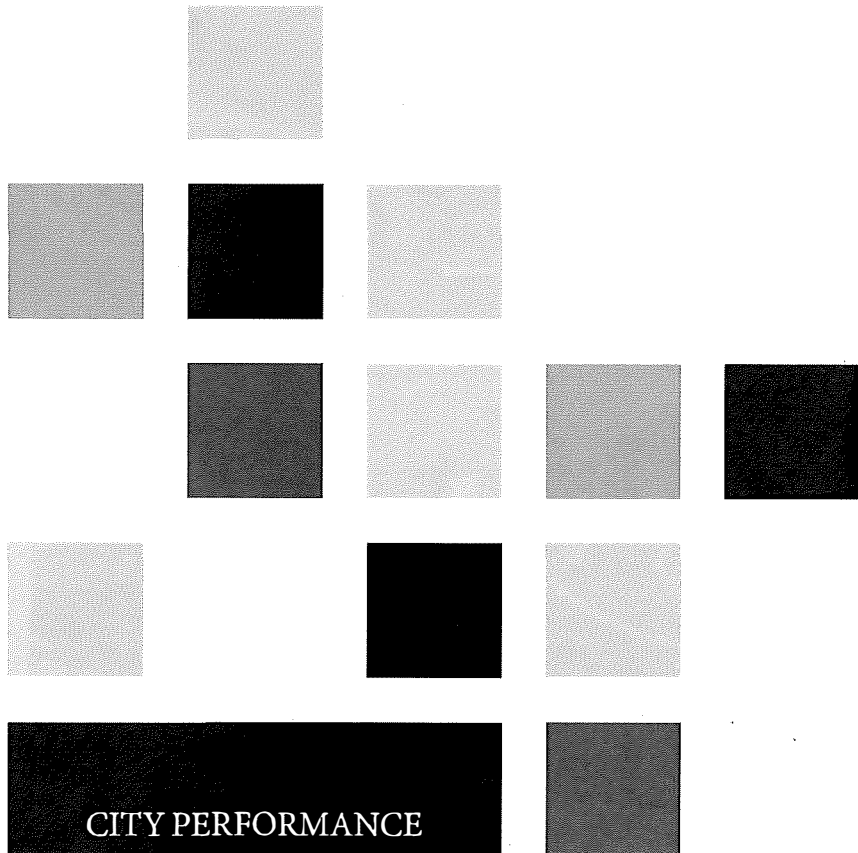


Hilltop Park

# Park Maintenance Standards

## Annual Report

2017



December 5, 2017

City & County of San Francisco  
Office of the Controller  
City Services Auditor

## About City Performance

The City Services Auditor (CSA) was created in the Office of the Controller through an amendment to the San Francisco City Charter that was approved by voters in November 2003. Within CSA, City Performance ensures the City's financial integrity and promotes efficient, effective, and accountable government.

### City Performance Goals:

- City departments make transparent, data-driven decisions in policy development and operational management.
- City departments align programming with resources for greater efficiency and impact.
- City departments have the tools they need to innovate, test, and learn.

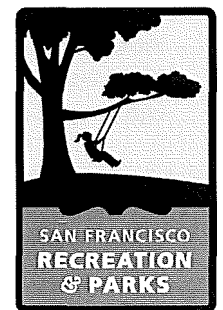
### City Performance Team

Peg Stevenson, Director  
Joe Lapka, Project Manager  
Alice Kassinger, Performance Analyst  
Emily Vontsolos, San Francisco Fellow



### San Francisco Recreation and Parks Department Project Sponsors

Denny Kern, Director of Operations  
Lydia Zaverukha, Asset Manager



### For more information please contact:

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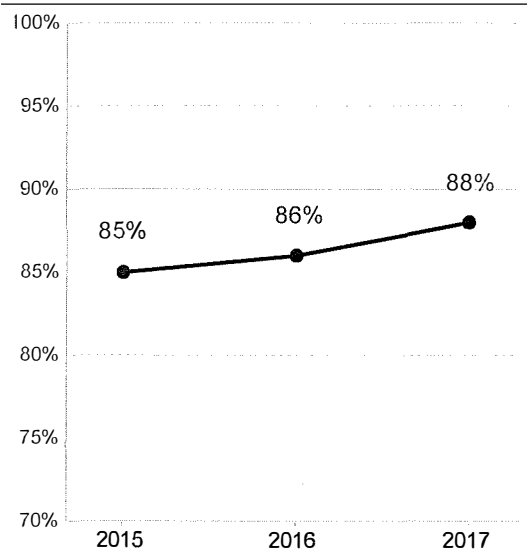
# Summary

Under an amendment approved by voters in 2003, Appendix F of the City Charter requires the City Services Auditor Division (CSA) of the Controller's Office to work in cooperation with the Recreation and Parks Department (RPD) to establish objective and measurable park maintenance standards, and to assess on an annual basis the extent to which the City's parks meet those standards. In fiscal year 2016-2017 (FY17), the park evaluation program reached an important milestone with the development of a new database system, which enables evaluators to complete evaluations using a mobile device rather than a paper form. This system has brought improvements in the accuracy and timeliness of our data, and it will enable RPD to respond more readily to changes in park conditions. These developments come only two years after the program passed another major milestone with the implementation of revised evaluation standards in FY15. Now with three years of data using the new standards, it is more feasible to start looking for trends in the data.

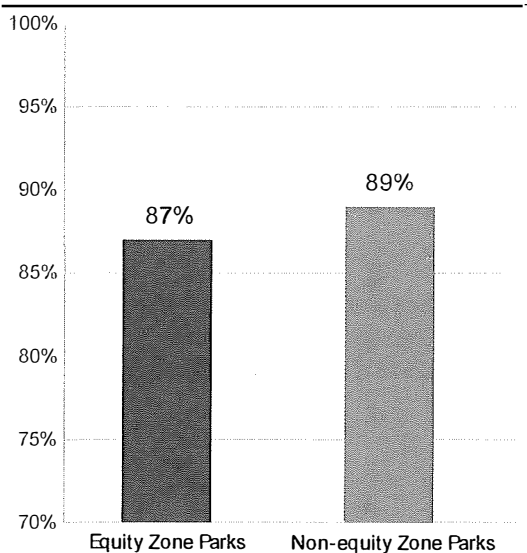
## Results

- For the second year in a row, the citywide average park score has increased - going from 85% in FY15 to 86% in FY16 and to 88% in FY17.
- Sixty one percent of the City's parks experienced an increase in score from FY15 to FY17. Some of the greatest increases in scores are likely the result of renovations funded by the 2012 Clean and Safe Neighborhood Parks bond. For example, Gilman Playground was allotted \$1.8 million for renovations in FY15 and FY16, and its score rose 32.7 percentage points over the two year period.
- Parks identified by RPD as serving equity zones score on average two percentage points lower than non-equity zone parks (87% compared to 89%).
- For the third year in a row, children's play areas are the lowest scoring park feature, with an average score of 80%.
- The highest scoring supervisor district is District 1 (92%) and the lowest is District 11 (83%); District 11 has the lowest scoring park overall (63.5%), and it also has the lowest maximum park score among all the districts (90.1%).

Annual Citywide Park Scores by Fiscal Year



Equity Zone and Non-equity Zone Park Scores



# Summary

## Results (continued)

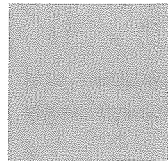
- This report identifies high and low scoring parks with respect to various park features, graffiti, cleanliness, and overall park score. While large regional parks like Golden Gate Park and John McLaren Park unsurprisingly show up as both high and low scoring on many occasions, there are some notable findings:
  - Betty Ann Ong Chinese Recreation Center, Cabrillo Playground, Fulton Playground, Joe DiMaggio North Beach Playground, and Mission Dolores Park all are rated as high scoring on seven to nine different occasions. Except for a single instance at Mission Dolores Park, none of these parks fall in a low scoring group; all of these parks have benefited from significant improvements in recent years.
  - Alice Chalmers Playground, Crocker Amazon Playground, and Sigmund Stern Grove are rated as low scoring on seven to eleven different occasions. Except for a single instance at Crocker Amazon Playground, none of these parks fall in a high scoring group.

Park	Number Times High	Number Times Low
Betty Ann Ong Rec Ctr	9	0
Mission Dolores Park	8	1
Cabrillo Playground	7	0
Fulton Playground	7	0
Joe DiMaggio Playground	7	0

Park	Number Times High	Number Times Low
Crocker Amazon	1	11
Alice Chalmers Playground	0	9
Stern Grove	0	7

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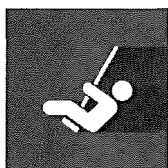


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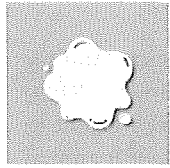


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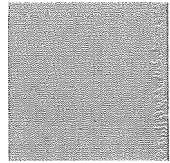
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# Introduction

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## Background

Under an amendment approved by voters in 2003, Appendix F of the City Charter requires the City Services Auditor Division (CSA) of the Controller's Office to work in cooperation with the Recreation and Parks Department (RPD) to establish objective and measurable park maintenance standards, and to assess on an annual basis the extent to which the City's parks meet those standards. In accordance with Appendix F, this document is the twelfth annual report on the condition of the City's parks; it is based on the results of evaluations through fiscal year 2016-17 (FY17). In addition to presenting the results of the latest evaluations, the report considers how park conditions have changed in recent years and it aims to uncover the main drivers of changes in park conditions in order to inform RPD's operational decisions.

## Parks Standards Overview

The results presented in this report are based on evaluations of RPD properties conducted by RPD and CSA staff over the course of a fiscal year (July 1 through June 30). Generally, each park has a different set of features to be evaluated. Those features include:

- Athletic Fields
- Buildings and General Amenities
- Children's Play Areas
- Dog Play Areas
- Greenspace
- Hardscape
- Lawns
- Ornamental Beds
- Outdoor Courts
- Restrooms
- Table Seating Areas
- Trees

During an evaluation, each feature is rated against a different set of elements. In turn, each element contains one or more evaluation criteria. For example, the mowing element for athletic fields requires that the turf be less than 4.5 inches high. If an evaluator finds that a certain area of turf is taller than 4.5 inches, the athletic field in question would fail to meet the mowing element. The elements and associated criteria that make up an evaluation cover a wide range of topics including graffiti, paint, fencing, litter, plant condition, hardscape surface quality and many more.

For ease of evaluation, several of the 166 parks that are evaluated are subdivided into multiple evaluation sites. In FY17, RPD evaluated each site once per quarter, and CSA evaluated each site once over the course of the entire year. This year's results are based on a combined total of 996 completed evaluations.

In an effort to improve data collection and more accurately assess park maintenance levels, the City revised its evaluation standards in FY15. With new evaluation criteria and different groupings of the criteria into various elements, the revised standards are substantially different than the ones previously used. Given this, and given that there are now three years of data using the new standards, this report does not include data prior to FY15.

## Next Generation Evaluation System

Prior to FY17, park evaluations were conducted using a paper-based process that involved printing thousands of pages of forms and manually entering the results into a database each quarter. The process was very resource intensive and error-prone due to the manual entry of data and the potential for evaluators to inadvertently leave questions unanswered or provide conflicting answers. Following the adoption of new evaluation standards in FY15, CSA and RPD embarked on a joint venture to develop a new database system that enables evaluators to complete evaluations using a mobile device rather than a paper form. When an evaluation is completed in the field and submitted, the system validates the results and returns the evaluation to the evaluator if it is incomplete or contains invalid responses. When the evaluation passes the validation check, the system scores the evaluation immediately and sends the results to the evaluator and the appropriate RPD manager for review. In addition to providing real-time results, the mobile application also enables evaluators to upload photos from the field to assist RPD managers in addressing observed issues.

# Introduction

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## **Proposition B (June 2016) and Park Evaluation Scores**

Through the passage of Proposition J in 1975, San Francisco voters established the Open Space Acquisition and Park Renovation Program, and required that a portion of the City's property tax revenue be set aside each year to enhance the City's ability to acquire open space, and to develop and maintain recreational facilities. Over the years this program has been extended and expanded, and the current Park, Recreation, and Open Space Fund (Fund) now supports a vast array of services including property acquisition, after-school recreation programs, urban forestry, community gardens, volunteer programs, and natural area management.

With the passage of Proposition B in June 2016, voters again extended the Fund through 2046 and required the City to allocate to it a minimum amount from the City's General Fund each year starting in FY17. Specifically, the City must allocate a baseline of \$64 million to the Fund in FY17 and increase the baseline by \$3 million each year for ten years unless the City experiences a deficit of \$200 million or more. Among other uses, this baseline allocation could improve parks and park features that rank low in these evaluations due to deferred maintenance or other issues. In fact, RPD's five year strategic plan for 2017-2021 outlines steps the department will take in the coming years to strengthen the quality of existing parks and facilities, including:

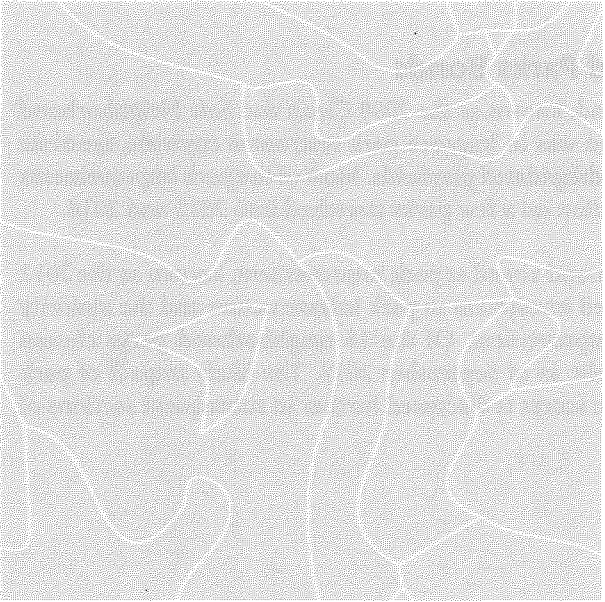
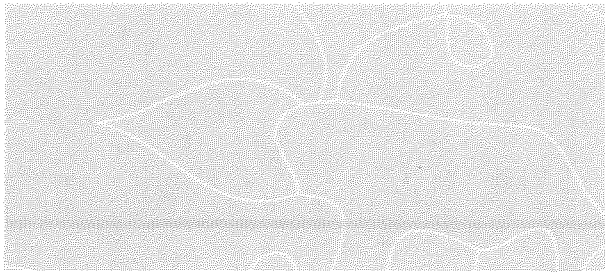
- developing and posting annual park maintenance objectives for all RPD parks, and
- prioritizing deferred maintenance renewals and discretionary capital resources in equity zone parks with failing park scores.

Over time, as the department uses these funds and implements its strategic plan, it is expected that park evaluation scores will continue to improve as they have been in recent years.

## **2008 and 2012 Clean and Safe Neighborhood Parks Bonds**

In 2008, voters approved a \$185 million general obligation bond, known as the 2008 Clean and Safe Neighborhood Parks Bond. Among other objectives, the purpose of the bond was to improve park restrooms citywide, renovate parks and playgrounds in poor physical condition, and replace dilapidated playfields. Most of the park improvements funded by the bond were completed by 2014, though construction on a few parks stretched into 2015 and 2016.

In 2012, voters again passed a \$195 million general obligation bond aimed at park improvement, known as the 2012 Clean and Safe Neighborhood Parks Bond. This bond continued investment in park infrastructure and the majority of funds were specifically allocated to neighborhood park improvement. Of the 15 neighborhood parks chosen for improvements, four were completed and open to the public as of September 2017. The likely impact of park improvement projects funded by these bond initiatives on park scores is discussed further in subsequent sections of the report.



## Section 1

# PARK SCORES

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In this section...

### **Annual Citywide Trends**

- What is the citywide average park score for FY17? How does it compare to previous years?

### **Changes in Park Scores**

- How are scores changing at the park level and what factors may have influenced these changes?

### **Highest and Lowest Scoring Parks**

- Which parks had the highest average scores in FY17?
- Which parks had the lowest scores in FY17 and what issues at these parks seem to be the most problematic?

### **Equity Zones**

- What are “equity zones”?
- How do scores for equity zone parks compare to non-equity zone parks?

### **Scores by Supervisor District**

- Are there any trends in average park scores across supervisor districts?

### **Scores by Park Service Area**

- Are there any trends in average park scores across Park Service Areas?

### **Challenges and Opportunities**

- What issues could RPD focus on to improve the lowest scoring parks?



# Annual Citywide Trends

## What is the citywide average park score for FY17? How does it compare to previous years?

Across the city as a whole, the 166 parks evaluated in FY17 have an average score of 88%. This is an improvement over an average score of 85% in FY15 and an average of 86% in FY16 (Figure 1). While there are only three data points for reference, the citywide average score appears to be on an upward trend.

The distribution of individual park scores shown in Figure 2 provides further insight into this apparent trend. In this chart, each dot represents an individual park, the horizontal axis represents park scores, the vertical axis displays the number of parks that achieved a particular score, and the red lines reflect the average score in each year (from Figure 1). Note that in FY15, the lowest score was 57.3% while in FY17, the lowest score increased to 63.5%. At the high end of the range, only six parks scored above 96% in FY15, while 15 parks achieved such scores in FY17. Looking at the chart as a whole, there is also a clear rightward shift in all the dots toward the higher end of the range.

In addition to the increase in the citywide average score in FY17, it also appears that there is somewhat less variation in the data than in previous years, as evidenced by a slight decrease in the standard deviation of the scores (Table 1). Generally speaking, the standard deviation indicates how spread out individual scores are from the average. A low standard deviation means that most of the scores are very close to the average while a higher standard deviation means that the scores are more spread out. In this case, the standard deviation dropped from 6.96 in FY15 to 6.91 in FY16 and it dropped further to 6.31 in FY17. Thus in general, the scores in FY17 are slightly more clustered around the citywide average.

Figure 1 - Annual Citywide Park Scores by Fiscal Year

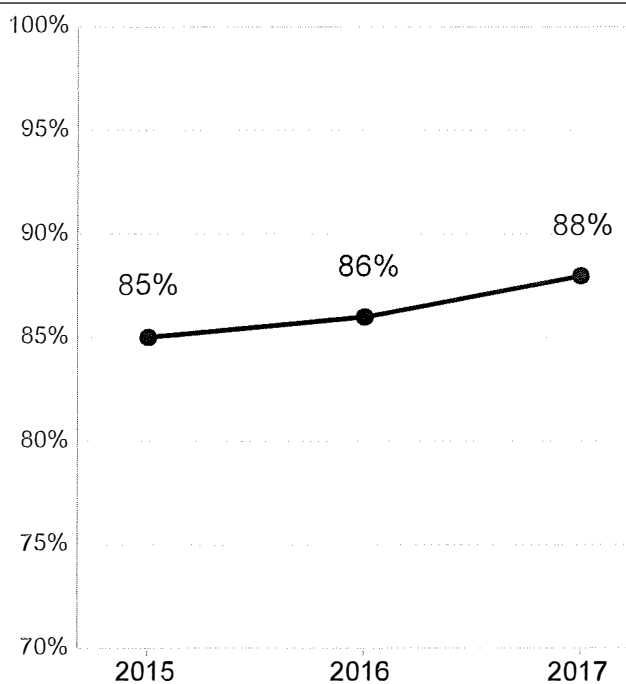
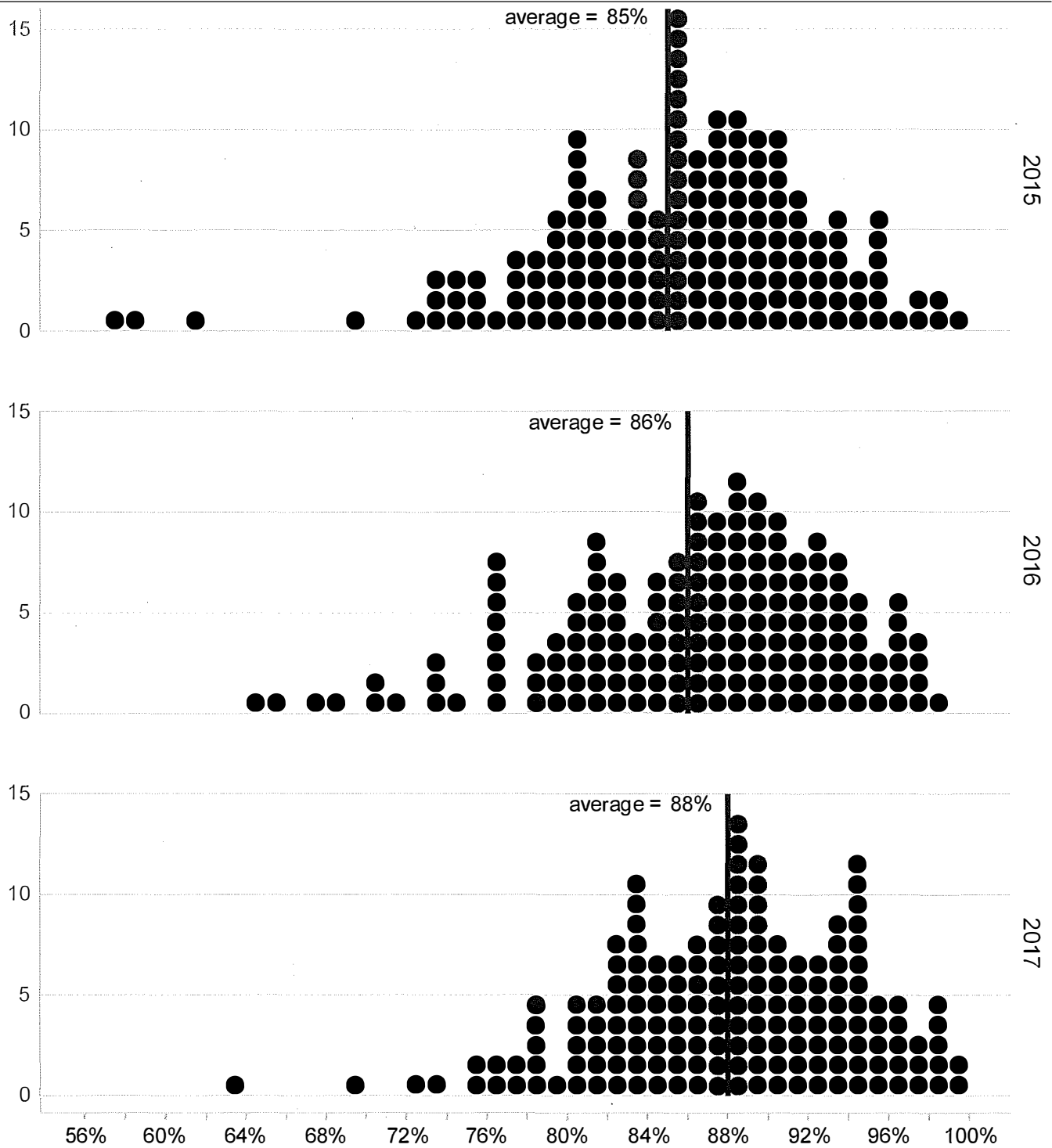


Table 1 - Fiscal Year Averages

	FY15	FY16	FY17
Average	85%	86%	88%
Minimum	57%	65%	64%
Maximum	99%	98%	99%
Standard Deviation	6.96	6.91	6.31

# Annual Citywide Trends

Figure 2 - Distribution of Park Scores by Fiscal Year



# Changes in Park Scores

How are scores changing at the park level and what factors may have influenced these changes?

Figure 1 (page 12) showed that the citywide average park score has increased by three percentage points over the last two years, and as previously explained, that increase can be seen in an overall rightward shift in the dots in Figure 2 (page 13). However what Figure 2 doesn't reveal is how individual park scores have changed in recent years. Figure 3 answers that question by displaying the change in score for each park from FY15 to FY17. While several parks did experience a decrease in score, the vast majority (61%) experienced an increase to some degree and the cumulative effect was the three point increase in the citywide average.

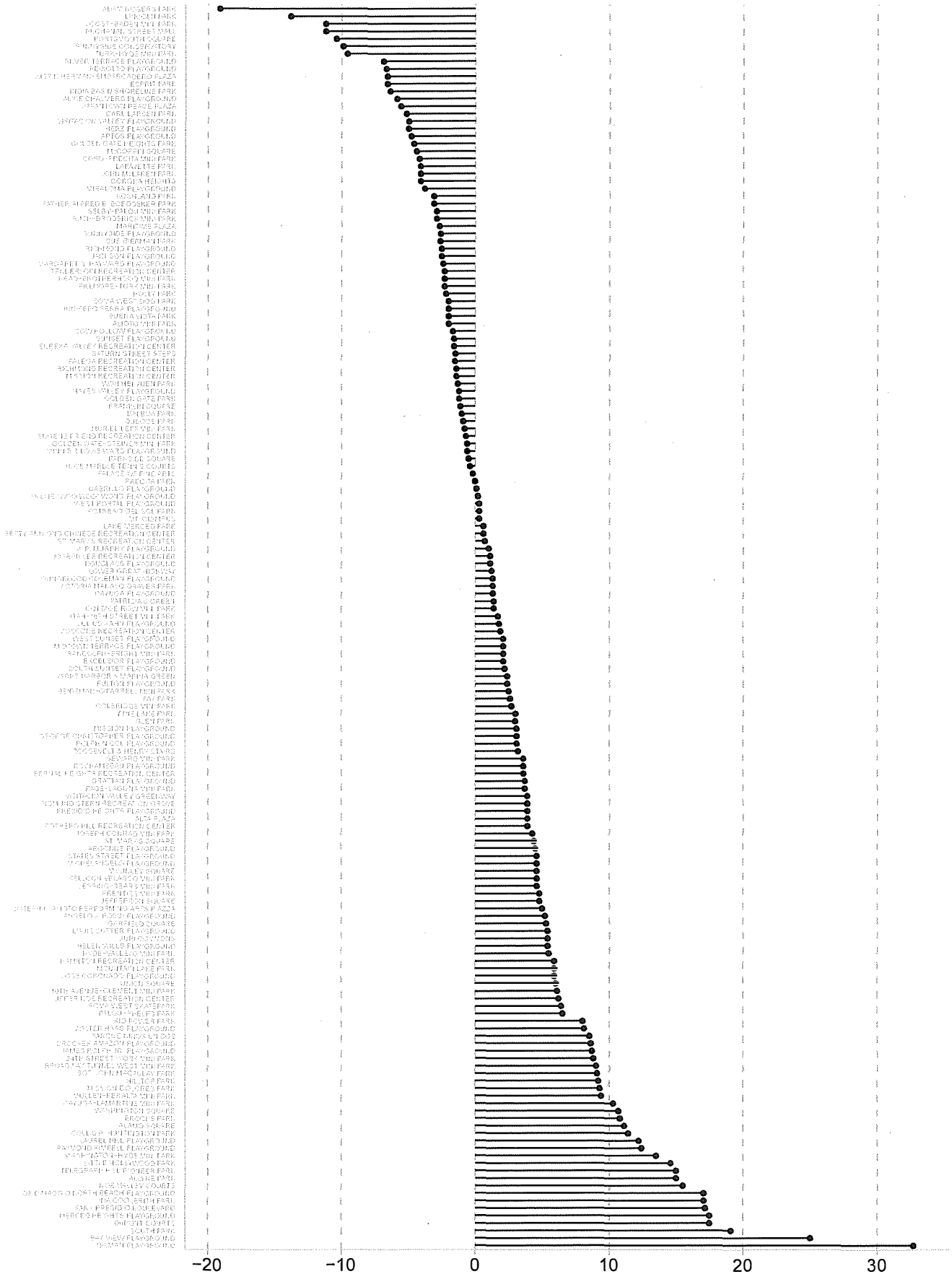
Some of the greatest increases in parks scores (Table 2) are likely the result of renovations funded by the 2012 Clean and Safe Neighborhood Parks bond. For example, Gilman Playground was allotted \$1.8 million for renovations in FY15 and FY16, and its score rose 32.7 percentage points. The park re-opened in June 2016 with new play areas (including new playground features), completely renovated picnic tables, and updated lighting and access features. South Park and Joe DiMaggio Playground also underwent recent improvement projects that were funded in part by the same bond. Dupont Courts and Ina Coolbrith Park additionally underwent major construction projects during this time period, though that work was not funded by the parks bonds.

Other park improvements were more subtle, yet no less impactful. While the Bay View Playground still has a below-average score, the park score increased by 25 percentage points in the last two years. RPD reports that this is likely the result of concentrated efforts by gardeners and volunteers from Habitat for Humanity. The department also reports that staff at Merced Heights Playground and Park Presidio Boulevard focused on clearing accumulated debris and overgrown plant material at the parks.

Table 2 - Largest Increases in Park Score from FY15 to FY17

Park Name	FY15 Score	FY17 Score	Change	District
Gilman Playground	57.3%	90.0%	32.7	10
Bay View Playground	58.3%	83.3%	25.0	10
South Park	79.4%	98.5%	19.1	6
Dupont Courts	77.2%	94.7%	17.5	1
Merced Heights Playground	72.6%	90.1%	17.5	11
Park Presidio Boulevard	61.1%	78.3%	17.2	1
Joe DiMaggio North Beach Playground	78.2%	95.3%	17.1	3

Figure 3 - Changes in Park Scores from FY15 to FY17



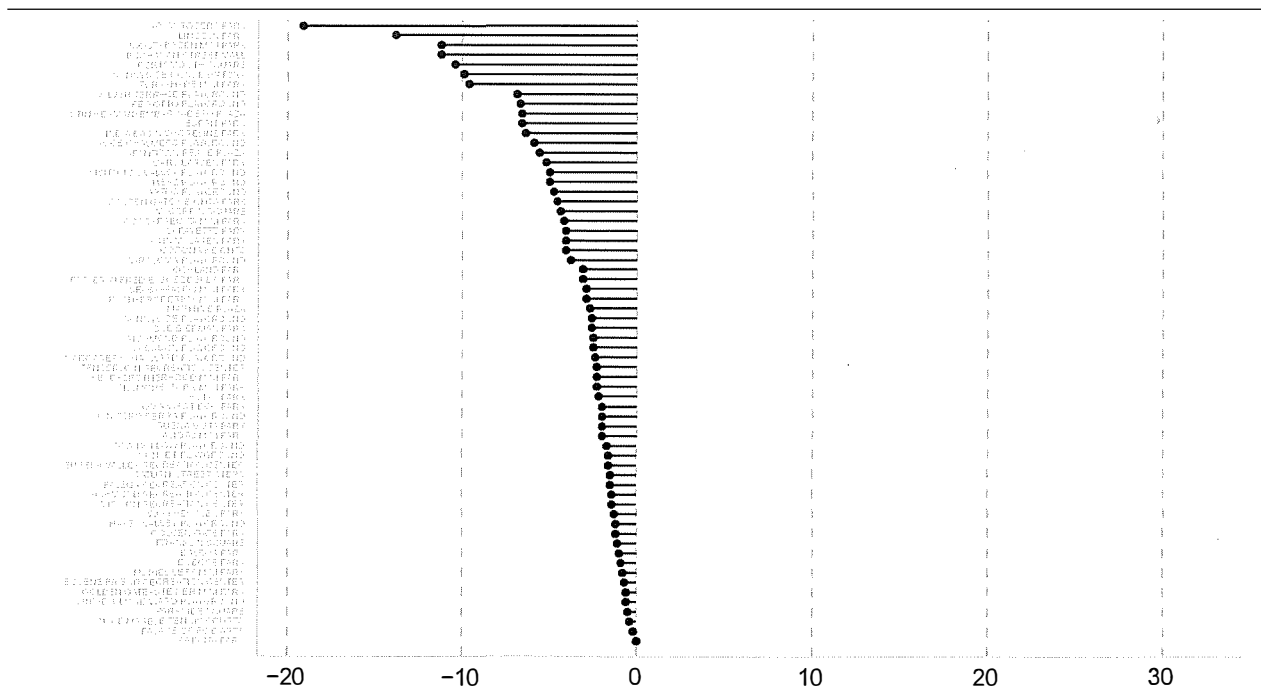
# Changes in Park Scores

Although most parks experienced an increase in scores over the last two years, 38% experienced a decrease of some sort and a few parks experienced rather significant decreases of approximately ten to nineteen percentage points. The parks with the greatest decreases are shown below in Table 3 and Figure 4 (a section from Figure 3 on the previous page). Factors that may have contributed to these decreases in scores include staffing levels, traffic levels and use patterns (which in turn affect the amount of graffiti, litter, and vandalism at parks), and nearby construction, which may disrupt park maintenance activities.

Table 3 - Largest Decreases in Park Score from FY15 to FY17

Park Name	FY15 Score	FY17 Score	Change	District
Adam Rogers Park	88.4%	69.3%	-19.1	10
Lincoln Park	90.0%	76.2%	-13.8	1
Joost-Baden Mini Park	91.4%	80.2%	-11.2	8
Buchanan Street Mall	90.1%	78.9%	-11.2	5
Portsmouth Square	87.8%	77.4%	-10.4	3
Sunnyside Conservatory	95.7%	85.8%	-9.9	7
Turk-Hyde Mini Park	85.5%	75.9%	-9.6	6

Figure 4 - Changes in Park Scores from FY15 to FY17 (excerpt)



# Changes in Park Scores

Table 4 provides further insight into potential reasons behind some of the falling park scores. This table shows changes in scores at the feature level for each of the parks in Table 3. For instance, while Lincoln Park's overall score decreased by almost 14 percentage points, Table 4 reveals that the greatest decreases at the feature level were associated with buildings and general amenities (-22.0 percentage points), and ornamental beds (-21.0 percentage points). Scores at this park for children's play areas, hardscape, lawns, restrooms, and trees also decreased but somewhat less substantially.

Table 4 - Change in Feature Scores (percentage points) from FY15 to FY17 for Selected Parks

	Adam Rogers Park	Buchanan Street Mall	Joost-Baden Mini Park	Lincoln Park	Portsmouth Square	Sunnyside Conservatory	Turk-Hyde Mini Park
Buildings & General Amenities	-0.4	-17.1	1.0	-22.0	-6.2	-1.5	-20.4
Children's Play Areas	-27.7	-19.2	N/A	-7.5	-13.1	N/A	-4.1
Greenspace	-23.8	N/A	N/A	N/A	N/A	N/A	N/A
Hardscape	-32.9	-23.1	7.7	-13.5	0.7	-12.9	2.9
Lawns	-9.1	-31.7	N/A	-11.3	-20.6	N/A	N/A
Ornamental Beds	-20.0	-26.2	-22.5	-21.0	-10.0	-15.0	-10.0
Outdoor Courts	-8.7	2.7	N/A	N/A	N/A	N/A	N/A
Restrooms	-21.7	N/A	N/A	-3.6	-12.1	N/A	N/A
Table Seating Areas	-26.0	N/A	N/A	N/A	N/A	N/A	N/A
Trees	-23.8	-25.9	-8.0	-8.0	-4.0	-3.4	-12.2

Park scores can also be affected by neighboring parks, as illustrated by the decline in scores for the Joost-Baden Mini Park and the Sunnyside Conservatory. Joost-Baden Mini Park and the Sunnyside Conservatory are connected by a pathway, which RPD reports was understaffed and not well maintained. As a result, both parks experienced large decreases in scores for the ornamental beds feature. Looking forward, additional staff and volunteers have been brought on to help with weeding and pruning at these parks in order to improve their quality. Such a strategy could potentially be useful at all of the parks in the table above as scores for ornamental beds decreased rather substantially across the board.

# Highest and Lowest Scoring Parks

## Which parks had the highest average scores in FY17?

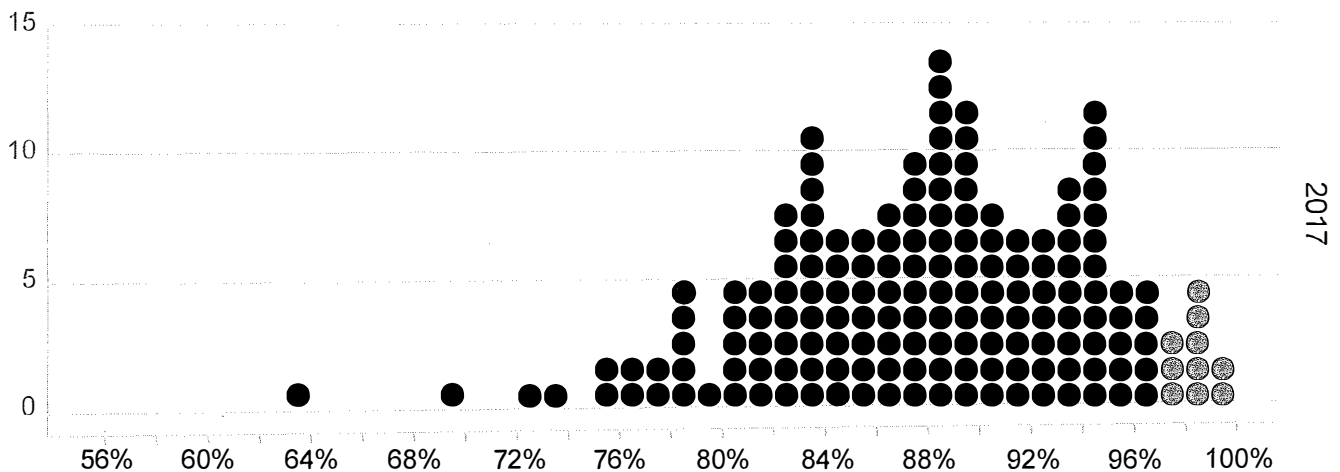
Figure 6 shows the location, score, and rank of the ten highest and lowest scoring parks in FY17. Of the ten highest scoring parks, 50% are from Supervisor District 3, and a full 80% are from the three most northern supervisor districts: Districts 1, 2, and 3.

Of particular note, the two top scoring parks, Fulton Playground and Cabrillo Playground, were renovated in 2012 and 2013, respectively, with funds from the 2008 Clean and Safe Neighborhood Parks Bond. RPD reports that since the renovations, crews have focused on maintaining the plant material in both parks in order to keep up with the general wear and tear the parks receive. Another success story is South Park. As discussed on page 14, South Park's average score jumped by 19.1 percentage points in recent years, going from 79.4% in FY15 to 98.5% in FY17. That jump was sufficient to make South Park the fourth highest scoring park in FY17; in FY15 it ranked 142<sup>nd</sup>.

## Which parks had the lowest scores in FY17 and what issues at these parks seem to be the most problematic?

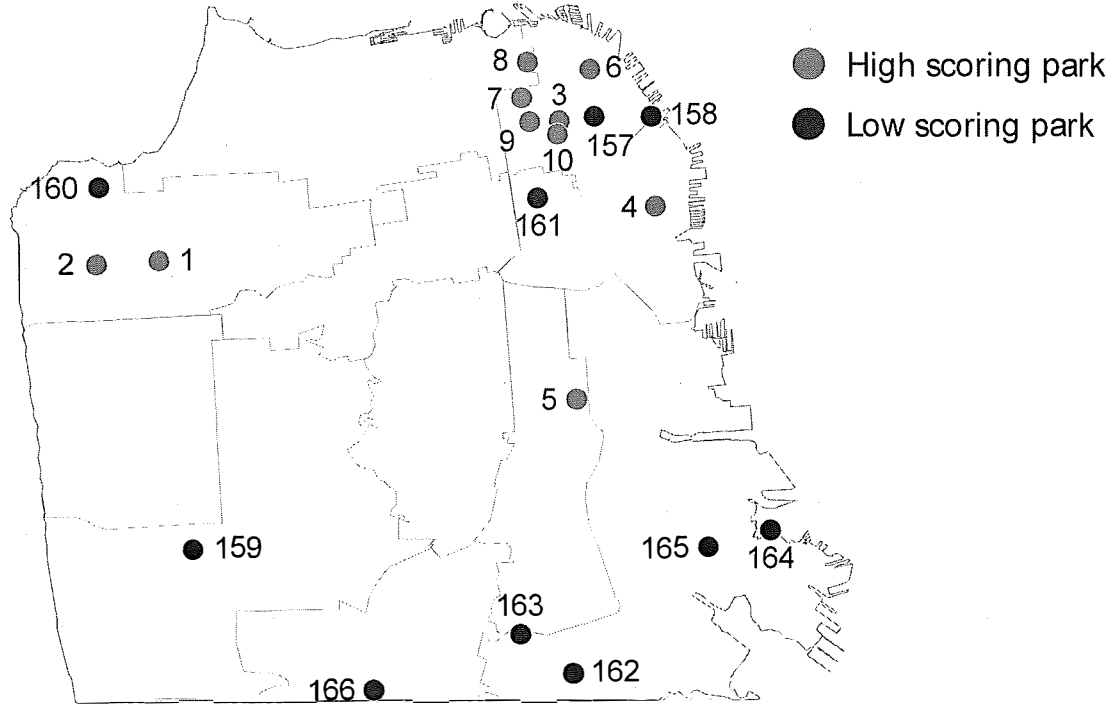
In direct contrast to the top ten scoring parks, the majority (a full 60%) of the lowest-scoring parks are located in the southern half of the city, in Supervisor Districts 7, 10, and 11. The five lowest scoring parks are all in PSA 3. RPD explains that several of these parks, like Adam Rogers Park and India Basin Shoreline Park, have outdated and difficult-to-maintain children's play areas. Others like John McLaren Park and Rolph Nicol Playground have irrigation issues that could affect several features of the parks. According to the department, upcoming improvements in the irrigation systems at Visitacion Valley Playground and India Basin Shoreline Park in FY18 may help to elevate the scores of these parks in future years.

Figure 5 - Ten Highest and Ten Lowest Scoring Parks in FY17



# Highest and Lowest Scoring Parks

Figure 6 - Location of Ten Highest and Ten Lowest Scoring Parks



Rank	Park	Score	District	Rank	Park	Score	District
1	Fulton Playground	99.2%	1	157	Portsmouth Square	77.4%	3
2	Cabrillo Playground	99.1%	1	158	Embarcadero Plaza	77.1%	3
3	Betty Ann Ong Chinese Recreation Center	98.6%	3	159	Rolph Nicol Playground	76.7%	7
4	South Park	98.5%	6	160	Lincoln Park	76.2%	1
5	24th Street-York Mini Park	98.2%	9	161	Turk-Hyde Mini Park	75.9%	6
6	Telegraph Hill/Pioneer Park	98.1%	3	162	Visitacion Valley Playground	75.3%	10
7	Hyde-Vallejo Mini Park	98.0%	3	163	John McLaren Park	73.0%	9, 10
8	Fay Park	97.6%	2	164	India Basin Shoreline Park	72.4%	10
9	Washington-Hyde Mini Park	97.5%	3	165	Adam Rogers Park	69.3%	10
10	Collis P. Huntington Park	97.1%	3	166	Alice Chalmers Playground	63.5%	11



# Equity Zones

## What are “equity zones”?

The opening section of this report discusses the passage of Proposition B in June 2016, which amended a portion of the City Charter pertaining to the Park, Recreation, and Open Space Fund. Among other changes, new language was added to the Charter, which requires RPD to formally consider and measure equity in the allocation of its resources. Specifically, Section 16.107(a) of the Charter states:

There is hereby established the Park, Recreation and Open Space Fund (“Fund”) to be administered by the Recreation and Park Department (“Department”) as directed by the Recreation and Park Commission (“Commission”)... [16] Department embraces socio-economic and geographic equity as a guiding principle and commits to expending the funds across its open space and recreational programs to provide park and recreational access to all of San Francisco’s diverse neighborhoods and communities. [emphasis added]

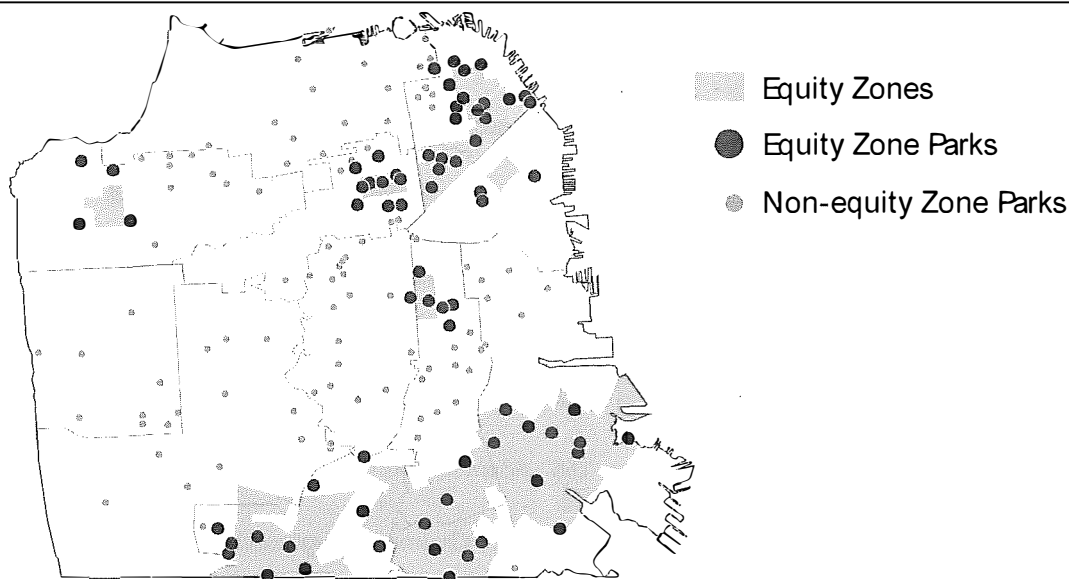
To satisfy this mandate, RPD is required to:

- develop and adopt a set of equity metrics in order to establish a baseline of existing Recreation and Park services and resources in low-income neighborhoods and disadvantaged communities compared to services and resources available in the City as a whole, and
- integrate the equity metrics into the Department’s strategic, capital expenditure, and operational plans by conducting an equity analysis, outlining strategies to mitigate any identified inequities, and reporting on progress in meeting performance indicators and targets.

Finally, the charter directs the Board of Supervisors to consider and apply the equity metrics (among other things) when reviewing and approving RPD’s budget.

In an August 2016 memo to the Parks, Recreation, Open Space Advisory Committee, RPD designated certain areas of the city as equity zones and identified the parks that serve those areas. A map of the equity zone parks is shown below and a list of the parks is provided in Appendix B.

Figure 7 - Parks Serving RPD Equity Zones



# Equity Zones

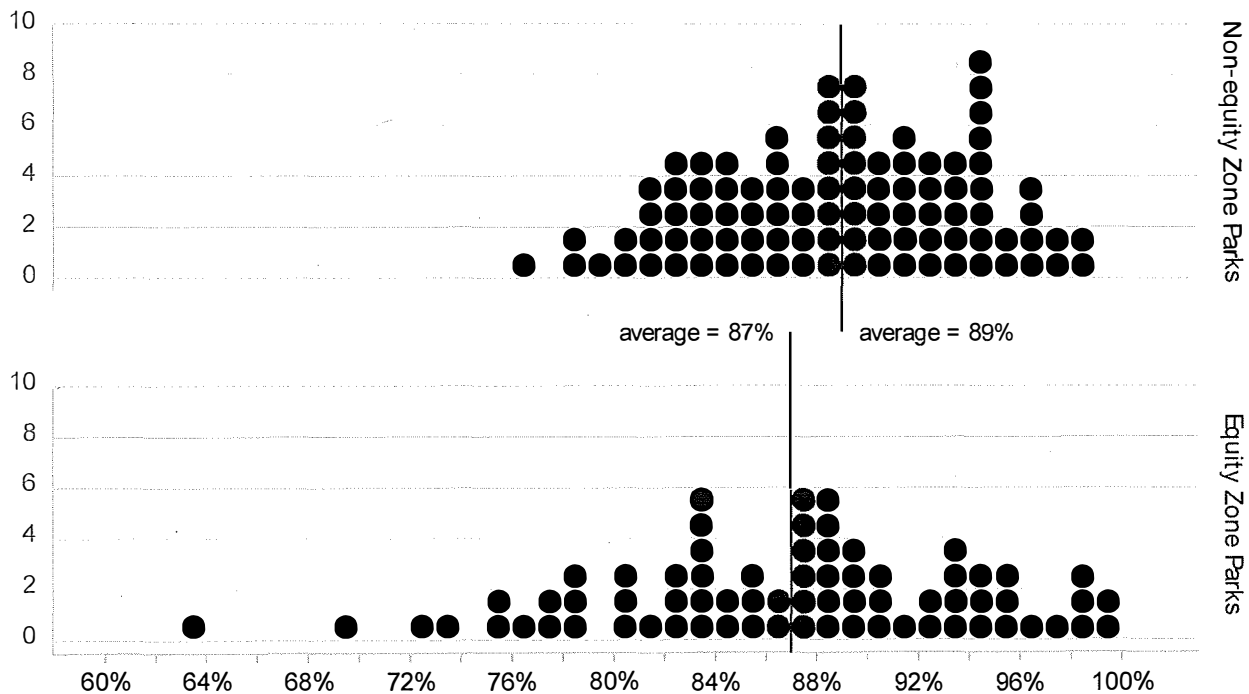
## How do scores for equity zone parks compare to non-equity zone parks?

Figure 8 shows the distribution of scores for both equity zone and non-equity zone parks. As a group, the equity zone parks have an average score of 87%, which is 2 percentage points lower than the non-equity zone parks (89%). It is also worth noting that there is greater variability among the equity zone park scores. For example, the equity zone group has both the highest and the lowest scoring parks so the total span of scores for this group (35.7 percentage points) is higher than for the non-equity zone group (21.5 percentage points). In addition, the higher standard deviation for the equity zone group means that the individual scores are more spread out from the average score compared to the non-equity zone parks. The greater variability in the data can also be seen by comparing the distribution of the dots in Figure 8.

Table 5 - Comparison of Equity Zone and Non-equity Zone Park Scores

	Equity Zone Parks	Non-equity Zone Parks
Average	87%	89%
Minimum	64%	77%
Maximum	99%	98%
Standard Deviation	7.51	5.10

Figure 8 - Distribution of Scores of Equity Zone and Non-Equity Zone Parks

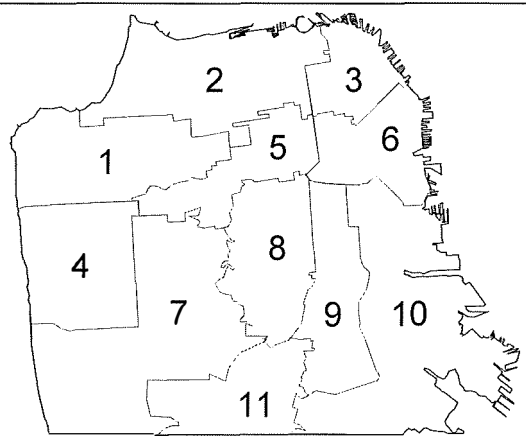


# Scores by Supervisor District

## Are there any trends in average park scores across supervisor districts?

Figure 10 shows the distribution of park scores by supervisor district. Rather than displaying the distribution of scores using dots to represent individual parks as we did in previous figures, this chart smooths out the dots into a continuous curve. Thus, a particular district has more scores (represented on the horizontal axis) where the curve is higher, and relatively fewer scores where the curve is lower.

Figure 9 - Supervisor Districts



Notable aspects of this chart include the following:

- The three northern-most districts (Districts 1, 2, and 3) have the highest average park scores in FY17 (shown by the white lines in each district curve).
- The five northern-most districts (Districts 1, 2, 3, 5, and 6) plus District 9 all have average scores above the citywide average (represented by the purple line) while the southern-most districts (excluding District 9) have averages below the citywide average.
- District 11 has the lowest scoring park overall (63.5%), and it also has the lowest maximum score among all the districts (90.1%).

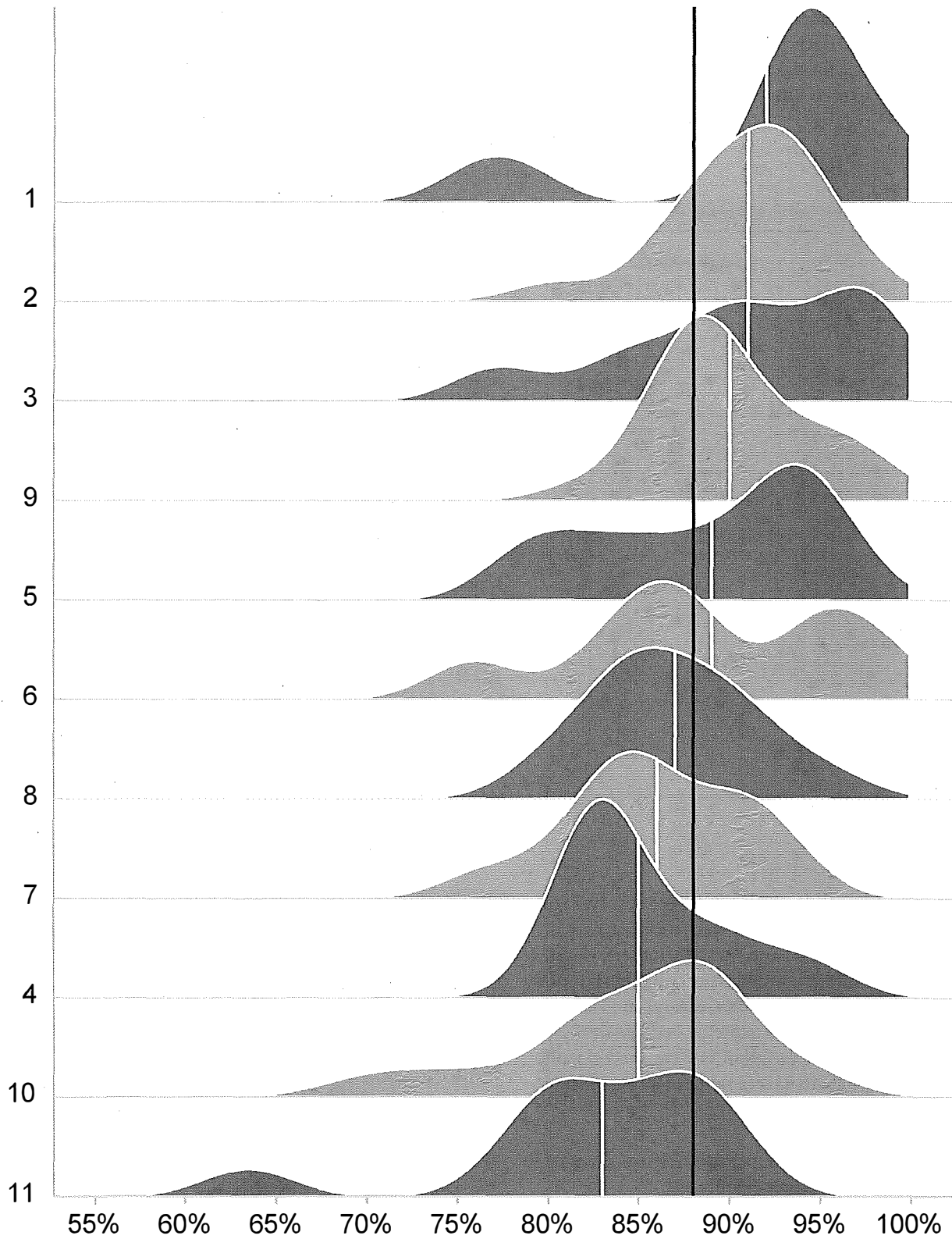
Another notable feature of this chart is the variation in the scores among the districts (also see Table 6). Overall, Districts 10 and 11 have the largest spread in their scores. For example, the eleven parks in District 11 have scores ranging from 63.5% all the way to 90.1% (a range of nearly 27 percentage points). This could mean that some residents of District 11 have vastly different experiences with parks than other residents of the same district. In contrast, other districts have much smaller spreads. For instance, all twenty parks in District 9 scored within 16 percentage points of each other (from 82% to 98.2%). In these cases, the park experience is likely to be more consistent throughout the districts.

Table 6 - Distribution of Park Scores by Supervisor District

District	Number of Parks	Average Score	Maximum Score	Minimum Score	Spread
1	12	92%	99%	76%	23
2	16	91%	98%	80%	18
3	18	91%	99%	77%	22
9	20	90%	98%	82%	16
5	16	89%	96%	79%	17
6	8	89%	99%	76%	23
8	21	87%	96%	80%	16
7	11	86%	93%	77%	16
4	9	85%	94%	81%	13
10	22	85%	95%	69%	26
11	11	83%	90%	64%	26

# Scores by Supervisor District

Figure 10 - Distribution of Park Scores by Supervisor District

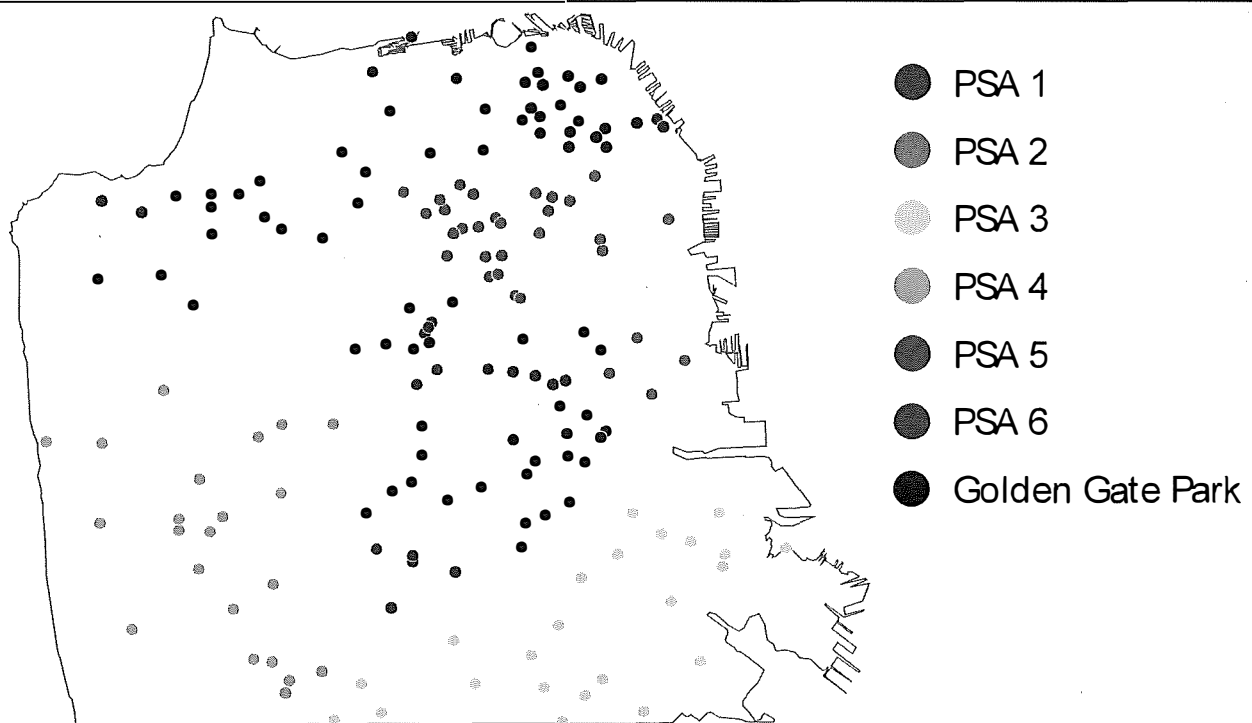


# Scores by Park Service Area

## Are there any trends in average park scores across Park Service Areas?

RPD organizes its park maintenance staff and resources into seven regions – Golden Gate Park (GGP) and six Park Service Areas (PSAs). Each PSA has a manager who directs horticultural and custodial activities and serves as the main point of contact for the region. PSAs are not geographically defined, but the properties in each region are in general proximity to each other, as shown below in Figure 11.

Figure 11 - Map of Park Service Areas (PSAs)



With an average score of 82%, PSA 3 has the lowest average among the areas. This PSA lies in the southeast part of the city and comprises 23 parks in the Hunter's Point, Portola, Visitacion Valley, and Excelsior neighborhoods. In addition to PSA 3, PSAs 4, 5, and Golden Gate Park all have average scores below the citywide average of 88%. PSA 3 also has the largest variation in park scores, with scores ranging from 64% to 94% (a range of 30 percentage points).

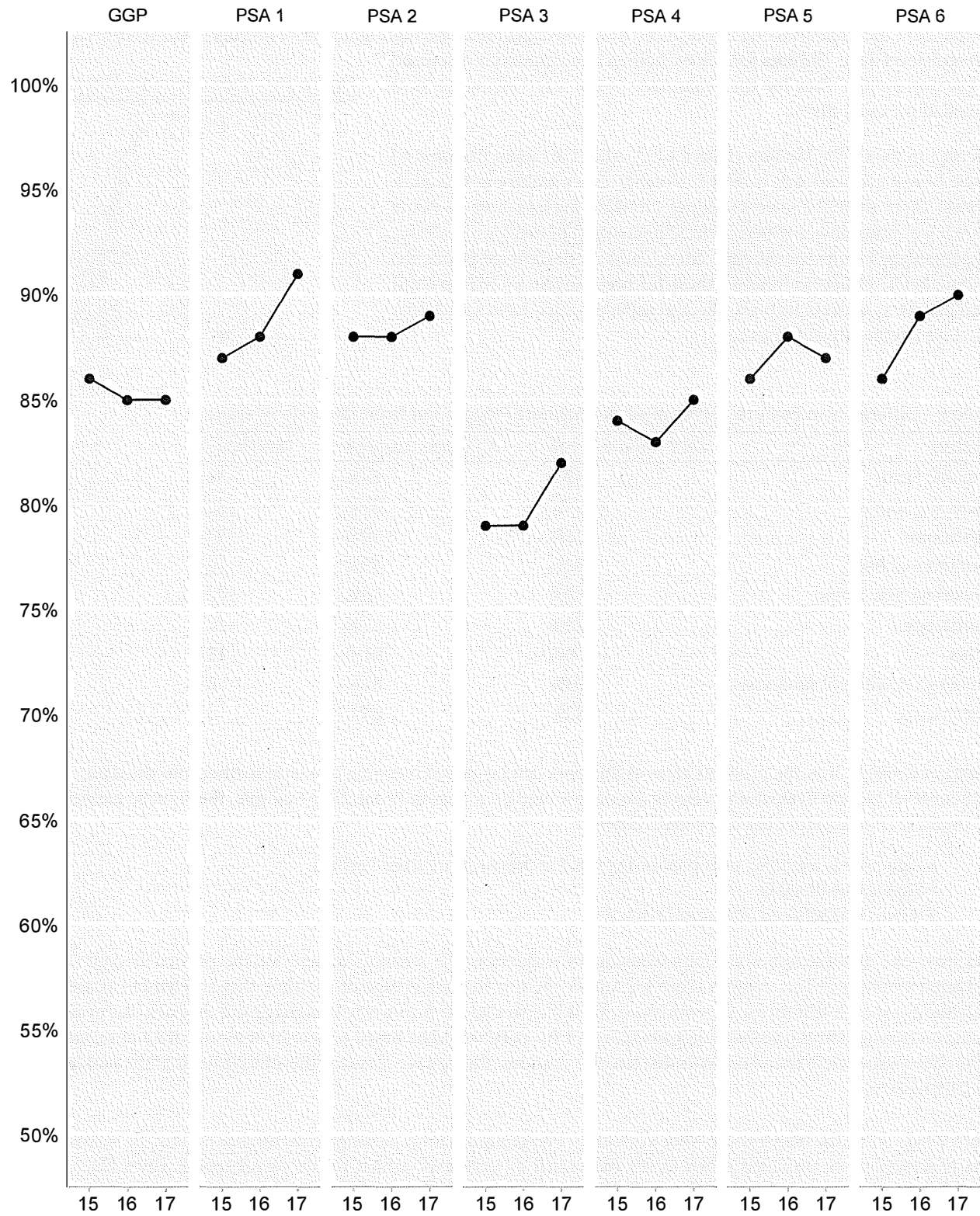
Consistent with previous years, parks in PSAs 1, 6, and 2 have the highest average scores (Figure 12).

Table 7 - Average Park Service Area Scores

PSA	Average Score	Number of Parks
PSA 1	91%	44
PSA 6	90%	21
PSA 2	89%	34
PSA 5	87%	21
PSA 4	85%	22
GGP	85%	1
PSA 3	82%	23

# Scores by Park Service Area

Figure 12 - Average Park Service Area Scores by Fiscal Year



# Challenges and Opportunities

## What issues could RPD focus on to improve the lowest scoring parks?

One goal of this report is to provide RPD with actionable information that it can use to improve park conditions. To that end, the most pressing issues at the lowest scoring parks are highlighted here through their feature- and element-level data. The data for Alice Chalmers Playground is discussed below and similar data for the remainder of the low scoring parks is provided in Appendix A.

Located in the Outer Mission (District 11), Alice Chalmers Playground is the lowest scoring park in FY17. Notably, every feature at this park scored lower than the corresponding citywide average and in many cases it was much lower, differing by 33 percentage points for restrooms, 35 percentage points for outdoor courts, and 38 percentage points for athletic fields. Efforts to improve these features may be more impactful than efforts to address features like greenspace, which have scores that are closer to the citywide average.

Figure 13 - Alice Chalmers Playground

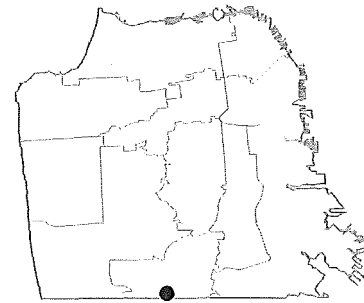


Table 8 - Difference in Feature Scores at Alice Chalmers Playground from Citywide Average

Feature	Park Feature Score	Citywide Average	Difference
Athletic Fields	49%	87%	-38
Outdoor Courts	54%	89%	-35
Restrooms	56%	89%	-33
Ornamental Beds	60%	89%	-29
Children's Play Areas	58%	80%	-22
Hardscape	70%	87%	-17
Trees	76%	91%	-15
Buildings & General Amenities	79%	87%	-8
Greenspace	80%	86%	-6

Additional insight into the problem areas at this park can be gained by going one level further into the data. At the element level of park evaluations, results are determined on a pass/fail basis. For example, the signage element for the outdoor courts feature has three main criteria:

- Sign pole is unstable, or is bent or leans 8.5 inches or more from vertical
- Sign text is illegible
- Sign is unanchored or is upside down

If at least one of these issues are found during an evaluation, the signage element for the particular court being evaluated would fail. The element score for a park then, is the percentage of the time that an element passed the evaluations for each feature for the entire year. Thus if a park had two courts with signage and the park was evaluated five times throughout the year, the signage score for the park would be based on a total of ten separate observations. If the above issues were found in two of the ten observations, the signage score for the athletic fields at the park would be 8/10, or 80%.

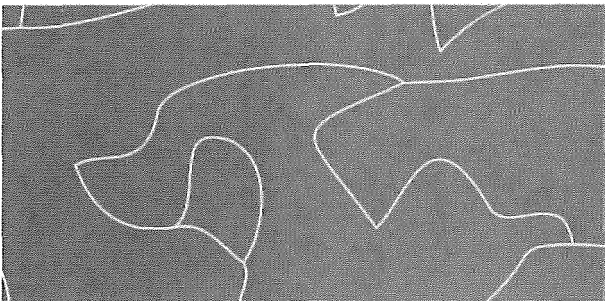
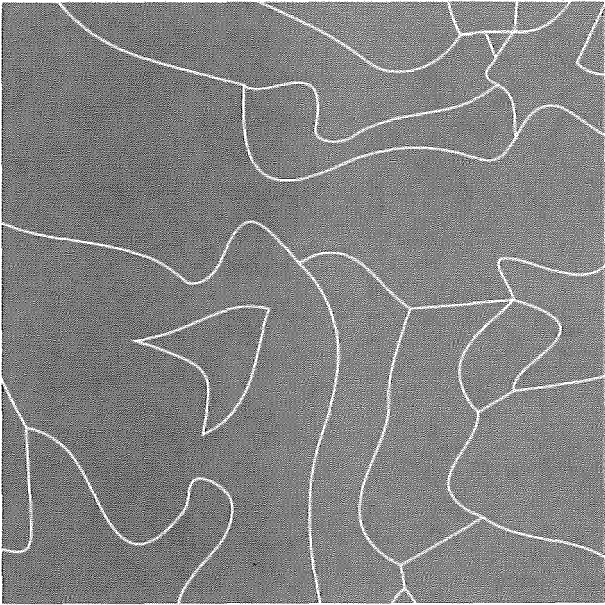
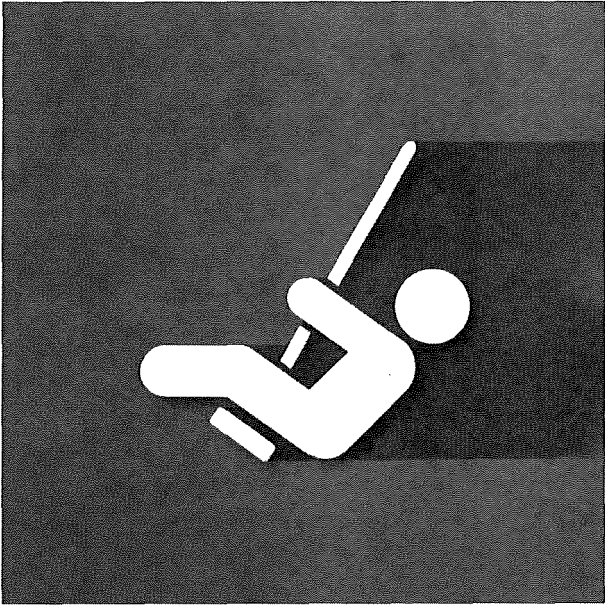
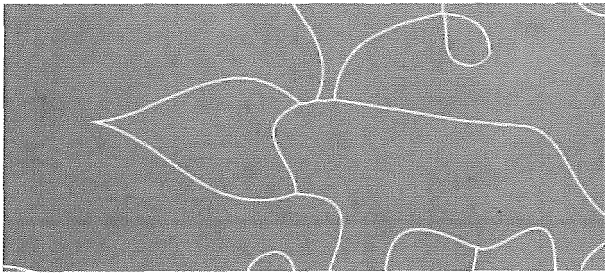
Table 9 lists all of the elements at Alice Chalmers Playground with a passing score of 50% or less. In this report, data is generally not provided down to the individual criteria level, which would reveal specifically what caused each of these elements to fail. However, such data is available to RPD and it could be useful in identifying potential opportunities to elevate the scores at the lowest scoring parks.

# Challenges and Opportunities

Table 9 - Lowest Element Scores at Alice Chalmers Playground

Feature	Element	Score (Percent Passing)
Athletic Fields	Equipment	0.0%
Outdoor Courts	Paint	0.0%
Outdoor Courts	Surface Quality	0.0%
Restrooms	Supplies	0.0%
Restrooms	Waste Receptacles	0.0%
Outdoor Courts	Weeds	12.5%
Children's Play Areas	Litter	20.0%
Children's Play Areas	Structures	20.0%
Ornamental Beds	Litter	20.0%
Athletic Fields	Fencing	25.0%
Athletic Fields	Paint	25.0%
Athletic Fields	Surface Quality	25.0%
Athletic Fields	Weeds	25.0%
Outdoor Courts	Equipment	25.0%
Restrooms	Graffiti	33.3%
Buildings & General Amenities	Fencing	40.0%
Buildings & General Amenities	Miscellaneous Infrastructure	40.0%
Children's Play Areas	Sand	40.0%
Hardscape	Litter	40.0%
Hardscape	Paths & Plazas	40.0%
Hardscape	Weeds	40.0%
Trees	Pruning	40.0%
Athletic Fields	Ball Diamonds	50.0%
Athletic Fields	Litter	50.0%
Athletic Fields	Mowing	50.0%
Outdoor Courts	Fencing	50.0%





## Section 2

# Feature Scores

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In this section:

### **Trends Across Features**

- What are the citywide average feature scores for FY17? How do they compare to previous years?
- What is the distribution and variation of feature instance scores?

### **Athletic Fields**

- How do athletic fields score overall, and which score the highest and lowest?

### **Children's Play Areas**

- How do children's play areas score, and which score the highest and lowest?

### **Dog Play Areas**

- How do dog play areas score overall, and which score the highest and lowest?

### **Outdoor Courts**

- How do outdoor courts score overall, and which score highest and lowest?

### **Restrooms**

- How do restrooms score overall, and which score the highest and lowest?

# Trends Across Features

Each park is evaluated based on the features located at its site. A total of 12 features may be evaluated at any site: athletic fields, buildings & general amenities, children’s play areas (CPAs), dog play areas (DPAs), greenspace, hardscape, lawns, ornamental beds, outdoor courts, restrooms, table seating areas, and trees. In many cases, multiple instances of a feature exist at a park. For example, many parks have multiple restrooms, courts, or athletic fields. In this section of the report, the term “feature score” may refer to the score of an individual feature instance, a park’s aggregate feature score, or the citywide average feature score.

## What are the citywide average feature scores for FY17? How do they compare to previous years?

Table 10 shows the citywide average scores for all 12 features in fiscal years 2015 through 2017. Looking only at the FY17 scores, trees score the highest (91%), while CPAs are the lowest scoring feature, with an average score of 80%.

With regard to all three years of the data (see Table 10 below and Figure 15 on pages 32 and 33), seven out of the twelve features (athletic fields, buildings & general amenities, dog play areas, greenspace, hardscape, lawns, and ornamental beds) experienced an increase in average score from FY15 to FY17. Hardscape and buildings & general amenities experienced the largest increases, each going from a score of 82% in FY15 to a score of 87% in FY17. Over the same period, the scores for three features remained steady (CPAs, outdoor courts, and trees), and average scores dropped for only two features (restrooms and table seating areas). Restrooms and table seating areas both experienced the same decrease, going from 91% in FY15 to 89% in FY17.

Table 10 - Feature Scores by Fiscal Year

Feature	FY15	FY16	FY17	Change (FY15-FY17)
Trees	91%	91%	91%	0
Ornamental Beds	88%	89%	89%	1
Outdoor Courts	89%	89%	89%	0
Restrooms	91%	91%	89%	-2
Table Seating Areas	91%	89%	89%	-2
Dog Play Areas	87%	87%	88%	1
Athletic Fields	84%	87%	87%	3
Buildings & Amenities	82%	82%	87%	5
Hardscape	82%	84%	87%	5
Greenspace	85%	86%	86%	1
Lawns	83%	84%	86%	3
Children's Play Areas	80%	79%	80%	0

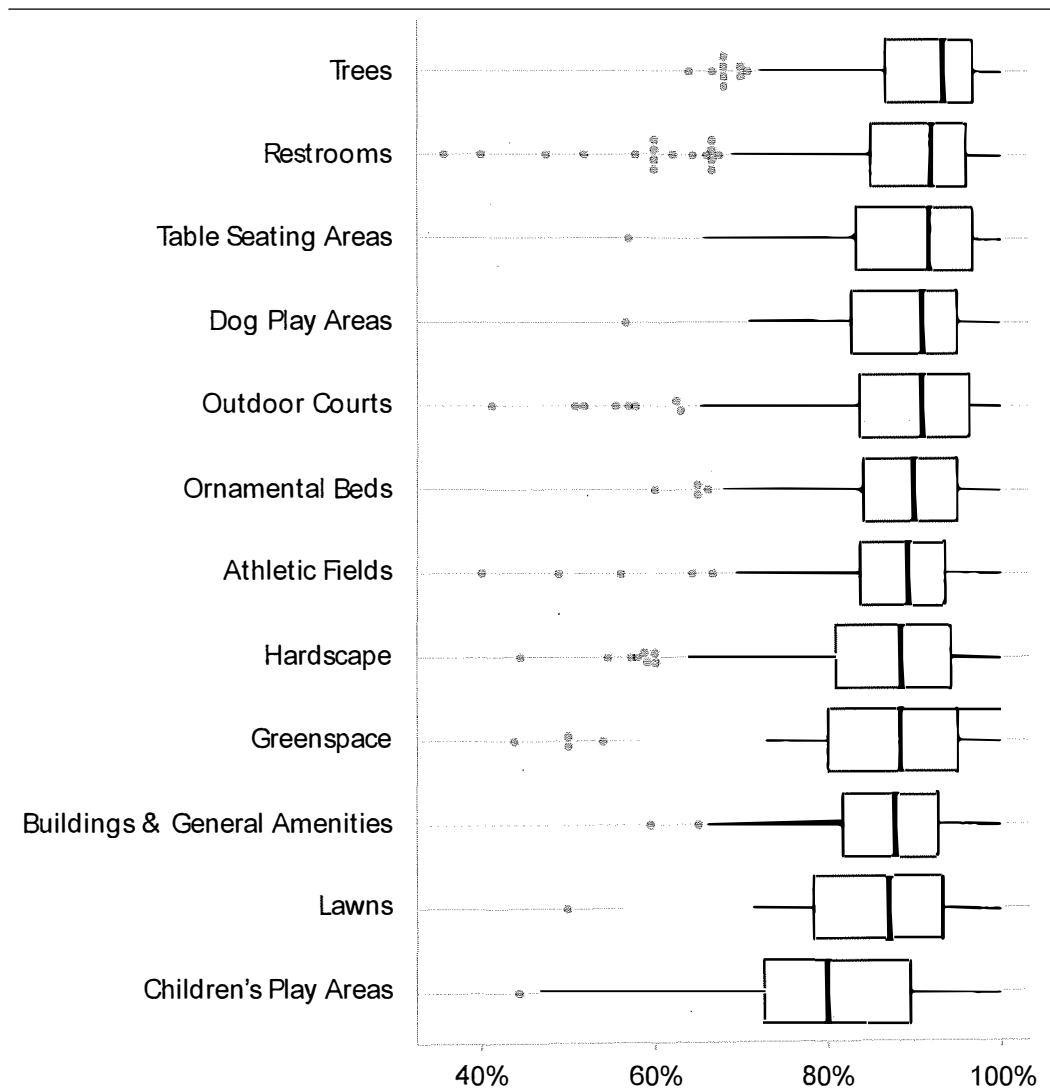
# Trends Across Features

## What is the distribution and variation of feature instance scores?

Figure 14 shows the distribution of scores of individual feature instances. In this box plot, the park features are shown on the vertical axis and scores are represented on the horizontal axis. For each feature, the small red line represents the median score (which may be different than the previously reported average scores), and the two whiskers and two boxes (separated by the red lines) each represent 25% of the scores. Thus, where a whisker or box is more stretched out along the horizontal axis, the scores for the respective feature instances are more spread out, and where a whisker or box is more compact, the scores are more tightly concentrated. In each case the red circles represent low-scoring feature instances, which are considered outliers from the rest of the data.

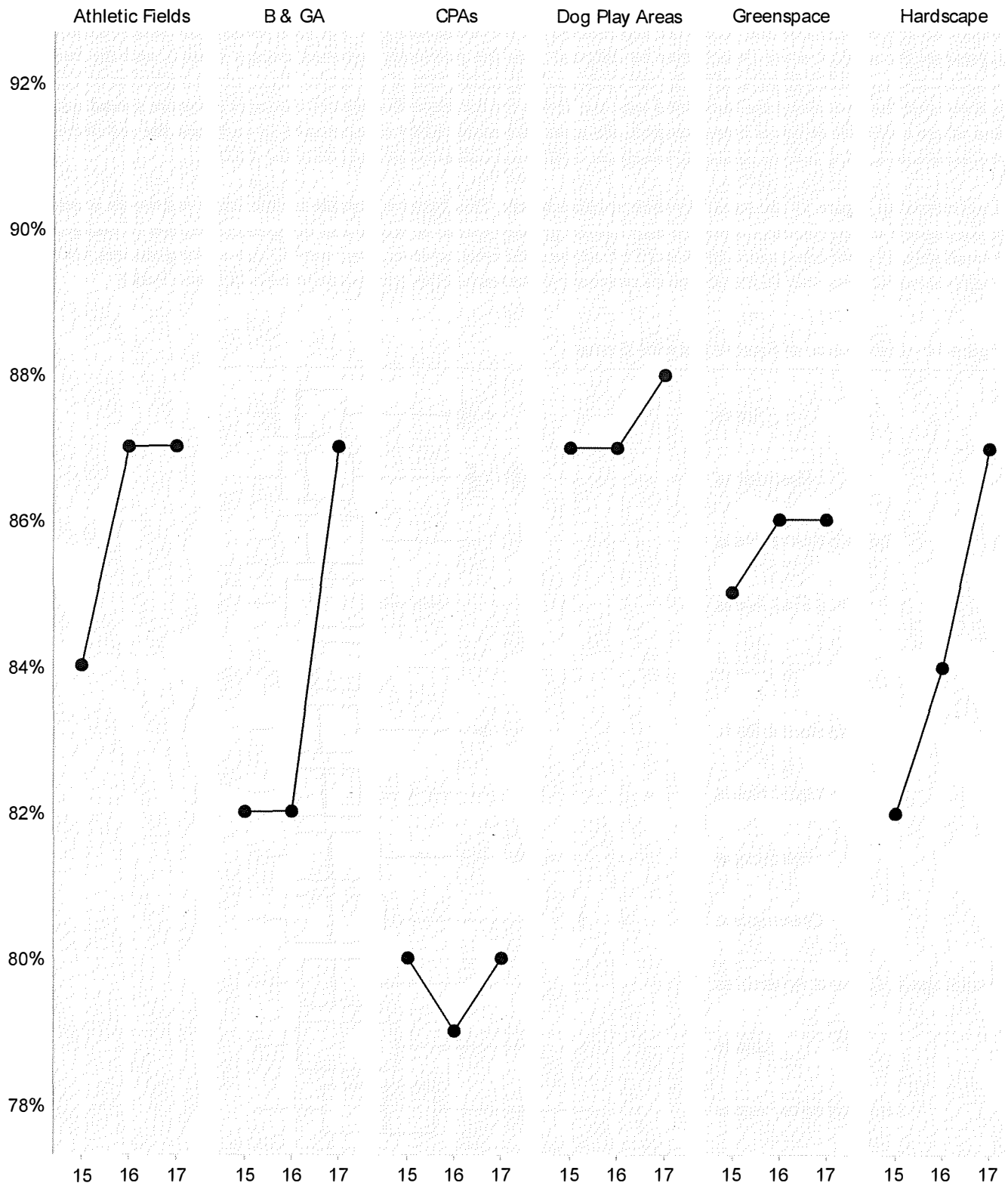
The features in Figure 14 are sorted by their median scores. This figure is notable in that while restrooms is one of the highest scoring features overall, it also has the greatest spread in scores and the greatest number of outliers. Remarkably, 35 restrooms scored 100% in FY17. At the same time however, there were 17 low-scoring outliers, with one restroom scoring only 35.8% (the men's restroom at the tennis court clubhouse in John McLaren Park).

Figure 14 - Distribution of Feature Instance Scores



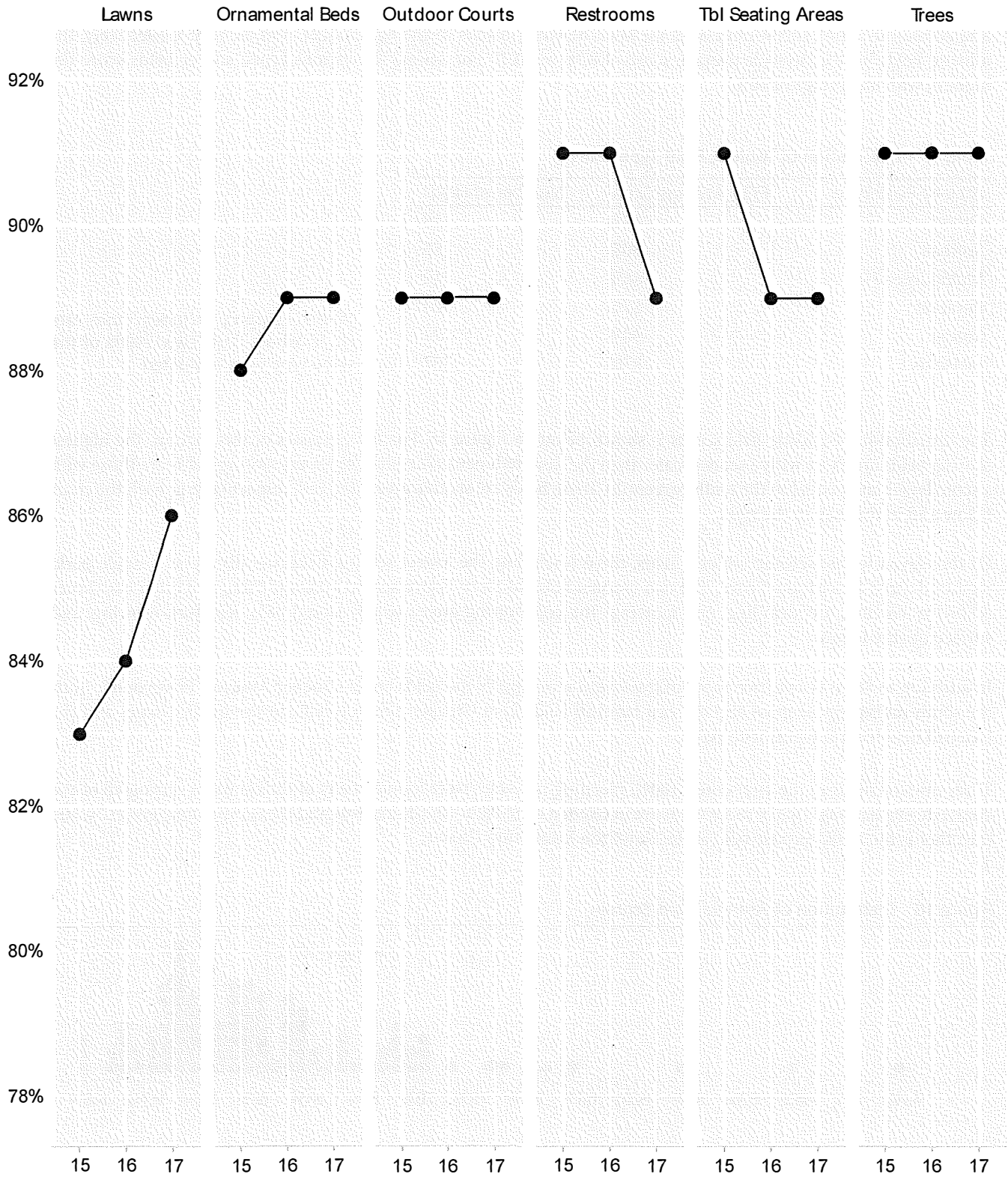
# Trends Across Features

Figure 15 - Average Feature Scores by Fiscal Year [see discussion on page 30]



# Trends Across Features

Figure 15 - Average Feature Scores by Fiscal Year (continued)



# Athletic Fields

## How do athletic fields score overall, and which score the highest and lowest?

In FY17, 107 athletic fields were evaluated at 47 different parks. These fields range from traditional ones like soccer and softball to more uncommon ones for lawn bowling, discus throwing, croquet, and archery. Collectively, the athletic fields have a citywide average score of 87% in FY17 but among the various types, soccer fields score the highest, with an average of 90%.

Table 11 - Distribution of Athletic Field Type Scores

Athletic Field Type	FY17 Average Score	Number of Fields
Other*	84%	13
Softball	86%	35
Multipurpose	86%	12
Baseball	87%	24
Soccer	90%	23
All Fields	87%	107

\*Other category includes more rare fields, where 3 or fewer fields of the same type were evaluated.

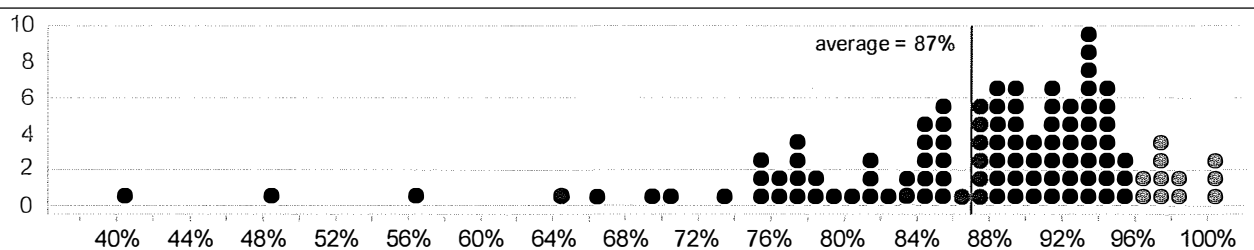
The distribution of athletic field scores is shown below in Figure 16. For the purposes of this section, the highest scoring fields are those with a score greater than the ninetieth percentile and the lowest scoring fields are those with a score less than or equal to the tenth percentile. These fields are shaded green and red, respectively, in both the chart below and in the map to the right.

Of the eleven lowest scoring athletic fields, three (including the lowest scoring field overall) are at a single park: Sigmund Stern Recreation Grove. The two croquet fields at Stern Grove scored 40% and 70%, and often had issues related to fencing, turf detailing, and mowing. The golf putting green, which scored 56%, had turf, mowing, and surface quality issues.

In addition to Stern Grove, two more of the lowest scoring athletic fields are at Crocker Amazon Playground. Both the south multipurpose grass and the east baseball field (2) at Crocker Amazon had surface quality issues and the baseball field had problems with paint.

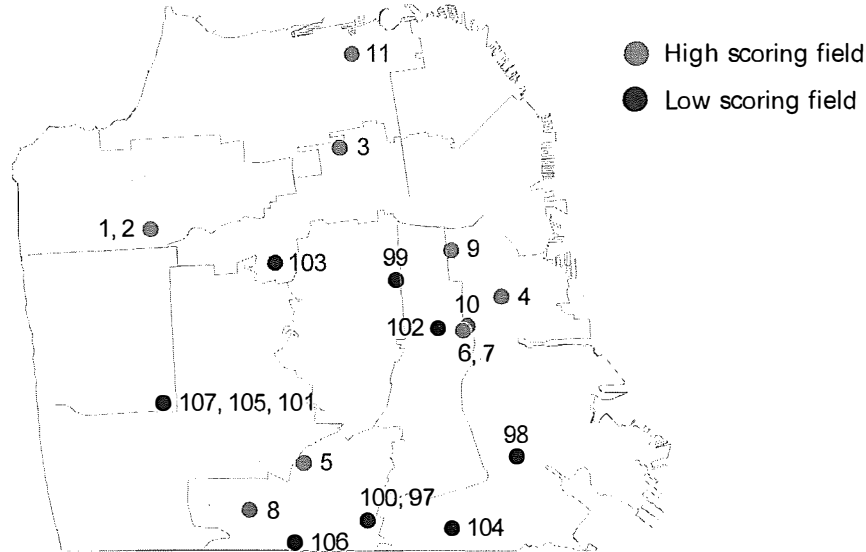
Three athletic fields in the city scored 100%, meaning no issues were found in any of the elements during all of the quarterly evaluations. Two of these fields are in Golden Gate Park - the discus toss and the east bowling green - while the other is the multipurpose field at the Hamilton Recreation Center.

Figure 16 - Distribution of Athletic Field Scores



# Athletic Fields

Figure 17 - Highest and Lowest Scoring Athletic Fields



Rank/ID	Park Name	Feature Instance	Average Score
1	Golden Gate Park	Discus Toss	100.0%
2	Golden Gate Park	Bowling Green 1 (East)	100.0%
3	Hamilton Recreation Center	Multipurpose Field	100.0%
4	Potrero Hill Recreation Center	Softball (Diamond 2)	98.3%
5	Balboa Park	Soccer	98.2%
6	James Rolph Jr. Playground	Softball (East)	97.5%
7	James Rolph Jr. Playground	Softball (West)	97.5%
8	Minnie & Lovie Ward Playground	Softball (Diamond 2)	97.5%
9	Franklin Square	Soccer	97.2%
10	Potrero del Sol Park	Multipurpose Field	96.7%
11	Moscone Recreation Center	Golf Putting Green 1 (NW)	96.2%

Rank/ID	Park Name	Feature Instance	Average Score
97	Crocker Amazon Playground	Baseball (East - Diamond 2)	75.6%
98	Bay View Playground	Baseball	75.0%
99	Mission Playground	Soccer (Youth)	75.0%
100	Crocker Amazon Playground	Multipurpose Grass (South)	73.8%
101	Sigmund Stern Recreation Grove	Croquet (North)	70.9%
102	Garfield Square	Soccer	69.4%
103	Grattan Playground	Multipurpose Field	66.7%
104	Visitation Valley Playground	Softball	64.3%
105	Sigmund Stern Recreation Grove	Golf Putting Green	56.1%
106	Alice Chalmers Playground	Softball	48.9%
107	Sigmund Stern Recreation Grove	Croquet (South)	40.0%



# Children's Play Areas

## How do children's play areas score, and which score the highest and lowest?

In FY17, 158 children's play areas (CPAs) were evaluated in 123 different parks. CPAs are the lowest scoring feature this year as well as the prior two years. Figure 18 shows the distribution of scores and Figure 19 shows the location of the highest and lowest scoring instances. There is a clear geographic distinction between the top and bottom CPAs. While the southern half of the city contains 10 of the 15 lowest scoring CPAs, it doesn't contain any of the highest scoring CPAs. Instead, all the highest scoring CPAs are in the northern and central parts of the city. Of the top scoring CPAs, several have been renovated in recent years, including all of the top six, which scored 100%.

A relatively common issue among many of the lowest scoring CPAs relates to the rubber surfacing of the play area. In particular, the rubber surfacing passed 0% of the time for the CPA at Kelloch-Velasco Mini Park, the Geneva-Moscow play area in Crocker Amazon Playground, the CPA in Adam Rogers Park, and the CPA at Aptos Playground; and it passed only 20% of the time for the School Age CPA at India Basin Shoreline Park, the CPA at Koshland Park, and the CPA at Parkside Square.

Figure 18 - Distribution of Children's Play Area Scores

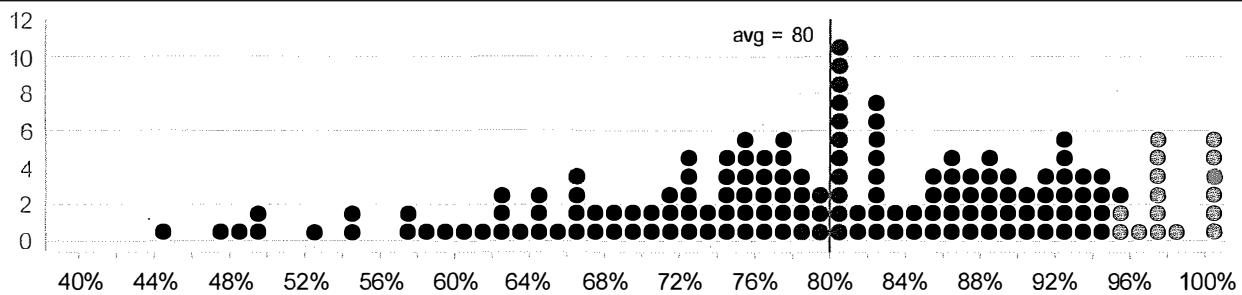


Table 12 - Highest Scoring Children's Play Areas

Rank/ID	Park Name	Feature Instance	Average Score
1	10th Avenue-Clement Mini Park	CPA	100.0%
2	Cabrillo Playground	CPA (South - Tots)	100.0%
3	Collis P. Huntington Park	CPA	100.0%
4	Fulton Playground	CPA (27th Ave - School Age)	100.0%
5	Fulton Playground	CPA (Central - Tots)	100.0%
6	South Park	CPA (Southwest)	100.0%
7	Betty Ann Ong Chinese Recreation Center	CPA	98.0%
8	Father Alfred E. Boeddeker Park	CPA	97.8%
9	Sunset Playground	CPA (East - Tots)	97.8%
10	Midtown Terrace Playground	CPA	97.5%
11	Sunset Playground	CPA (West - School Age)	97.5%
12	Hamilton Recreation Center	CPA (Tots)	97.2%
13	Potrero Hill Recreation Center	CPA (Lower)	97.2%
14	Noe Valley Courts	CPA	96.7%
15	Hayes Valley Playground	CPA (Tots)	95.6%
16	Kid Power Park	CPA (North)	95.6%

# Children's Play Areas

Figure 19 - Highest and Lowest Scoring CPAs

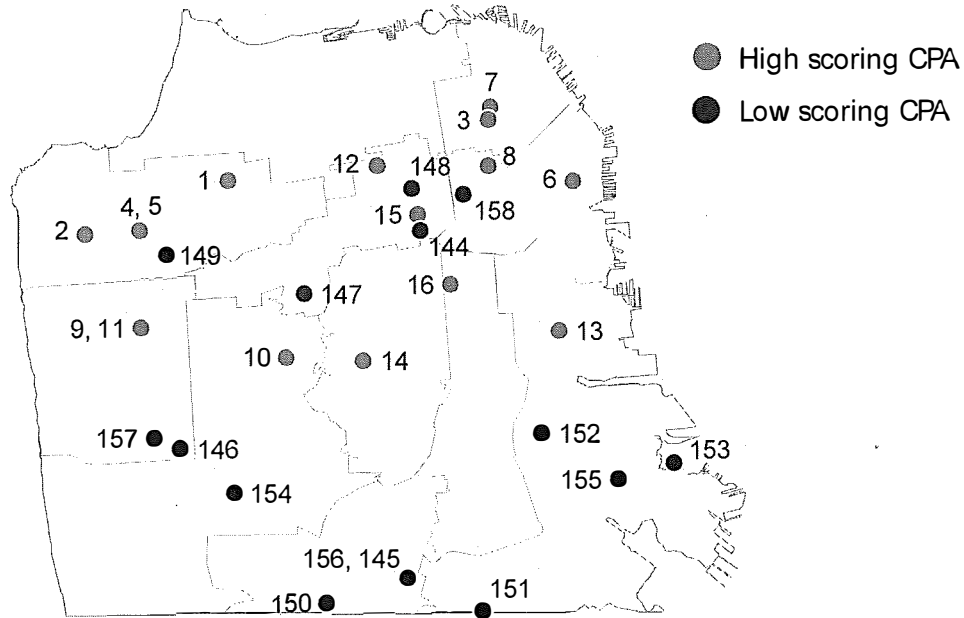


Table 13 - Lowest Scoring Children's Play Areas

Rank/ID	Park Name	Feature Instance	Average Score
144	Koshland Park	CPA	62.0%
145	Crocker Amazon Playground	CPA (Italy Street)	61.1%
146	Sigmund Stern Recreation Grove	CPA (on South Slope)	60.0%
147	Grattan Playground	CPA	59.3%
148	Buchanan Street Mall	CPA (Fulton Block)	58.4%
149	Golden Gate Park	CPA (Alley of Humanitarians)	57.8%
150	Alice Chalmers Playground	CPA	57.5%
151	Kelloch-Velasco Mini Park	CPA	54.9%
152	Selby-Palou Mini Park	CPA	54.3%
153	India Basin Shoreline Park	CPA (School Age)	52.5%
154	Aptos Playground	CPA	49.6%
155	Adam Rogers Park	CPA	49.3%
156	Crocker Amazon Playground	CPA (Geneva-Moscow)	48.7%
157	Parkside Square	CPA	47.1%
158	Joseph L. Alioto Performing Arts Piazza	CPA (McAllister Street - Tots)	44.4%

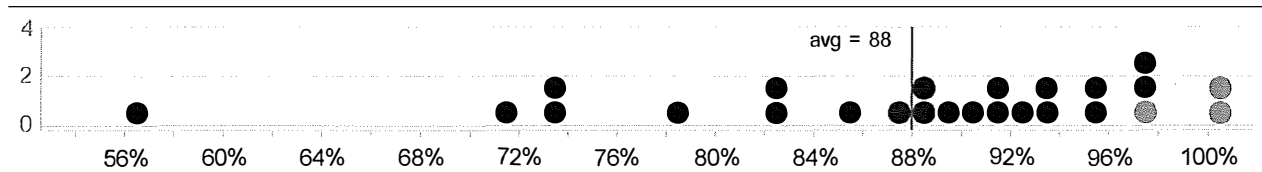
# Dog Play Areas

## How do dog play areas score overall, and which score the highest and lowest?

In FY17, 25 dog play areas (DPAs) were evaluated at 22 different parks. Collectively, this feature has an average score of 88% citywide; however, there is significant variation in the individual scores. With a score of 56.7%, the lowest scoring dog play area is located in John McLaren Park in the Excelsior neighborhood. Issues related to signage and litter elements at the John McLaren DPA were most commonly observed throughout the year. The DPA at Eureka Valley Recreation Center is the second lowest scoring DPA and commonly had issues with the equipment and seating.

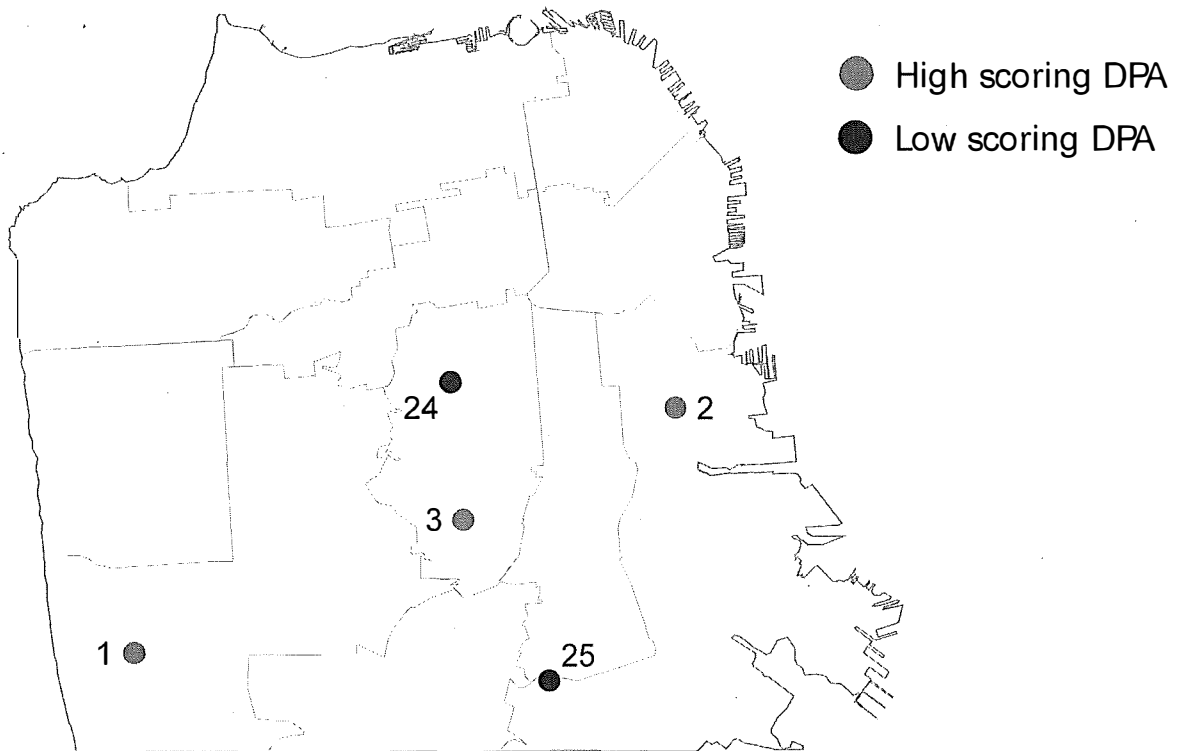
The two highest scoring DPAs are at Lake Merced Park and Potrero Hill Recreation Center; both had perfect scores for the entire year.

Figure 20 - Distribution of Dog Play Area Scores



# Dog Play Areas

Figure 20 - Highest and Lowest Scoring DPAs



Rank/ID	Park Name	Feature Instance	Average Score
1	Lake Merced Park	Dog Play Area	100.0%
2	Potrero Hill Recreation Center	Dog Play Area	100.0%
3	Walter Haas Playground	Dog Play Area	97.5%

Rank/ID	Park Name	Feature Instance	Average Score
24	Eureka Valley Recreation Center	Dog Play Area	71.0%
25	John McLaren Park	Dog Play Area	56.7%

# Outdoor Courts

How do outdoor courts score overall, and which score the highest and lowest?

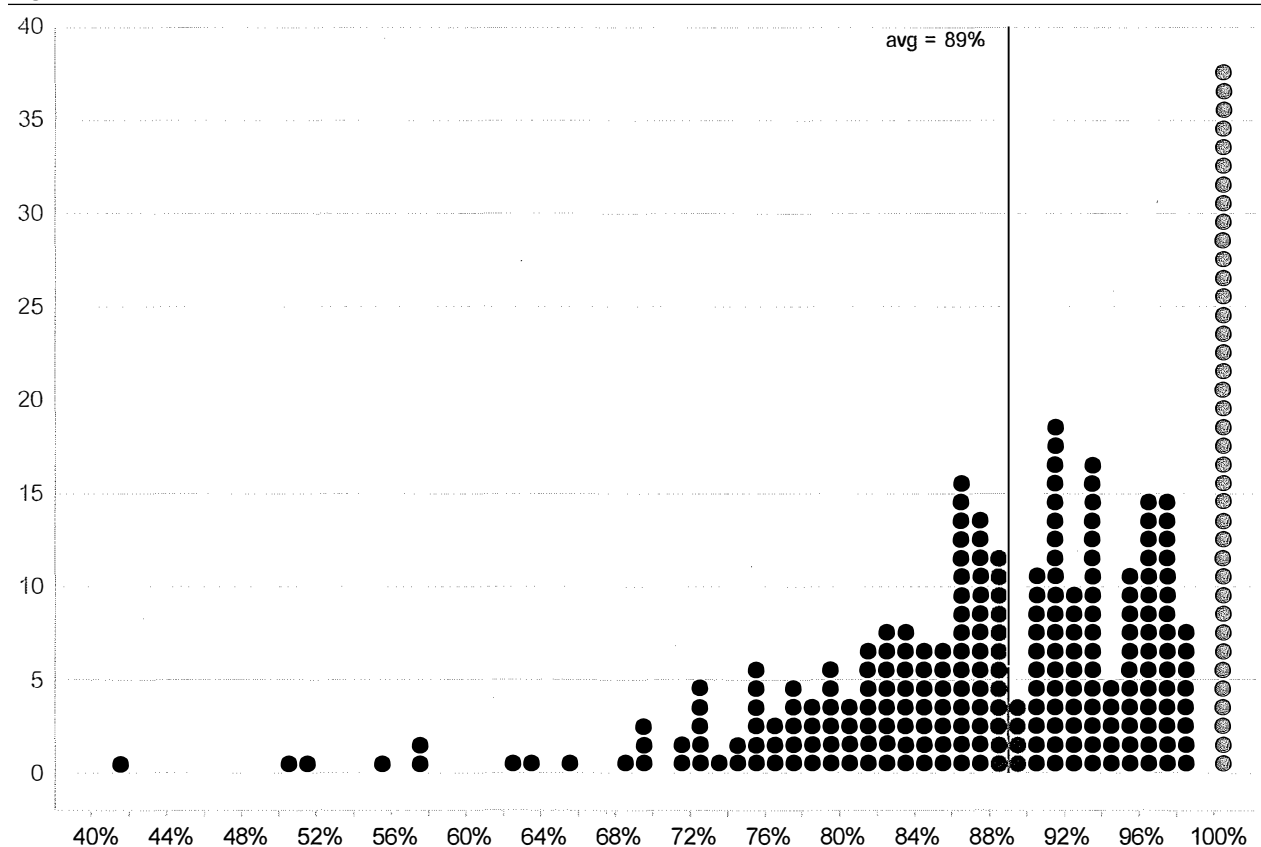
In FY17, 283 outdoor courts were evaluated at 95 different parks. Collectively, the City's courts have an average score of 89% but the scores vary based on the type of court in question. For example, tennis courts have an average score of 90% while basketball courts score slightly lower (87%). Skateparks are the lowest scoring type of court, with an average score of 81%.

Table 14 - Distribution of Outdoor Court Type Scores

Outdoor Courts Types	FY17 Average Score	Number of Courts
Skatepark	81%	5
Multi-Sport	87%	19
Basketball	87%	92
Volleyball	88%	9
Other	88%	12
Tennis	90%	146
Grand Total	89%	283

\*Other category includes rare courts, where 3 or fewer of the same type were evaluated.

Figure 21 - Distribution of Outdoor Court Scores

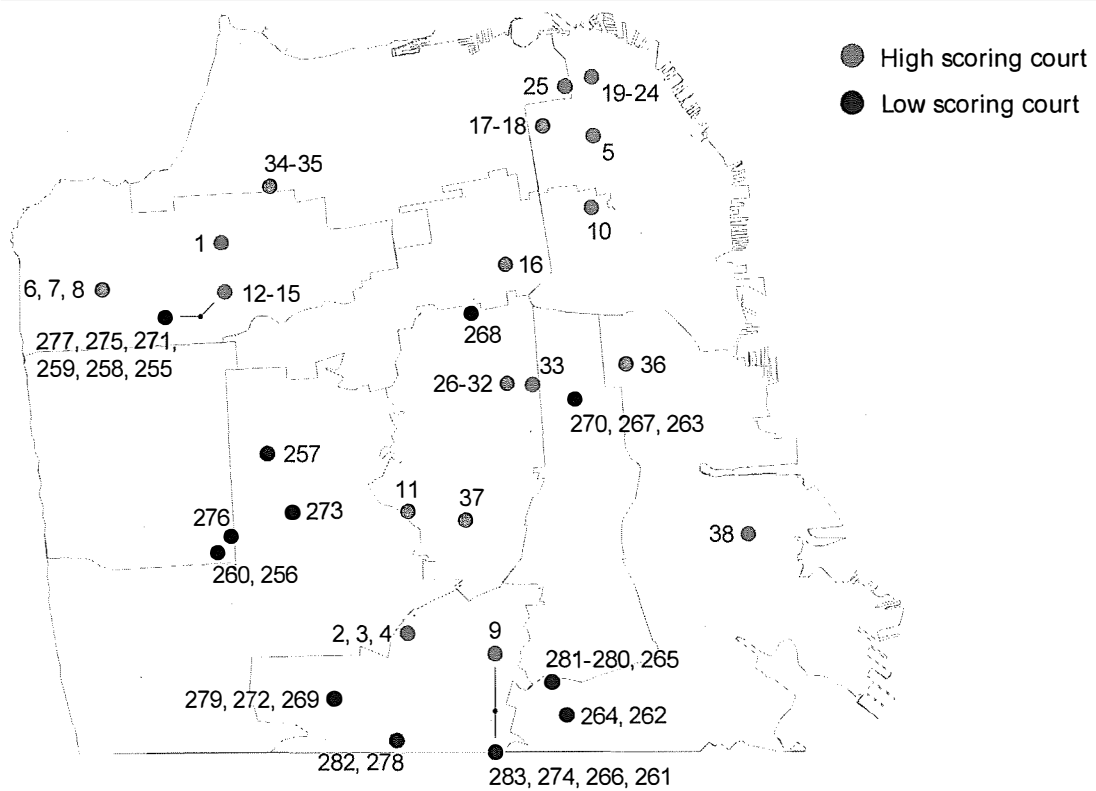


# Outdoor Courts

Over a third of the lowest scoring outdoor courts (9 out of 29) are in District 11 and an even greater number (10 out of 29) are located at two specific parks - Golden Gate Park and Crocker Amazon Playground. Issues with fencing, surface quality, and weeds were found most at the multi-sport pavement at Crocker Amazon Playground, while both of Crocker Amazon's basketball courts had problems with equipment, litter, and paint. The second-lowest scoring court, a basketball court at Alice Chalmers, also consistently had issues with paint, surface quality, and weeds.

Thirty eight of the 283 outdoor courts evaluated scored 100%, meaning no issues were found in the court throughout the entire year. Ten of these courts are in District 8, and seven of those ten are in Mission Dolores Park.

Figure 22 - Highest and Lowest Scoring Outdoor Courts



# Outdoor Courts

Table 15 - Highest Scoring Outdoor Courts

Rank/ ID	Park Name	Feature Instance	Avg Score
1	Argonne Playground	Tennis	100.0%
2	Balboa Park	Basketball	100.0%
3	Balboa Park	Tennis 3 (East Center)	100.0%
4	Balboa Park	Tennis 4 (East)	100.0%
5	Betty Ann Ong Chinese Recreation Center	Basketball	100.0%
6	Cabrillo Playground	Basketball (Full Court)	100.0%
7	Cabrillo Playground	Basketball (Half Court)	100.0%
8	Cabrillo Playground	Tennis	100.0%
9	Crocker Amazon Playground	Bocce Courts (Clubhouse)	100.0%
10	Father Alfred E. Boeddeker Park	Basketball	100.0%
11	Glen Park	Tennis (West)	100.0%
12	Golden Gate Park	Basketball (Half Court)	100.0%
13	Golden Gate Park	Tennis 13	100.0%
14	Golden Gate Park	Tennis 16	100.0%
15	Golden Gate Park	Tennis 14	100.0%
16	Hayes Valley Playground	Fitness Court	100.0%
17	Helen Wills Playground	Basketball (Half Court)	100.0%
18	Helen Wills Playground	Tennis	100.0%
19	Joe DiMaggio North Beach Playground	Basketball (East Half Court)	100.0%
20	Joe DiMaggio North Beach Playground	Basketball (West Half Court)	100.0%
21	Joe DiMaggio North Beach Playground	Fitness Court/4 Square Area	100.0%
22	Joe DiMaggio North Beach Playground	Tennis 2	100.0%
23	Joe DiMaggio North Beach Playground	Tennis 3	100.0%
24	Joe DiMaggio North Beach Playground	Volleyball	100.0%
25	Michelangelo Playground	Basketball (Half Court)	100.0%
26	Mission Dolores Park	Basketball	100.0%
27	Mission Dolores Park	Multi-Sport Court	100.0%
28	Mission Dolores Park	Tennis (East 2)	100.0%
29	Mission Dolores Park	Tennis (East 3)	100.0%
30	Mission Dolores Park	Tennis (West 4)	100.0%
31	Mission Dolores Park	Tennis (West 5)	100.0%
32	Mission Dolores Park	Tennis (West 6)	100.0%
33	Mission Playground	Basketball	100.0%
34	Mountain Lake Park	Tennis 1 (West)	100.0%
35	Mountain Lake Park	Tennis 2 (West Center)	100.0%
36	Utah-18th Street Mini Park	Petanque	100.0%
37	Walter Haas Playground	Basketball	100.0%
38	Youngblood Coleman Playground	Tennis (East)	100.0%

# Outdoor Courts

Table 16 - Lowest Ranking Outdoor Courts

Rank/ID	Park Name	Feature Instance	Avg Score
255	Golden Gate Park	Tennis 11	75.8%
256	Sigmund Stern Recreation Grove	Horseshoe Pits (near South Slope)	75.8%
257	Golden Gate Heights Park	Tennis (East)	75.0%
258	Golden Gate Park	Tennis 02	75.0%
259	Golden Gate Park	Tennis 18	75.0%
260	Sigmund Stern Recreation Grove	Tennis (East) (near South Slope)	75.0%
261	Crocker Amazon Playground	Skatepark	74.5%
262	Herz Playground	Basketball (South)	74.5%
263	Jose Coronado Playground	Tennis	73.1%
264	Herz Playground	Basketball (North)	72.8%
265	John McLaren Park	Basketball (Oxford Half Courts)	72.8%
266	Crocker Amazon Playground	Basketball (South)	72.5%
267	Jose Coronado Playground	Basketball	72.2%
268	Duboce Park	Basketball	72.0%
269	Minnie & Lovie Ward Playground	Tennis (East)	71.8%
270	Jose Coronado Playground	Multi-Sport Court	71.4%
271	Golden Gate Park	Tennis 10	69.5%
272	Minnie & Lovie Ward Playground	Tennis (West)	69.3%
273	West Portal Playground	Basketball	69.2%
274	Crocker Amazon Playground	Basketball (North)	68.4%
275	Golden Gate Park	Tennis 09	65.3%
276	Carl Larsen Park	Basketball	63.0%
277	Golden Gate Park	Multi-purpose Triangle	62.5%
278	Alice Chalmers Playground	Tennis	57.8%
279	Minnie & Lovie Ward Playground	Basketball	57.0%
280	John McLaren Park	Tennis 4	55.5%
281	John McLaren Park	Tennis 3	51.9%
282	Alice Chalmers Playground	Basketball	50.9%
283	Crocker Amazon Playground	Multi-Sport Pavement	41.2%

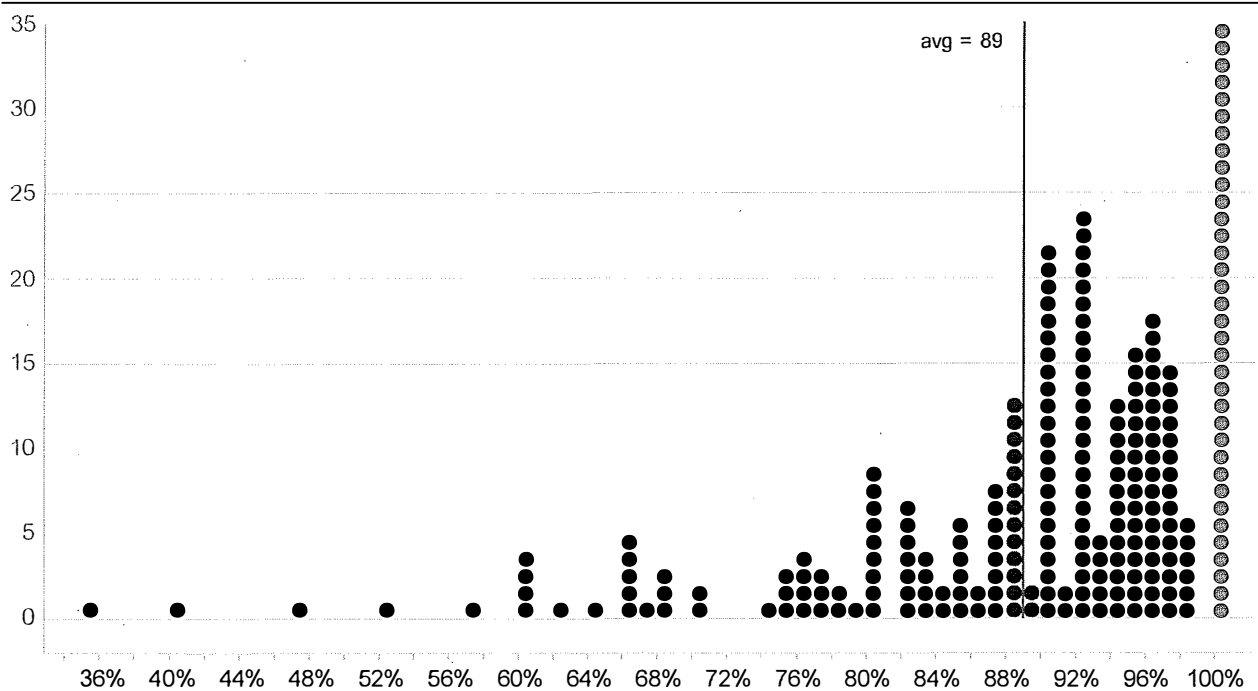


# Restrooms

How do restrooms score overall, and which score the highest and lowest?

In FY17, 245 restrooms were evaluated at 85 different parks. Collectively, the restrooms have an average score of 89%. However, as Figure 23 reveals, restroom scores vary widely and range from 36% to 100%. Some variation in restroom scores could be due to the high amount of use the restrooms typically get. There are also differences by type. The average score of all female restrooms (90%) is 3 percentage points higher than the average of male restrooms (87%). The average rating of unisex bathrooms was the highest at 95%, though there are only eleven throughout the city.

Figure 23 - Distribution of Restroom Scores

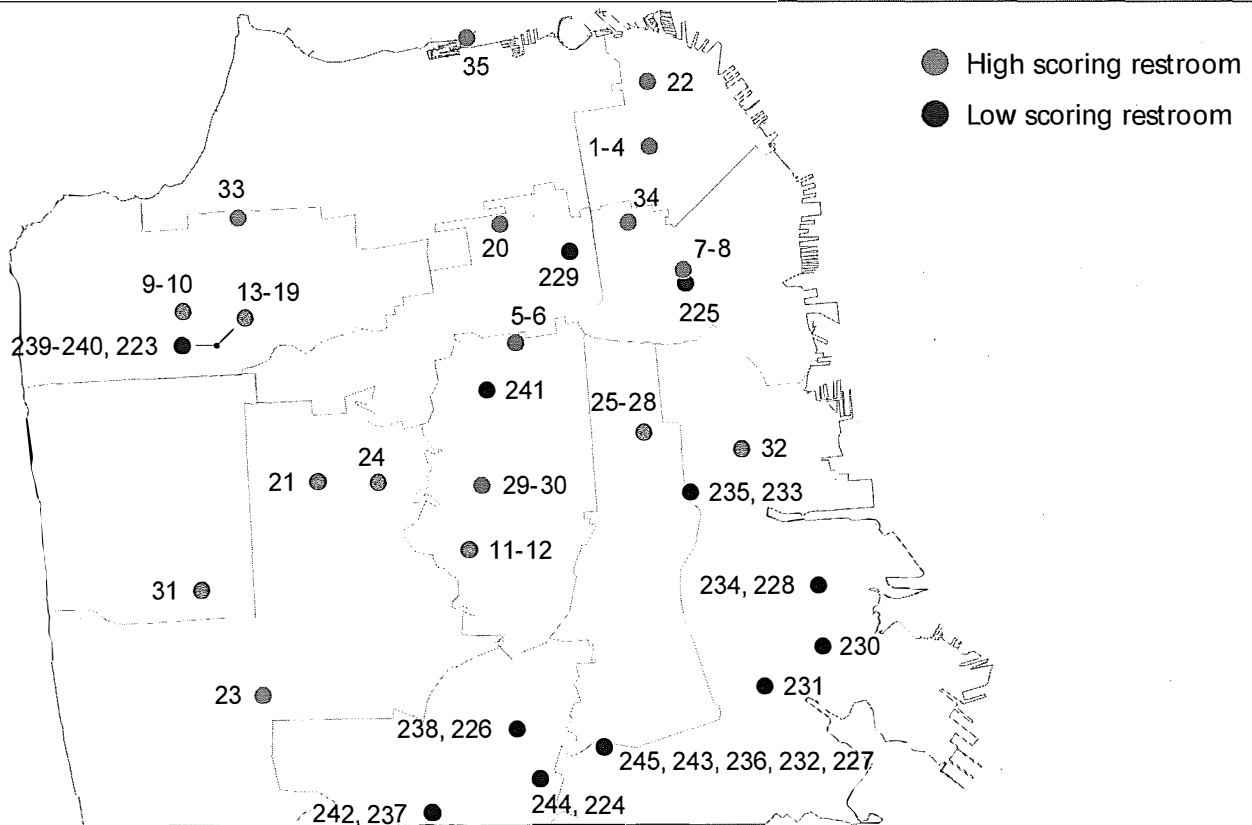


# Restrooms

Five of the lowest scoring 23 restrooms are located in John McLaren Park. The restrooms at the Tennis Clubhouse are among the lowest in the city and both had issues with poor lighting, graffiti, supplies, and waste receptacles.

Thirty five restrooms received perfect scores in FY17, meaning no issues were found in the restroom during any evaluation throughout the year.

Figure 24 - Highest and Lowest Scoring Restrooms



# Restrooms

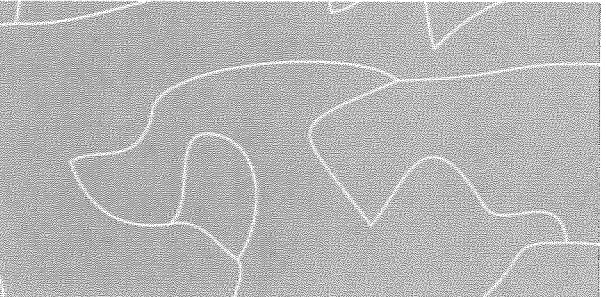
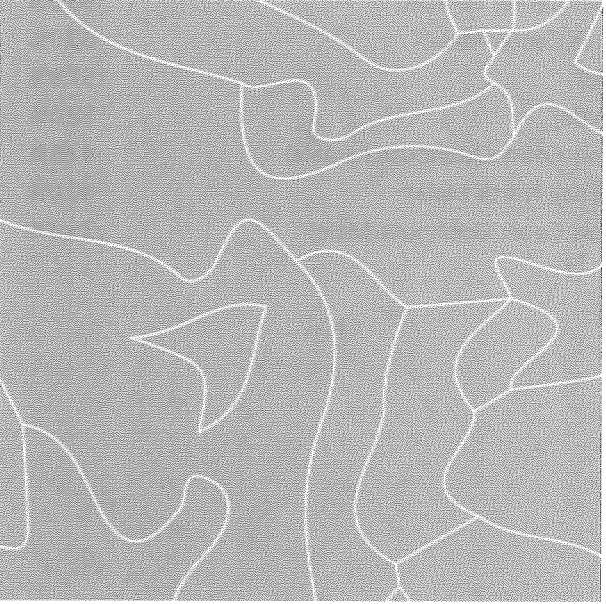
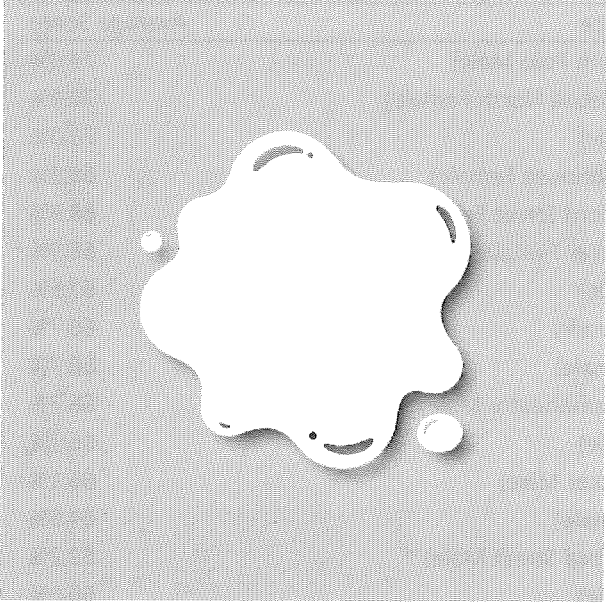
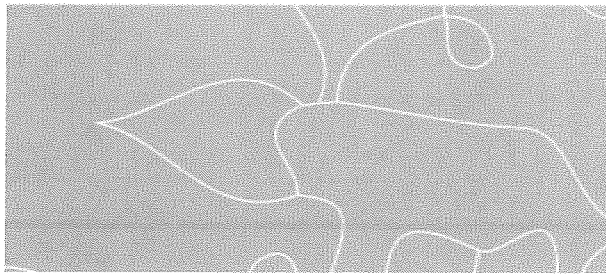
Table 17 - Highest Scoring Restrooms

Rank/ID	Park Name	Feature Instance	Average Score
1	Betty Ann Ong Chinese Recreation Center	Restroom (1st Floor Female)	100.0%
2	Betty Ann Ong Chinese Recreation Center	Restroom (1st Floor Male)	100.0%
3	Betty Ann Ong Chinese Recreation Center	Restroom (2nd Floor Female)	100.0%
4	Betty Ann Ong Chinese Recreation Center	Restroom (2nd Floor Male)	100.0%
5	Duboce Park	Restroom (Rec Center Female)	100.0%
6	Duboce Park	Restroom (Rec Center Male)	100.0%
7	Eugene Friend Recreation Center	Restroom (CPA Female)	100.0%
8	Eugene Friend Recreation Center	Restroom (CPA Male)	100.0%
9	Fulton Playground	Restroom (Female)	100.0%
10	Fulton Playground	Restroom (Male)	100.0%
11	George Christopher Playground	Restroom (Clubhouse Female)	100.0%
12	George Christopher Playground	Restroom (Clubhouse Male)	100.0%
13	Golden Gate Park	Restroom (Unisex) (Conservatory Drive)	100.0%
14	Golden Gate Park	Restroom (Female) (Conservatory Valley)	100.0%
15	Golden Gate Park	Restroom (Kezar Pavilion East Female)	100.0%
16	Golden Gate Park	Restroom (Female) (Panhandle)	100.0%
17	Golden Gate Park	Restroom (Female) (Stow Lake)	100.0%
18	Golden Gate Park	Restroom (Angler's Lodge Female)	100.0%
19	Golden Gate Park	Restroom (Angler's Lodge Male)	100.0%
20	Hamilton Recreation Center	Restroom (Rec Center Male)	100.0%
21	J. P. Murphy Playground	Restroom (Clubhouse Female)	100.0%
22	Joe DiMaggio North Beach Playground	Restroom (Unisex)	100.0%
23	Junipero Serra Playground	Restroom (Clubhouse Female)	100.0%
24	Midtown Terrace Playground	Restroom (Clubhouse Female)	100.0%
25	Mission Recreation Center	Restroom (Harrison Entrance Female)	100.0%
26	Mission Recreation Center	Restroom (Treat St Mission Arts Female)	100.0%
27	Mission Recreation Center	Restroom (Treat St Mission Arts Male)	100.0%
28	Mission Recreation Center	Restroom (Upstairs Gym Female)	100.0%
29	Noe Valley Courts	Restroom (Female)	100.0%
30	Noe Valley Courts	Restroom (Male)	100.0%
31	Parkside Square	Restroom (Female)	100.0%
32	Potrero Hill Recreation Center	Restroom (Male)	100.0%
33	Richmond Playground	Restroom (Male)	100.0%
34	Tenderloin Recreation Center	Restroom (Male)	100.0%
35	Yacht Harbor & Marina Green	Restroom (Little Green Male)	100.0%

# Restrooms

Table 18 - Lowest Scoring Restrooms

Rank/ID	Park Name	Feature Instance	Average Score
223	Golden Gate Park	Restroom (South Polo Male)	74.0%
224	Crocker Amazon Playground	Restroom (Baseball North Female)	70.0%
225	Victoria Manalo Draves Park	Restroom (Male)	70.0%
226	Excelsior Playground	Restroom (Clubhouse Female)	68.9%
227	John McLaren Park	Restroom (Oxford Street Female)	68.9%
228	Youngblood Coleman Playground	Restroom (Soccer Female)	68.9%
229	Margaret S. Hayward Playground	Restroom (Male)	67.5%
230	Adam Rogers Park	Restroom (Female)	66.7%
231	Bay View Playground	Restroom (Female)	66.7%
232	John McLaren Park	Restroom (Amphitheatre Male)	66.7%
233	Potrero del Sol Park	Restroom (Male)	66.7%
234	Youngblood Coleman Playground	Restroom (Soccer Male)	66.1%
235	Potrero del Sol Park	Restroom (Female)	64.5%
236	John McLaren Park	Restroom (Oxford Street Male)	62.2%
237	Alice Chalmers Playground	Restroom (Male)	60.0%
238	Excelsior Playground	Restroom (Clubhouse Male)	60.0%
239	Golden Gate Park	Restroom (Tennis Center Female)	60.0%
240	Golden Gate Park	Restroom (Tennis Center Male)	60.0%
241	States Street Playground	Restroom (Male)	57.9%
242	Alice Chalmers Playground	Restroom (Female)	52.0%
243	John McLaren Park	Restroom (Tennis Court Clubhouse Female)	47.5%
244	Crocker Amazon Playground	Restroom (Baseball North Male)	40.0%
245	John McLaren Park	Restroom (Tennis Court Clubhouse Male)	35.8%



## Section 3

# Element Scores

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In this section:

### Graffiti

- Which parks have the most and least amount of graffiti, and what factors may be influencing these results?
- Are there hot spots or cold spots of graffiti in parks across the city?
- Are there any trends in graffiti scores across supervisor districts?

### Cleanliness

- Which parks score the best and worst for cleanliness?
- Are there any trends in cleanliness scores across supervisor districts?

# GrafÀti

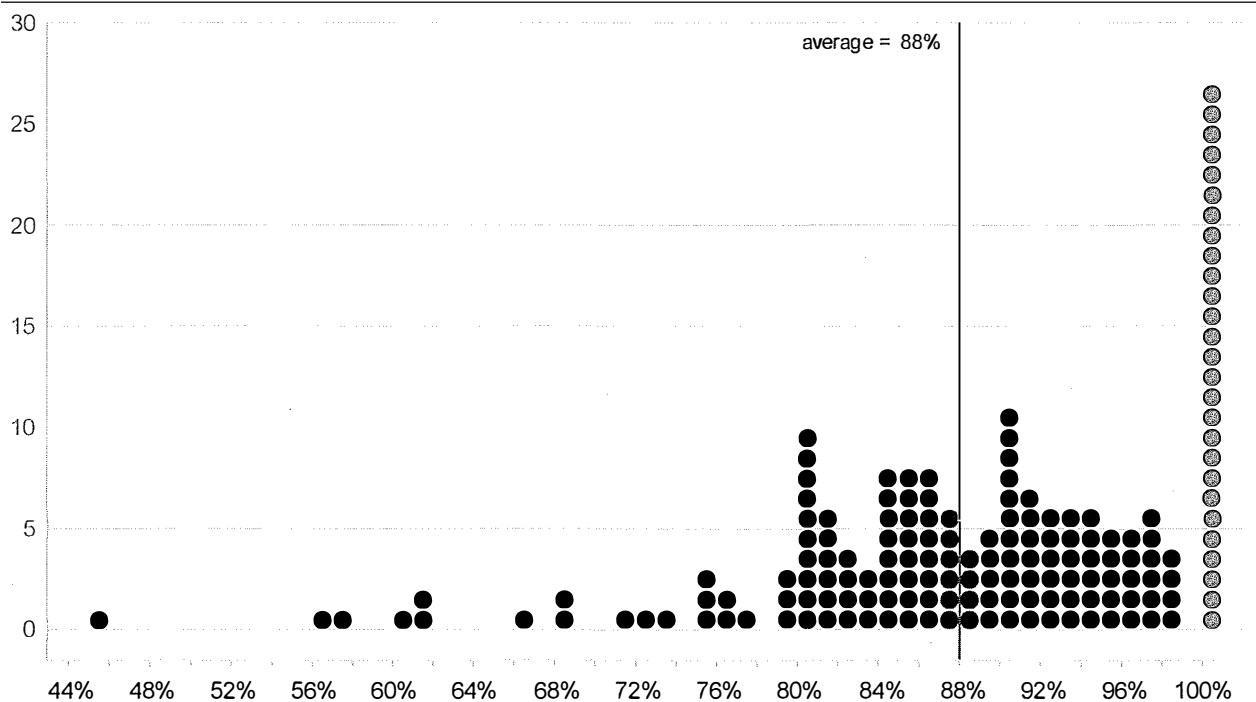
In FY15, users of SF311 (the City’s non-emergency customer service hotline) reported 238 instances of graffiti in the City’s public parks, and in FY17 that number doubled to 529. Based on this data, graffiti appears to be a growing concern for citizens.

As part of the evaluation process, evaluators routinely check for graffiti and other acts of vandalism while evaluating many park features, including athletic fields, buildings and general amenities, children’s play areas, trees and others. Each time an evaluator looks for the presence of graffiti at a particular feature instance (e.g., an individual restroom), that is considered a single check for graffiti. Thus, if a park had two restrooms and one basketball court, three checks for graffiti would be made during each evaluation. A park’s “graffiti score” then, is the percentage of the total checks throughout the year in which no graffiti was found.

## Which parks have the most and least amount of graffiti, and what factors may be influencing these results?

Figure 25 shows the distribution of graffiti scores across all of the evaluated parks. The graffiti score (percent passing) is shown on the horizontal axis and the number of parks that achieved a particular score is shown on the vertical axis. Remarkably, 27 parks have perfect scores in FY17, meaning that no graffiti was found on any park feature during any evaluation throughout the entire year. Of those 27 parks, ten are “mini parks.” As there are only 28 mini parks in the City, this means a full 36% of all mini parks have a perfect score for graffiti. The lack of graffiti in these cases could be due to their small size and relatively low traffic volume. Additionally, mini parks have fewer structures and features that provide surfaces where graffiti is most often found.

Figure 25 - Distribution of GrafÀti Scores



# GrafÀti

The two parks with the lowest graffiti scores are, or include, skateparks: the SOMA West Skatepark and Potrero del Sol. As graffiti has become synonymous with skate culture, the amount of graffiti has risen significantly inside the skating bowls. RPD has noted that it does not always have the labor resources to meet this rise and as a result, graffiti may remain within skatepark boundaries longer.

Figure 26 - Highest and Lowest Scoring Parks for GrafÀti

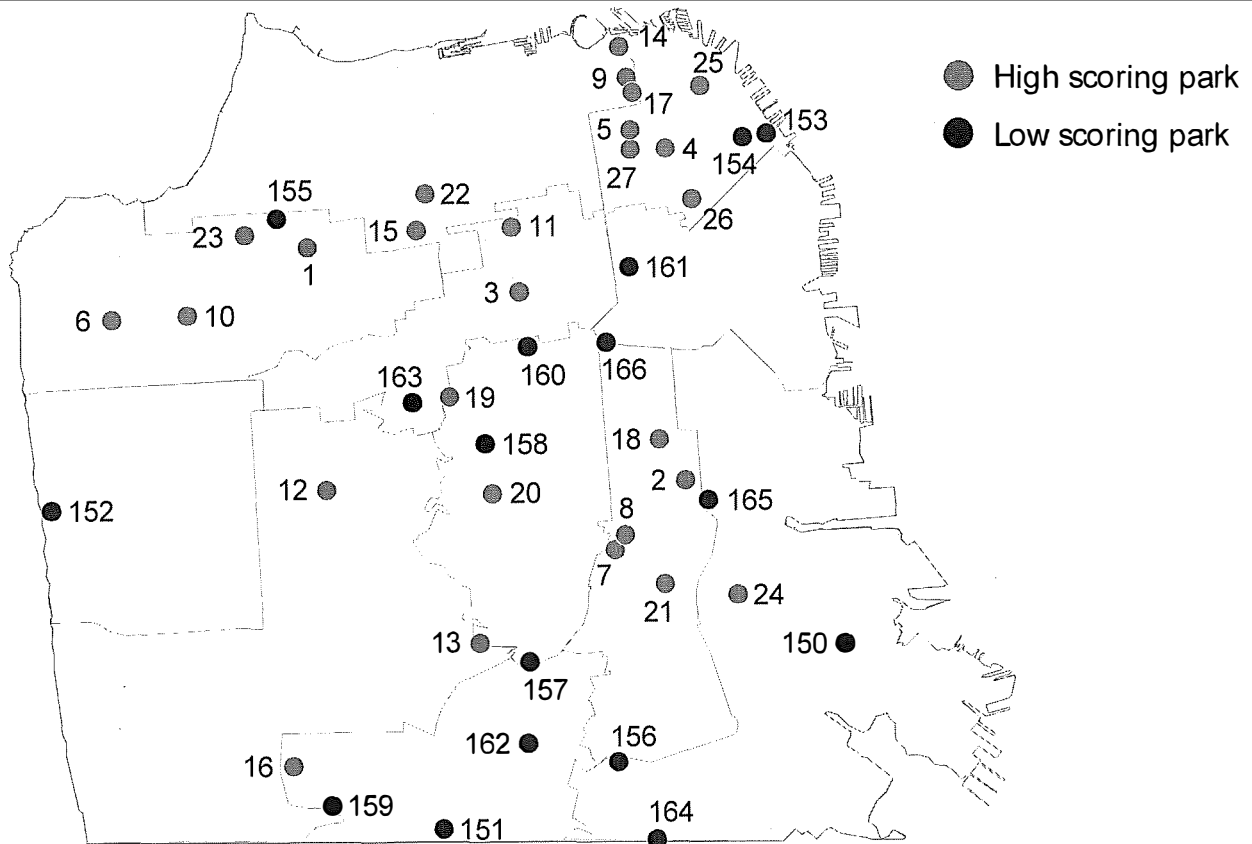




Table 19 - Highest and Lowest Scoring Parks for GrafÀti

Rank/ID	Park Name	GrafÀti Score	Rank/ID	Park Name	GrafÀti Score
1	10th Avenue-Clement Mini Park	100.0%	150	Hilltop Park	76.2%
2	24th Street-York Mini Park	100.0%	151	Alice Chalmers Playground	76.1%
3	Alamo Square	100.0%	152	Lower Great Highway	75.8%
4	Betty Ann Ong Chinese Recreation Center	100.0%	153	Maritime Plaza	75.0%
5	Broadway Tunnel West Mini Park	100.0%	154	Sue Bierman Park	75.0%
6	Cabrillo Playground	100.0%	155	Park Presidio Boulevard	73.9%
7	Coleridge Mini Park	100.0%	156	John McLaren Park	72.5%
8	Coso-Precita Mini Park	100.0%	157	Cayuga-Lamartine Mini Park	71.4%
9	Fay Park	100.0%	158	Seward Mini Park	68.8%
10	Fulton Playground	100.0%	159	Head-Brotherhood Mini Park	68.4%
11	Hamilton Recreation Center	100.0%	160	Duboce Park	66.7%
12	J. P. Murphy Playground	100.0%	161	Joseph L. Alioto Performing Arts Piazza	61.5%
13	Joost-Baden Mini Park	100.0%	162	Excelsior Playground	61.1%
14	Joseph Conrad Mini Park	100.0%	163	Grattan Playground	60.9%
15	Laurel Hill Playground	100.0%	164	Kelloch Velasco Mini Park	57.1%
16	Merced Heights Playground	100.0%	165	Potrero Del Sol Park	56.8%
17	Michelangelo Playground	100.0%	166	Soma West Skatepark	45.0%
18	Mission Recreation Center	100.0%			
19	Mt. Olympus	100.0%			
20	Noe Valley Courts	100.0%			
21	Prentiss Mini Park	100.0%			
22	Presidio Heights Playground	100.0%			
23	Richmond Recreation Center	100.0%			
24	Selby-Palou Mini Park	100.0%			
25	Telegraph Hill/Pioneer Park	100.0%			
26	Union Square	100.0%			
27	Washington-Hyde Mini Park	100.0%			

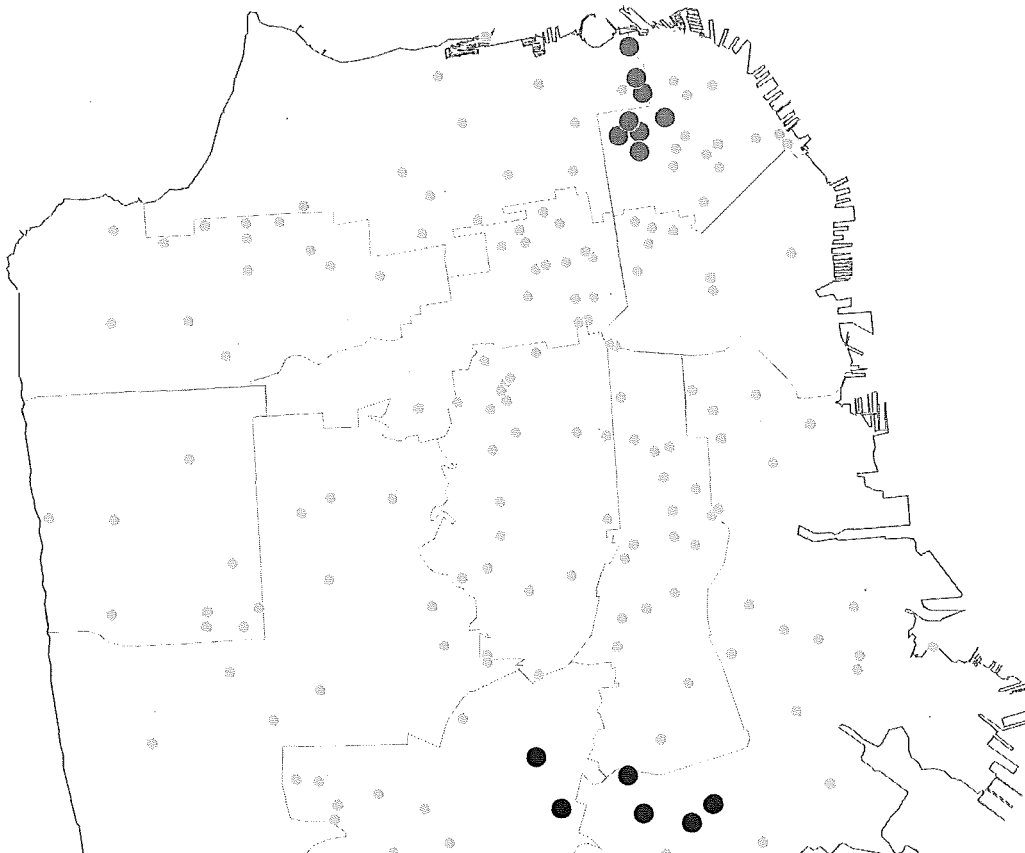
## Are there hot spots or cold spots of graffiti in parks across the city?

Two notable features of Figure 26 are the group of high-scoring parks in the northeast corner of the City and the group of low-scoring parks in the south. These groups raise a question: do they represent statistically significant hot spots or cold spots for graffiti in RPD's parks? An answer to this question can be found from a more robust spatial cluster analysis, which determines whether there is an association between the graffiti score at each park and its surrounding parks. If the scores of a park and its neighbors are so low that it is unlikely they could have occurred by random chance alone, that area is designated as a statistically significant hot spot. Similarly, if the scores of a park and its neighbors are sufficiently high, the area is considered a cold spot. Everything else in between is considered insignificant.

Figure 27 shows the results of a hot spot analysis based on the FY17 graffiti scores. As hypothesized, there is a statistically significant hot spot at the south end of the City and there is a significant cold spot in the northeast. All other areas of the City have insignificant results.

It is worth noting that Mission Dolores Park is known by RPD to experience a substantial amount of graffiti and yet it does not show up as a hot spot on the map. According to RPD, this may be due in part to the emphasis that is placed on graffiti removal when it is found at this site. In follow up to this report, it may be worthwhile to consider whether the strategies used at Mission Dolores Park and in the northeast corner of the city could be employed to address graffiti elsewhere.

Figure 27 - GrafÀti Hot Spots and Cold Spots



## Are there any trends in graffiti scores across supervisor districts?

Figure 29 shows the distribution of graffiti scores by supervisor district. The districts are listed on the vertical axis, the range of scores are represented on the horizontal axis, the individual white lines represent the district average score, and the long purple line represents the citywide average. Summary statistics are also provided in Table 20.

As was the case with the overall park scores, the three northernmost districts (Districts 1, 2, and 3) have the highest average graffiti scores. In addition, Districts 9, 5, 6, and 10 have a large group of relatively high scoring parks, but they also have a few relatively low scoring parks. In contrast, this pattern does not exist in districts like Districts 7 and 2 where the lowest scores are 81% and 86%, respectively. Finally, note that every district except 4 and 6 have at least one park with a perfect graffiti score.

Figure 28 - Supervisor Districts

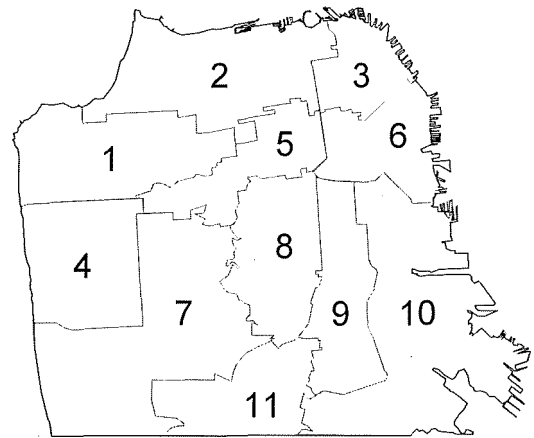
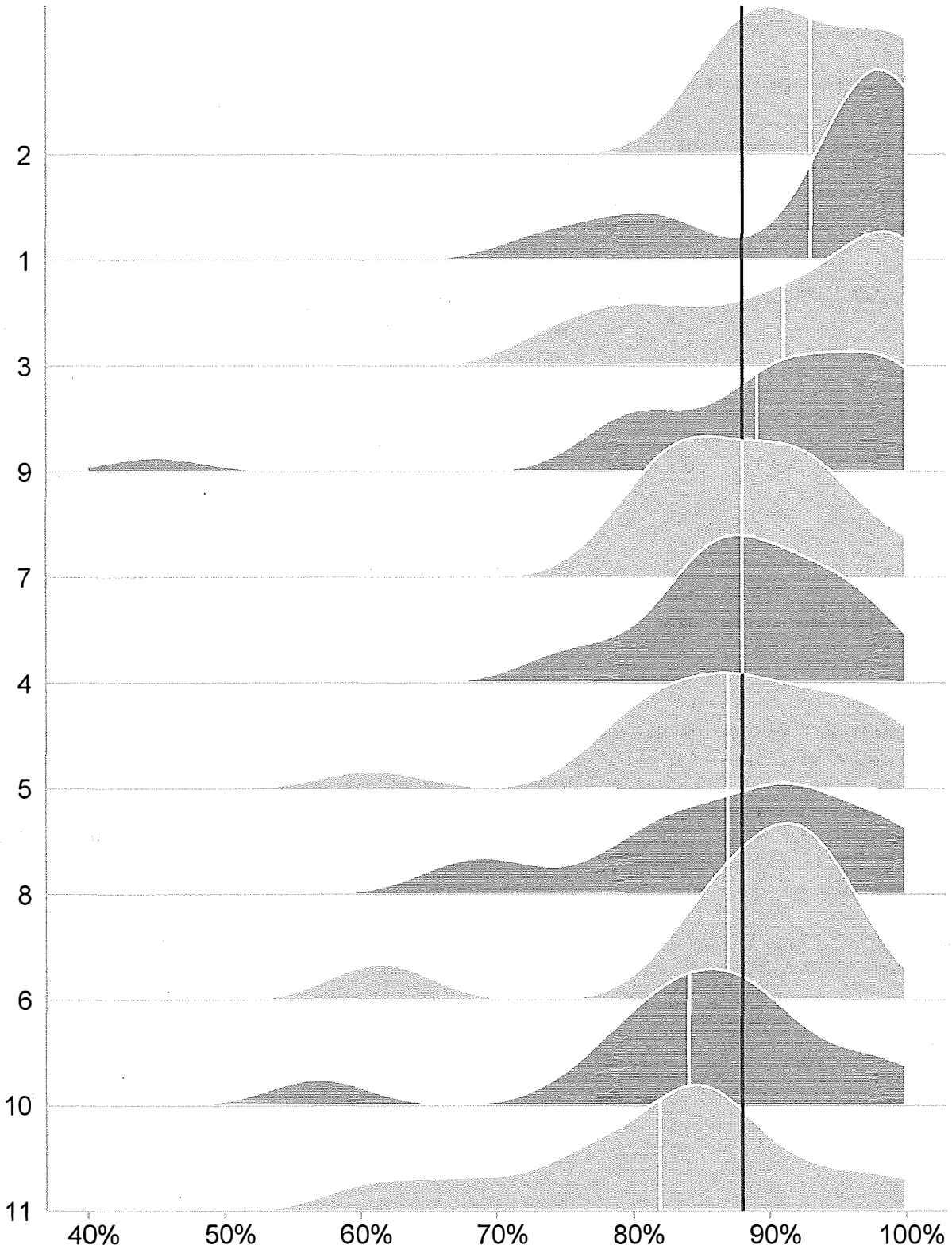


Table 20 - GrafÀti Scores by Supervisor District

Supervisor District	Number of Parks	Minimum Score	Maximum Score	Average Score
2	16	86%	100%	93%
1	12	74%	100%	93%
3	18	75%	100%	91%
9	20	45%	100%	89%
7	11	81%	100%	88%
4	9	76%	97%	88%
5	16	61%	100%	87%
8	21	67%	100%	87%
6	8	62%	95%	87%
10	22	57%	100%	84%
11	11	61%	100%	82%

# GrafÀti

Figure 29 - Distribution of GrafÀti Scores by Supervisor District



# Cleanliness

Like graffiti, cleanliness also affects the quality of the park experience and evaluators routinely check for accumulations of litter and a build-up of grime, dirt or debris when evaluating a site. Cleanliness is assessed for every park feature and it is generally scored the same way as graffiti.

## Which parks score the best and the worst for cleanliness?

Figure 30 shows the distribution of cleanliness scores across all of the evaluated parks. The cleanliness score (percent passing) is shown on the horizontal axis and the number of parks that achieved a particular score is shown on the vertical axis. This distribution is similar to the distribution of graffiti scores in that there is a large number of parks that scored 100% and a long tail to the left with a few parks receiving fairly low scores.

Figure 30 - Distribution of Cleanliness Scores

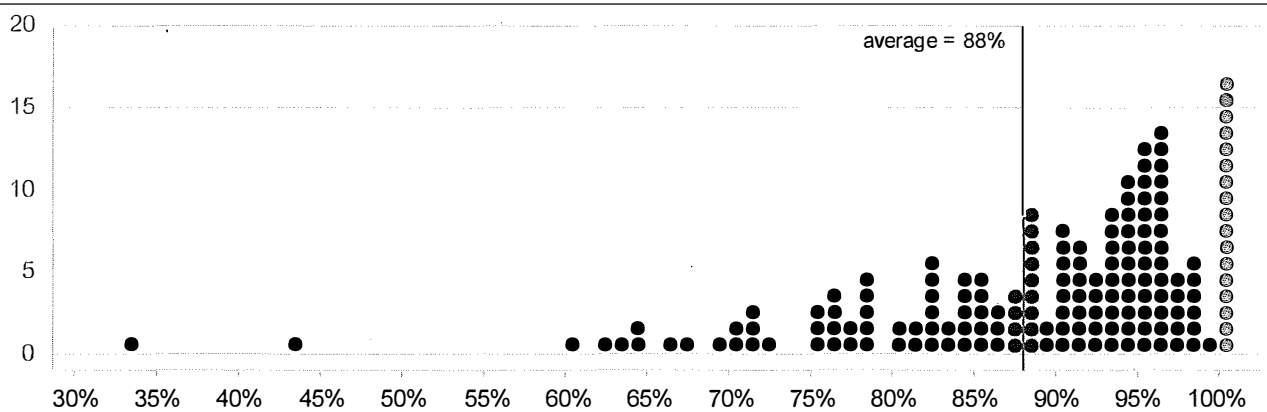
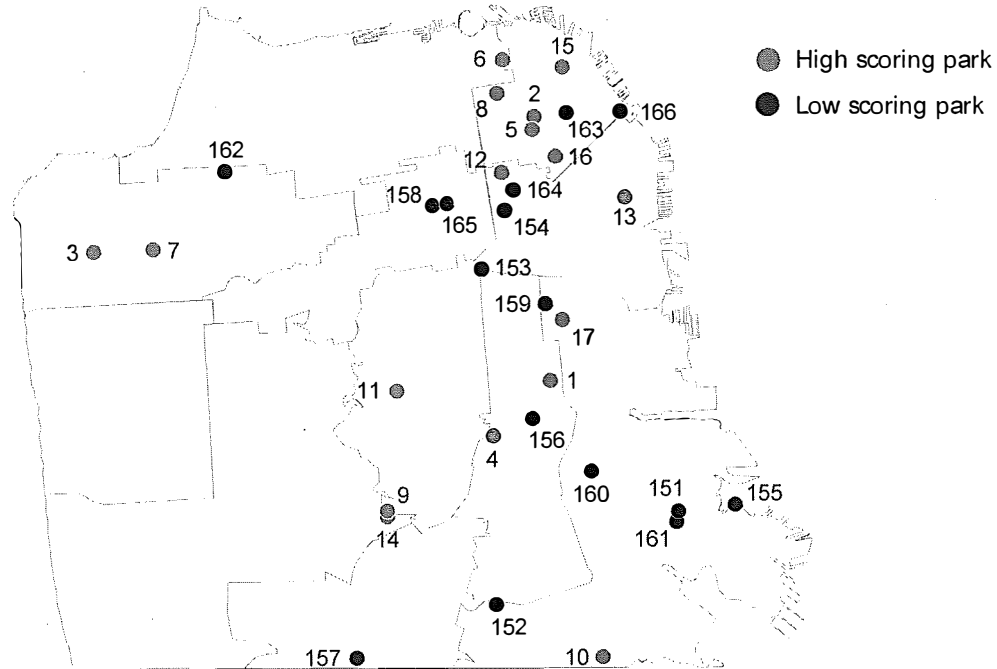


Figure 31 shows the highest and lowest scoring parks for cleanliness. Located in front of the iconic Ferry Building and with a cleanliness score of only 33%, Embarcadero Plaza is the lowest ranking park in the City for this element. Among other challenges, this park has a large homeless population and a very high traffic volume both from tourists and from workers in the surrounding Financial District. Furthermore, this park faces a challenge that many others do not: maintenance for this area is divided among RPD, the Department of Public Works, and a private real estate management firm. Nebulous boundaries and the need for extensive communication among involved parties may delay action to address issues.

While the pattern of high and low scoring parks in Figure 31 is similar to the pattern for graffiti, a spatial cluster analysis found no statistically significant hot spots or cold spots for cleanliness.

# Cleanliness

Figure 31 - Highest and Lowest Scoring Parks for Cleanliness



Rank/ID	Park Name	Cleanliness Score	Rank/ID	Park Name	Cleanliness Score
1	24th Street-York Mini Park	100.0%	151	Hilltop Park	72.7%
2	Betty Ann Ong Chinese Recreation Center	100.0%	152	John McLaren Park	71.9%
3	Cabrillo Playground	100.0%	153	Joseph L. Alioto Performing Arts Piazza	71.4%
4	Coleridge Mini Park	100.0%	154	Soma West Dog Park	71.4%
5	Collis P. Huntington Park	100.0%	155	India Basin Shoreline Park	70.9%
6	Fay Park	100.0%	156	Precita Park	70.4%
7	Fulton Playground	100.0%	157	Alice Chalmers Playground	69.1%
8	Hyde-Vallejo Mini Park	100.0%	158	Fillmore-Turk Mini Park	67.6%
9	Joost-Baden Mini Park	100.0%	159	Franklin Square	66.7%
10	Little Hollywood Park	100.0%	160	Selby-Palou Mini Park	64.6%
11	Noe Valley Courts	100.0%	161	Adam Rogers Park	64.0%
12	Sgt. John Macaulay Park	100.0%	162	Park Presidio Boulevard	63.3%
13	South Park	100.0%	163	Portsmouth Square	62.3%
14	Sunnyside Conservatory	100.0%	164	Turk-Hyde Mini Park	60.0%
15	Telegraph Hill/Pioneer Park	100.0%	165	Buchanan Street Mall	43.2%
16	Union Square	100.0%	166	Embarcadero Plaza	33.3%
17	Utah-18th Street Mini Park	100.0%			

# Cleanliness

## Are there any trends in cleanliness scores across supervisor districts?

Figure 33 shows the distribution of cleanliness scores by supervisor district. The districts are listed on the vertical axis, the range of scores are represented on the horizontal axis, the individual white lines represent the district average score, and the long dark line represents the citywide average. Summary statistics are also provided for reference in Table 21.

As was the case with the overall park scores and the graffiti scores, Districts 1 and 2 have the highest average scores. Notably absent from the top ranks, however, is District 3. While it has a number of high scoring parks, it also has a number of low scoring parks. As a result, its average score falls below the citywide average. Also, some districts (like Districts 3, 5, and 6) have a rather large range of scores, while the scores in other districts (like Districts 2, 7, 8, 4, and 11) are much more centered around the average values. Finally, note that every district except 4, 5, and 11 have at least one park with a perfect score.

Figure 32 - Supervisor Districts

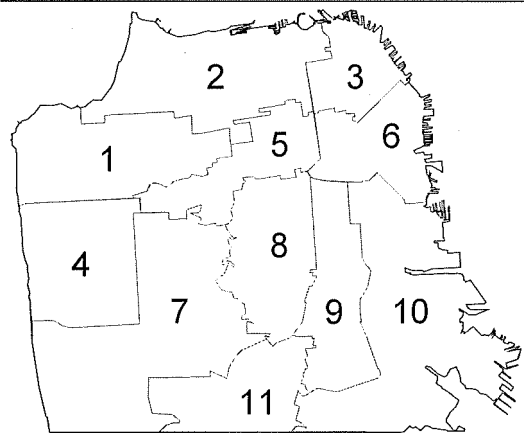
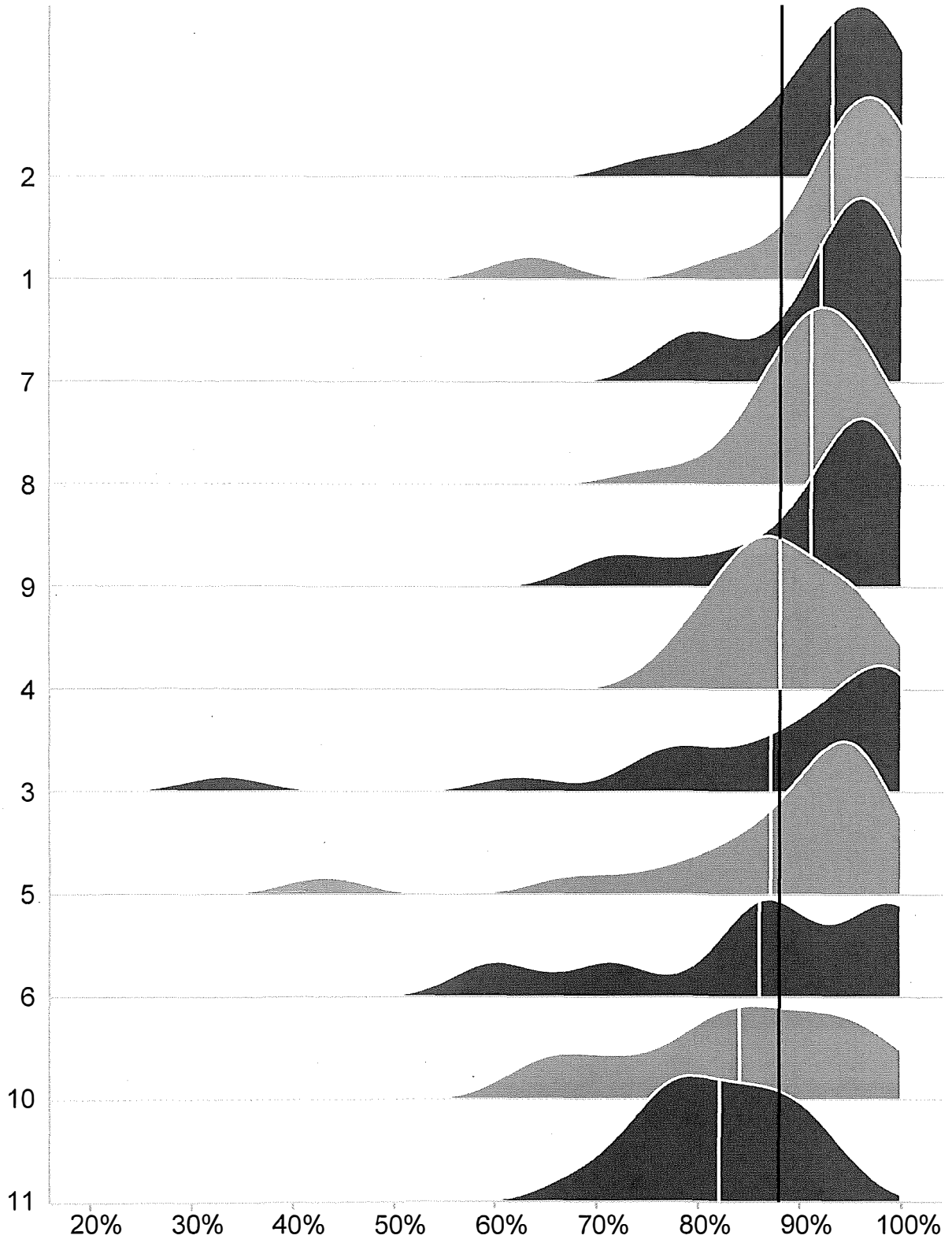


Table 21 - Distribution of Cleanliness Scores by Supervisor District

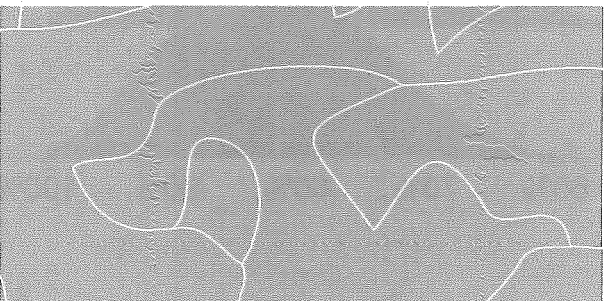
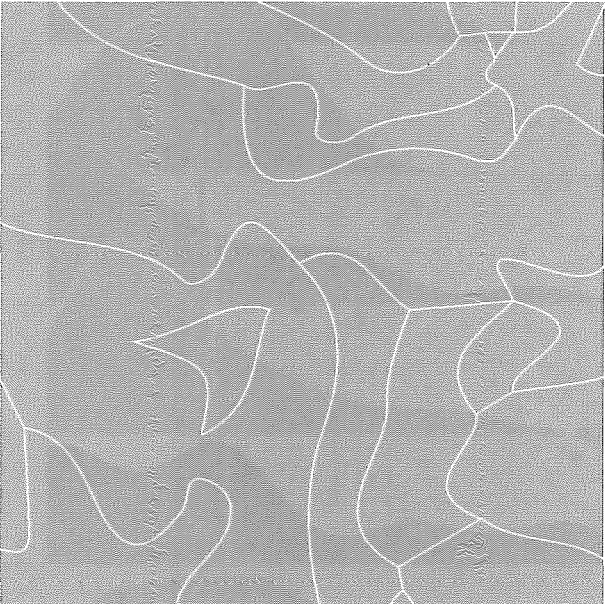
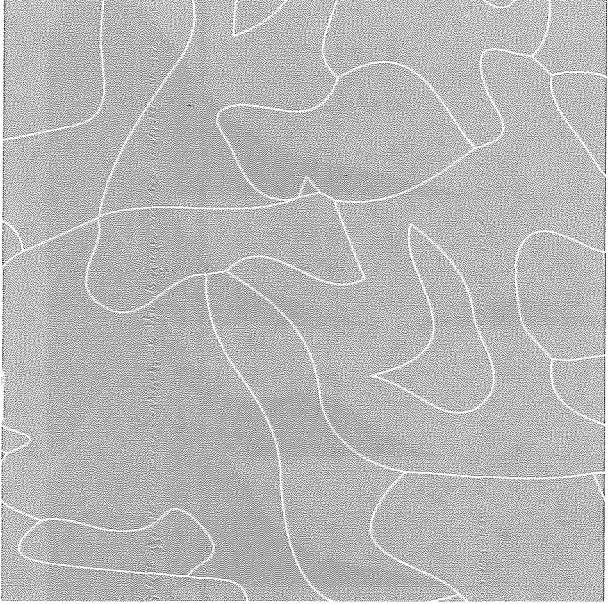
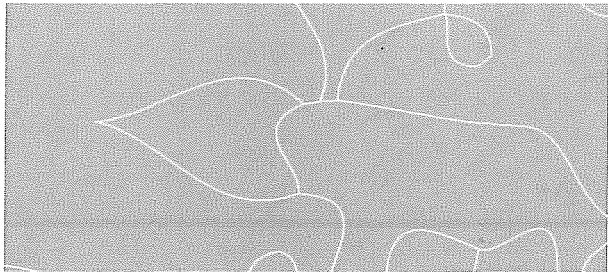
Supervisor District	Number of Parks	Minimum Score	Maximum Score	Average Score
2	16	75%	100%	93%
1	12	63%	100%	93%
8	11	79%	100%	92%
7	21	75%	100%	91%
9	20	70%	100%	91%
4	9	79%	96%	88%
3	18	33%	100%	87%
5	16	43%	97%	87%
6	8	60%	100%	86%
10	22	64%	100%	84%
11	11	69%	92%	82%

# Cleanliness

Figure 33 - Distribution of Cleanliness Scores by Supervisor District







# Appendices

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In this section:

Appendix A - Lowest Scoring Elements in the Lowest Scoring Parks

Appendix B - Equity Zone Parks

# Appendix A

The following tables identify all elements with a score of 50% or less at each of the ten lowest scoring parks.

## Alice Chalmers Playground

Feature	Element	Score (Percent Passing)
Athletic Fields	Equipment	0.0%
Outdoor Courts	Paint	0.0%
Outdoor Courts	Surface Quality	0.0%
Restrooms	Supplies	0.0%
Restrooms	Waste Receptacles	0.0%
Outdoor Courts	Weeds	12.5%
Children's Play Areas	Litter	20.0%
Children's Play Areas	Structures	20.0%
Ornamental Beds	Litter	20.0%
Athletic Fields	Fencing	25.0%
Athletic Fields	Paint	25.0%
Athletic Fields	Surface Quality	25.0%
Athletic Fields	Weeds	25.0%
Outdoor Courts	Equipment	25.0%
Restrooms	Graffiti	33.3%
Buildings & General Amenities	Fencing	40.0%
Buildings & General Amenities	Miscellaneous Infrastructure	40.0%
Children's Play Areas	Sand	40.0%
Hardscape	Litter	40.0%
Hardscape	Paths & Plazas	40.0%
Hardscape	Weeds	40.0%
Trees	Pruning	40.0%
Athletic Fields	Ball Diamonds	50.0%
Athletic Fields	Litter	50.0%
Athletic Fields	Mowing	50.0%
Outdoor Courts	Fencing	50.0%

## Rolph Nicol Playground

Feature	Element	Score (Percent Passing)
Lawns	Turf	0.0%
Buildings & General Amenities	Paint	40.0%
Children's Play Areas	Sand	40.0%
Children's Play Areas	Signage	40.0%
Greenspace	Litter	40.0%
Lawns	Surface Quality	40.0%
Ornamental Beds	Weeds	40.0%
Hardscape	Paths & Plazas	50.0%

# Appendix A

## Adam Rogers Park

Feature	Element	Score (Percent Passing)
Buildings & General Amenities	Drinking Fountains	0.0%
Children's Play Areas	Rubber Surfacing	0.0%
Children's Play Areas	Litter	20.0%
Hardscape	Litter	20.0%
Hardscape	Paths & Plazas	20.0%
Restrooms	Equipment	25.0%
Restrooms	Paint	37.5%
Buildings & General Amenities	Fencing	40.0%
Buildings & General Amenities	Seating	40.0%
Children's Play Areas	Sand	40.0%
Children's Play Areas	Weeds	40.0%
Greenspace	Litter	40.0%
Hardscape	Curbs	40.0%
Hardscape	Weeds	40.0%
Lawns	Litter	40.0%
Outdoor Courts	Equipment	40.0%
Table Seating Areas	GrafAti	40.0%
Table Seating Areas	Litter	40.0%
Ornamental Beds	Litter	50.0%
Ornamental Beds	Weeds	50.0%
Restrooms	Supplies	50.0%

## India Basin Shoreline Park

Feature	Element	Score (Percent Passing)
Table Seating Areas	Grills	0.0%
Hardscape	Paths & Plazas	20.0%
Hardscape	Weeds	20.0%
Children's Play Areas	Rubber Surfacing	22.2%
Lawns	Surface Quality	25.0%
Outdoor Courts	Equipment	25.0%
Children's Play Areas	Paint	33.3%
Greenspace	Litter	40.0%
Hardscape	Litter	40.0%
Children's Play Areas	Signage	44.4%
Lawns	Turf	50.0%
Lawns	Turf Detailing	50.0%
Outdoor Courts	Fencing	50.0%
Outdoor Courts	Litter	50.0%
Table Seating Areas	Cleanliness	50.0%
Table Seating Areas	Seating	50.0%

# Appendix A

## John McLaren Park

Feature	Element	Score (Percent Passing)
Restrooms	Lighting	0.0%
Hardscape	Paths & Plazas	19.0%
Lawns	Surface Quality	31.2%
Dog Play Areas	Litter	33.3%
Dog Play Areas	Signage	33.3%
Restrooms	Supplies	33.3%
Restrooms	Waste Receptacles	41.7%
Buildings & General Amenities	GrafÀti	42.9%
Restrooms	Cleanliness	45.8%
Greenspace	Litter	47.6%
Restrooms	GrafÀti	50.0%

## Visitacion Valley Playground

Feature	Element	Score (Percent Passing)
Athletic Fields	Fencing	0.0%
Children's Play Areas	Weeds	20.0%
Athletic Fields	Structures	33.3%
Athletic Fields	Ball Diamonds	40.0%
Athletic Fields	Turf	40.0%
Children's Play Areas	Paint	40.0%
Restrooms	Paint	40.0%

## Turk-Hyde Mini Park

Feature	Element	Score (Percent Passing)
Buildings & General Amenities	Fencing	0.0%
Children's Play Areas	Rubber Surfacing	25.0%
Buildings & General Amenities	Paint	33.3%
Children's Play Areas	GrafÀti	50.0%
Children's Play Areas	Litter	50.0%
Children's Play Areas	Signage	50.0%
Hardscape	Litter	50.0%
Ornamental Beds	Litter	50.0%

# Appendix A

## Lincoln Park

Feature	Element	Score (Percent Passing)
Hardscape	Paths & Plazas	0.0%
Buildings & General Amenities	Seating	20.0%
Children's Play Areas	Litter	20.0%
Hardscape	Litter	20.0%
Lawns	Surface Quality	20.0%
Ornamental Beds	Weeds	20.0%
Buildings & General Amenities	Miscellaneous Infrastructure	40.0%
Children's Play Areas	GrafÀti	40.0%
Children's Play Areas	Signage	40.0%
Hardscape	Paint	40.0%
Ornamental Beds	Litter	40.0%
Trees	Vines	40.0%

## Embarcadero Plaza

Feature	Element	Score (Percent Passing)
Outdoor Courts	Litter	0.0%
Hardscape	Litter	25.0%
Lawns	Litter	25.0%
Trees	Litter	25.0%
Buildings & General Amenities	GrafÀti	50.0%
Hardscape	Paths & Plazas	50.0%
Hardscape	Stairways	50.0%
Trees	Tree Wells	50.0%

## Portsmouth Square

Feature	Element	Score (Percent Passing)
Buildings & General Amenities	Drinking Fountains	20.0%
Children's Play Areas	Rubber Surfacing	20.0%
Lawns	Surface Quality	20.0%
Ornamental Beds	Litter	20.0%
Restrooms	Equipment	28.6%
Hardscape	Litter	40.0%
Children's Play Areas	Sand	44.4%
Children's Play Areas	Litter	50.0%
Children's Play Areas	Seating	50.0%
Trees	Litter	50.0%

# Appendix B

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## Equity Zone Parks

Adam Rogers Park  
Alamo Square  
Alice Chalmers Playground  
Alioto Mini Park  
Balboa Park  
Bay View Playground  
Betty Ann Ong Chinese Recreation Center  
Brooks Park  
Buchanan Street Mall  
Cabrillo Playground  
Cayuga Playground  
Cayuga-Lamartine Mini Park  
Collis P. Huntington Park  
Crocker Amazon Playground  
Dupont Courts  
Eugene Friend Recreation Center  
Excelsior Playground  
Father Alfred E. Boeddeker Park  
Fillmore-Turk Mini Park  
Fulton Playground  
Gilman Playground  
Golden Gate-Steiner Mini Park  
Hayes Valley Playground  
Head-Brotherhood Mini Park  
Herz Playground  
Hilltop Park  
Ina Coolbrith Park  
India Basin Shoreline Park  
Japantown Peace Plaza  
Jefferson Square  
Joe DiMaggio North Beach Playground  
John McLaren Park  
Jose Coronado Playground  
Joseph L. Alioto Performing Arts Piazza  
Joseph Lee Recreation Center  
Embarcadero Plaza

Kelloch Velasco Mini Park  
Kid Power Park  
Lessing-Sears Mini Park  
Lincoln Park  
Louis Sutter Playground  
Margaret S. Hayward Playground  
Maritime Plaza  
Michelangelo Playground  
Minnie & Lovie Ward Playground  
Mission Playground  
Mission Recreation Center  
Palega Recreation Center  
Palou-Phelps Park  
Parque Ninos Unidos  
Patricia's Green  
Portsmouth Square  
Randolph-Bright Mini Park  
Raymond Kimbell Playground  
Selby-Palou Mini Park  
Sgt. John Macaulay Park  
Silver Terrace Playground  
South Park  
St. Mary's Square  
Sue Bierman Park  
Telegraph Hill/Pioneer Park  
Tenderloin Recreation Center  
Turk-Hyde Mini Park  
Union Square  
Victoria Manalo Draves Park  
Visitacion Valley Greenway  
Visitacion Valley Playground  
Washington Square  
Willie "Woo Woo" Wong Playground  
Woh Hei Yuen Park  
Youngblood Coleman Playground

Note: RPD's official list of equity zone parks includes several that are not listed here as they are not part of the park evaluation program.

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**From:** Board of Supervisors, (BOS)  
**Sent:** Friday, December 15, 2017 8:54 AM  
**To:** BOS-Supervisors  
**Subject:** FW: CCSF Monthly Pooled Investment Report for November 2017  
**Attachments:** CCSF Monthly Pooled Investment Report for November 2017.pdf

**From:** Dion, Ichieh (TTX)  
**Sent:** Friday, December 15, 2017 8:51 AM  
**Subject:** CCSF Monthly Pooled Investment Report for November 2017

All-

Please find the CCSF Pooled Investment Report for the month of November attached for your use.

Regards,

Ichieh Dion  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 140  
San Francisco, CA 94102  
415-554-5433



Office of the Treasurer & Tax Collector  
City and County of San Francisco



José Cisneros, Treasurer

Tajel Shah, Chief Assistant Treasurer  
Robert L. Shaw, CFA, Chief Investment Officer

Investment Report for the month of November 2017

December 15, 2017

The Honorable Edwin M. Lee  
Mayor of San Francisco  
City Hall, Room 200  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4638

The Honorable Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4638

Ladies and Gentlemen,

In accordance with the provisions of California State Government Code, Section 53646, we forward this report detailing the City's pooled fund portfolio as of November 30, 2017. These investments provide sufficient liquidity to meet expenditure requirements for the next six months and are in compliance with our statement of investment policy and California Code

This correspondence and its attachments show the investment activity for the month of November 2017 for the portfolio under the Treasurer's management. All pricing and valuation data is obtained from Interactive Data Corporation.

**CCSF Pooled Fund Investment Earnings Statistics \***

<i>(in \$ million)</i>	Current Month		Prior Month	
	Fiscal YTD	November 2017	Fiscal YTD	October 2017
Average Daily Balance	\$ 8,211	\$ 8,487	\$ 8,143	\$ 7,992
Net Earnings	48.22	10.18	38.04	9.51
Earned Income Yield	1.40%	1.46%	1.39%	1.40%

**CCSF Pooled Fund Statistics \***

<i>(in \$ million)</i>	% of Portfolio	Book Value	Market Value	Wtd. Avg. Coupon	Wtd. Avg. YTM	WAM
<b>Investment Type</b>						
U.S. Treasuries	4.24%	\$ 373.0	\$ 370.1	1.34%	1.54%	1,008
Federal Agencies	53.08%	4,652.7	4,632.4	1.46%	1.51%	762
State & Local Government						
Agency Obligations	2.47%	217.5	215.1	1.43%	1.37%	486
Public Time Deposits	0.01%	1.0	1.0	1.33%	1.33%	123
Negotiable CDs	18.71%	1,632.8	1,632.5	1.52%	1.52%	208
Commercial Paper	9.05%	787.1	789.8	0.00%	1.38%	73
Medium Term Notes	0.71%	61.5	61.5	1.54%	1.48%	343
Money Market Funds	6.79%	592.4	592.4	1.00%	1.00%	1
Supranationals	4.95%	433.3	431.7	1.02%	1.61%	592
<b>Totals</b>	<b>100.0%</b>	<b>\$ 8,751.4</b>	<b>\$ 8,726.5</b>	<b>1.30%</b>	<b>1.47%</b>	<b>536</b>

In the remainder of this report, we provide additional information and analytics at the security-level and portfolio-level, as recommended by the California Debt and Investment Advisory Commission.

Very truly yours,

**José Cisneros**  
Treasurer

cc: Treasury Oversight Committee: Aimee Brown, Ron Gerhard, Reeta Madhavan, Charles Perl  
Ben Rosenfield, Controller, Office of the Controller  
Tonia Lediju, Internal Audit, Office of the Controller  
Mayor's Office of Public Policy and Finance  
San Francisco County Transportation Authority  
San Francisco Public Library  
San Francisco Health Service System

## Portfolio Summary Pooled Fund

As of November 30, 2017

<i>(in \$ million)</i> <b>Security Type</b>	<b>Par Value</b>	<b>Book Value</b>	<b>Market Value</b>	<b>Market/Book Price</b>	<b>Current % Allocation</b>	<b>Max. Policy Allocation</b>	<b>Compliant?</b>
U.S. Treasuries	\$ 375.0	\$ 373.0	\$ 370.1	99.21	4.24%	100%	Yes
Federal Agencies	4,653.4	4,652.7	4,632.4	99.56	53.08%	100%	Yes
<b>State &amp; Local Government</b>							
Agency Obligations	215.6	217.5	215.1	98.90	2.47%	20%	Yes
Public Time Deposits	1.0	1.0	1.0	100.00	0.01%	100%	Yes
Negotiable CDs	1,632.8	1,632.8	1,632.5	99.98	18.71%	30%	Yes
Bankers Acceptances	-	-	-	-	0.00%	40%	Yes
Commercial Paper	792.0	787.1	789.8	100.34	9.05%	25%	Yes
Medium Term Notes	61.5	61.5	61.5	100.02	0.71%	25%	Yes
Repurchase Agreements	-	-	-	-	0.00%	10%	Yes
<b>Reverse Repurchase/ Securities Lending Agreements</b>							
Money Market Funds - Government	592.4	592.4	592.4	100.00	6.79%	20%	Yes
LAIF	-	-	-	-	0.00%	\$50mm	Yes
Supranationals	434.3	433.3	431.7	99.64	4.95%	30%	Yes
<b>TOTAL</b>	<b>\$ 8,758.0</b>	<b>\$ 8,751.4</b>	<b>\$ 8,726.5</b>	<b>99.72</b>	<b>100.00%</b>	<b>-</b>	<b>Yes</b>

The City and County of San Francisco uses the following methodology to determine compliance: Compliance is pre-trade and calculated on both a par and market value basis, using the result with the lowest percentage of the overall portfolio value. Cash balances are included in the City's compliance calculations.

Please note the information in this report does not include cash balances. Due to fluctuations in the market value of the securities held in the Pooled Fund and changes in the City's cash position, the allocation limits may be exceeded on a post-trade compliance basis. In these instances, no compliance violation has occurred, as the policy limits were not exceeded prior to trade execution.

The full Investment Policy can be found at <http://www.sftreasurer.org/>, in the Reports & Plans section of the About menu.

Totals may not add due to rounding.

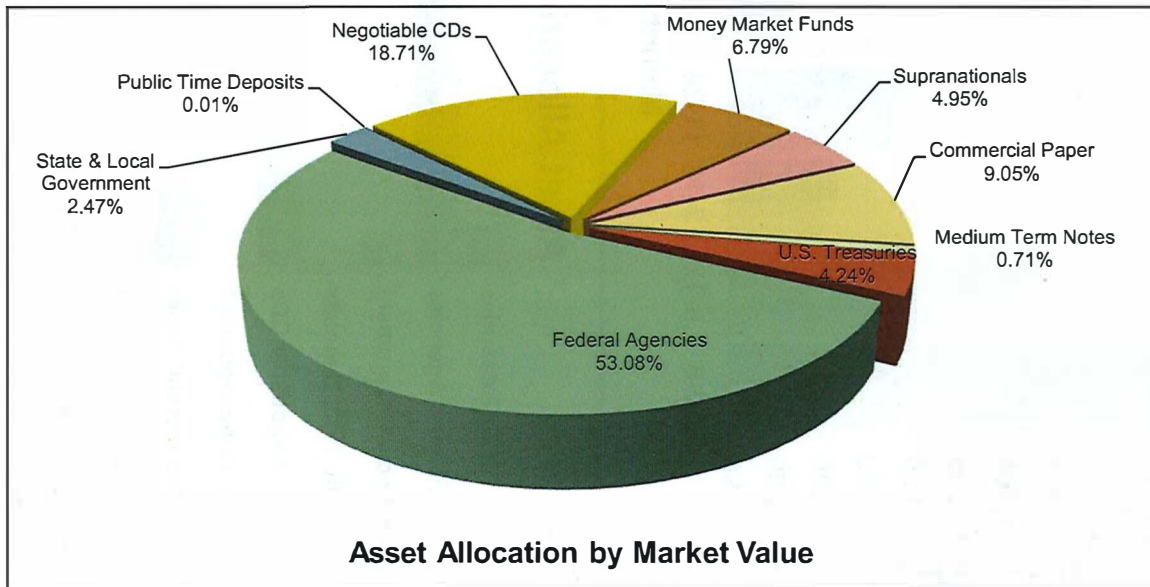
# City and County of San Francisco

## Pooled Fund Portfolio Statistics

For the month ended November 30, 2017

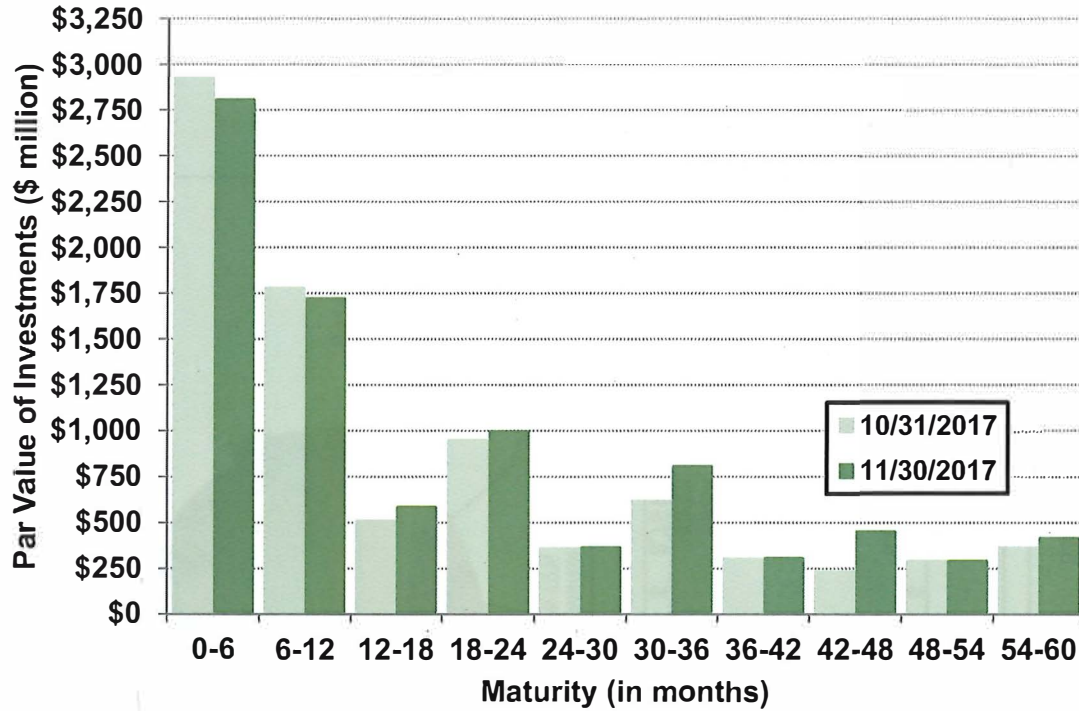
Average Daily Balance	\$8,487,432,592
Net Earnings	\$10,176,975
Earned Income Yield	1.46%
Weighted Average Maturity	536 days

Investment Type	(\$ million)	Par Value	Book Value	Market Value
U.S. Treasuries	\$	375.0	\$ 373.0	\$ 370.1
Federal Agencies		4,653.4	4,652.7	4,632.4
State & Local Government				
Agency Obligations		215.6	217.5	215.1
Public Time Deposits		1.0	1.0	1.0
Negotiable CDs		1,632.8	1,632.8	1,632.5
Commercial Paper		792.0	787.1	789.8
Medium Term Notes		61.5	61.5	61.5
Money Market Funds		592.4	592.4	592.4
Supranationals		434.3	433.3	431.7
<b>Total</b>		<b>\$ 8,758.0</b>	<b>\$ 8,751.4</b>	<b>\$ 8,726.5</b>



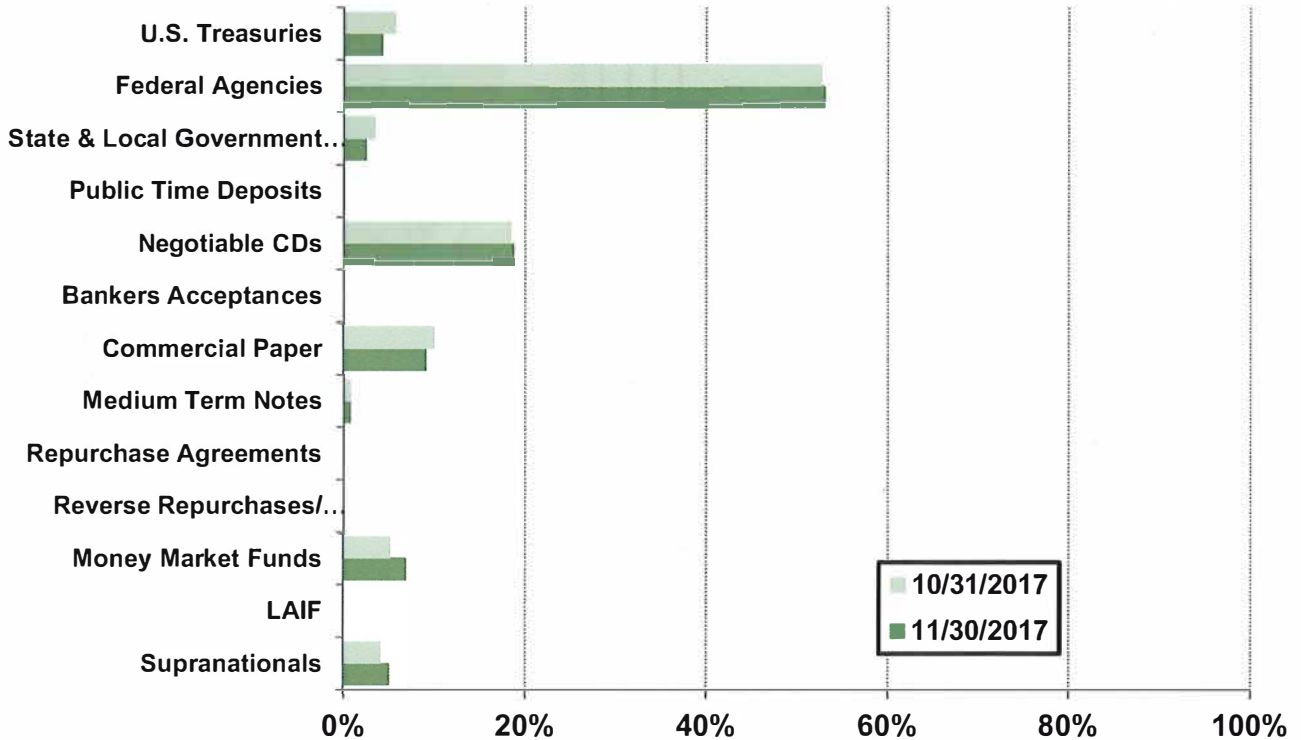
## Portfolio Analysis Pooled Fund

### Par Value of Investments by Maturity

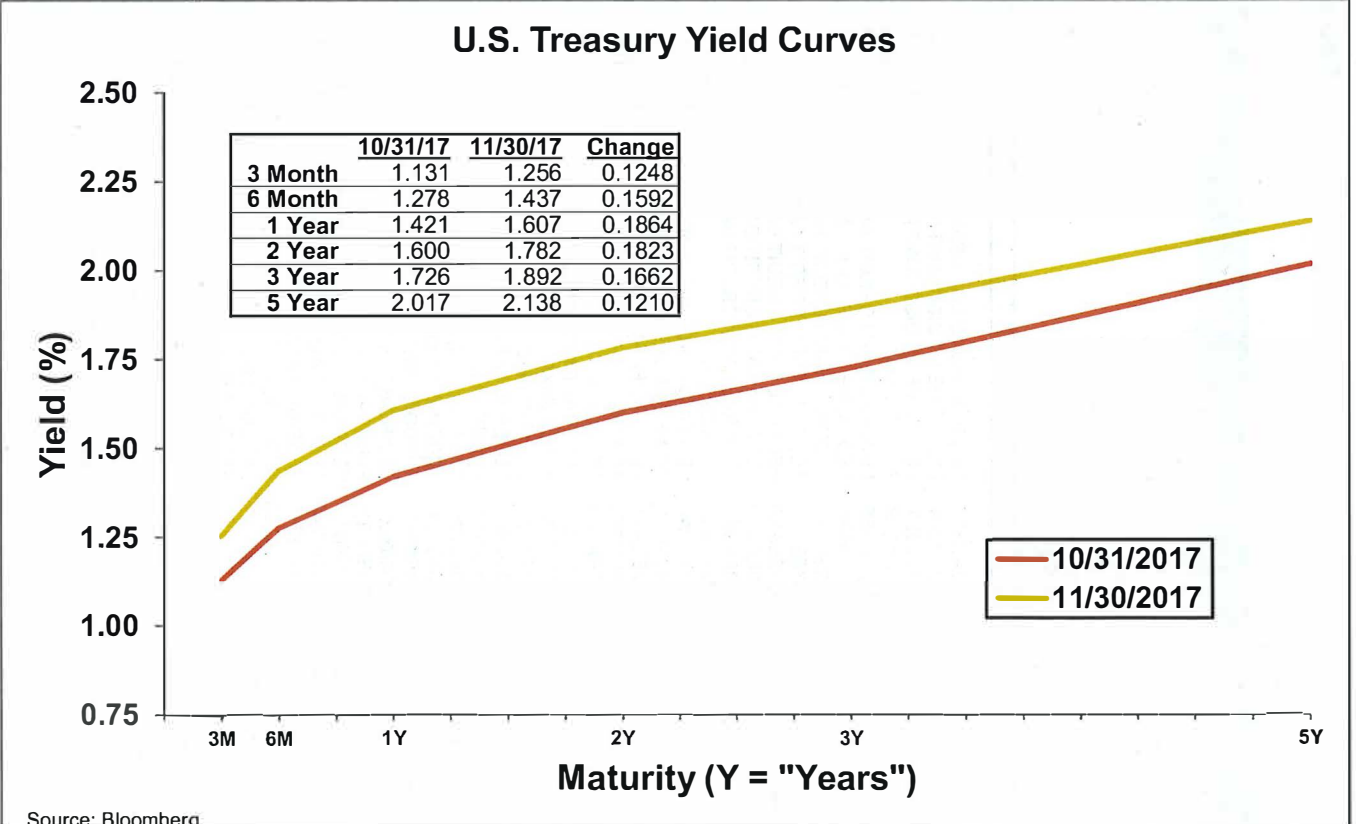
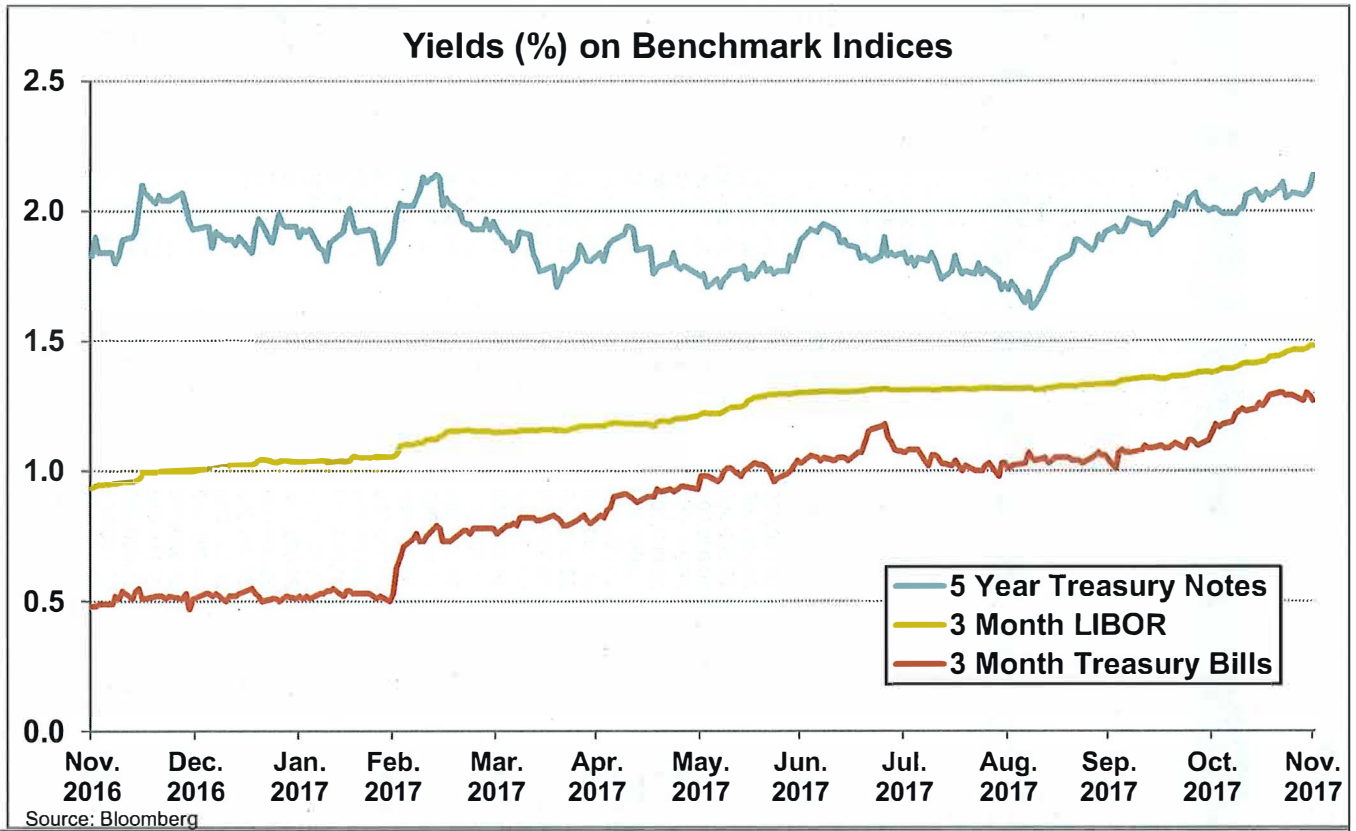


Callable bonds shown at maturity date.

### Asset Allocation by Market Value



# Yield Curves



# Investment Inventory

## Pooled Fund

As of November 30, 2017

Type of Investment	CUSIP	Issuer Name	Maturity		Coupon	Par Value	Book Value	Amortized	
			Settle Date	Date				Book Value	Market Value
U.S. Treasuries	912796LX5	TREASURY BILL	4/27/2017	4/26/2018	0.00	\$ 25,000,000	\$ 24,732,056	\$ 24,732,056	\$ 24,870,250
U.S. Treasuries	912828XF2	US TREASURY	6/14/2017	6/15/2018	1.13	50,000,000	49,931,641	49,963,392	49,908,000
U.S. Treasuries	912828XS4	US TREASURY	6/20/2017	5/31/2019	1.25	50,000,000	49,896,484	49,920,395	49,631,000
U.S. Treasuries	912828XU9	US TREASURY	6/20/2017	6/15/2020	1.50	50,000,000	49,992,668	49,985,064	49,547,000
U.S. Treasuries	912828S27	US TREASURY	8/15/2017	6/30/2021	1.13	25,000,000	24,554,688	24,556,203	24,236,250
U.S. Treasuries	912828T67	US TSY NT	11/10/2016	10/31/2021	1.25	50,000,000	49,574,219	49,664,721	48,496,000
U.S. Treasuries	912828U65	US TSY NT	12/13/2016	11/30/2021	1.75	100,000,000	99,312,500	99,446,360	98,805,000
U.S. Treasuries	912828XW5	US TREASURY	8/15/2017	6/30/2022	1.75	25,000,000	25,032,227	24,978,902	24,589,750
<b>Subtotals</b>					<b>1.34</b>	<b>\$ 375,000,000</b>	<b>\$ 373,026,481</b>	<b>\$ 373,247,092</b>	<b>\$ 370,083,250</b>
Federal Agencies	3130A3HF4	FEDERAL HOME LOAN BANK	12/22/2014	12/8/2017	1.13	\$ 25,000,000	\$ 24,955,500	\$ 24,999,712	\$ 25,000,250
Federal Agencies	313385QF6	FED HOME LN DISCOUNT NT	4/7/2017	12/8/2017	0.00	50,000,000	49,659,722	49,659,722	49,988,500
Federal Agencies	313385QL3	FED HOME LN DISCOUNT NT	11/21/2017	12/13/2017	0.00	40,000,000	39,973,844	39,985,733	39,984,400
Federal Agencies	3137EADX4	FREDDIE MAC	12/11/2015	12/15/2017	1.00	25,000,000	24,969,000	24,999,410	24,998,500
Federal Agencies	3133EEFE5	FEDERAL FARM CREDIT BANK	12/19/2014	12/18/2017	1.13	50,000,000	49,914,500	49,998,673	50,001,000
Federal Agencies	313385RA6	FED HOME LN DISCOUNT NT	11/9/2017	12/27/2017	0.00	20,000,000	19,970,667	19,984,111	19,983,200
Federal Agencies	3133EEMH0	FEDERAL FARM CREDIT BANK	5/27/2015	2/2/2018	1.29	4,000,000	3,999,480	3,999,967	4,001,280
Federal Agencies	3133EEMH0	FEDERAL FARM CREDIT BANK	2/2/2015	2/2/2018	1.29	35,000,000	34,998,893	34,998,787	35,011,200
Federal Agencies	3133EEAN0	FEDERAL FARM CREDIT BANK	11/5/2014	2/5/2018	1.28	25,000,000	24,991,750	24,999,542	25,010,000
Federal Agencies	3133EEAN0	FEDERAL FARM CREDIT BANK	11/5/2014	2/5/2018	1.28	50,000,000	49,983,560	49,999,087	50,020,000
Federal Agencies	3133EFNK9	FEDERAL FARM CREDIT BANK	11/9/2015	2/9/2018	1.32	25,000,000	24,994,315	24,999,516	25,011,000
Federal Agencies	3132X0JL6	FARMER MAC	9/1/2016	3/1/2018	0.88	50,000,000	50,000,000	50,000,000	49,950,000
Federal Agencies	313313TY4	FED FARM CRD DISCOUNT NT	4/18/2017	3/7/2018	0.00	25,000,000	24,759,993	24,759,993	24,914,000
Federal Agencies	313313TY4	FED FARM CRD DISCOUNT NT	4/18/2017	3/7/2018	0.00	25,000,000	24,759,993	24,759,993	24,914,000
Federal Agencies	3133EEN71	FEDERAL FARM CREDIT BANK	5/22/2015	3/22/2018	1.33	50,000,000	49,992,500	49,999,196	50,029,000
Federal Agencies	3133EFWG8	FEDERAL FARM CREDIT BANK	1/26/2016	3/26/2018	1.49	25,000,000	24,997,200	24,999,592	25,024,500
Federal Agencies	3137EAEA3	FREDDIE MAC	2/8/2017	4/9/2018	0.75	25,000,000	24,944,750	24,983,230	24,941,500
Federal Agencies	3133EEZC7	FEDERAL FARM CREDIT BANK	4/16/2015	4/16/2018	1.31	50,000,000	49,992,422	49,999,060	50,035,500
Federal Agencies	3132X0SB8	FARMER MAC	8/10/2017	4/19/2018	1.25	10,000,000	9,998,000	9,998,897	9,989,900
Federal Agencies	3132X0SB8	FARMER MAC	4/19/2017	4/19/2018	1.25	50,000,000	50,000,000	50,000,000	49,949,500
Federal Agencies	31331KJB7	FEDERAL FARM CREDIT BANK	2/2/2016	4/25/2018	3.00	14,230,000	14,876,184	14,345,248	14,320,076
Federal Agencies	3135G0WJ8	FANNIE MAE	5/23/2013	5/21/2018	0.88	25,000,000	24,786,500	24,979,984	24,930,750
Federal Agencies	3130A8VL4	FEDERAL HOME LOAN BANK	8/24/2016	5/24/2018	1.00	10,000,000	10,000,000	10,000,000	9,978,100
Federal Agencies	3130A8VL4	FEDERAL HOME LOAN BANK	8/24/2016	5/24/2018	1.00	25,000,000	25,000,000	25,000,000	24,945,250
Federal Agencies	3134G9HC4	FREDDIE MAC	5/25/2016	5/25/2018	1.00	10,000,000	9,995,000	9,998,801	9,975,900
Federal Agencies	313385XL5	FED HOME LN DISCOUNT NT	5/30/2017	5/30/2018	0.00	50,000,000	49,376,458	49,376,458	49,652,500
Federal Agencies	3133EFCT2	FEDERAL FARM CREDIT BANK	9/8/2015	6/8/2018	1.30	25,000,000	25,000,000	25,000,000	25,020,750
Federal Agencies	3133EFCT2	FEDERAL FARM CREDIT BANK	9/8/2015	6/8/2018	1.30	50,000,000	50,000,000	50,000,000	50,041,500
Federal Agencies	3133EEW48	FEDERAL FARM CREDIT BANK	6/11/2015	6/11/2018	1.29	50,000,000	49,996,000	49,999,299	50,039,500
Federal Agencies	3133EFSH1	FEDERAL FARM CREDIT BANK	12/18/2015	6/14/2018	1.17	25,000,000	24,952,250	24,989,757	24,957,250
Federal Agencies	3133EGGC3	FEDERAL FARM CREDIT BANK	6/20/2016	6/20/2018	1.40	25,000,000	25,000,000	25,000,000	25,030,750
Federal Agencies	3134G9UY1	FREDDIE MAC	6/29/2016	6/29/2018	1.00	25,000,000	25,000,000	25,000,000	24,921,750
Federal Agencies	3134G9UY1	FREDDIE MAC	6/29/2016	6/29/2018	1.00	25,000,000	25,000,000	25,000,000	24,921,750
Federal Agencies	3133EGBQ7	FEDERAL FARM CREDIT BANK	5/19/2016	7/19/2018	1.41	25,000,000	25,000,000	25,000,000	25,036,500
Federal Agencies	3133EGBQ7	FEDERAL FARM CREDIT BANK	5/19/2016	7/19/2018	1.41	25,000,000	25,000,000	25,000,000	25,036,500
Federal Agencies	3130A8U50	FEDERAL HOME LOAN BANK	7/29/2016	7/25/2018	0.83	22,250,000	22,223,211	22,241,292	22,147,428
Federal Agencies	3134G9Q67	FREDDIE MAC	7/27/2016	7/27/2018	1.05	25,000,000	25,000,000	25,000,000	24,896,500
Federal Agencies	3134G9Q67	FREDDIE MAC	7/27/2016	7/27/2018	1.05	25,000,000	24,993,750	24,997,962	24,896,500
Federal Agencies	3133EGFQ3	FEDERAL FARM CREDIT BANK	9/21/2016	9/14/2018	0.88	25,000,000	24,981,000	24,992,458	24,866,250

## Investment Inventory Pooled Fund

Type of Investment	CUSIP	Issuer Name	Maturity		Coupon	Par Value	Book Value	Amortized	
			Settle Date	Date				Book Value	Market Value
Federal Agencies	3130A9C90	FEDERAL HOME LOAN BANK	9/28/2016	9/28/2018	1.05	25,000,000	25,000,000	25,000,000	24,875,500
Federal Agencies	3133EGFK6	FEDERAL FARM CREDIT BANK	6/17/2016	10/17/2018	1.40	25,000,000	25,000,000	25,000,000	25,049,500
Federal Agencies	3133EGFK6	FEDERAL FARM CREDIT BANK	6/17/2016	10/17/2018	1.40	25,000,000	25,000,000	25,000,000	25,049,500
Federal Agencies	313376BR5	FEDERAL HOME LOAN BANK	11/8/2017	12/14/2018	1.75	2,770,000	2,794,727	2,775,030	2,770,970
Federal Agencies	313376BR5	FEDERAL HOME LOAN BANK	12/20/2016	12/14/2018	1.75	15,000,000	15,127,350	15,066,489	15,005,250
Federal Agencies	313376BR5	FEDERAL HOME LOAN BANK	8/23/2017	12/14/2018	1.75	25,000,000	25,220,104	25,107,746	25,008,750
Federal Agencies	3135G0G72	FANNIE MAE	11/8/2017	12/14/2018	1.13	3,775,000	3,773,635	3,757,701	3,752,577
Federal Agencies	3133EGDM4	FEDERAL FARM CREDIT BANK	6/2/2016	1/2/2019	1.40	25,000,000	25,000,000	25,000,000	25,068,250
Federal Agencies	3133EG2V6	FEDERAL FARM CREDIT BANK	1/3/2017	1/3/2019	1.29	25,000,000	25,000,000	25,000,000	25,038,750
Federal Agencies	3134GAH23	FREDDIE MAC	1/17/2017	1/17/2019	1.25	25,000,000	25,000,000	25,000,000	24,973,250
Federal Agencies	3130A8VZ3	FEDERAL HOME LOAN BANK	7/28/2016	1/25/2019	1.05	25,000,000	25,000,000	25,000,000	24,811,750
Federal Agencies	3132X0EK3	FARMER MAC	1/25/2016	1/25/2019	1.47	25,000,000	25,000,000	25,000,000	25,044,250
Federal Agencies	3134GAS39	FREDDIE MAC	2/1/2017	2/1/2019	1.25	25,000,000	25,000,000	25,000,000	24,976,750
Federal Agencies	3133EGBU8	FEDERAL FARM CREDIT BANK	5/25/2016	2/25/2019	1.50	50,000,000	50,000,000	50,000,000	50,162,500
Federal Agencies	3132X0ED9	FARMER MAC	1/19/2016	3/19/2019	1.39	40,000,000	40,000,000	40,000,000	40,144,000
Federal Agencies	3134GBFR8	FREDDIE MAC	4/5/2017	4/5/2019	1.40	25,000,000	25,000,000	25,000,000	24,831,750
Federal Agencies	3136G3QP3	FANNIE MAE	5/24/2016	5/24/2019	1.25	10,000,000	10,000,000	10,000,000	9,919,000
Federal Agencies	3130ABF92	FEDERAL HOME LOAN BANK	5/12/2017	5/28/2019	1.38	30,000,000	29,943,300	29,958,729	29,821,800
Federal Agencies	3133EHLG6	FEDERAL FARM CREDIT BANK	5/30/2017	5/30/2019	1.32	27,000,000	26,983,800	26,987,905	26,818,560
Federal Agencies	3133EHMR1	FEDERAL FARM CREDIT BANK	6/12/2017	6/12/2019	1.38	50,000,000	50,000,000	50,000,000	49,693,000
Federal Agencies	313379EE5	FEDERAL HOME LOAN BANK	6/9/2017	6/14/2019	1.63	25,000,000	25,105,750	25,080,571	24,935,000
Federal Agencies	313379EE5	FEDERAL HOME LOAN BANK	8/23/2017	6/14/2019	1.63	25,000,000	25,186,615	25,092,273	24,935,000
Federal Agencies	313379EE5	FEDERAL HOME LOAN BANK	8/9/2017	6/14/2019	1.63	35,750,000	35,964,594	35,854,555	35,657,050
Federal Agencies	3134G9QW0	FREDDIE MAC	6/14/2016	6/14/2019	1.28	50,000,000	50,000,000	50,000,000	49,621,500
Federal Agencies	3130ACTC2	FEDERAL HOME LOAN BANK	8/23/2017	7/11/2019	1.40	15,000,000	15,009,483	15,004,614	14,898,750
Federal Agencies	3134G9YR2	FREDDIE MAC	7/12/2016	7/12/2019	1.25	50,000,000	50,000,000	50,000,000	49,736,000
Federal Agencies	3133EGED3	FEDERAL FARM CREDIT BANK	6/9/2016	8/9/2019	1.43	25,000,000	25,000,000	25,000,000	25,105,250
Federal Agencies	3133EGED3	FEDERAL FARM CREDIT BANK	6/9/2016	8/9/2019	1.43	25,000,000	25,000,000	25,000,000	25,105,250
Federal Agencies	3134G94F1	FREDDIE MAC	8/15/2016	8/15/2019	1.13	25,000,000	25,000,000	25,000,000	24,719,250
Federal Agencies	3133EGX67	FEDERAL FARM CREDIT BANK	12/20/2016	8/20/2019	1.40	50,000,000	50,000,000	50,000,000	50,155,500
Federal Agencies	3135G0P23	FANNIE MAE	8/30/2016	8/23/2019	1.25	20,000,000	20,000,000	20,000,000	19,791,000
Federal Agencies	3136G3X59	FANNIE MAE	8/23/2016	8/23/2019	1.10	25,000,000	25,000,000	25,000,000	24,692,250
Federal Agencies	3134G9GS0	FREDDIE MAC	5/26/2016	8/26/2019	1.25	25,000,000	25,000,000	25,000,000	24,750,500
Federal Agencies	3134GAFY5	FREDDIE MAC	11/28/2017	8/28/2019	1.30	8,450,000	8,402,258	8,375,149	8,367,528
Federal Agencies	3134GAHR8	FREDDIE MAC	9/23/2016	9/23/2019	1.25	25,000,000	25,000,000	25,000,000	24,913,750
Federal Agencies	3135G0Q30	FANNIE MAE	10/21/2016	9/27/2019	1.18	50,000,000	50,000,000	50,000,000	49,412,500
Federal Agencies	3132X0KH3	FARMER MAC	10/6/2016	10/1/2019	1.35	50,000,000	50,000,000	50,000,000	50,158,500
Federal Agencies	3134G8TG4	FREDDIE MAC	4/11/2016	10/11/2019	1.50	15,000,000	15,000,000	15,000,000	14,902,500
Federal Agencies	3130ACM92	FEDERAL HOME LOAN BANK	10/13/2017	10/21/2019	1.50	21,500,000	21,461,945	21,464,472	21,362,830
Federal Agencies	3136G0T68	FANNIE MAE	8/28/2017	10/24/2019	1.33	14,000,000	13,968,220	13,972,056	13,860,560
Federal Agencies	3134GBHT2	FREDDIE MAC	9/12/2017	10/25/2019	1.63	50,000,000	50,024,500	50,021,964	49,784,000
Federal Agencies	3136G4FJ7	FANNIE MAE	10/25/2016	10/25/2019	1.20	25,000,000	25,000,000	25,000,000	24,707,000
Federal Agencies	3136G4E22	FANNIE MAE	10/28/2016	10/30/2019	1.13	50,000,000	49,950,000	49,968,186	49,339,500
Federal Agencies	3134GAVL5	FREDDIE MAC	11/4/2016	11/4/2019	1.17	100,000,000	100,000,000	100,000,000	98,689,000
Federal Agencies	3136G3LV5	FANNIE MAE	5/26/2016	11/26/2019	1.35	8,950,000	8,950,000	8,950,000	8,865,960
Federal Agencies	3133EGN43	FEDERAL FARM CREDIT BANK	12/2/2016	12/2/2019	1.40	50,000,000	50,000,000	50,000,000	50,185,500
Federal Agencies	3132X0PG0	FARMER MAC	2/10/2017	1/3/2020	1.31	50,000,000	50,000,000	50,000,000	50,108,500
Federal Agencies	3134G9VR5	FREDDIE MAC	7/6/2016	1/6/2020	1.25	25,000,000	25,000,000	25,000,000	24,792,000
Federal Agencies	3136G4KQ5	FANNIE MAE	11/17/2017	1/17/2020	1.65	1,000,000	1,001,570	996,140	994,230
Federal Agencies	3136G4KQ5	FANNIE MAE	11/17/2017	1/17/2020	1.65	31,295,000	31,344,133	31,174,187	31,114,428



## Investment Inventory Pooled Fund

Type of Investment	CUSIP	Issuer Name	Maturity			Par Value	Book Value	Amortized	
			Settle Date	Date	Coupon			Book Value	Market Value
Federal Agencies	313378J77	FEDERAL HOME LOAN BANK	5/17/2017	3/13/2020	1.88	15,710,000	15,843,849	15,818,144	15,701,831
Federal Agencies	3133EHZN6	FEDERAL FARM CREDIT BANK	9/20/2017	3/20/2020	1.45	20,000,000	19,979,400	19,981,026	19,794,200
Federal Agencies	3136G3TK1	FANNIE MAE	7/6/2016	4/6/2020	1.25	25,000,000	25,000,000	25,000,000	24,897,500
Federal Agencies	3136G4BL6	FANNIE MAE	10/17/2016	4/17/2020	1.25	15,000,000	15,000,000	15,000,000	14,782,800
Federal Agencies	3134GBLY6	FREDDIE MAC	5/8/2017	5/8/2020	1.50	25,000,000	25,000,000	25,000,000	24,973,000
Federal Agencies	3134GBPB2	FREDDIE MAC	5/30/2017	5/22/2020	1.70	15,750,000	15,750,000	15,750,000	15,625,575
Federal Agencies	3133EHNK5	FEDERAL FARM CREDIT BANK	6/15/2017	6/15/2020	1.54	25,000,000	24,997,500	24,997,885	24,746,000
Federal Agencies	3133EHNK5	FEDERAL FARM CREDIT BANK	6/15/2017	6/15/2020	1.54	26,900,000	26,894,620	26,895,450	26,626,696
Federal Agencies	3134GBST0	FREDDIE MAC	6/22/2017	6/22/2020	1.65	14,675,000	14,675,000	14,675,000	14,528,103
Federal Agencies	3134GBTX0	FREDDIE MAC	6/29/2017	6/29/2020	1.75	50,000,000	49,990,000	49,991,414	49,682,000
Federal Agencies	3136G3TG0	FANNIE MAE	6/30/2016	6/30/2020	1.15	15,000,000	15,000,000	15,000,000	14,781,300
Federal Agencies	3133EHQB2	FEDERAL FARM CREDIT BANK	7/6/2017	7/6/2020	1.55	25,000,000	24,989,961	24,991,317	24,741,250
Federal Agencies	3130ABNV4	FEDERAL HOME LOAN BANK	7/13/2017	7/13/2020	1.75	50,000,000	50,000,000	50,000,000	49,572,500
Federal Agencies	3134GBXV9	FREDDIE MAC	7/13/2017	7/13/2020	1.85	50,000,000	50,000,000	50,000,000	49,641,500
Federal Agencies	3135G0T60	FANNIE MAE	8/1/2017	7/30/2020	1.50	50,000,000	49,848,500	49,865,395	49,416,000
Federal Agencies	3130ABZE9	FEDERAL HOME LOAN BANK	8/28/2017	8/28/2020	1.65	6,700,000	6,699,330	6,699,388	6,632,129
Federal Agencies	3130ABZN9	FEDERAL HOME LOAN BANK	8/28/2017	8/28/2020	1.80	25,000,000	25,000,000	25,000,000	24,834,250
Federal Agencies	3130ABZN9	FEDERAL HOME LOAN BANK	8/28/2017	8/28/2020	1.80	50,000,000	50,000,000	50,000,000	49,668,500
Federal Agencies	3130ACE26	FEDERAL HOME LOAN BANK	9/8/2017	9/28/2020	1.38	18,000,000	17,942,220	17,946,569	17,711,100
Federal Agencies	3130ACE26	FEDERAL HOME LOAN BANK	9/8/2017	9/28/2020	1.38	30,000,000	29,903,700	29,910,948	29,518,500
Federal Agencies	3132X0KR1	FARMER MAC	11/2/2016	11/2/2020	1.44	25,000,000	25,000,000	25,000,000	25,107,250
Federal Agencies	3132X0ZF1	FARMER MAC	11/13/2017	11/9/2020	1.93	12,000,000	11,972,573	11,970,495	11,921,640
Federal Agencies	3137EAEK1	FREDDIE MAC	11/15/2017	11/17/2020	1.88	50,000,000	49,952,000	49,952,699	49,810,500
Federal Agencies	3134GBX56	FREDDIE MAC	11/24/2017	11/24/2020	2.25	60,000,000	60,223,200	60,221,774	60,162,600
Federal Agencies	3134GBLR1	FREDDIE MAC	5/25/2017	11/25/2020	1.75	24,715,000	24,712,529	24,712,895	24,470,074
Federal Agencies	3133EHW58	FEDERAL FARM CREDIT BANK	11/27/2017	11/27/2020	1.90	25,000,000	24,992,629	24,992,656	24,920,250
Federal Agencies	3133EHW58	FEDERAL FARM CREDIT BANK	11/27/2017	11/27/2020	1.90	25,000,000	24,992,629	24,992,656	24,920,250
Federal Agencies	3133EGX75	FEDERAL FARM CREDIT BANK	12/21/2016	12/21/2020	1.48	50,000,000	50,000,000	50,000,000	50,242,500
Federal Agencies	3133EFTX5	FEDERAL FARM CREDIT BANK	12/24/2015	12/24/2020	1.66	100,000,000	100,000,000	100,000,000	100,809,000
Federal Agencies	3133EG4T9	FEDERAL FARM CREDIT BANK	1/25/2017	1/25/2021	1.49	20,000,000	20,000,000	20,000,000	20,055,400
Federal Agencies	3133EG4T9	FEDERAL FARM CREDIT BANK	1/25/2017	1/25/2021	1.49	20,000,000	20,000,000	20,000,000	20,055,400
Federal Agencies	3130AC2K9	FEDERAL HOME LOAN BANK	9/20/2017	2/10/2021	1.87	50,200,000	50,294,264	50,190,543	49,666,876
Federal Agencies	3134GBD58	FREDDIE MAC	8/30/2017	2/26/2021	1.80	5,570,000	5,570,000	5,569,484	5,512,128
Federal Agencies	3130AAYP7	FEDERAL HOME LOAN BANK	8/11/2017	3/22/2021	2.20	8,585,000	8,593,327	8,592,620	8,586,202
Federal Agencies	3134GBJP8	FREDDIE MAC	11/16/2017	5/3/2021	1.89	22,000,000	21,889,615	21,876,088	21,782,200
Federal Agencies	3130ACVS0	FEDERAL HOME LOAN BANK	11/30/2017	6/15/2021	2.13	50,000,000	50,000,000	50,000,000	49,823,500
Federal Agencies	3130ACVS0	FEDERAL HOME LOAN BANK	11/30/2017	6/15/2021	2.13	50,000,000	50,000,000	50,000,000	49,823,500
Federal Agencies	3134GBJ60	FREDDIE MAC	9/29/2017	6/29/2021	1.90	50,000,000	50,000,000	50,000,000	49,473,500
Federal Agencies	3130ACQ98	FEDERAL HOME LOAN BANK	11/1/2017	7/1/2021	2.08	100,000,000	100,000,000	100,000,000	99,638,000
Federal Agencies	3134GBM25	FREDDIE MAC	10/2/2017	7/1/2021	1.92	50,000,000	50,000,000	50,000,000	49,531,500
Federal Agencies	3130ACF33	FEDERAL HOME LOAN BANK	9/18/2017	9/13/2021	1.88	25,000,000	24,934,010	24,931,185	24,700,750
Federal Agencies	3135G0Q89	FANNIE MAE	10/21/2016	10/7/2021	1.38	25,000,000	25,000,000	25,000,000	24,346,000
Federal Agencies	3133EGZJ7	FEDERAL FARM CREDIT BANK	10/25/2016	10/25/2021	1.38	14,500,000	14,500,000	14,500,000	14,096,030
Federal Agencies	3133EGZJ7	FEDERAL FARM CREDIT BANK	10/25/2016	10/25/2021	1.38	15,000,000	15,000,000	15,000,000	14,582,100
Federal Agencies	3133EGS97	FEDERAL FARM CREDIT BANK	12/8/2016	12/8/2021	1.51	25,000,000	25,000,000	25,000,000	25,162,500
Federal Agencies	3133EGS97	FEDERAL FARM CREDIT BANK	12/8/2016	12/8/2021	1.51	25,000,000	25,000,000	25,000,000	25,162,500
Federal Agencies	3130ACB60	FEDERAL HOME LOAN BANK	9/8/2017	12/15/2021	2.00	50,000,000	50,000,000	50,000,000	49,185,500
Federal Agencies	3134GAK52	FREDDIE MAC	1/26/2017	1/26/2022	1.13	17,300,000	17,300,000	17,300,000	17,288,236
Federal Agencies	3135G0T45	FANNIE MAE	6/6/2017	4/5/2022	1.88	25,000,000	25,072,250	25,064,959	24,699,750
Federal Agencies	3134GBQG0	FREDDIE MAC	5/25/2017	5/25/2022	2.18	50,000,000	50,000,000	50,000,000	49,629,500

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Type of Investment	CUSIP	Issuer Name	Maturity			Amortized			
			Settle Date	Date	Coupon	Par Value	Book Value	Book Value	Market Value
Federal Agencies	3133EHLY7	FEDERAL FARM CREDIT BANK	6/6/2017	6/2/2022	1.88	50,000,000	50,069,667	50,053,462	49,293,500
Federal Agencies	3133EHL7	FEDERAL FARM CREDIT BANK	6/9/2017	6/2/2022	1.88	50,000,000	50,015,729	49,997,741	49,293,500
Federal Agencies	3134GBF72	FREDDIE MAC	9/15/2017	6/15/2022	2.01	50,000,000	50,000,000	50,000,000	49,153,500
Federal Agencies	3134GBUK6	FREDDIE MAC	8/29/2017	6/28/2022	1.25	9,250,000	9,267,742	9,248,249	9,246,300
Federal Agencies	3134GBN73	FREDDIE MAC	10/2/2017	7/1/2022	2.07	50,000,000	50,000,000	50,000,000	49,495,500
Federal Agencies	3134GBW99	FREDDIE MAC	11/1/2017	7/1/2022	2.24	100,000,000	100,000,000	100,000,000	99,556,000
Federal Agencies	3134GBXU1	FREDDIE MAC	7/27/2017	7/27/2022	2.25	31,575,000	31,575,000	31,575,000	31,246,620
Federal Agencies	3130AC7E8	FEDERAL HOME LOAN BANK	9/1/2017	9/1/2022	2.17	50,000,000	50,000,000	50,000,000	49,241,500
<b>Subtotals</b>					<b>1.46</b>	<b>\$ 4,653,400,000</b>	<b>\$ 4,652,669,671</b>	<b>\$ 4,651,918,290</b>	<b>\$ 4,632,415,265</b>
State/Local Agencies	91411SZ11	UNIVERSITY OF CALIFORNIA	8/4/2017	12/1/2017	0.00	\$ 50,000,000	\$ 49,795,056	\$ 49,795,056	\$ 50,000,000
State/Local Agencies	91412GL52	UNIV OF CALIFORNIA CA REVENUE	6/30/2016	5/15/2018	0.99	2,470,000	2,470,000	2,470,000	2,463,257
State/Local Agencies	546456CY8	LOUISIANA ST CITIZENS PROPERT	11/30/2016	6/1/2018	6.13	4,500,000	4,822,065	4,606,963	4,606,065
State/Local Agencies	603786GJ7	MINNEAPOLIS MN REVENUE	12/1/2016	8/1/2018	4.88	1,000,000	1,057,030	1,022,793	1,022,870
State/Local Agencies	13063C4V9	CALIFORNIA ST	11/3/2016	11/1/2018	1.05	50,000,000	50,147,500	50,067,874	49,673,000
State/Local Agencies	13063DAB4	CALIFORNIA ST	4/27/2017	4/1/2019	1.59	23,000,000	23,000,000	23,000,000	22,912,830
State/Local Agencies	13063CKL3	CALIFORNIA ST	10/27/2016	5/1/2019	2.25	4,750,000	4,879,058	4,822,701	4,772,373
State/Local Agencies	91412GL60	UNIV OF CALIFORNIA CA REVENUE	6/30/2016	5/15/2019	1.23	2,000,000	2,000,000	2,000,000	1,978,760
State/Local Agencies	91412GSB2	UNIV OF CALIFORNIA CA REVENUE	10/5/2015	7/1/2019	1.80	4,180,000	4,214,443	4,194,560	4,174,733
State/Local Agencies	91412GSB2	UNIV OF CALIFORNIA CA REVENUE	10/2/2015	7/1/2019	1.80	16,325,000	16,461,640	16,382,633	16,304,431
State/Local Agencies	6055804W6	MISSISSIPPI ST	4/23/2015	10/1/2019	6.09	8,500,000	10,217,510	9,208,393	9,106,305
State/Local Agencies	977100CW4	WISCONSIN ST GEN FUND ANNUAL	8/16/2016	5/1/2020	1.45	18,000,000	18,000,000	18,000,000	17,688,060
State/Local Agencies	13066YTY5	CALIFORNIA ST DEPT OF WTR RES	2/6/2017	5/1/2021	1.71	29,139,823	28,646,777	28,741,876	28,679,705
State/Local Agencies	91412GF59	UNIV OF CALIFORNIA CA REVENUE	8/9/2016	5/15/2021	1.91	1,769,000	1,810,695	1,799,217	1,748,143
<b>Subtotals</b>					<b>1.43</b>	<b>\$ 215,633,823</b>	<b>\$ 217,521,774</b>	<b>\$ 216,112,066</b>	<b>\$ 215,130,532</b>
Public Time Deposits	PP9I2NRE9	MISSION NATIONAL BK SF	2/21/2017	2/21/2018	1.15	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000
Public Time Deposits	PP9F2HFF8	TRANS-PAC NATIONAL BK	3/21/2017	3/21/2018	1.35	240,000	240,000	240,000	240,000
Public Time Deposits	PP302GIL3	BANK OF SAN FRANCISCO	4/11/2017	4/11/2018	1.37	240,000	240,000	240,000	240,000
Public Time Deposits	PPA01U877	PREFERRED BANK LA CALIF	5/16/2017	5/16/2018	1.44	240,000	240,000	240,000	240,000
<b>Subtotals</b>					<b>1.33</b>	<b>\$ 960,000</b>	<b>\$ 960,000</b>	<b>\$ 960,000</b>	<b>\$ 960,000</b>
Negotiable CDs	89113WQN9	TORONTO DOMINION BANK NY	12/6/2016	12/6/2017	1.62	\$ 50,000,000	\$ 50,000,000	\$ 50,000,000	\$ 50,003,931
Negotiable CDs	06427KJV0	BANK OF MONTREAL CHICAGO	12/9/2016	12/8/2017	1.62	50,000,000	50,000,000	50,000,000	50,005,254
Negotiable CDs	78009NM60	ROYAL BANK OF CANADA NY	12/19/2016	12/19/2017	1.62	50,000,000	50,000,000	50,000,000	50,012,664
Negotiable CDs	78009NS56	ROYAL BANK OF CANADA NY	3/20/2017	12/20/2017	1.54	50,000,000	50,000,000	50,000,000	50,011,165
Negotiable CDs	78009NV37	ROYAL BANK OF CANADA NY	6/26/2017	12/22/2017	1.33	50,000,000	50,000,000	50,000,000	50,005,448
Negotiable CDs	96121T2D9	WESTPAC BANKING CORP NY	12/28/2016	12/28/2017	1.85	50,000,000	50,000,000	50,000,000	50,027,487
Negotiable CDs	06427KY84	BANK OF MONTREAL CHICAGO	5/3/2017	1/29/2018	1.50	25,000,000	25,000,000	25,000,000	25,014,843
Negotiable CDs	78009NW36	ROYAL BANK OF CANADA NY	7/5/2017	4/5/2018	1.39	50,000,000	50,000,000	50,000,000	50,009,086
Negotiable CDs	78009NT63	ROYAL BANK OF CANADA NY	5/10/2017	5/10/2018	1.47	50,000,000	50,000,000	50,000,000	50,026,415
Negotiable CDs	06417GZN1	BANK OF NOVA SCOTIA HOUSTON	10/16/2017	5/14/2018	1.54	50,000,000	50,000,000	50,000,000	50,044,966
Negotiable CDs	06417GXY9	BANK OF NOVA SCOTIA HOUSTON	8/30/2017	5/25/2018	1.48	35,000,000	35,000,000	35,000,000	35,022,938
Negotiable CDs	89113W2C9	TORONTO DOMINION BANK NY	6/2/2017	6/4/2018	1.46	50,000,000	50,000,000	50,000,000	49,981,761
Negotiable CDs	78009NU46	ROYAL BANK OF CANADA NY	6/12/2017	6/12/2018	1.44	50,000,000	50,000,000	50,000,000	49,978,580
Negotiable CDs	89113XBB9	TORONTO DOMINION BANK NY	8/10/2017	6/15/2018	1.50	50,000,000	50,000,000	50,000,000	49,992,648
Negotiable CDs	89113XBV5	TORONTO DOMINION BANK NY	8/16/2017	6/15/2018	1.50	50,000,000	50,000,000	50,000,000	49,992,751
Negotiable CDs	06371EDT1	BANK OF MONTREAL CHICAGO	7/6/2017	7/2/2018	1.44	50,000,000	50,000,000	50,000,000	49,977,319
Negotiable CDs	06371EMD6	BANK OF MONTREAL CHICAGO	9/1/2017	7/2/2018	1.50	50,000,000	50,000,000	50,000,000	49,992,430
Negotiable CDs	06371EQT7	BANK OF MONTREAL CHICAGO	10/4/2017	7/2/2018	1.43	50,000,000	50,000,000	50,000,000	49,974,362

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			Settle Date	Date				Book Value	Market Value
Negotiable CDs	89113W5H5	TORONTO DOMINION BANK NY	7/6/2017	7/2/2018	1.55	50,000,000	50,000,000	50,000,000	50,006,003
Negotiable CDs	89113XAT1	TORONTO DOMINION BANK NY	8/8/2017	7/2/2018	1.48	50,000,000	50,000,000	50,000,000	49,986,119
Negotiable CDs	96121T3R7	WESTPAC BANKING CORP NY	7/7/2017	7/2/2018	1.39	50,000,000	50,000,000	50,000,000	49,962,535
Negotiable CDs	78009NX50	ROYAL BANK OF CANADA NY	7/24/2017	7/24/2018	1.53	50,000,000	50,000,000	50,000,000	50,002,422
Negotiable CDs	96121T3W6	WESTPAC BANKING CORP NY	7/26/2017	7/26/2018	1.48	50,000,000	50,000,000	50,000,000	49,986,392
Negotiable CDs	96121T4D7	WESTPAC BANKING CORP NY	8/9/2017	8/9/2018	1.53	50,000,000	50,000,000	50,000,000	50,000,935
Negotiable CDs	06371EQJ9	BANK OF MONTREAL CHICAGO	10/3/2017	10/1/2018	1.46	50,000,000	50,000,000	50,000,000	49,934,029
Negotiable CDs	96121T4S4	WESTPAC BANKING CORP NY	10/11/2017	10/15/2018	1.44	50,000,000	50,000,000	50,000,000	49,920,975
Negotiable CDs	06371ERP4	BANK OF MONTREAL CHICAGO	10/16/2017	10/25/2018	1.54	45,000,000	45,000,000	45,000,000	44,966,794
Negotiable CDs	06417GZR2	BANK OF NOVA SCOTIA HOUSTON	10/25/2017	10/25/2018	1.53	50,000,000	50,000,000	50,000,000	49,958,572
Negotiable CDs	89113XJJ4	TORONTO DOMINION BANK NY	10/18/2017	10/25/2018	1.53	50,000,000	50,000,000	50,000,000	49,958,572
Negotiable CDs	06417GZT8	BANK OF NOVA SCOTIA HOUSTON	11/2/2017	11/9/2018	1.44	50,000,000	50,000,000	50,000,000	49,916,269
Negotiable CDs	89113XLP7	TORONTO DOMINION BANK NY	11/2/2017	11/9/2018	1.43	50,000,000	50,000,000	50,000,000	49,911,531
Negotiable CDs	78009N3T1	ROYAL BANK OF CANADA NY	11/20/2017	11/20/2018	1.83	50,000,000	50,000,000	50,000,000	50,101,514
Negotiable CDs	06371EFH5	BANK OF MONTREAL CHICAGO	7/17/2017	1/17/2019	1.58	50,000,000	50,000,000	50,000,000	49,972,150
Negotiable CDs	06427KSW8	BANK OF MONTREAL CHICAGO	3/9/2017	3/8/2019	1.60	27,838,000	27,838,000	27,838,000	27,838,000
<b>Subtotals</b>					<b>1.52</b>	<b>\$ 1,632,838,000</b>	<b>\$ 1,632,838,000</b>	<b>\$ 1,632,838,000</b>	<b>\$ 1,632,496,858</b>
Commercial Paper	19416EZ59	COLGATE-PALMOLIVE CO	11/21/2017	12/5/2017	0.00	\$ 17,000,000	\$ 16,992,728	\$ 16,997,922	\$ 16,997,601
Commercial Paper	19416EZ59	COLGATE-PALMOLIVE CO	11/21/2017	12/5/2017	0.00	20,000,000	19,991,444	19,997,556	19,997,178
Commercial Paper	06538BZB2	BANK TOKYO-MIT UFJ NY	10/4/2017	12/11/2017	0.00	38,000,000	37,907,407	37,986,383	37,986,594
Commercial Paper	06538BZB2	BANK TOKYO-MIT UFJ NY	11/14/2017	12/11/2017	0.00	40,000,000	39,962,800	39,986,222	39,985,889
Commercial Paper	89233GZF6	TOYOTA MOTOR CREDIT CORP	4/7/2017	12/15/2017	0.00	50,000,000	49,538,000	49,538,000	49,975,306
Commercial Paper	89233GZF6	TOYOTA MOTOR CREDIT CORP	6/19/2017	12/15/2017	0.00	50,000,000	49,671,833	49,671,833	49,975,306
Commercial Paper	06538BZN6	BANK TOKYO-MIT UFJ NY	10/25/2017	12/22/2017	0.00	50,000,000	49,895,278	49,962,083	49,962,958
Commercial Paper	89233HA87	TOYOTA MOTOR CREDIT CORP	10/3/2017	1/8/2018	0.00	50,000,000	49,831,597	49,934,028	49,932,972
Commercial Paper	06538CAC5	BANK TOKYO-MIT UFJ NY	10/31/2017	1/12/2018	0.00	40,000,000	39,892,122	39,937,933	39,940,733
Commercial Paper	59515NAN3	MICROSOFT CORP	11/8/2017	1/22/2018	0.00	20,000,000	19,947,083	19,963,311	19,963,311
Commercial Paper	59515NAN3	MICROSOFT CORP	11/3/2017	1/22/2018	0.00	50,000,000	49,861,111	49,909,722	49,908,278
Commercial Paper	06538CAR2	BANK TOKYO-MIT UFJ NY	10/26/2017	1/25/2018	0.00	32,000,000	31,889,182	31,933,022	31,937,911
Commercial Paper	06538CBG5	BANK TOKYO-MIT UFJ NY	11/17/2017	2/16/2018	0.00	45,000,000	44,836,200	44,861,400	44,870,063
Commercial Paper	89233HC28	TOYOTA MOTOR CREDIT CORP	6/7/2017	3/2/2018	0.00	50,000,000	49,482,611	49,482,611	49,825,583
Commercial Paper	89233HCP7	TOYOTA MOTOR CREDIT CORP	6/26/2017	3/23/2018	0.00	50,000,000	49,456,250	49,456,250	49,785,333
Commercial Paper	89233HCW2	TOYOTA MOTOR CREDIT CORP	7/6/2017	3/30/2018	0.00	50,000,000	49,440,042	49,440,042	49,771,917
Commercial Paper	06538CDQ1	BANK TOKYO-MIT UFJ NY	10/18/2017	4/24/2018	0.00	40,000,000	39,680,400	39,755,200	39,769,600
Commercial Paper	06538CF89	BANK TOKYO-MIT UFJ NY	9/12/2017	6/8/2018	0.00	50,000,000	49,417,167	49,417,167	49,593,125
Commercial Paper	06538CFF3	BANK TOKYO-MIT UFJ NY	9/19/2017	6/15/2018	0.00	50,000,000	49,417,167	49,575,333	49,578,056
<b>Subtotals</b>					<b>0.00</b>	<b>\$ 792,000,000</b>	<b>\$ 787,110,422</b>	<b>\$ 787,806,019</b>	<b>\$ 789,757,714</b>
Medium Term Notes	459200HK0	IBM CORP	5/6/2016	2/8/2018	1.25	\$ 11,450,000	\$ 11,519,616	\$ 11,457,470	\$ 11,442,672
Medium Term Notes	89236TDN2	TOYOTA MOTOR CREDIT CORP	1/9/2017	1/9/2019	1.61	50,000,000	50,000,000	50,000,000	50,088,500
<b>Subtotals</b>					<b>1.54</b>	<b>\$ 61,450,000</b>	<b>\$ 61,519,616</b>	<b>\$ 61,457,470</b>	<b>\$ 61,531,172</b>
Money Market Funds	09248U718	BLACKROCK LIQ INST GOV FUND	11/30/2017	12/1/2017	0.93	\$ 30,628	\$ 30,628	\$ 30,628	\$ 30,628
Money Market Funds	31607A703	FIDELITY INST GOV FUND	11/30/2017	12/1/2017	1.00	591,856,369	591,856,369	591,856,369	591,856,369
Money Market Funds	61747C707	MORGAN STANLEY INST GOVT FUND	11/30/2017	12/1/2017	0.93	560,533	560,533	560,533	560,533
<b>Subtotals</b>					<b>1.00</b>	<b>\$ 592,447,530</b>	<b>\$ 592,447,530</b>	<b>\$ 592,447,530</b>	<b>\$ 592,447,530</b>

## Investment Inventory Pooled Fund

Type of Investment	CUSIP	Issuer Name	Maturity		Coupon	Par Value	Book Value	Amortized		Market Value
			Settle Date	Date				Book Value	Market Value	
Supranationals	459053QV9	INTL BK RECON & DEVELOP DISCO	11/21/2017	12/22/2017	0.00	\$ 25,000,000	\$ 24,975,889	\$ 24,983,667	\$ 24,983,000	
Supranationals	45905UXQ2	INTL BK RECON & DEVELOP	7/27/2016	1/26/2018	1.45	25,000,000	25,000,000	25,000,000	25,002,500	
Supranationals	45950VFH4	INTL FINANCE CORP	11/15/2016	2/2/2018	1.26	30,000,000	29,967,600	29,995,403	29,998,200	
Supranationals	45950VKP0	INTL FINANCE CORP	3/6/2017	3/6/2018	1.30	50,000,000	50,000,000	50,000,000	49,999,500	
Supranationals	459058ER0	INTL BK RECON & DEVELOP	10/7/2015	10/5/2018	1.00	25,000,000	24,957,500	24,988,035	24,865,250	
Supranationals	459058FQ1	INTL BANK RECON & DEVELOPMEN	11/6/2017	9/30/2019	1.20	50,000,000	49,543,894	49,502,513	49,347,000	
Supranationals	45905UZJ6	INTL BANK RECON & DEVELOPMEN	6/2/2017	10/25/2019	1.30	25,000,000	24,845,000	24,877,240	24,657,000	
Supranationals	45905UZJ6	INTL BK RECON & DEVELOP	6/2/2017	10/25/2019	1.30	29,300,000	29,118,340	29,156,125	28,898,004	
Supranationals	459058FZ1	INTL BK RECON & DEVELOP	3/21/2017	4/21/2020	1.88	50,000,000	49,956,500	49,966,343	49,856,500	
Supranationals	4581X0CX4	INTER-AMERICAN DEVEL BK	4/12/2017	5/12/2020	1.63	25,000,000	24,940,750	24,953,010	24,791,750	
Supranationals	459058GA5	INTL BK RECON & DEVELOPMENT	8/29/2017	9/4/2020	1.63	50,000,000	49,989,500	49,990,396	49,483,000	
Supranationals	45905UQ80	INTL BK RECON & DEVELOP	11/9/2017	11/9/2020	1.95	50,000,000	49,965,000	49,965,703	49,797,000	
<b>Subtotals</b>						<b>1.40</b>	<b>\$ 434,300,000</b>	<b>\$ 433,259,973</b>	<b>\$ 433,378,433</b>	<b>\$ 431,678,704</b>
<b>Grand Totals</b>						<b>1.30</b>	<b>\$ 8,758,029,353</b>	<b>\$ 8,751,353,468</b>	<b>\$ 8,750,164,901</b>	<b>\$ 8,726,501,024</b>

## Monthly Investment Earnings Pooled Fund

For month ended November 30, 2017

Type of Investment	CUSIP	Issuer Name	Par Value	Coupon	YTM <sup>1</sup>	Settle Date	Maturity		Earned Interest	Amort. Expense	Realized Gain/(Loss)	Earned Income /Net Earnings
							Date	Date				
U.S. Treasuries	912828M72	US TSY NT	\$ -	0.88	1.00	12/17/2015	11/30/2017	\$ 34,665	\$ 4,760	\$ -	\$ 39,425	
U.S. Treasuries	912828M72	US TSY NT	-	0.88	1.00	12/17/2015	11/30/2017	34,665	4,918	-	39,584	
U.S. Treasuries	912796LX5	TREASURY BILL	25,000,000	0.00	1.07	4/27/2017	4/26/2018	22,083	-	-	22,083	
U.S. Treasuries	912828XF2	US TREASURY	50,000,000	1.13	1.26	6/14/2017	6/15/2018	46,107	5,603	-	51,710	
U.S. Treasuries	912828XS4	US TREASURY	50,000,000	1.25	1.36	6/20/2017	5/31/2019	51,239	4,374	-	55,613	
U.S. Treasuries	912828XU9	US TREASURY	50,000,000	1.50	1.51	6/20/2017	6/15/2020	61,475	483	-	61,959	
U.S. Treasuries	912828S27	US TREASURY	25,000,000	1.13	1.64	8/15/2017	6/30/2021	22,928	10,187	-	33,115	
U.S. Treasuries	912828T67	US TSY NT	50,000,000	1.25	1.43	11/10/2016	10/31/2021	51,796	7,034	-	58,829	
U.S. Treasuries	912828U65	US TSY NT	100,000,000	1.75	1.90	12/13/2016	11/30/2021	143,469	11,376	-	154,845	
U.S. Treasuries	912828XW5	US TREASURY	25,000,000	1.75	1.77	8/15/2017	6/30/2022	35,666	379	-	36,044	
<b>Subtotals</b>			<b>\$ 375,000,000</b>					<b>\$ 504,093</b>	<b>\$ 49,114</b>	<b>\$ -</b>	<b>\$ 553,207</b>	
Federal Agencies	313385NS1	FED HOME LN DISCOUNT NT	\$ -	0.00	0.95	10/30/2017	11/1/2017	\$ -	\$ -	\$ -	\$ -	
Federal Agencies	313589NS8	FANNIE DISCOUNT NOTE	-	0.00	0.95	10/31/2017	11/1/2017	-	-	-	-	
Federal Agencies	313589NS8	FANNIE DISCOUNT NOTE	-	0.00	0.95	10/31/2017	11/1/2017	-	-	-	-	
Federal Agencies	313385NT9	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/1/2017	11/2/2017	-	2,694	-	2,694	
Federal Agencies	313385NT9	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/1/2017	11/2/2017	-	2,694	-	2,694	
Federal Agencies	313385NU6	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/2/2017	11/3/2017	-	2,694	-	2,694	
Federal Agencies	313385NU6	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/2/2017	11/3/2017	-	1,347	-	1,347	
Federal Agencies	313385NU6	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/2/2017	11/3/2017	-	1,347	-	1,347	
Federal Agencies	313385NU6	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/2/2017	11/3/2017	-	1,347	-	1,347	
Federal Agencies	313385NX0	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/3/2017	11/6/2017	-	8,083	-	8,083	
Federal Agencies	313385NX0	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/3/2017	11/6/2017	-	4,042	-	4,042	
Federal Agencies	313385NX0	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/3/2017	11/6/2017	-	2,021	-	2,021	
Federal Agencies	313385NY8	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/6/2017	11/7/2017	2,694	-	-	2,694	
Federal Agencies	313385NY8	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/6/2017	11/7/2017	1,347	-	-	1,347	
Federal Agencies	313385NZ5	FED HOME LN DISCOUNT NT	-	0.00	1.01	10/27/2017	11/8/2017	-	9,819	-	9,819	
Federal Agencies	313385NZ5	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/7/2017	11/8/2017	2,694	-	-	2,694	
Federal Agencies	313385NZ5	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/7/2017	11/8/2017	1,347	-	-	1,347	
Federal Agencies	313385PA8	FED HOME LN DISCOUNT NT	-	0.00	1.01	10/26/2017	11/9/2017	-	8,933	-	8,933	
Federal Agencies	313385PA8	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/8/2017	11/9/2017	-	2,694	-	2,694	
Federal Agencies	313385PA8	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/8/2017	11/9/2017	-	1,347	-	1,347	
Federal Agencies	313385PB6	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/9/2017	11/10/2017	-	2,694	-	2,694	
Federal Agencies	313385PB6	FED HOME LN DISCOUNT NT	-	0.00	0.97	11/9/2017	11/10/2017	-	1,347	-	1,347	
Federal Agencies	313385PE0	FED HOME LN DISCOUNT NT	-	0.00	0.96	11/10/2017	11/13/2017	-	4,000	-	4,000	
Federal Agencies	313385PE0	FED HOME LN DISCOUNT NT	-	0.00	0.96	11/10/2017	11/13/2017	-	8,000	-	8,000	
Federal Agencies	3133EEBR0	FEDERAL FARM CREDIT BANK	-	1.27	1.79	11/18/2014	11/13/2017	10,574	123	-	10,697	
Federal Agencies	3133EEJ76	FEDERAL FARM CREDIT BANK	-	1.39	2.40	8/20/2015	11/13/2017	11,549	125	-	11,674	
Federal Agencies	313385PF7	FED HOME LN DISCOUNT NT	-	0.00	1.02	11/3/2017	11/14/2017	-	15,583	-	15,583	
Federal Agencies	313385PF7	FED HOME LN DISCOUNT NT	-	0.00	0.96	11/13/2017	11/14/2017	-	2,667	-	2,667	
Federal Agencies	313385PJ9	FED HOME LN DISCOUNT NT	-	0.00	1.00	11/16/2017	11/17/2017	-	2,778	-	2,778	
Federal Agencies	313385PM2	FED HOME LN DISCOUNT NT	-	0.00	1.02	11/17/2017	11/20/2017	-	8,500	-	8,500	
Federal Agencies	313385PN0	FED HOME LN DISCOUNT NT	-	0.00	1.02	11/20/2017	11/21/2017	-	2,833	-	2,833	
Federal Agencies	3134G44F2	FREDDIE MAC	-	0.80	0.80	5/21/2013	11/21/2017	22,222	-	-	22,222	
Federal Agencies	313385PP5	FED HOME LN DISCOUNT NT	-	0.00	1.03	11/2/2017	11/22/2017	-	17,739	-	17,739	
Federal Agencies	313385PP5	FED HOME LN DISCOUNT NT	-	0.00	1.01	11/21/2017	11/22/2017	-	2,806	-	2,806	
Federal Agencies	3130A3HF4	FEDERAL HOME LOAN BANK	25,000,000	1.13	1.19	12/22/2014	12/8/2017	23,438	1,234	-	24,671	
Federal Agencies	313385QF6	FED HOME LN DISCOUNT NT	50,000,000	0.00	1.01	4/7/2017	12/8/2017	41,667	-	-	41,667	
Federal Agencies	313385QL3	FED HOME LN DISCOUNT NT	40,000,000	0.00	1.07	11/21/2017	12/13/2017	-	11,889	-	11,889	
Federal Agencies	3137EADX4	FREDDIE MAC	25,000,000	1.00	1.06	12/11/2015	12/15/2017	20,833	1,265	-	22,099	
Federal Agencies	3133EEFE5	FEDERAL FARM CREDIT BANK	50,000,000	1.13	1.18	12/19/2014	12/18/2017	46,875	2,342	-	49,217	
Federal Agencies	313385RA6	FED HOME LN DISCOUNT NT	20,000,000	0.00	1.10	11/9/2017	12/27/2017	-	13,444	-	13,444	
Federal Agencies	3133EEMH0	FEDERAL FARM CREDIT BANK	4,000,000	1.29	1.35	5/27/2015	2/2/2018	4,310	16	-	4,326	
Federal Agencies	3133EEMH0	FEDERAL FARM CREDIT BANK	35,000,000	1.29	1.54	2/2/2015	2/2/2018	37,714	578	-	38,292	

## Monthly Investment Earnings Pooled Fund

Type of Investment	CUSIP	Issuer Name	Par Value	Coupon	YTM <sup>1</sup>	Settle Date	Maturity		Amort.	Realized	Earned Income
							Date	Date			
Federal Agencies	3133EEAN0	FEDERAL FARM CREDIT BANK	25,000,000	1.28	1.41	11/5/2014	2/5/2018	26,699	208	-	26,907
Federal Agencies	3133EEAN0	FEDERAL FARM CREDIT BANK	50,000,000	1.28	1.41	11/5/2014	2/5/2018	53,398	415	-	53,813
Federal Agencies	3133EFNK9	FEDERAL FARM CREDIT BANK	25,000,000	1.32	1.42	11/9/2015	2/9/2018	27,547	207	-	27,754
Federal Agencies	3132X0JL6	FARMER MAC	50,000,000	0.88	0.88	9/1/2016	3/1/2018	36,458	-	-	36,458
Federal Agencies	313313TY4	FED FARM CRD DISCOUNT NT	25,000,000	0.00	1.08	4/18/2017	3/7/2018	22,292	-	-	22,292
Federal Agencies	313313TY4	FED FARM CRD DISCOUNT NT	25,000,000	0.00	1.08	4/18/2017	3/7/2018	22,292	-	-	22,292
Federal Agencies	3133EEN71	FEDERAL FARM CREDIT BANK	50,000,000	1.33	1.37	5/22/2015	3/22/2018	53,770	217	-	53,987
Federal Agencies	3133EFWG8	FEDERAL FARM CREDIT BANK	25,000,000	1.49	1.52	1/26/2016	3/26/2018	29,467	106	-	29,573
Federal Agencies	3137EAEA3	FREDDIE MAC	25,000,000	0.75	0.94	2/8/2017	4/9/2018	15,625	3,900	-	19,525
Federal Agencies	3133EEZC7	FEDERAL FARM CREDIT BANK	50,000,000	1.31	1.35	4/16/2015	4/16/2018	54,216	207	-	54,424
Federal Agencies	3132X0SB8	FARMER MAC	10,000,000	1.25	1.28	8/10/2017	4/19/2018	10,417	238	-	10,655
Federal Agencies	3132X0SB8	FARMER MAC	50,000,000	1.25	1.25	4/19/2017	4/19/2018	52,083	-	-	52,083
Federal Agencies	31331KJB7	FEDERAL FARM CREDIT BANK	14,230,000	3.00	0.94	2/2/2016	4/25/2018	35,575	(23,844)	-	11,731
Federal Agencies	3135G0WJ8	FANNIE MAE	25,000,000	0.88	1.05	5/23/2013	5/21/2018	18,229	3,512	-	21,741
Federal Agencies	3130A8VL4	FEDERAL HOME LOAN BANK	10,000,000	1.00	1.00	8/24/2016	5/24/2018	8,333	-	-	8,333
Federal Agencies	3130A8VL4	FEDERAL HOME LOAN BANK	25,000,000	1.00	1.00	8/24/2016	5/24/2018	20,833	-	-	20,833
Federal Agencies	3134G9HC4	FREDDIE MAC	10,000,000	1.00	1.03	5/25/2016	5/25/2018	8,333	205	-	8,539
Federal Agencies	313385XL5	FED HOME LN DISCOUNT NT	50,000,000	0.00	1.25	5/30/2017	5/30/2018	51,250	-	-	51,250
Federal Agencies	3133EFCT2	FEDERAL FARM CREDIT BANK	25,000,000	1.30	1.30	9/8/2015	6/8/2018	27,036	-	-	27,036
Federal Agencies	3133EFCT2	FEDERAL FARM CREDIT BANK	50,000,000	1.30	1.30	9/8/2015	6/8/2018	54,072	-	-	54,072
Federal Agencies	3133EEW48	FEDERAL FARM CREDIT BANK	50,000,000	1.29	1.30	6/11/2015	6/11/2018	53,640	109	-	53,750
Federal Agencies	3133EFSH1	FEDERAL FARM CREDIT BANK	25,000,000	1.17	1.25	12/18/2015	6/14/2018	24,375	1,576	-	25,951
Federal Agencies	3133EGGC3	FEDERAL FARM CREDIT BANK	25,000,000	1.40	1.40	6/20/2016	6/20/2018	28,645	-	-	28,645
Federal Agencies	3134G9UY1	FREDDIE MAC	25,000,000	1.00	1.00	6/29/2016	6/29/2018	20,833	-	-	20,833
Federal Agencies	3134G9UY1	FREDDIE MAC	25,000,000	1.00	1.00	6/29/2016	6/29/2018	20,833	-	-	20,833
Federal Agencies	3133EGBQ7	FEDERAL FARM CREDIT BANK	25,000,000	1.41	1.41	5/19/2016	7/19/2018	28,869	-	-	28,869
Federal Agencies	3133EGBQ7	FEDERAL FARM CREDIT BANK	25,000,000	1.41	1.41	5/19/2016	7/19/2018	28,869	-	-	28,869
Federal Agencies	3130A8U50	FEDERAL HOME LOAN BANK	22,250,000	0.83	0.89	7/29/2016	7/25/2018	15,390	1,107	-	16,497
Federal Agencies	3134G9Q67	FREDDIE MAC	25,000,000	1.05	1.05	7/27/2016	7/27/2018	21,875	-	-	21,875
Federal Agencies	3134G9Q67	FREDDIE MAC	25,000,000	1.05	1.06	7/27/2016	7/27/2018	21,875	257	-	22,132
Federal Agencies	3133EGFQ3	FEDERAL FARM CREDIT BANK	25,000,000	0.88	0.91	9/21/2016	9/14/2018	18,229	788	-	19,018
Federal Agencies	3130A9C90	FEDERAL HOME LOAN BANK	25,000,000	1.05	1.05	9/28/2016	9/28/2018	21,875	-	-	21,875
Federal Agencies	3133EGFK6	FEDERAL FARM CREDIT BANK	25,000,000	1.40	1.40	6/17/2016	10/17/2018	28,757	-	-	28,757
Federal Agencies	3133EGFK6	FEDERAL FARM CREDIT BANK	25,000,000	1.40	1.40	6/17/2016	10/17/2018	28,757	-	-	28,757
Federal Agencies	313376BR5	FEDERAL HOME LOAN BANK	2,770,000	1.75	1.57	11/8/2017	12/14/2018	3,097	(306)	-	2,791
Federal Agencies	313376BR5	FEDERAL HOME LOAN BANK	15,000,000	1.75	1.31	12/20/2016	12/14/2018	21,875	(5,277)	-	16,598
Federal Agencies	313376BR5	FEDERAL HOME LOAN BANK	25,000,000	1.75	1.33	8/23/2017	12/14/2018	36,458	(8,551)	-	27,907
Federal Agencies	3135G0G72	FANNIE MAE	3,775,000	1.13	1.57	11/8/2017	12/14/2018	2,713	1,053	-	3,766
Federal Agencies	3133EGDM4	FEDERAL FARM CREDIT BANK	25,000,000	1.40	1.40	6/2/2016	1/2/2019	29,230	-	-	29,230
Federal Agencies	3133EG2V6	FEDERAL FARM CREDIT BANK	25,000,000	1.29	1.29	1/3/2017	1/3/2019	26,929	-	-	26,929
Federal Agencies	3134GAH23	FREDDIE MAC	25,000,000	1.25	1.25	1/17/2017	1/17/2019	26,042	-	-	26,042
Federal Agencies	3130A8VZ3	FEDERAL HOME LOAN BANK	25,000,000	1.05	1.05	7/28/2016	1/25/2019	21,875	-	-	21,875
Federal Agencies	3132X0EK3	FARMER MAC	25,000,000	1.47	1.47	1/25/2016	1/25/2019	30,571	-	-	30,571
Federal Agencies	3134GAS39	FREDDIE MAC	25,000,000	1.25	1.25	2/1/2017	2/1/2019	26,042	-	-	26,042
Federal Agencies	3133EGBU8	FEDERAL FARM CREDIT BANK	50,000,000	1.50	1.50	5/25/2016	2/25/2019	59,626	-	-	59,626
Federal Agencies	3132X0ED9	FARMER MAC	40,000,000	1.39	1.39	1/19/2016	3/19/2019	46,463	-	-	46,463
Federal Agencies	3134GBFR8	FREDDIE MAC	25,000,000	1.40	1.40	4/5/2017	4/5/2019	29,167	-	-	29,167
Federal Agencies	3136G3QP3	FANNIE MAE	10,000,000	1.25	1.25	5/24/2016	5/24/2019	10,417	-	-	10,417
Federal Agencies	3130ABF92	FEDERAL HOME LOAN BANK	30,000,000	1.38	1.47	5/12/2017	5/28/2019	34,375	2,280	-	36,655
Federal Agencies	3133EHLG6	FEDERAL FARM CREDIT BANK	27,000,000	1.32	1.35	5/30/2017	5/30/2019	29,700	666	-	30,366
Federal Agencies	3133EHMR1	FEDERAL FARM CREDIT BANK	50,000,000	1.38	1.38	6/12/2017	6/12/2019	57,292	-	-	57,292
Federal Agencies	313379EE5	FEDERAL HOME LOAN BANK	25,000,000	1.63	1.41	6/9/2017	6/14/2019	33,854	(4,316)	-	29,538
Federal Agencies	313379EE5	FEDERAL HOME LOAN BANK	25,000,000	1.63	1.38	8/23/2017	6/14/2019	33,854	(4,943)	-	28,911
Federal Agencies	313379EE5	FEDERAL HOME LOAN BANK	35,750,000	1.63	1.43	8/9/2017	6/14/2019	48,411	(5,601)	-	42,810
Federal Agencies	3134G9QW0	FREDDIE MAC	50,000,000	1.28	1.28	6/14/2016	6/14/2019	53,333	-	-	53,333

## Monthly Investment Earnings

### Pooled Fund

Type of Investment	CUSIP	Issuer Name	Par Value	Coupon	YTM <sup>1</sup>	Settle Date	Maturity		Earned Interest	Amort. Expense	Realized Gain/(Loss)	Earned Income /Net Earnings
							Date	Date				
Federal Agencies	3130ACTC2	FEDERAL HOME LOAN BANK	15,000,000	1.40	1.38	8/23/2017	7/11/2019	17,500	(236)	-	17,264	
Federal Agencies	3134G9YR2	FREDDIE MAC	50,000,000	1.25	1.25	7/12/2016	7/12/2019	52,083	-	-	52,083	
Federal Agencies	3133EGED3	FEDERAL FARM CREDIT BANK	25,000,000	1.43	1.43	6/9/2016	8/9/2019	29,735	-	-	29,735	
Federal Agencies	3133EGED3	FEDERAL FARM CREDIT BANK	25,000,000	1.43	1.43	6/9/2016	8/9/2019	29,735	-	-	29,735	
Federal Agencies	3134G94F1	FREDDIE MAC	25,000,000	1.13	1.13	8/15/2016	8/15/2019	23,438	-	-	23,438	
Federal Agencies	3133EGX67	FEDERAL FARM CREDIT BANK	50,000,000	1.40	1.40	12/20/2016	8/20/2019	57,289	-	-	57,289	
Federal Agencies	3135G0P23	FANNIE MAE	20,000,000	1.25	1.25	8/30/2016	8/23/2019	20,833	-	-	20,833	
Federal Agencies	3136G3X59	FANNIE MAE	25,000,000	1.10	1.10	8/23/2016	8/23/2019	22,917	-	-	22,917	
Federal Agencies	3134G9GS0	FREDDIE MAC	25,000,000	1.25	1.25	5/26/2016	8/26/2019	26,042	-	-	26,042	
Federal Agencies	3134GAFY5	FREDDIE MAC	8,450,000	1.30	1.82	11/28/2017	8/28/2019	915	354	-	1,269	
Federal Agencies	3134GAHR8	FREDDIE MAC	25,000,000	1.25	1.25	9/23/2016	9/23/2019	26,042	-	-	26,042	
Federal Agencies	3135G0Q30	FANNIE MAE	50,000,000	1.18	1.18	10/21/2016	9/27/2019	49,167	-	-	49,167	
Federal Agencies	3132X0KH3	FARMER MAC	50,000,000	1.35	1.35	10/6/2016	10/1/2019	56,042	-	-	56,042	
Federal Agencies	3134G8TG4	FREDDIE MAC	15,000,000	1.50	1.50	4/11/2016	10/11/2019	18,750	-	-	18,750	
Federal Agencies	3130ACM92	FEDERAL HOME LOAN BANK	21,500,000	1.50	1.59	10/13/2017	10/21/2019	26,875	1,547	-	28,422	
Federal Agencies	3136G0T68	FANNIE MAE	14,000,000	1.33	1.44	8/28/2017	10/24/2019	15,517	1,211	-	16,728	
Federal Agencies	3134GBHT2	FREDDIE MAC	50,000,000	1.63	1.60	9/12/2017	10/25/2019	67,708	(951)	-	66,757	
Federal Agencies	3136G4FJ7	FANNIE MAE	25,000,000	1.20	1.20	10/25/2016	10/25/2019	25,000	-	-	25,000	
Federal Agencies	3136G4E22	FANNIE MAE	50,000,000	1.13	1.16	10/28/2016	10/30/2019	46,875	1,367	-	48,242	
Federal Agencies	3134GAVL5	FREDDIE MAC	100,000,000	1.17	1.17	11/4/2016	11/4/2019	97,500	-	-	97,500	
Federal Agencies	3136G3LV5	FANNIE MAE	8,950,000	1.35	1.35	5/26/2016	11/26/2019	10,069	-	-	10,069	
Federal Agencies	3133EGN43	FEDERAL FARM CREDIT BANK	50,000,000	1.40	1.40	12/2/2016	12/2/2019	58,461	-	-	58,461	
Federal Agencies	3132X0PG0	FARMER MAC	50,000,000	1.31	1.31	2/10/2017	1/3/2020	54,691	-	-	54,691	
Federal Agencies	3134G9VR5	FREDDIE MAC	25,000,000	1.25	1.25	7/6/2016	1/6/2020	26,042	-	-	26,042	
Federal Agencies	3136G4KQ5	FANNIE MAE	1,000,000	1.65	1.84	11/17/2017	1/17/2020	642	70	-	711	
Federal Agencies	3136G4KQ5	FANNIE MAE	31,295,000	1.65	1.84	11/17/2017	1/17/2020	20,081	2,177	-	22,258	
Federal Agencies	313378J77	FEDERAL HOME LOAN BANK	15,710,000	1.88	1.56	5/17/2017	3/13/2020	24,547	(3,895)	-	20,652	
Federal Agencies	3133EHZN6	FEDERAL FARM CREDIT BANK	20,000,000	1.45	1.49	9/20/2017	3/20/2020	24,167	678	-	24,844	
Federal Agencies	3136G3TK1	FANNIE MAE	25,000,000	1.25	1.25	7/6/2016	4/6/2020	26,042	-	-	26,042	
Federal Agencies	3136G4BL6	FANNIE MAE	15,000,000	1.25	1.25	10/17/2016	4/17/2020	15,625	-	-	15,625	
Federal Agencies	3134GBLY6	FREDDIE MAC	25,000,000	1.50	1.50	5/8/2017	5/8/2020	30,035	-	-	30,035	
Federal Agencies	3134GBBP2	FREDDIE MAC	15,750,000	1.70	1.70	5/30/2017	5/22/2020	22,313	-	-	22,313	
Federal Agencies	3133EHNK5	FEDERAL FARM CREDIT BANK	25,000,000	1.54	1.54	6/15/2017	6/15/2020	32,083	68	-	32,152	
Federal Agencies	3133EHNK5	FEDERAL FARM CREDIT BANK	26,900,000	1.54	1.55	6/15/2017	6/15/2020	34,522	147	-	34,669	
Federal Agencies	3134GBST0	FREDDIE MAC	14,675,000	1.65	1.65	6/22/2017	6/22/2020	20,178	-	-	20,178	
Federal Agencies	3134GBTX0	FREDDIE MAC	50,000,000	1.75	1.76	6/29/2017	6/29/2020	72,917	274	-	73,190	
Federal Agencies	3136G3TG0	FANNIE MAE	15,000,000	1.15	1.15	6/30/2016	6/30/2020	14,375	-	-	14,375	
Federal Agencies	3133EHQB2	FEDERAL FARM CREDIT BANK	25,000,000	1.55	1.56	7/6/2017	7/6/2020	32,292	275	-	32,566	
Federal Agencies	3130ABNV4	FEDERAL HOME LOAN BANK	50,000,000	1.75	1.75	7/13/2017	7/13/2020	72,917	-	-	72,917	
Federal Agencies	3134GBXV9	FREDDIE MAC	50,000,000	1.85	1.85	7/13/2017	7/13/2020	77,083	-	-	77,083	
Federal Agencies	3135G0T60	FANNIE MAE	50,000,000	1.50	1.60	8/1/2017	7/30/2020	62,500	4,154	-	66,654	
Federal Agencies	3130ABZE9	FEDERAL HOME LOAN BANK	6,700,000	1.65	1.65	8/28/2017	8/28/2020	9,213	18	-	9,231	
Federal Agencies	3130ABZN9	FEDERAL HOME LOAN BANK	25,000,000	1.80	1.80	8/28/2017	8/28/2020	37,500	-	-	37,500	
Federal Agencies	3130ABZN9	FEDERAL HOME LOAN BANK	50,000,000	1.80	1.80	8/28/2017	8/28/2020	75,000	-	-	75,000	
Federal Agencies	3130ACE26	FEDERAL HOME LOAN BANK	18,000,000	1.38	1.48	9/8/2017	9/28/2020	20,625	1,553	-	22,178	
Federal Agencies	3130ACE26	FEDERAL HOME LOAN BANK	30,000,000	1.38	1.48	9/8/2017	9/28/2020	34,375	2,589	-	36,964	
Federal Agencies	3132X0KR1	FARMER MAC	25,000,000	1.44	1.44	11/2/2016	11/2/2020	30,064	-	-	30,064	
Federal Agencies	3132X0ZF1	FARMER MAC	12,000,000	1.93	2.02	11/13/2017	11/9/2020	11,580	495	-	12,075	
Federal Agencies	3137EAEK1	FREDDIE MAC	50,000,000	1.88	1.91	11/15/2017	11/17/2020	41,667	699	-	42,366	
Federal Agencies	3134GBX56	FREDDIE MAC	60,000,000	2.25	2.12	11/24/2017	11/24/2020	26,250	(1,426)	-	24,824	
Federal Agencies	3134GBLR1	FREDDIE MAC	24,715,000	1.75	1.75	5/25/2017	11/25/2020	36,043	58	-	36,101	
Federal Agencies	3133EHW58	FEDERAL FARM CREDIT BANK	25,000,000	1.90	1.91	11/27/2017	11/27/2020	5,278	27	-	5,305	
Federal Agencies	3133EHW58	FEDERAL FARM CREDIT BANK	25,000,000	1.90	1.91	11/27/2017	11/27/2020	5,278	27	-	5,305	
Federal Agencies	3133EGX75	FEDERAL FARM CREDIT BANK	50,000,000	1.48	1.48	12/21/2016	12/21/2020	60,208	-	-	60,208	
Federal Agencies	3133EFTX5	FEDERAL FARM CREDIT BANK	100,000,000	1.66	1.66	12/24/2015	12/24/2020	132,399	-	-	132,399	

## Monthly Investment Earnings Pooled Fund

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						Settle Date	Date				
Federal Agencies	3133EG4T9	FEDERAL FARM CREDIT BANK	20,000,000	1.49	1.49	1/25/2017	1/25/2021	23,600	-	-	23,600
Federal Agencies	3133EG4T9	FEDERAL FARM CREDIT BANK	20,000,000	1.49	1.49	1/25/2017	1/25/2021	23,600	-	-	23,600
Federal Agencies	3130AC2K9	FEDERAL HOME LOAN BANK	50,200,000	1.87	1.88	9/20/2017	2/10/2021	78,228	243	-	78,471
Federal Agencies	3134GBD58	FREDDIE MAC	5,570,000	1.80	1.80	8/30/2017	2/26/2021	8,355	13	-	8,368
Federal Agencies	3130AAYP7	FEDERAL HOME LOAN BANK	8,585,000	2.20	2.17	8/11/2017	3/22/2021	15,739	(189)	-	15,550
Federal Agencies	3134GBJP8	FREDDIE MAC	22,000,000	1.89	2.06	11/16/2017	5/3/2021	17,325	1,488	-	18,813
Federal Agencies	3130ACVS0	FEDERAL HOME LOAN BANK	50,000,000	2.13	2.13	11/30/2017	6/15/2021	2,958	-	-	2,958
Federal Agencies	3130ACVS0	FEDERAL HOME LOAN BANK	50,000,000	2.13	2.13	11/30/2017	6/15/2021	2,958	-	-	2,958
Federal Agencies	3134GBJ60	FREDDIE MAC	50,000,000	1.90	1.90	9/29/2017	6/29/2021	79,167	-	-	79,167
Federal Agencies	3130ACQ98	FEDERAL HOME LOAN BANK	100,000,000	2.08	2.08	11/1/2017	7/1/2021	173,333	-	-	173,333
Federal Agencies	3134GBM25	FREDDIE MAC	50,000,000	1.92	1.92	10/2/2017	7/1/2021	80,000	-	-	80,000
Federal Agencies	3130ACF33	FEDERAL HOME LOAN BANK	25,000,000	1.88	1.95	9/18/2017	9/13/2021	39,063	1,494	-	40,556
Federal Agencies	3135G0Q89	FANNIE MAE	25,000,000	1.38	1.38	10/21/2016	10/7/2021	28,646	-	-	28,646
Federal Agencies	3133EGZJ7	FEDERAL FARM CREDIT BANK	14,500,000	1.38	1.38	10/25/2016	10/25/2021	16,615	-	-	16,615
Federal Agencies	3133EGZJ7	FEDERAL FARM CREDIT BANK	15,000,000	1.38	1.38	10/25/2016	10/25/2021	17,188	-	-	17,188
Federal Agencies	3133EGS97	FEDERAL FARM CREDIT BANK	25,000,000	1.51	1.51	12/8/2016	12/8/2021	31,515	-	-	31,515
Federal Agencies	3133EGS97	FEDERAL FARM CREDIT BANK	25,000,000	1.51	1.51	12/8/2016	12/8/2021	31,515	-	-	31,515
Federal Agencies	3130ACB60	FEDERAL HOME LOAN BANK	50,000,000	2.00	2.00	9/8/2017	12/15/2021	83,333	-	-	83,333
Federal Agencies	3134GAK52	FREDDIE MAC	17,300,000	1.13	1.13	1/26/2017	1/26/2022	16,219	-	-	16,219
Federal Agencies	3135G0T45	FANNIE MAE	25,000,000	1.88	1.81	6/6/2017	4/5/2022	39,063	(1,229)	-	37,834
Federal Agencies	3134GBQG0	FREDDIE MAC	50,000,000	2.18	2.18	5/25/2017	5/25/2022	90,833	-	-	90,833
Federal Agencies	3133EHL77	FEDERAL FARM CREDIT BANK	50,000,000	1.88	1.85	6/6/2017	6/2/2022	78,125	(976)	-	77,149
Federal Agencies	3133EHL77	FEDERAL FARM CREDIT BANK	50,000,000	1.88	1.88	6/9/2017	6/2/2022	78,125	41	-	78,166
Federal Agencies	3134GBF72	FREDDIE MAC	50,000,000	2.01	2.01	9/15/2017	6/15/2022	83,750	-	-	83,750
Federal Agencies	3134GBUK6	FREDDIE MAC	9,250,000	1.25	1.25	8/29/2017	6/28/2022	9,635	31	-	9,667
Federal Agencies	3134GBN73	FREDDIE MAC	50,000,000	2.07	2.07	10/2/2017	7/1/2022	86,250	-	-	86,250
Federal Agencies	3134GBW99	FREDDIE MAC	100,000,000	2.24	2.24	11/1/2017	7/1/2022	186,667	-	-	186,667
Federal Agencies	3134GBXU1	FREDDIE MAC	31,575,000	2.25	2.25	7/27/2017	7/27/2022	59,203	-	-	59,203
Federal Agencies	3130AC7E8	FEDERAL HOME LOAN BANK	50,000,000	2.17	2.17	9/1/2017	9/1/2022	90,417	-	-	90,417
<b>Subtotals</b>			<b>\$ 4,653,400,000</b>					<b>\$ 5,417,783</b>	<b>\$ 125,441</b>	<b>\$ -</b>	<b>\$ 5,543,224</b>
State/Local Agencies	13063CFC9	CALIFORNIA ST	\$ -	1.75	1.66	11/5/2013	11/1/2017	\$ -	\$ -	\$ -	\$ -
State/Local Agencies	13063CPN4	CALIFORNIA ST	-	1.25	1.17	11/25/2014	11/1/2017	-	-	-	-
State/Local Agencies	13063CPN4	CALIFORNIA ST	-	1.25	1.22	12/22/2014	11/1/2017	-	-	-	-
State/Local Agencies	91411SZ11	UNIVERSITY OF CALIFORNIA	50,000,000	0.00	1.25	8/4/2017	12/1/2017	51,667	-	-	51,667
State/Local Agencies	91412GL52	UNIV OF CALIFORNIA CA REVENUE	2,470,000	0.99	0.99	6/30/2016	5/15/2018	2,044	-	-	2,044
State/Local Agencies	546456CY8	LOUISIANA ST CITIZENS PROPERT	4,500,000	6.13	1.30	11/30/2016	6/1/2018	22,969	(17,631)	-	5,337
State/Local Agencies	603786GJ7	MINNEAPOLIS MN REVENUE	1,000,000	4.88	1.40	12/1/2016	8/1/2018	4,063	(2,814)	-	1,249
State/Local Agencies	13063C4V9	CALIFORNIA ST	50,000,000	1.05	0.90	11/3/2016	11/1/2018	43,750	(6,078)	-	37,672
State/Local Agencies	13063DAB4	CALIFORNIA ST	23,000,000	1.59	1.59	4/27/2017	4/1/2019	30,533	-	-	30,533
State/Local Agencies	13063CKL3	CALIFORNIA ST	4,750,000	2.25	1.15	10/27/2016	5/1/2019	8,906	(4,227)	-	4,679
State/Local Agencies	91412GL60	UNIV OF CALIFORNIA CA REVENUE	2,000,000	1.23	1.23	6/30/2016	5/15/2019	2,047	-	-	2,047
State/Local Agencies	91412GSB2	UNIV OF CALIFORNIA CA REVENUE	4,180,000	1.80	1.57	10/5/2015	7/1/2019	6,256	(757)	-	5,499
State/Local Agencies	91412GSB2	UNIV OF CALIFORNIA CA REVENUE	16,325,000	1.80	1.56	10/2/2015	7/1/2019	24,433	(2,997)	-	21,437
State/Local Agencies	6055804W6	MISSISSIPPI ST	8,500,000	6.09	1.38	4/23/2015	10/1/2019	43,130	(31,767)	-	11,364
State/Local Agencies	977100CW4	WISCONSIN ST GEN FUND ANNUA	18,000,000	1.45	1.45	8/16/2016	5/1/2020	21,690	-	-	21,690
State/Local Agencies	13066YTY5	CALIFORNIA ST DEPT OF WTR RE	29,139,823	1.71	2.13	2/6/2017	5/1/2021	41,597	9,574	-	51,171
State/Local Agencies	91412GF59	UNIV OF CALIFORNIA CA REVENUE	1,769,000	1.91	1.40	8/9/2016	5/15/2021	2,816	(719)	-	2,097
<b>Subtotals</b>			<b>\$ 215,633,823</b>					<b>\$ 305,900</b>	<b>\$ (57,416)</b>	<b>\$ -</b>	<b>\$ 248,484</b>



## Monthly Investment Earnings Pooled Fund

Type of Investment	CUSIP	Issuer Name	Par Value	Coupon	YTM <sup>1</sup>	Settle Date	Maturity		Earned Interest	Amort. Expense	Realized Gain/(Loss)	Earned Income /Net Earnings
							Date	Date				
Public Time Deposits	PP912NRE9	MISSION NATIONAL BK SF	\$ 240,000	1.15	1.15	2/21/2017	2/21/2018	\$ 228	\$ -	\$ -	\$ 228	
Public Time Deposits	PP9F2HFF8	TRANS-PAC NATIONAL BK	240,000	1.35	1.35	3/21/2017	3/21/2018	266	-	-	266	
Public Time Deposits	PP302GIL3	BANK OF SAN FRANCISCO	240,000	1.37	1.37	4/11/2017	4/11/2018	274	-	-	274	
Public Time Deposits	PPA01U877	PREFERRED BANK LA CALIF	240,000	1.44	1.44	5/16/2017	5/16/2018	284	-	-	284	
<b>Subtotals</b>			<b>\$ 960,000</b>					<b>\$ 1,052</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,052</b>	
Negotiable CDs	89113WQJ9	TORONTO DOMINION BANK NY	\$ 50,000,000	1.62	1.62	12/6/2016	12/6/2017	\$ 67,338	\$ -	\$ -	\$ 67,338	
Negotiable CDs	06427KJV0	BANK OF MONTREAL CHICAGO	50,000,000	1.62	1.62	12/9/2016	12/8/2017	67,384	-	-	67,384	
Negotiable CDs	78009NL61	ROYAL BANK OF CANADA NY	-	1.62	1.62	12/8/2016	12/8/2017	42,677	-	8,320	50,997	
Negotiable CDs	78009NM60	ROYAL BANK OF CANADA NY	50,000,000	1.62	1.62	12/19/2016	12/19/2017	67,662	-	-	67,662	
Negotiable CDs	78009NS56	ROYAL BANK OF CANADA NY	50,000,000	1.54	1.54	3/20/2017	12/20/2017	63,122	-	-	63,122	
Negotiable CDs	78009NV37	ROYAL BANK OF CANADA NY	50,000,000	1.33	1.33	6/26/2017	12/22/2017	55,208	-	-	55,208	
Negotiable CDs	96121T2D9	WESTPAC BANKING CORP NY	50,000,000	1.85	1.85	12/28/2016	12/28/2017	73,385	-	-	73,385	
Negotiable CDs	06427KY84	BANK OF MONTREAL CHICAGO	25,000,000	1.50	1.50	5/3/2017	1/29/2018	29,139	-	-	29,139	
Negotiable CDs	78009NW36	ROYAL BANK OF CANADA NY	50,000,000	1.39	1.39	7/5/2017	4/5/2018	57,975	-	-	57,975	
Negotiable CDs	78009NT63	ROYAL BANK OF CANADA NY	50,000,000	1.47	1.47	5/10/2017	5/10/2018	61,250	-	-	61,250	
Negotiable CDs	06417GZJ1	BANK OF NOVA SCOTIA HOUSTON	50,000,000	1.54	1.54	10/16/2017	5/14/2018	64,167	-	-	64,167	
Negotiable CDs	06417GXV9	BANK OF NOVA SCOTIA HOUSTON	35,000,000	1.48	1.48	8/30/2017	5/25/2018	43,167	-	-	43,167	
Negotiable CDs	89113W2C9	TORONTO DOMINION BANK NY	50,000,000	1.46	1.46	6/2/2017	6/4/2018	60,833	-	-	60,833	
Negotiable CDs	78009NU46	ROYAL BANK OF CANADA NY	50,000,000	1.44	1.44	6/12/2017	6/12/2018	60,014	-	-	60,014	
Negotiable CDs	89113XBB9	TORONTO DOMINION BANK NY	50,000,000	1.50	1.50	8/10/2017	6/15/2018	62,500	-	-	62,500	
Negotiable CDs	89113XBV5	TORONTO DOMINION BANK NY	50,000,000	1.50	1.50	8/16/2017	6/15/2018	62,500	-	-	62,500	
Negotiable CDs	06371EDT1	BANK OF MONTREAL CHICAGO	50,000,000	1.44	1.44	7/6/2017	7/2/2018	60,127	-	-	60,127	
Negotiable CDs	06371EMD6	BANK OF MONTREAL CHICAGO	50,000,000	1.50	1.50	9/1/2017	7/2/2018	62,500	-	-	62,500	
Negotiable CDs	06371EQ77	BANK OF MONTREAL CHICAGO	50,000,000	1.43	1.43	10/4/2017	7/2/2018	59,708	-	-	59,708	
Negotiable CDs	89113W5H5	TORONTO DOMINION BANK NY	50,000,000	1.55	1.55	7/6/2017	7/2/2018	64,583	-	-	64,583	
Negotiable CDs	89113XAT1	TORONTO DOMINION BANK NY	50,000,000	1.48	1.48	8/8/2017	7/2/2018	61,667	-	-	61,667	
Negotiable CDs	96121T3R7	WESTPAC BANKING CORP NY	50,000,000	1.39	1.39	7/7/2017	7/2/2018	58,044	-	-	58,044	
Negotiable CDs	78009NX50	ROYAL BANK OF CANADA NY	50,000,000	1.53	1.53	7/24/2017	7/24/2018	60,783	-	-	60,783	
Negotiable CDs	96121T3W6	WESTPAC BANKING CORP NY	50,000,000	1.48	1.48	7/26/2017	7/26/2018	58,393	-	-	58,393	
Negotiable CDs	96121T4D7	WESTPAC BANKING CORP NY	50,000,000	1.53	1.53	8/9/2017	8/9/2018	63,750	-	-	63,750	
Negotiable CDs	06371EQJ9	BANK OF MONTREAL CHICAGO	50,000,000	1.46	1.46	10/3/2017	10/1/2018	60,923	-	-	60,923	
Negotiable CDs	96121T4S4	WESTPAC BANKING CORP NY	50,000,000	1.44	1.44	10/11/2017	10/15/2018	59,758	-	-	59,758	
Negotiable CDs	06371ERP4	BANK OF MONTREAL CHICAGO	45,000,000	1.54	1.54	10/16/2017	10/25/2018	54,782	-	-	54,782	
Negotiable CDs	06417GZR2	BANK OF NOVA SCOTIA HOUSTON	50,000,000	1.53	1.53	10/25/2017	10/25/2018	60,416	-	-	60,416	
Negotiable CDs	89113XJJ4	TORONTO DOMINION BANK NY	50,000,000	1.53	1.53	10/18/2017	10/25/2018	60,372	-	-	60,372	
Negotiable CDs	06417GZT8	BANK OF NOVA SCOTIA HOUSTON	50,000,000	1.44	1.44	11/2/2017	11/9/2018	58,134	-	-	58,134	
Negotiable CDs	89113XLP7	TORONTO DOMINION BANK NY	50,000,000	1.43	1.43	11/2/2017	11/9/2018	57,731	-	-	57,731	
Negotiable CDs	78009N3T1	ROYAL BANK OF CANADA NY	50,000,000	1.83	1.83	11/20/2017	11/20/2018	27,958	-	-	27,958	
Negotiable CDs	06371EFH5	BANK OF MONTREAL CHICAGO	50,000,000	1.58	1.58	7/17/2017	1/17/2019	65,972	-	-	65,972	
Negotiable CDs	06427KSW8	BANK OF MONTREAL CHICAGO	27,838,000	1.60	1.60	3/9/2017	3/8/2019	37,053	-	-	37,053	
<b>Subtotals</b>			<b>\$ 1,632,838,000</b>					<b>\$ 2,030,975</b>	<b>\$ -</b>	<b>\$ 8,320</b>	<b>\$ 2,039,295</b>	
Commercial Paper	47816FY13	JOHNSON & JOHNSON	\$ -	0.00	1.10	10/2/2017	11/1/2017	\$ -	\$ -	\$ -	\$ -	
Commercial Paper	89233GY18	TOYOTA MOTOR CREDIT CORP	-	0.00	1.03	10/31/2017	11/1/2017	-	-	-	-	
Commercial Paper	89233GY26	TOYOTA MOTOR CREDIT CORPOR	-	0.00	1.03	11/1/2017	11/2/2017	-	1,431	-	1,431	
Commercial Paper	89233GY34	TOYOTA MOTOR CREDIT CORP	-	0.00	1.03	11/2/2017	11/3/2017	-	1,431	-	1,431	
Commercial Paper	89233GY67	TOYOTA MOTOR CREDIT CORP	-	0.00	1.05	11/3/2017	11/6/2017	-	3,500	-	3,500	
Commercial Paper	89233GY75	TOYOTA MOTOR CREDIT CORPOR	-	0.00	1.03	11/6/2017	11/7/2017	1,431	-	-	1,431	
Commercial Paper	89233GY83	TOYOTA MOTOR CREDIT CORPOR	-	0.00	1.03	11/7/2017	11/8/2017	1,431	-	-	1,431	
Commercial Paper	89233GY91	TOYOTA MOTOR CREDIT CORP	-	0.00	1.03	11/8/2017	11/9/2017	-	1,431	-	1,431	
Commercial Paper	47816FYA3	JOHNSON & JOHNSON	-	0.00	1.09	10/27/2017	11/10/2017	-	8,175	-	8,175	
Commercial Paper	47816FYA3	JOHNSON & JOHNSON	-	0.00	1.12	10/27/2017	11/10/2017	-	9,240	-	9,240	

## Monthly Investment Earnings Pooled Fund

Type of Investment	CUSIP	Issuer Name	Par Value	Coupon	YTM <sup>1</sup>	Maturity		Earned Interest	Amort. Expense	Realized Gain/(Loss)	Earned Income /Net Earnings
						Settle Date	Date				
Commercial Paper	89233GYA8	TOYOTA MOTOR CREDIT CORP	-	0.00	1.03	11/9/2017	11/10/2017	-	-	-	1,431
Commercial Paper	06538BYD9	BANK TOKYO-MIT UFJ NY	-	0.00	1.24	10/2/2017	11/13/2017	-	11,160	-	11,160
Commercial Paper	89233GYD2	TOYOTA MOTOR CREDIT CORP	-	0.00	1.05	11/10/2017	11/13/2017	-	4,375	-	4,375
Commercial Paper	89233GYE0	TOYOTA MOTOR CREDIT CORP	-	0.00	1.03	11/13/2017	11/14/2017	-	-	-	1,431
Commercial Paper	06538BYF4	BANK TOKYO-MIT UFJ NY	-	0.00	1.23	10/13/2017	11/15/2017	-	15,785	-	15,785
Commercial Paper	89233GYF7	TOYOTA MOTOR CREDIT CORP	-	0.00	1.03	11/14/2017	11/15/2017	-	1,431	-	1,431
Commercial Paper	47816FYG0	JOHNSON & JOHNSON	-	0.00	1.06	11/15/2017	11/16/2017	-	1,472	-	1,472
Commercial Paper	47816FYG0	JOHNSON & JOHNSON	-	0.00	1.07	11/15/2017	11/16/2017	-	1,486	-	1,486
Commercial Paper	19416EYH4	COLGATE-PALMOLIVE CO	-	0.00	1.05	11/16/2017	11/17/2017	-	543	-	543
Commercial Paper	06538BYL1	BANK TOKYO-MIT UFJ NY	-	0.00	1.21	10/30/2017	11/20/2017	-	25,544	-	25,544
Commercial Paper	06538BYV9	BANK TOKYO-MIT UFJ NY	-	0.00	1.18	11/20/2017	11/29/2017	-	10,620	-	10,620
Commercial Paper	19416EZ59	COLGATE-PALMOLIVE CO	17,000,000	0.00	1.10	11/21/2017	12/5/2017	-	5,194	-	5,194
Commercial Paper	19416EZ59	COLGATE-PALMOLIVE CO	20,000,000	0.00	1.10	11/21/2017	12/5/2017	-	6,111	-	6,111
Commercial Paper	06538BZB2	BANK TOKYO-MIT UFJ NY	38,000,000	0.00	1.29	10/4/2017	12/11/2017	-	40,850	-	40,850
Commercial Paper	06538BZB2	BANK TOKYO-MIT UFJ NY	40,000,000	0.00	1.24	11/14/2017	12/11/2017	-	23,422	-	23,422
Commercial Paper	89233GZF6	TOYOTA MOTOR CREDIT CORP	50,000,000	0.00	1.33	4/7/2017	12/15/2017	55,000	-	-	55,000
Commercial Paper	89233GZF6	TOYOTA MOTOR CREDIT CORP	50,000,000	0.00	1.33	6/19/2017	12/15/2017	55,000	-	-	55,000
Commercial Paper	06538BZN6	BANK TOKYO-MIT UFJ NY	50,000,000	0.00	1.30	10/25/2017	12/22/2017	-	54,167	-	54,167
Commercial Paper	89233HA87	TOYOTA MOTOR CREDIT CORP	50,000,000	0.00	1.25	10/3/2017	1/8/2018	-	52,083	-	52,083
Commercial Paper	06538CAC5	BANK TOKYO-MIT UFJ NY	40,000,000	0.00	1.33	10/31/2017	1/12/2018	-	44,333	-	44,333
Commercial Paper	59515NAN3	MICROSOFT CORP	20,000,000	0.00	1.27	11/8/2017	1/22/2018	-	16,228	-	16,228
Commercial Paper	59515NAN3	MICROSOFT CORP	50,000,000	0.00	1.25	11/3/2017	1/22/2018	-	48,611	-	48,611
Commercial Paper	06538CAR2	BANK TOKYO-MIT UFJ NY	32,000,000	0.00	1.37	10/26/2017	1/25/2018	-	36,533	-	36,533
Commercial Paper	06538CBG5	BANK TOKYO-MIT UFJ NY	45,000,000	0.00	1.45	11/17/2017	2/16/2018	-	25,200	-	25,200
Commercial Paper	89233HC28	TOYOTA MOTOR CREDIT CORP	50,000,000	0.00	1.40	6/7/2017	3/2/2018	57,917	-	-	57,917
Commercial Paper	89233HCP7	TOYOTA MOTOR CREDIT CORP	50,000,000	0.00	1.47	6/26/2017	3/23/2018	60,417	-	-	60,417
Commercial Paper	89233HCW2	TOYOTA MOTOR CREDIT CORP	50,000,000	0.00	1.53	7/6/2017	3/30/2018	62,917	-	-	62,917
Commercial Paper	06538CDQ1	BANK TOKYO-MIT UFJ NY	40,000,000	0.00	1.54	10/18/2017	4/24/2018	-	51,000	-	51,000
Commercial Paper	06538CF89	BANK TOKYO-MIT UFJ NY	50,000,000	0.00	1.58	9/12/2017	6/8/2018	65,000	-	-	65,000
Commercial Paper	06538CF89	BANK TOKYO-MIT UFJ NY	50,000,000	0.00	1.58	9/19/2017	6/15/2018	-	65,000	-	65,000
<b>Subtotals</b>			<b>\$ 792,000,000</b>					<b>\$ 359,111</b>	<b>\$ 569,217</b>	<b>\$ -</b>	<b>\$ 928,328</b>
Medium Term Notes	459200HK0	IBM CORP	\$ 11,450,000	1.25	0.90	5/6/2016	2/8/2018	\$ 11,927	\$ (3,248)	\$ -	\$ 8,679
Medium Term Notes	89236TDN2	TOYOTA MOTOR CREDIT CORP	50,000,000	1.61	1.61	1/9/2017	1/9/2019	67,095	-	-	67,095
<b>Subtotals</b>			<b>\$ 61,450,000</b>					<b>\$ 79,022</b>	<b>\$ (3,248)</b>	<b>\$ -</b>	<b>\$ 75,774</b>
Money Market Funds	09248U718	BLACKROCK LIQ INST GOV FUND	\$ 30,628	0.93	0.93	11/30/17	12/01/2017	\$ 788	\$ -	\$ -	\$ 788
Money Market Funds	31607A703	FIDELITY INST GOV FUND	591,856,369	1.00	1.00	11/30/17	12/01/2017	170,995	-	-	170,995
Money Market Funds	61747C707	MORGAN STANLEY INST GOVT FUI	560,533	0.93	0.93	11/30/17	12/01/2017	1,708	-	-	1,708
<b>Subtotals</b>			<b>\$ 592,447,530</b>					<b>\$ 173,492</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 173,492</b>

## Monthly Investment Earnings Pooled Fund

Type of Investment	CUSIP	Issuer Name	Par Value	Coupon	YTM <sup>1</sup>	Maturity		Earned Interest	Amort. Expense	Realized Gain/(Loss)	Earned Income /Net Earnings
						Settle Date	Date				
Supranationals	459053PG3	INTL BK RECON & DEVELOPMENT	\$ -	0.00	0.98	11/14/2017	11/15/2017	\$ 1,361	\$ -	\$ -	\$ 1,361
Supranationals	459053PM0	INTL BANK RECON & DEVELOPMEI	-	0.00	1.05	11/8/2017	11/20/2017	-	17,500	-	17,500
Supranationals	459053PR9	INTL BANK RECON & DEVELOPMEI	-	0.00	1.07	11/10/2017	11/24/2017	-	24,967	-	24,967
Supranationals	45818LPU8	INTER-AMERICAN DEVEL BANK	-	0.00	1.10	10/30/2017	11/27/2017	-	21,104	-	21,104
Supranationals	459053PU2	INTL BK RECON & DEVELOP DISCC	-	0.00	1.07	11/20/2017	11/27/2017	20,806	-	-	20,806
Supranationals	459053PU2	INTL BK RECON & DEVELOP DISCC	-	0.00	1.04	11/22/2017	11/27/2017	-	8,667	-	8,667
Supranationals	459053QV9	INTL BK RECON & DEVELOP DISCC	25,000,000	0.00	1.12	11/21/2017	12/22/2017	-	7,778	-	7,778
Supranationals	45905UXQ2	INTL BK RECON & DEVELOP	25,000,000	1.45	1.45	7/27/2016	1/26/2018	28,633	-	-	28,633
Supranationals	45950VFH4	INTL FINANCE CORP	30,000,000	1.26	1.69	11/15/2016	2/2/2018	31,495	2,189	-	33,684
Supranationals	45950VKP0	INTL FINANCE CORP	50,000,000	1.30	1.30	3/6/2017	3/6/2018	53,952	-	-	53,952
Supranationals	459058ER0	INTL BK RECON & DEVELOP	25,000,000	1.00	1.07	10/7/2015	10/5/2018	20,833	1,165	-	21,999
Supranationals	459058FQ1	INTL BANK RECON & DEVELOPMEI	50,000,000	1.20	1.75	11/6/2017	9/30/2019	41,667	18,619	-	60,285
Supranationals	45905UZJ6	INTL BANK RECON & DEVELOPMEI	25,000,000	1.30	1.56	6/2/2017	10/25/2019	27,083	5,314	-	32,398
Supranationals	45905UZJ6	INTL BK RECON & DEVELOP	29,300,000	1.30	1.56	6/2/2017	10/25/2019	31,742	6,228	-	37,970
Supranationals	459058FZ1	INTL BK RECON & DEVELOP	50,000,000	1.88	1.91	3/21/2017	4/21/2020	78,125	1,158	-	79,283
Supranationals	4581X0CX4	INTER-AMERICAN DEVEL BK	25,000,000	1.63	1.72	4/12/2017	5/12/2020	33,875	1,579	-	35,454
Supranationals	459058GA5	INTL BK RECON & DEVELOPMENT	50,000,000	1.63	1.63	8/29/2017	9/4/2020	67,708	286	-	67,994
Supranationals	45905UQ80	INTL BK RECON & DEVELOP	50,000,000	1.95	1.97	11/9/2017	11/9/2020	59,583	703	-	60,286
<b>Subtotals</b>			<b>\$ 434,300,000</b>					<b>\$ 496,863</b>	<b>\$ 117,256</b>	<b>\$ -</b>	<b>\$ 614,120</b>
<b>Grand Totals</b>			<b>\$ 8,758,029,353</b>					<b>\$ 9,368,290</b>	<b>\$ 800,355</b>	<b>\$ 3,320</b>	<b>\$ 10,176,975</b>

<sup>1</sup>Yield to maturity is calculated at purchase

## Investment Transactions

### Pooled Fund

For month ended November 30, 2017

Transaction	Settle Date	Maturity	Type of Investment	Issuer Name	CUSIP	Par Value	Coupon	YTM	Price	Interest	Transaction
Purchase	11/1/2017	11/2/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NT9	\$ 100,000,000	0.00	0.97	\$ 100.00	\$ -	\$ 99,997,306
Purchase	11/1/2017	11/2/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NT9	100,000,000	0.00	0.97	100.00	-	99,997,306
Purchase	11/1/2017	11/2/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY26	50,000,000	0.00	1.03	100.00	-	49,998,569
Purchase	11/1/2017	12/1/2017	Money Market Funds	BLACKROCK LIQ INST GOV F	09248U718	1,405	0.92	0.92	100.00	-	1,405
Purchase	11/1/2017	7/1/2021	Federal Agencies	FEDERAL HOME LOAN BANK	3130ACQ98	100,000,000	2.08	2.08	100.00	-	100,000,000
Purchase	11/1/2017	7/1/2022	Federal Agencies	FREDDIE MAC	3134GBW99	100,000,000	2.24	2.24	100.00	-	100,000,000
Purchase	11/2/2017	11/3/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NU6	50,000,000	0.00	0.97	100.00	-	49,998,653
Purchase	11/2/2017	11/3/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NU6	50,000,000	0.00	0.97	100.00	-	49,998,653
Purchase	11/2/2017	11/3/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NU6	50,000,000	0.00	0.97	100.00	-	49,998,653
Purchase	11/2/2017	11/3/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NU6	100,000,000	0.00	0.97	100.00	-	99,997,306
Purchase	11/2/2017	11/3/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY34	50,000,000	0.00	1.03	100.00	-	49,998,569
Purchase	11/2/2017	11/22/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PP5	31,000,000	0.00	1.03	99.94	-	30,982,261
Purchase	11/2/2017	11/9/2018	Negotiable CDs	BANK OF NOVA SCOTIA HOUS	06417GZT8	50,000,000	1.44	1.44	100.00	-	50,000,000
Purchase	11/2/2017	11/9/2018	Negotiable CDs	TORONTO DOMINION BANK NY	89113XLP7	50,000,000	1.43	1.43	100.00	-	50,000,000
Purchase	11/3/2017	11/6/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NX0	25,000,000	0.00	0.97	99.99	-	24,997,979
Purchase	11/3/2017	11/6/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NX0	50,000,000	0.00	0.97	99.99	-	49,995,958
Purchase	11/3/2017	11/6/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NX0	100,000,000	0.00	0.97	99.99	-	99,991,917
Purchase	11/3/2017	11/6/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY67	40,000,000	0.00	1.05	99.99	-	39,996,500
Purchase	11/3/2017	11/14/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PF7	50,000,000	0.00	1.02	99.97	-	49,984,417
Purchase	11/3/2017	1/22/2018	Commercial Paper	MICROSOFT CORP	59515NAN3	50,000,000	0.00	1.25	99.72	-	49,861,111
Purchase	11/6/2017	11/7/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NY8	50,000,000	0.00	0.97	100.00	-	49,998,653
Purchase	11/6/2017	11/7/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NY8	100,000,000	0.00	0.97	100.00	-	99,997,306
Purchase	11/6/2017	11/7/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY75	50,000,000	0.00	1.03	100.00	-	49,998,569
Purchase	11/6/2017	9/30/2019	Supranationals	INTL BANK RECON & DEVELO	459058FQ1	50,000,000	1.20	1.75	98.97	60,000	49,543,894
Purchase	11/7/2017	11/8/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NZ5	50,000,000	0.00	0.97	100.00	-	49,998,653
Purchase	11/7/2017	11/8/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NZ5	100,000,000	0.00	0.97	100.00	-	99,997,306
Purchase	11/7/2017	11/8/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY83	50,000,000	0.00	1.03	100.00	-	49,998,569
Purchase	11/8/2017	11/9/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PA8	50,000,000	0.00	0.97	100.00	-	49,998,653
Purchase	11/8/2017	11/9/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PA8	100,000,000	0.00	0.97	100.00	-	99,997,306
Purchase	11/8/2017	11/9/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY91	50,000,000	0.00	1.03	100.00	-	49,998,569
Purchase	11/8/2017	11/20/2017	Supranationals	INTL BANK RECON & DEVELO	459053PM0	50,000,000	0.00	1.05	99.97	-	49,982,500
Purchase	11/8/2017	1/22/2018	Commercial Paper	MICROSOFT CORP	59515NAN3	20,000,000	0.00	1.27	99.74	-	19,947,083
Purchase	11/8/2017	12/14/2018	Federal Agencies	FEDERAL HOME LOAN BANK	313376BR5	2,770,000	1.75	1.57	100.19	19,390	2,794,727
Purchase	11/8/2017	12/14/2018	Federal Agencies	FANNIE MAE	3135G0G72	3,775,000	1.13	1.57	99.51	16,988	3,773,635
Purchase	11/9/2017	11/10/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PB6	50,000,000	0.00	0.97	100.00	-	49,998,653
Purchase	11/9/2017	11/10/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PB6	100,000,000	0.00	0.97	100.00	-	99,997,306
Purchase	11/9/2017	11/10/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GYA8	50,000,000	0.00	1.03	100.00	-	49,998,569
Purchase	11/9/2017	12/27/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385RA6	20,000,000	0.00	1.10	99.85	-	19,970,667
Purchase	11/9/2017	11/9/2020	Supranationals	INTL BK RECON & DEVELOP	45905UQ80	50,000,000	1.95	1.97	99.93	-	49,965,000
Purchase	11/10/2017	11/13/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PE0	50,000,000	0.00	0.96	99.99	-	49,996,000
Purchase	11/10/2017	11/13/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PE0	100,000,000	0.00	0.96	99.99	-	99,992,000
Purchase	11/10/2017	11/13/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GYD2	50,000,000	0.00	1.05	99.99	-	49,995,625
Purchase	11/10/2017	11/24/2017	Supranationals	INTL BANK RECON & DEVELO	459053PR9	60,000,000	0.00	1.07	99.96	-	59,975,033
Purchase	11/13/2017	11/14/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PF7	100,000,000	0.00	0.96	100.00	-	99,997,333
Purchase	11/13/2017	11/14/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GYE0	50,000,000	0.00	1.03	100.00	-	49,998,569
Purchase	11/13/2017	11/9/2020	Federal Agencies	FARMER MAC	3132X0ZF1	12,000,000	1.93	2.02	99.75	2,573	11,972,573
Purchase	11/14/2017	11/15/2017	Supranationals	INTL BK RECON & DEVELOPM	459053PG3	50,000,000	0.00	0.98	100.00	-	49,998,639
Purchase	11/14/2017	11/15/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GYF7	50,000,000	0.00	1.03	100.00	-	49,998,569
Purchase	11/14/2017	12/1/2017	Money Market Funds	FIDELITY INST GOV FUND	31607A703	100,000,000	1.00	1.00	100.00	-	100,000,000
Purchase	11/14/2017	12/11/2017	Commercial Paper	BANK TOKYO-MIT UFJ NY	06538BZB2	40,000,000	0.00	1.24	99.91	-	39,962,800
Purchase	11/15/2017	11/16/2017	Commercial Paper	JOHNSON & JOHNSON	47816FYG0	50,000,000	0.00	1.06	100.00	-	49,998,528
Purchase	11/15/2017	11/16/2017	Commercial Paper	JOHNSON & JOHNSON	47816FYG0	50,000,000	0.00	1.07	100.00	-	49,998,514

## Investment Transactions Pooled Fund

Transaction	Settle Date	Maturity	Type of Investment	Issuer Name	CUSIP	Par Value	Coupon	YTM	Price	Interest	Transaction
Purchase	11/15/2017	11/17/2020	Federal Agencies	FREDDIE MAC	3137EAEK1	50,000,000	1.88	1.91	99.90	-	49,952,000
Purchase	11/16/2017	11/17/2017	Commercial Paper	COLGATE-PALMOLIVE CO	19416EYH4	18,600,000	0.00	1.05	100.00	-	18,599,458
Purchase	11/16/2017	11/17/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PJ9	100,000,000	0.00	1.00	100.00	-	99,997,222
Purchase	11/16/2017	5/3/2021	Federal Agencies	FREDDIE MAC	3134GBJP8	22,000,000	1.89	2.06	99.43	15,015	21,889,615
Purchase	11/17/2017	11/20/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PM2	100,000,000	0.00	1.02	99.99	-	99,991,500
Purchase	11/17/2017	2/16/2018	Commercial Paper	BANK TOKYO-MIT UFJ NY	06538CBG5	45,000,000	0.00	1.45	99.64	-	44,836,200
Purchase	11/17/2017	1/17/2020	Federal Agencies	FANNIE MAE	3136G4KQ5	1,000,000	1.65	1.84	99.61	5,500	1,001,570
Purchase	11/17/2017	1/17/2020	Federal Agencies	FANNIE MAE	3136G4KQ5	31,295,000	1.65	1.84	99.61	172,123	31,344,133
Purchase	11/20/2017	11/21/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PN0	100,000,000	0.00	1.02	100.00	-	99,997,167
Purchase	11/20/2017	11/27/2017	Supranationals	INTL BK RECON & DEVELOP	459053PU2	100,000,000	0.00	1.07	99.98	-	99,979,194
Purchase	11/20/2017	11/29/2017	Commercial Paper	BANK TOKYO-MIT UFJ NY	06538BYV9	36,000,000	0.00	1.18	99.97	-	35,989,380
Purchase	11/20/2017	11/20/2018	Negotiable CDs	ROYAL BANK OF CANADA NY	78009N3T1	50,000,000	1.83	1.83	100.00	-	50,000,000
Purchase	11/21/2017	11/22/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PP5	100,000,000	0.00	1.01	100.00	-	99,997,194
Purchase	11/21/2017	12/5/2017	Commercial Paper	COLGATE-PALMOLIVE CO	19416EZ59	17,000,000	0.00	1.10	99.96	-	16,992,728
Purchase	11/21/2017	12/5/2017	Commercial Paper	COLGATE-PALMOLIVE CO	19416EZ59	20,000,000	0.00	1.10	99.96	-	19,991,444
Purchase	11/21/2017	12/13/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385QL3	40,000,000	0.00	1.07	99.93	-	39,973,844
Purchase	11/21/2017	12/22/2017	Supranationals	INTL BK RECON & DEVELOP	459053QV9	25,000,000	0.00	1.12	99.90	-	24,975,889
Purchase	11/22/2017	11/27/2017	Supranationals	INTL BK RECON & DEVELOP	459053PU2	60,000,000	0.00	1.04	99.99	-	59,991,333
Purchase	11/24/2017	11/24/2020	Federal Agencies	FREDDIE MAC	3134GBX56	60,000,000	2.25	2.12	100.37	-	60,223,200
Purchase	11/27/2017	12/1/2017	Money Market Funds	FIDELITY INST GOV FUND	31607A703	130,000,000	1.00	1.00	100.00	-	130,000,000
Purchase	11/27/2017	11/27/2020	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EHW58	25,000,000	1.90	1.91	99.97	-	24,992,629
Purchase	11/27/2017	11/27/2020	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EHW58	25,000,000	1.90	1.91	99.97	-	24,992,629
Purchase	11/28/2017	12/1/2017	Money Market Funds	FIDELITY INST GOV FUND	31607A703	50,000,000	1.00	1.00	100.00	-	50,000,000
Purchase	11/28/2017	8/28/2019	Federal Agencies	FREDDIE MAC	3134GAFY5	8,450,000	1.30	1.82	99.11	27,463	8,402,258
Purchase	11/29/2017	12/1/2017	Money Market Funds	FIDELITY INST GOV FUND	31607A703	100,000,000	1.00	1.00	100.00	-	100,000,000
Purchase	11/30/2017	12/1/2017	Money Market Funds	FIDELITY INST GOV FUND	31607A703	170,995	1.00	1.00	100.00	-	170,995
Purchase	11/30/2017	12/1/2017	Money Market Funds	FIDELITY INST GOV FUND	31607A703	95,000,000	1.00	1.00	100.00	-	95,000,000
Purchase	11/30/2017	12/1/2017	Money Market Funds	MORGAN STANLEY INST GOVT	61747C707	1,708	0.93	0.93	100.00	-	1,708
Purchase	11/30/2017	6/15/2021	Federal Agencies	FEDERAL HOME LOAN BANK	3130ACVS0	50,000,000	2.13	2.13	100.00	-	50,000,000
Purchase	11/30/2017	6/15/2021	Federal Agencies	FEDERAL HOME LOAN BANK	3130ACVS0	50,000,000	2.13	2.13	100.00	-	50,000,000
<b>Subtotals</b>						<b>\$4,464,064,108</b>	<b>0.44</b>	<b>1.18</b>	<b>\$ 99.97</b>	<b>\$ 319,051</b>	<b>\$4,462,919,655</b>
Sale	11/1/2017	12/1/2017	Money Market Funds	BLACKROCK LIQ INST GOV F	09248U718	\$ 25,000,000	0.92	0.92	\$ 100.00	\$ -	\$ 25,000,000
Sale	11/1/2017	12/1/2017	Money Market Funds	FIDELITY INST GOV FUND	31607A703	50,000,000	0.96	0.96	100.00	-	50,000,000
Sale	11/1/2017	12/1/2017	Money Market Funds	MORGAN STANLEY INST GOVT	61747C707	50,000,000	0.92	0.92	100.00	-	50,000,000
Sale	11/2/2017	12/1/2017	Money Market Funds	BLACKROCK LIQ INST GOV F	09248U718	30,000,000	0.93	0.93	100.00	-	30,000,000
Sale	11/2/2017	12/1/2017	Money Market Funds	FIDELITY INST GOV FUND	31607A703	100,000,000	1.00	1.00	100.00	-	100,000,000
Sale	11/2/2017	12/1/2017	Money Market Funds	MORGAN STANLEY INST GOVT	61747C707	50,000,000	0.93	0.93	100.00	-	50,000,000
Sale	11/20/2017	12/8/2017	Negotiable CDs	ROYAL BANK OF CANADA NY	78009NL61	50,000,000	1.62	1.62	100.02	163,968	50,172,288
<b>Subtotals</b>						<b>\$ 355,000,000</b>	<b>1.05</b>	<b>1.05</b>	<b>\$ 100.00</b>	<b>\$ 163,968</b>	<b>\$ 355,172,288</b>

## Investment Transactions Pooled Fund

Transaction	Settle Date	Maturity	Type of Investment	Issuer Name	CUSIP	Par Value	Coupon	YTM	Price	Interest	Transaction
Maturity	11/1/2017	11/1/2017	State/Local Agencies	CALIFORNIA ST	13063CFC9	\$ 16,500,000	1.75	1.66	100.00	\$ 144,375	\$ 16,644,375
Maturity	11/1/2017	11/1/2017	State/Local Agencies	CALIFORNIA ST	13063CPN4	5,000,000	1.25	1.22	100.00	31,250	5,031,250
Maturity	11/1/2017	11/1/2017	State/Local Agencies	CALIFORNIA ST	13063CPN4	50,000,000	1.25	1.17	100.00	312,500	50,312,500
Maturity	11/1/2017	11/1/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NS1	27,500,000	0.00	0.95	100.00	-	27,500,000
Maturity	11/1/2017	11/1/2017	Federal Agencies	FANNIE DISCOUNT NOTE	313589NS8	37,825,000	0.00	0.95	100.00	-	37,825,000
Maturity	11/1/2017	11/1/2017	Federal Agencies	FANNIE DISCOUNT NOTE	313589NS8	100,000,000	0.00	0.95	100.00	-	100,000,000
Maturity	11/1/2017	11/1/2017	Commercial Paper	JOHNSON & JOHNSON	47816FY13	17,000,000	0.00	1.10	100.00	-	17,000,000
Maturity	11/1/2017	11/1/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY18	50,000,000	0.00	1.03	100.00	-	50,000,000
Maturity	11/2/2017	11/2/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NT9	100,000,000	0.00	0.97	100.00	-	100,000,000
Maturity	11/2/2017	11/2/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NT9	100,000,000	0.00	0.97	100.00	-	100,000,000
Maturity	11/2/2017	11/2/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY26	50,000,000	0.00	1.03	100.00	-	50,000,000
Maturity	11/3/2017	11/3/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NU6	50,000,000	0.00	0.97	100.00	-	50,000,000
Maturity	11/3/2017	11/3/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NU6	50,000,000	0.00	0.97	100.00	-	50,000,000
Maturity	11/3/2017	11/3/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NU6	50,000,000	0.00	0.97	100.00	-	50,000,000
Maturity	11/3/2017	11/3/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NU6	100,000,000	0.00	0.97	100.00	-	100,000,000
Maturity	11/3/2017	11/3/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY34	50,000,000	0.00	1.03	100.00	-	50,000,000
Maturity	11/6/2017	11/6/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NX0	25,000,000	0.00	0.97	100.00	-	25,000,000
Maturity	11/6/2017	11/6/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NX0	50,000,000	0.00	0.97	100.00	-	50,000,000
Maturity	11/6/2017	11/6/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NX0	100,000,000	0.00	0.97	100.00	-	100,000,000
Maturity	11/6/2017	11/6/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY67	40,000,000	0.00	1.05	100.00	-	40,000,000
Maturity	11/7/2017	11/7/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NY8	50,000,000	0.00	0.97	100.00	-	50,000,000
Maturity	11/7/2017	11/7/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NY8	100,000,000	0.00	0.97	100.00	-	100,000,000
Maturity	11/7/2017	11/7/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY75	50,000,000	0.00	1.03	100.00	-	50,000,000
Maturity	11/8/2017	11/8/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NZ5	50,000,000	0.00	1.01	100.00	-	50,000,000
Maturity	11/8/2017	11/8/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NZ5	50,000,000	0.00	0.97	100.00	-	50,000,000
Maturity	11/8/2017	11/8/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385NZ5	100,000,000	0.00	0.97	100.00	-	100,000,000
Maturity	11/8/2017	11/8/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY83	50,000,000	0.00	1.03	100.00	-	50,000,000
Maturity	11/9/2017	11/9/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PA8	40,000,000	0.00	1.01	100.00	-	40,000,000
Maturity	11/9/2017	11/9/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PA8	50,000,000	0.00	0.97	100.00	-	50,000,000
Maturity	11/9/2017	11/9/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PA8	100,000,000	0.00	0.97	100.00	-	100,000,000
Maturity	11/9/2017	11/9/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GY91	50,000,000	0.00	1.03	100.00	-	50,000,000
Maturity	11/10/2017	11/10/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PB6	50,000,000	0.00	0.97	100.00	-	50,000,000
Maturity	11/10/2017	11/10/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PB6	100,000,000	0.00	0.97	100.00	-	100,000,000
Maturity	11/10/2017	11/10/2017	Commercial Paper	JOHNSON & JOHNSON	47816FYA3	30,000,000	0.00	1.09	100.00	-	30,000,000
Maturity	11/10/2017	11/10/2017	Commercial Paper	JOHNSON & JOHNSON	47816FYA3	33,000,000	0.00	1.12	100.00	-	33,000,000
Maturity	11/10/2017	11/10/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GYA8	50,000,000	0.00	1.03	100.00	-	50,000,000
Maturity	11/13/2017	11/13/2017	Commercial Paper	BANK TOKYO-MIT UFJ NY	06538BYD9	27,000,000	0.00	1.24	100.00	-	27,000,000
Maturity	11/13/2017	11/13/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PE0	50,000,000	0.00	0.96	100.00	-	50,000,000
Maturity	11/13/2017	11/13/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PE0	100,000,000	0.00	0.96	100.00	-	100,000,000
Maturity	11/13/2017	11/13/2017	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEBR0	25,000,000	1.27	1.79	100.00	27,316	25,027,316
Maturity	11/13/2017	11/13/2017	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEJ76	25,000,000	1.39	2.40	100.00	82,384	25,082,384
Maturity	11/13/2017	11/13/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GYD2	50,000,000	0.00	1.05	100.00	-	50,000,000
Maturity	11/14/2017	11/14/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PF7	50,000,000	0.00	1.02	100.00	-	50,000,000
Maturity	11/14/2017	11/14/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PF7	100,000,000	0.00	0.96	100.00	-	100,000,000
Maturity	11/14/2017	11/14/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GYE0	50,000,000	0.00	1.03	100.00	-	50,000,000
Maturity	11/15/2017	11/15/2017	Commercial Paper	BANK TOKYO-MIT UFJ NY	06538BYF4	33,000,000	0.00	1.23	100.00	-	33,000,000

## Investment Transactions Pooled Fund

Transaction	Settle Date	Maturity	Type of Investment	Issuer Name	CUSIP	Par Value	Coupon	YTM	Price	Interest	Transaction	
Maturity	11/15/2017	11/15/2017	Supranationals	INTL BK RECON & DEVELOPM	459053PG3	50,000,000	0.00	0.98	100.00	-	50,000,000	
Maturity	11/15/2017	11/15/2017	Commercial Paper	TOYOTA MOTOR CREDIT CORP	89233GYF7	50,000,000	0.00	1.03	100.00	-	50,000,000	
Maturity	11/16/2017	11/16/2017	Commercial Paper	JOHNSON & JOHNSON	47816FYG0	50,000,000	0.00	1.06	100.00	-	50,000,000	
Maturity	11/16/2017	11/16/2017	Commercial Paper	JOHNSON & JOHNSON	47816FYG0	50,000,000	0.00	1.07	100.00	-	50,000,000	
Maturity	11/17/2017	11/17/2017	Commercial Paper	COLGATE-PALMOLIVE CO	19416EYH4	18,600,000	0.00	1.05	100.00	-	18,600,000	
Maturity	11/17/2017	11/17/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PJ9	100,000,000	0.00	1.00	100.00	-	100,000,000	
Maturity	11/20/2017	11/20/2017	Commercial Paper	BANK TOKYO-MIT UFJ NY	06538BYL1	40,000,000	0.00	1.21	100.00	-	40,000,000	
Maturity	11/20/2017	11/20/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PM2	100,000,000	0.00	1.02	100.00	-	100,000,000	
Maturity	11/20/2017	11/20/2017	Supranationals	INTL BANK RECON & DEVELO	459053PM0	50,000,000	0.00	1.05	100.00	-	50,000,000	
Maturity	11/21/2017	11/21/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PN0	100,000,000	0.00	1.02	100.00	-	100,000,000	
Maturity	11/21/2017	11/21/2017	Federal Agencies	FREDDIE MAC	3134G44F2	50,000,000	0.80	0.80	100.00	200,000	50,200,000	
Maturity	11/22/2017	11/22/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PP5	31,000,000	0.00	1.03	100.00	-	31,000,000	
Maturity	11/22/2017	11/22/2017	Federal Agencies	FED HOME LN DISCOUNT NT	313385PP5	100,000,000	0.00	1.01	100.00	-	100,000,000	
Maturity	11/24/2017	11/24/2017	Supranationals	INTL BANK RECON & DEVELO	459053PR9	60,000,000	0.00	1.07	100.00	-	60,000,000	
Maturity	11/27/2017	11/27/2017	Supranationals	INTER-AMERICAN DEVEL BA	45818LPU8	26,565,000	0.00	1.10	100.00	-	26,565,000	
Maturity	11/27/2017	11/27/2017	Supranationals	INTL BK RECON & DEVELOP	459053PU2	60,000,000	0.00	1.04	100.00	-	60,000,000	
Maturity	11/27/2017	11/27/2017	Supranationals	INTL BK RECON & DEVELOP	459053PU2	100,000,000	0.00	1.07	100.00	-	100,000,000	
Maturity	11/29/2017	11/29/2017	Commercial Paper	BANK TOKYO-MIT UFJ NY	06538BYV9	36,000,000	0.00	1.18	100.00	-	36,000,000	
Maturity	11/30/2017	11/30/2017	U.S. Treasuries	US TSY NT	912828M72	50,000,000	0.88	1.00	100.00	218,750	50,218,750	
Maturity	11/30/2017	11/30/2017	U.S. Treasuries	US TSY NT	912828M72	50,000,000	0.88	1.00	100.00	218,750	50,218,750	
<b>Subtotals</b>						<b>\$3,703,990,000</b>	<b>0.08</b>	<b>1.03</b>	<b>\$</b>	<b>-</b>	<b>\$ 1,235,326</b>	<b>\$3,705,225,326</b>
Interest	11/1/2017	12/1/2017	Money Market Funds	BLACKROCK LIQ INST GOV F	09248U718	\$ 30,628	0.92	0.92	0.00	0.00	\$ 1,405	
Interest	11/1/2017	10/1/2018	Negotiable CDs	BANK OF MONTREAL CHICAGO	06371EQJ9	50,000,000	1.45	1.45	0.00	0.00	58,492	
Interest	11/1/2017	11/1/2018	State/Local Agencies	CALIFORNIA ST	13063C4V9	50,000,000	1.05	0.90	0.00	0.00	262,500	
Interest	11/1/2017	5/1/2019	State/Local Agencies	CALIFORNIA ST	13063CKL3	4,750,000	2.25	1.15	0.00	0.00	53,438	
Interest	11/1/2017	5/1/2020	State/Local Agencies	WISCONSIN ST GEN FUND AN	977100CW4	18,000,000	1.45	1.45	0.00	0.00	130,140	
Interest	11/1/2017	5/1/2021	State/Local Agencies	CALIFORNIA ST DEPT OF WT	13066TYT5	29,139,823	1.71	2.13	0.00	0.00	249,583	
Interest	11/2/2017	2/2/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEMH0	4,000,000	1.29	1.32	0.00	0.00	4,426	
Interest	11/2/2017	2/2/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEMH0	35,000,000	1.29	1.46	0.00	0.00	38,728	
Interest	11/2/2017	2/2/2018	Supranationals	INTL FINANCE CORP	45950VFH4	30,000,000	1.25	1.58	0.00	0.00	32,400	
Interest	11/2/2017	7/2/2018	Negotiable CDs	BANK OF MONTREAL CHICAGO	06371EDT1	50,000,000	1.44	1.44	0.00	0.00	61,785	
Interest	11/2/2017	7/2/2018	Negotiable CDs	BANK OF MONTREAL CHICAGO	06371EQT7	50,000,000	1.42	1.42	0.00	0.00	57,329	
Interest	11/2/2017	7/2/2018	Negotiable CDs	WESTPAC BANKING CORP NY	96121T3R7	50,000,000	1.39	1.39	0.00	0.00	59,632	
Interest	11/2/2017	1/2/2019	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGDM4	25,000,000	1.40	1.40	0.00	0.00	30,031	
Interest	11/2/2017	12/2/2019	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGN43	50,000,000	1.40	1.40	0.00	0.00	60,063	
Interest	11/2/2017	11/2/2020	Federal Agencies	FARMER MAC	3132X0KR1	25,000,000	1.44	1.44	0.00	0.00	30,892	
Interest	11/3/2017	1/3/2019	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EG2V6	25,000,000	1.28	1.28	0.00	0.00	27,603	
Interest	11/3/2017	1/3/2020	Federal Agencies	FARMER MAC	3132X0PG0	50,000,000	1.30	1.30	0.00	0.00	56,068	
Interest	11/4/2017	11/4/2019	Federal Agencies	FREDDIE MAC	3134GAVL5	100,000,000	1.17	1.17	0.00	0.00	585,000	
Interest	11/5/2017	2/5/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEAN0	25,000,000	1.28	1.38	0.00	0.00	27,508	
Interest	11/5/2017	2/5/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEAN0	50,000,000	1.28	1.38	0.00	0.00	55,016	
Interest	11/6/2017	3/6/2018	Supranationals	INTL FINANCE CORP	45950VKP0	50,000,000	1.29	1.29	0.00	0.00	55,500	
Interest	11/6/2017	4/5/2018	Negotiable CDs	ROYAL BANK OF CANADA NY	78009NW36	50,000,000	1.39	1.39	0.00	0.00	61,679	
Interest	11/8/2017	6/8/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EFC22	25,000,000	1.29	1.29	0.00	0.00	27,831	
Interest	11/8/2017	6/8/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EFC22	50,000,000	1.29	1.29	0.00	0.00	55,661	
Interest	11/8/2017	5/8/2020	Federal Agencies	FREDDIE MAC	3134GBLY6	25,000,000	1.25	1.25	0.00	0.00	156,250	
Interest	11/8/2017	12/8/2021	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGS97	25,000,000	1.51	1.51	0.00	0.00	32,459	
Interest	11/8/2017	12/8/2021	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGS97	25,000,000	1.51	1.51	0.00	0.00	32,459	
Interest	11/9/2017	2/9/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EFNK9	25,000,000	1.32	1.39	0.00	0.00	28,369	
Interest	11/9/2017	8/9/2019	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGED3	25,000,000	1.42	1.42	0.00	0.00	30,629	
Interest	11/9/2017	8/9/2019	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGED3	25,000,000	1.42	1.42	0.00	0.00	30,629	
Interest	11/11/2017	6/11/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEW48	50,000,000	1.28	1.29	0.00	0.00	55,207	

## Investment Transactions Pooled Fund

Transaction	Settle Date	Maturity	Type of Investment	Issuer Name	CUSIP	Par Value	Coupon	YTM	Price	Interest	Transaction
Interest	11/12/2017	5/12/2020	Supranationals	INTER-AMERICAN DEVEL BK	4581X0CX4	25,000,000	1.63	1.72	0.00	0.00	237,000
Interest	11/15/2017	5/15/2018	State/Local Agencies	UNIV OF CALIFORNIA CA RE	91412GL52	2,470,000	0.99	0.99	0.00	0.00	12,264
Interest	11/15/2017	10/15/2018	Negotiable CDs	WESTPAC BANKING CORP NY	96121T4S4	50,000,000	1.43	1.43	0.00	0.00	69,379
Interest	11/15/2017	5/15/2019	State/Local Agencies	UNIV OF CALIFORNIA CA RE	91412GL60	2,000,000	1.23	1.23	0.00	0.00	12,280
Interest	11/15/2017	5/15/2021	State/Local Agencies	UNIV OF CALIFORNIA CA RE	91412GF59	1,769,000	1.91	1.40	0.00	0.00	16,894
Interest	11/16/2017	4/16/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEZC7	50,000,000	1.29	1.32	0.00	0.00	55,494
Interest	11/16/2017	5/16/2018	Public Time Deposits	PREFERRED BANK LA CALIF	PPA01U877	240,000	1.44	1.44	0.00	0.00	871
Interest	11/17/2017	10/17/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGFK6	25,000,000	1.37	1.37	0.00	0.00	29,421
Interest	11/17/2017	10/17/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGFK6	25,000,000	1.37	1.37	0.00	0.00	29,421
Interest	11/19/2017	7/19/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGBQ7	25,000,000	1.37	1.37	0.00	0.00	29,445
Interest	11/19/2017	7/19/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGBQ7	25,000,000	1.37	1.37	0.00	0.00	29,445
Interest	11/20/2017	12/20/2017	Negotiable CDs	ROYAL BANK OF CANADA NY	78009NS56	50,000,000	1.50	1.50	0.00	0.00	64,535
Interest	11/20/2017	6/20/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGGC3	25,000,000	1.36	1.36	0.00	0.00	29,254
Interest	11/20/2017	8/20/2019	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGX67	50,000,000	1.36	1.36	0.00	0.00	58,507
Interest	11/21/2017	2/21/2018	Public Time Deposits	MISSION NATIONAL BK SF	PP9I2NRE9	240,000	1.16	1.16	0.00	0.00	697
Interest	11/21/2017	5/21/2018	Federal Agencies	FANNIE MAE	3135G0WJ8	25,000,000	0.88	1.05	0.00	0.00	109,375
Interest	11/21/2017	12/21/2020	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGX75	50,000,000	1.43	1.43	0.00	0.00	61,521
Interest	11/22/2017	3/22/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EEN71	50,000,000	1.27	1.31	0.00	0.00	54,848
Interest	11/22/2017	5/22/2020	Federal Agencies	FREDDIE MAC	3134GBPB2	15,750,000	1.70	1.70	0.00	0.00	127,925
Interest	11/24/2017	5/24/2018	Federal Agencies	FEDERAL HOME LOAN BANK	3130A8VL4	10,000,000	1.00	1.00	0.00	0.00	50,000
Interest	11/24/2017	5/24/2018	Federal Agencies	FEDERAL HOME LOAN BANK	3130A8VL4	25,000,000	1.00	1.00	0.00	0.00	125,000
Interest	11/24/2017	7/24/2018	Negotiable CDs	ROYAL BANK OF CANADA NY	78009NX50	50,000,000	1.44	1.44	0.00	0.00	61,909
Interest	11/24/2017	5/24/2019	Federal Agencies	FANNIE MAE	3136G3QP3	10,000,000	1.25	1.25	0.00	0.00	62,500
Interest	11/24/2017	12/24/2020	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EFTX5	100,000,000	1.57	1.57	0.00	0.00	135,012
Interest	11/25/2017	5/25/2018	Federal Agencies	FREDDIE MAC	3134G9HC4	10,000,000	1.00	1.03	0.00	0.00	50,000
Interest	11/25/2017	2/25/2019	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EGBU8	50,000,000	1.41	1.41	0.00	0.00	60,832
Interest	11/25/2017	11/25/2020	Federal Agencies	FREDDIE MAC	3134GBLR1	24,715,000	1.75	1.75	0.00	0.00	216,256
Interest	11/25/2017	1/25/2021	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EG4T9	20,000,000	1.40	1.40	0.00	0.00	24,075
Interest	11/25/2017	1/25/2021	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EG4T9	20,000,000	1.40	1.40	0.00	0.00	24,075
Interest	11/25/2017	5/25/2022	Federal Agencies	FREDDIE MAC	3134GBQG0	50,000,000	2.18	2.18	0.00	0.00	545,000
Interest	11/26/2017	3/26/2018	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EFWG8	25,000,000	1.40	1.43	0.00	0.00	30,129
Interest	11/26/2017	8/26/2019	Federal Agencies	FREDDIE MAC	3134G9GS0	25,000,000	1.25	1.25	0.00	0.00	156,250
Interest	11/26/2017	11/26/2019	Federal Agencies	FANNIE MAE	3136G3LV5	8,950,000	1.35	1.35	0.00	0.00	60,413
Interest	11/27/2017	1/26/2018	Supranationals	INTL BK RECON & DEVELOP	45905UXQ2	25,000,000	1.36	1.36	0.00	0.00	30,250
Interest	11/27/2017	7/26/2018	Negotiable CDs	WESTPAC BANKING CORP NY	96121T3W6	50,000,000	1.39	1.39	0.00	0.00	61,758
Interest	11/27/2017	10/25/2018	Negotiable CDs	BANK OF MONTREAL CHICAGO	06371ERP4	45,000,000	1.45	1.45	0.00	0.00	76,067
Interest	11/27/2017	10/25/2018	Negotiable CDs	BANK OF NOVA SCOTIA HOUS	06417GZR2	50,000,000	1.44	1.44	0.00	0.00	65,903
Interest	11/27/2017	10/25/2018	Negotiable CDs	TORONTO DOMINION BANK NY	89113XJJ4	50,000,000	1.44	1.44	0.00	0.00	79,814
Interest	11/28/2017	12/28/2017	Negotiable CDs	WESTPAC BANKING CORP NY	96121T2D9	50,000,000	1.75	1.75	0.00	0.00	70,553
Interest	11/28/2017	5/28/2019	Federal Agencies	FEDERAL HOME LOAN BANK	3130ABF92	30,000,000	1.38	1.47	0.00	0.00	224,583
Interest	11/29/2017	1/29/2018	Negotiable CDs	BANK OF MONTREAL CHICAGO	06427KY84	25,000,000	1.39	1.39	0.00	0.00	28,993
Interest	11/30/2017	12/1/2017	Money Market Funds	FIDELITY INST GOV FUND	31607A703	591,856,369	1.00	1.00	0.00	0.00	170,995
Interest	11/30/2017	12/1/2017	Money Market Funds	MORGAN STANLEY INST GOVT	61747C707	560,533	0.93	0.93	0.00	0.00	1,708
Interest	11/30/2017	5/30/2019	Federal Agencies	FEDERAL FARM CREDIT BANK	3133EHLG6	27,000,000	1.32	1.35	0.00	0.00	178,200
Interest	11/30/2017	5/31/2019	U.S. Treasuries	US TREASURY	91282XS4	50,000,000	1.25	1.36	0.00	0.00	312,500
Interest	11/30/2017	11/30/2021	U.S. Treasuries	US TSY NT	91282U65	100,000,000	1.75	1.90	0.00	0.00	875,000
<b>Subtotals</b>						<b>\$3,116,471,353</b>	<b>1.33</b>	<b>1.35</b>	<b>\$ -</b>	<b>\$ -</b>	<b>7,255,061</b>

<b>Grand Totals</b>	<b>82</b>	<b>Purchases</b>
	<b>(7)</b>	<b>Sales</b>
	<b>(66)</b>	<b>Maturities / Calls</b>
	<b>9</b>	<b>Change in number of positions</b>



BOS-11



December 6, 2017

Mayor Edwin M. Lee  
City and County of San Francisco  
City Hall, Rm. 200

Edwin M. Lee  
Mayor

The Honorable Board of Supervisors  
City and County of San Francisco  
City Hall, Rm. 244  
Attention: Ms. Angela Calvillo, Clerk of the Board

Mohammed Nuru  
Director

Mr. Ben Rosenfield, Controller  
City and County of San Francisco  
City Hall, Rm. 316

San Francisco Public Works  
1 Dr. Carlton B. Goodlett Pl.  
Room 348  
San Francisco, CA 94102  
tel 415-554-6920

Subject: Emergency Declaration - Fire Station 3 Apparatus Door Replacement

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)  
[twitter.com/mrcleansf](https://twitter.com/mrcleansf)

Dear Mayor Lee, Members of the Board and Mr. Rosenfield:

Pursuant to Section 6.60 of the San Francisco Administrative Code, you are hereby notified that in my capacity as the appropriate Department Head, I have declared an emergency to issue a contract to repair and/or replace the apparatus bay doors at Fire Station 3.

San Francisco Public Works' internal order is attached for your reference as well as dated 12/04/17, which explains the necessity for immediate action. Public Works has retained the services of D.W. Nicholson Corporation to immediately begin the repair and/or replacement work.

The cost for the work is currently anticipated to be less than \$250,000.00 and thus will not require a resolution before the Board of Supervisors.

Sincerely,

Mohammed Nuru  
Director of Public Works

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2017 DEC - 7 PM 2:03  
[Handwritten initials]



GENERAL - DIRECTOR'S OFFICE  
City Hall, Room 348  
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102  
(415) 554-6920 ■ [www.SFPublicWorks.org](http://www.SFPublicWorks.org)



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Public Works Order No: 186788

**CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
EMERGENCY DECLARED AND CONTRACT AWARDED**

An **Emergency** exists as a result of a need to repair and/or replace the apparatus bay doors at Fire Station 3. This emergency is to deliver the specified coiling doors and controls, and all materials, labor and equipment for full repair and/or replacement of the doors. This Fire Station experiences the most calls in the City of San Francisco.

This condition constitutes an emergency involving the health, safety and property of the citizens of the City & County of San Francisco. Therefore, an **Emergency is declared to exist** under the provisions of Section 6.60 of the San Francisco Administrative Code, and

**D.W. Nicholson Corporation**  
P.O. Box 4197  
Hayward, CA 94540

is hereby awarded a contract to perform the necessary work repair and/or replace the apparatus bay doors at Fire Station 3.

at a cost not to exceed **\$100,000.00**.

Contractor shall indemnify and hold harmless the City & County of San Francisco, its officers, agents and employees and furnish certificates of insurance protecting himself, any sub-contractors and the City & County of San Francisco and its officers, agents and employees against claims arising out of work performed pursuant to this order with the City & County of San Francisco, its officers, agents and employees named as additional insured.

**Commercial General Liability Insurance** with limits not less than \$1,000,000 each occurrence, and \$2,000,000 general aggregate, combined single limit for bodily injury and property damage.

**Commercial Automobile Liability Insurance** with limits not less than \$1,000,000 each occurrence combined single limit for bodily injury and property damage, including owned, hired or non-owned vehicles, as applicable.

**Workers' Compensation**, in statutory amount, including Employers' Liability coverage with limits not less than \$1,000,000 each accident, injury or illness. Contractor is notified that in the event that Contractor employs professional engineering services for performing engineering or preparing design calculations, plans and specifications, retained engineers to carry professional liability insurance with limits not less than \$1,000,000 each claim with respect to negligent acts, errors or omissions in connection with professional services to be provided under the subject Contract.



This Order serves as the Notice to Proceed.

Distribution:

BDC: [Sherry.Katz@sfdpw.org](mailto:Sherry.Katz@sfdpw.org); [Charles.Higuera@sfdpw.org](mailto:Charles.Higuera@sfdpw.org); [Sean.Obrien@sfdpw.org](mailto:Sean.Obrien@sfdpw.org); [Ronald.Alameida@sfdpw.org](mailto:Ronald.Alameida@sfdpw.org)

IT: [Wayne.K.Chan@sfdpw.org](mailto:Wayne.K.Chan@sfdpw.org);

DDE: [Edgar.Lopez@sfdpw.org](mailto:Edgar.Lopez@sfdpw.org);

Public Works eSystems: [K2systems@sfdpw.org](mailto:K2systems@sfdpw.org);

Contract Admin: [ContractAdmin.Staff@sfdpw.org](mailto:ContractAdmin.Staff@sfdpw.org);

12/4/2017


12/4/2017

X Edgar Lopez

---

Lopez, Edgar  
Acting Department Head  
Signed by: Lopez, Edgar

X



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Thomas, John  
Acting Mayor's Designee  
Signed by: Thomas, John



San Francisco Public Works  
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: Foiled Terror Attack in San Francisco

**From:** Marty Halloran [mailto:mhalloran@sfpoa.org]  
**Sent:** Friday, December 22, 2017 4:01 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Fwd: Foiled Terror Attack in San Francisco

Please share with members of the San Francisco Board of Supervisors

**From:** Marty Halloran <mhalloran@sfpoa.org>  
**Date:** December 22, 2017 at 2:57:53 PM PST  
**To:** "Kilshaw, Rachael (POL)" <Rachael.Kilshaw@sfgov.org>  
**Cc:** "Scott, William (POL)" <william.scott@sfgov.org>  
**Subject:** FW: Foiled Terror Attack in San Francisco

Hi Rachael,

Can you please forward this to all Police Commissioners? Thanks.

Marty

Martin Halloran  
President  
San Francisco Police Officers' Association  
800 Bryant Street, 2nd Floor  
San Francisco, CA 94103  
Office: (415) 861-5060  
Fax: (415) 552-5741



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**From:** SFPOA [mailto:info@sfpoa.org]  
**Sent:** Friday, December 22, 2017 2:33 PM

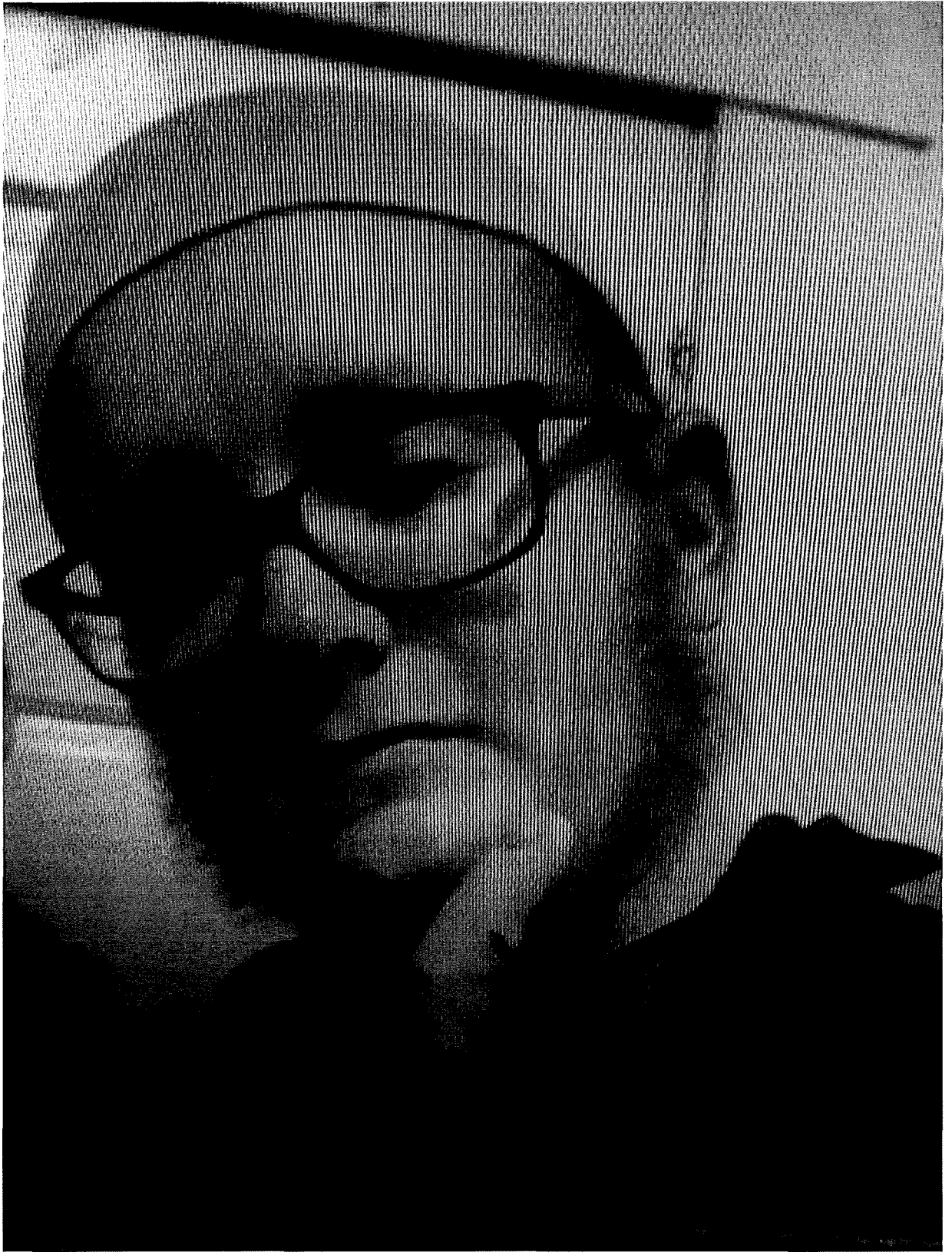
A small, handwritten mark or signature in the bottom right corner of the page, possibly consisting of the letters "AD" or a similar scribble.

**To:** Marty Halloran

**Subject:** Foiled Terror Attack in San Francisco



**Foiled Terror Attack in San Francisco.  
When will the SFPD return to the JTTF?**



To All Members  
From: Martin Halloran

Earlier today, a terror attack was foiled in San Francisco. The thanks for the safety of our residents and visitors goes solely to the FBI. Why? Because the SFPD is still not back on board with the Joint Terrorism Task Force (JTTF) and the **arrest of a crazed individual who was planning a mass casualty attack at Pier 39** was done by the FBI with no participation or cooperation from the SFPD.

The SFPD withdrew from the JTTF in February of this year (**click here to read the letter**) but stated that they would rework a General Order and consider rejoining the JTTF after seeking guidance through the Police Commission. It has now been over ten months and little to nothing has been done by the department, the Police Commission, and the Board of Supervisors. The POA vehemently objected to the SFPD removal from the JTTF in letters (**click here to read the letter**) that we sent to Chief Scott in March and in August of this year. Having received no response to our letters, **I addressed this issue in a POA Journal article.**

What will it take for the department, the Police Commission, and the Board of Supervisors to act? Blood on the streets of our City? The SFPD needs to be able to cooperate and participate with the FBI involving investigations where our residents and visitors are being targeted by terrorists. They have the authority to get it done. The question is, do they have the will?

**Martin Halloran**  
President  
SFPOA

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800 Bryant Street, Second Floor  
San Francisco, CA | 94103 US

This email was sent to [marty@sfpoa.org](mailto:marty@sfpoa.org).  
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**From:** West Area CPUC <WestAreaCPUC@VerizonWireless.com>  
**Sent:** Monday, December 11, 2017 4:16 PM  
**To:** CPC.Wireless; Administrator, City (ADM); Board of Supervisors, (BOS)  
**Cc:** GO159Areports@cpuc.ca.gov; West Area CPUC  
**Subject:** CPUC Notification - Verizon Wireless - San Francisco Small Cells 12-11-17  
**Attachments:** CPUC Notification - Verizon Wireless - San Francisco Small Cells 12-11-17.pdf

This is to provide your agency with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC"). This notice is being provided pursuant to Section IV.C.2.

If you prefer to receive these notices by US Mail, please reply to this email stating your jurisdiction's preference.

Thank you





December 11, 2017

Ms. Anna Hom  
Consumer Protection and Enforcement Division  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[GO159Areports@cpuc.ca.gov](mailto:GO159Areports@cpuc.ca.gov)

RE: Notification Letter for City of San Francisco Small Cells 12-11-17  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

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This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the projects described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Melinda Salem  
Engr IV Spec-RE/Regulatory  
15505 Sand Canyon Avenue, Irvine, CA 92618  
[WestAreaCPUC@VerizonWireless.com](mailto:WestAreaCPUC@VerizonWireless.com)



## CPUC Attachment A

Initial Build (new presence for Verizon Wireless)

VZW LEGAL ENTITY	JURISDICTION	PLANNING DIRECTOR	CITY ADMINISTRATOR	CLERK OF THE BOARD	COUNTY
GTE Mobilnet of California Limited Partnership	City of San Francisco	<a href="mailto:CPC.Wireless@sfgov.org">CPC.Wireless@sfgov.org</a>	<a href="mailto:city_administrator@sfgov.org">city_administrator@sfgov.org</a>	<a href="mailto:Board_of_Supervisors@sfgov.org">Board_of_Supervisors@sfgov.org</a>	San Francisco

Site Name	Site Address	Site APN	Site Coordinates (NAD 83)	Project Description	Number & type of Antennas	Tower Design	Tower Appearance (RAD Center)	Tower Height (in feet)	Size of Building or NA	Type of Approval	Approval Issue Date	Approval Effective Date	Approval Permit Number	Resolution Number
Haight Ashbury 004	880 Ashbury St. San Francisco, CA 94117	N/A -ROW	37°45'57.26" N 122°26'45.73" W	Install (1) (N) antenna on top of (E) pole, (2) (N) MRRU's, FCC signage, and associated equipment on pole.	(1) Amphenol cannister antenna	Utility pole	Antenna at 31' RAD	32'	N/A	Wireless Box Permit	11/9/2017	11/9/2017	17WR-0138	N/A
Haight Ashbury 022	15 Castro St. San Francisco, CA 94117	NA - ROW	37°46'10.97" N 122°26'09.79" W	Install (1) (N) antenna on top of (E) pole, (2) (N) MRRU's, FCC signage, and associated equipment on pole.	(1) Amphenol cannister antenna	Utility pole	Antenna at 31'-5" RAD	32'-5"	N/A	Wireless Box Permit	11/15/2017	11/15/2017	17WR-0183	N/A

---

**From:** Yoshiko YAmamoto <yoshiko3@cello.ocn.ne.jp>  
**Sent:** Friday, December 22, 2017 3:18 AM  
**To:** Board of Supervisors, (BOS)  
**Subject:** Please do not adopt the comfort women resolution

**Importance:** Low

Dear Board of Supervisors,

I strongly protest against "Resolution declaring September 22, 2017, as Comfort Women Day in the City and County of San Francisco."

It will promote hostility towards the Japanese American community, including increasing tensions between Asian American.

The resolution, rather than promoting inclusion, will promote intolerance.

A comfort women campaign for anti-Japanese / controversial overseas campaign began.

Currently, as a preliminary fact, the fabricating that "the Japanese army abducted 200,000 women and children to force sexual slavery" is prevalent worldwide.


The Japanese army does not do such a thing. On the contrary, the army is helping people who volunteered as business and became comfort women.

Japan is not doing such vile things as a country of Japan. Because there is Bushido in Japan.

Yoshiko Yamamoto Japan Sizuokaken hamamatushi

差出人名前 住所

RECEIVED  
BOARD OF SUPERVISORS  
2017 DEC 11 PM 3:32

BY 

**Timothy B. Yoo**  
tyoo@birdmarella.com

1875 Century Park East, 23rd Floor  
Los Angeles, California 90067-2561  
Telephone (310) 201-2100  
Facsimile (310) 201-2110  
www.BirdMarella.com

December 11, 2017

BOS-11

Case →

File No. 171281

Hon. London Breed, President  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102-4689

**Re: Presidio Terrace Rescission  
File Nos. 170963 and 171281**

Dear President Breed and Honorable Members of the Board of Supervisors:

We are litigation counsel for Michael Cheng and Hiuyan (“Tina”) Lam. I write concerning the proposed Motion Adopting Findings In Support of the Board of Supervisors’ Decision to Rescind the Tax Sale of the Presidio Terrace Common Area, Assessor’s Block No. 1355, Lot No. 001, Pursuant to California Revenue and Taxation Code, Section 3731 (“Proposed Findings”), which is scheduled to be heard on Tuesday, December 12, 2017.

The Board has already had an opportunity to review and consider the submissions that my clients made in connection with the November 28, 2017 hearing, and while my clients respectfully continue to believe that the Board’s conclusion that “the property should not have been sold” is erroneous based on the points and authorities raised in those submissions, they acknowledge that the Board already had an opportunity to consider those points before making its decision. If necessary, my clients will revisit those arguments in court.

I write today to address two new points.

First, my clients have now had the benefit of reviewing the Board’s Proposed Findings and seek to address an important potential factual misunderstanding contained in that document. On page 2, lines 9-13, the Proposed Findings state that “upon receiving *confirmation* that the owner of the property had not received the mailed notice, the Treasurer-Tax Collector should have taken additional measures reasonably calculated to provide notice to the property owner.” (Emphasis added.) But the petitioner presented no

Hon. London Breed, President  
December 11, 2017  
Page 2

evidence to the Board showing the Treasurer-Tax Collector ever actually “confirm[ed]” that the Presidio Terrace Association had not received the notice before the tax sale on April 17, 2015. The materials presented to the Board only demonstrate that *nearly 900* similar notices mailed in connection with the 2015 tax auction were returned to the Treasurer-Tax Collector as undeliverable. My clients have since contacted the Treasurer-Tax Collector’s office to determine when, exactly, they first determined that the *particular piece of mail* concerning Presidio Terrace had been returned to their offices, and whether that determination occurred before the tax sale. Nothing in the record available to the Board indicates that the Treasurer-Tax Collector confirmed that the notice was returned before the tax sale.

In other words, nothing in the record supports the suggestion that the Treasurer-Tax Collector was actually aware that the Presidio Terrace Association had not received notice of the impending tax sale before proceeding to sell the property at the tax sale. This is significant because that Tax and Revenue Code only requires the tax collector to send notice to “the *last known* mailing address” of the parties in interest. (Rev. & Tax Code, § 3701, emphasis added.) And that same statute is clear that “[t]he validity of any sale under this chapter *shall not be affected . . . if a party of interest does not receive the mailed notice.*” (*Id.*, emphasis added)

In sum, if the Board’s decision was based on the mistaken assumption that the Treasurer-Tax Collector had *actual knowledge* that the Presidio Terrace Association had not received notice of the tax sale before the tax sale, I encourage the Board to revisit its decision. The Treasurer-Tax Collector diligently took the steps it was required to take under the law, and the sale was completed in accordance with all legal requirements. And this very Board exercised its oversight over that process, considered the proposed tax sale as part of a motion introduced by Supervisor Mark Farrell at a meeting, and *approved* it on February 24, 2015. The only legal violation that took place in connection with Presidio Terrace was its association’s complete failure to pay *any* property taxes for twenty years prior to the 2015 tax sale, which was the second tax sale on this property.

Second, I also write to express concern about the inconsistency between the stated reasoning in the Proposed Findings and at least one Supervisor’s apparent true motivations for granting the Presidio Terrace Association’s request for rescission. Shortly after the Board’s last meeting, on December 3, 2017, Supervisor Farrell, who voted against my clients *even though he originally moved to authorize the initial tax sale*, was quoted by the San Francisco Chronicle as calling my clients “bottom-feeding pirates attempting to extort and hold San Francisco residents hostage.” In an earlier article, dated

Hon. London Breed, President  
December 11, 2017  
Page 3

November 28, the Chronicle reported that Supervisor Farrell dismissed my clients as “out-of-town ‘speculators.’” I have enclosed copies of both articles with this letter.

These comments are, of course, both offensive to my clients—who have not been accused of engaging in any wrongdoing in connection with their purchase of the Presidio Terrace Common Area—and *completely irrelevant* to the Board’s reasoning as stated in the Proposed Findings. If the Board’s decision is motivated only by concerns about whether the Treasurer-Tax Collector provided adequate notice of the tax sale to the Presidio Terrace Association, why is one of its Supervisors (indeed, the one whose voters include Presidio Terrace’s residents) telling the press that my clients are “bottom-feeding pirates” and suggesting that this situation is their fault? It is unclear why Supervisor Farrell holds personal animus against my clients, and it is also unclear how many other Supervisors share similar views, but to the extent the Board’s decision was motivated by that animus instead of the law, I urge the Board to reconsider its decision.

For these reasons, as well as all other reasons previously articulated in my clients’ earlier submissions, I ask that the Board reject the motion adopting findings to support its rescission of the tax sale. If the Board nonetheless approves the motion, please be advised that my clients intend to pursue all available remedies in the courts.

Sincerely,

Timothy Yoo

Timothy B. Yoo

TBY:rss  
3455477.3

Enclosures

CC:

Members, San Francisco Board of Supervisors  
Angela Calvillo, Clerk of the Board of Supervisors

# Rich residents who got SF street back will pay 12 cents a year in taxes

By **Matier & Ross** | December 3, 2017 | Updated: December 4, 2017 6:00am

29



Photo: Marcio Jose Sanchez, Associated Press

FILE - In this Aug. 7, 2017 file photo, street signs are seen at the intersection of Presidio Terrace and Arguello at the entrance to the Presidio Terrace neighborhood in San Francisco. Wealthy homeowners whose private, gated and very exclusive San Francisco street was auctioned off after decades of unpaid taxes are asking supervisors Monday, Nov. 27, 2017, to undo the sale, prompting cries of elitism in a city obsessed with property and fairness. (AP Photo/Marcio Jose Sanchez, File)

Not only did the residents of San Francisco's exclusive Presidio Terrace win back their gated street — they also get to keep their bargain-basement tax rate of \$4.28 a year for the private roadway and sidewalks.

That works out to 12 cents a year in property taxes for each of the 35 homeowners who once again jointly control the street, now that the Board of Supervisors has voted 7-4 to rescind the city's tax-default sale of the property to a South Bay couple.

Nullifying the city treasurer's 2015 tax sale means that **Tina Lam** and **Michael Cheng** of San Jose will get back the \$90,100 that they paid for the street in an online auction in 2015.





Photo: Nicole Boliaux, The Chronicle

Tina Lam and her husband, Michael Cheng, outside Presidio Terrace in August. The couple bought the public areas of the gated neighborhood at a city tax auction in 2015, only to have the Board of Supervisors undo the sale Nov. 28.

It also means that the street's property tax — which went unpaid for 15 years because the city was sending the bill to the address of a long-retired accountant — reverts to \$4.28 a year. Had the supervisors voted to let the sale stand, the property tax would have been \$1,054 a year.

“That’s correct — it reverts back like it hadn’t been sold,” said city Assessor-Recorder **Carmen Chu**.

Future increases will be limited to the 2 percent a year allowed under Proposition 13.

The homeowners, however, will have to pay the \$994 in back taxes and penalties that led to the property going on the auction block. The land also carries \$345 in annual special assessments from the San Francisco schools and community college district.

Presidio Terrace homeowners successfully argued that the street, sidewalks and palm-lined green strips of their private enclave had been sold out from under them without their knowledge. And while they conceded they had neglected to pay their annual taxes, they blamed the treasurer-tax collector's office for sending their bills to the out-of-date address.

The \$4.28-a-year tax bill is "a steal, but there is nothing lawmakers can do about it," said Supervisor **Aaron Peskin**, one of the four supervisors who voted against reversing the sale. "The assessment laws are the assessment laws in the 58 counties of California."

Supervisor **Mark Farrell**, whose district includes Presidio Terrace, said that if there was any steal involved, it was the "bottom-feeding pirates attempting to extort and hold San Francisco residents hostage."

And he noted that even if the city wanted to raise the tax, Prop. 13 would prevent it.

The Presidio Terrace homeowners association has held title to the private street since 1906. And while assessor records cover only the last three decades or so, there is no evidence that the property has ever been reassessed.

Prop. 13, which the state's voters passed in 1978, capped residential tax hikes at 2 percent, starting with a property's 1975 assessment. No reassessment happens unless a property changes hands.

Assessor's records list the Presidio Terrace property's value at \$362. Establishing the true value would not be easy, given its circular configuration and easement rights that assure those living on the street can get in and out of their homes.

“It’s zoned residential, so it’s not like someone could built a casino or pot club on it,” Peskin said. “Still, it does have value.”

It’s safe to say Lam and Cheng saw more value in a prime piece of real estate than \$362. Their lawyer says they’re thinking of suing.

**Matt Dorsey**, a spokesman for the homeowners, said the couple met twice with his Presidio Terrace clients several months back. Lam and Cheng said the property would be worth \$18 million to \$34 million “after it was converted to a parking lot and began generating revenue,” Dorsey said.

Ad

In fact, when we interviewed them over the summer, the couple floated the idea of using the street for parking — saying that if the Presidio Terrace residents weren’t interested in paying for parking privileges, perhaps some of their neighbors outside the gates would be.

Lam and Cheng insisted at the time that the property wasn’t for sale. Only as the two sides were headed to last week’s City Hall showdown did members of the Board of Supervisors suggest the homeowners reach out with an offer to buy back the property for \$200,000, or roughly double what they had paid for it.

Dorsey says the couple’s attorney, **Shep Kopp**, countered with an offer of \$950,000. But before homeowners had a chance to consider the proposal, Lam and Cheng “spoke directly to members of the

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**MORE BY MATIER & ROSS**



**SF prosecutors made key miscalculation in Kate Steinle case**

homeowners association and told them the property was not for sale,” Dorsey said.

“And that closed the door for the final time.”

Kopp declined to discuss details of his last-minute negotiations with the homeowners. But he did have some choice words for Farrell, whom he described as “a craven lickspittle who is only too happy to carry water for his rich neighbors in Presidio Heights.”

“And it’s dismaying to see District Two represented by this opportunist who needs these homeowners to contribute money to his campaign for mayor,” he said.

*San Francisco Chronicle columnists Phillip Matier and Andrew Ross appear Sundays, Mondays and Wednesdays. Matier can be seen on the KPIX TV morning and evening news. He can also be heard on KCBS radio Monday through Friday at 7:50 a.m. and 5:50 p.m. Got a tip? Call (415) 777-8815, or email [matierandross@sfchronicle.com](mailto:matierandross@sfchronicle.com). Twitter: @matierandross*



**Undoing sale of rich SF street was a matter of national security**



**SF police union wants a city vote on Tasers for cops**



**Matier & Ross**  
Chronicle Columnists

# Rich San Francisco homeowners get sold-off street back

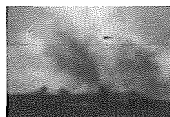
JANIE HAR, ASSOCIATED PRESS | November 28, 2017 | Updated: November 30, 2017 4:44am

0



7:13 PM  
**UC Santa Barbara postpones final exams**

**because of wildfires**



6:03 PM  
**Smoky haze from Southern California**

**fires expected again over...**

5:38 PM  
**49ers stats and facts, at Houston**



Photo: Marcio Jose Sanchez, AP

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**IMAGE 1 OF 2**

**FILE -** In this Aug. 7, 2017 file photo, is an overview of the Presidio Terrace neighborhood in San Francisco. Wealthy homeowners whose private, gated and very exclusive San Francisco street was auctioned off ... more

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**SAN FRANCISCO (AP)** — Residents of an exclusive San Francisco neighborhood who failed to pay taxes on their private, gated street for two decades got the street back Tuesday after supervisors voted to rescind the sale of the tax-defaulted property.



The Board of Supervisors split 7-4 on the move, with those in favor saying residents of Presidio Terrace had not received enough notice before their sidewalks, street and common areas were sold at auction in 2015.

Supervisor Mark Farrell, who represents the district, said it was not good policy to allow out-of-town land "speculators" to swoop in on law-abiding property owners who simply did not know they owed tax on their street.

He agreed the homeowners' due process rights were violated when the tax collector sent tax bills to an outdated address. The association had failed to update its mailing address.

"When I look to the constitution and deprivation of property and taking of property from individuals, I think that is a high standard that hasn't been met here," Supervisor Katy Tang added.

Supervisor Hillary Ronen voted against reversing the sale, saying homeowners had defaulted before and should have been on notice.

She agreed that most people did not expect to pay taxes on sidewalk in front of their house but pointed out that most people don't have a private street in front of their house.

"Did the treasurer act unreasonably? I don't think so, and should we give a second bite of the apple to these homeowners when most people don't get that?" she said. "I don't think so."

The issue is unprecedented in San Francisco, although supervisors in other California counties have reversed sales as allowed under state law.

The oval-shaped street in upscale Presidio Heights is lined with leafy palms, lush landscaping and multimillion-dollar mansions. Previous residents of the gated neighborhood include U.S. Rep. Nancy Pelosi and U.S. Sen. Dianne Feinstein, who wrote a letter that accused the city of bureaucratic bungling.



Current residents lined up Tuesday to plead their case, saying they were regular, hard-working San Franciscans who had faithfully paid taxes on their homes and simply didn't know about the separate tax lot. The British consul general in San Francisco lives in the neighborhood.

The residents cheered when the vote was announced.

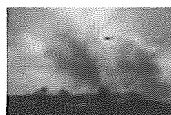
Investor Tina Lam had bought the street, its sidewalks and common areas for a mere \$90,000 at an auction in 2015 after the Presidio Terrace Association failed to pay property taxes on it for two decades. The annual tax bills of \$14 and auction notice were sent to an outdated address that the association failed to update.

Homeowners learned about the sale earlier this year and petitioned the board for a hearing.

City Treasurer Jose Cisneros said he followed the rules and that there was no indication that the property, listed as a vacant lot, was attached to residences. Otherwise, he said his office would have reached out to homeowners.

It marks the second time the association has defaulted, but it won back the street in 1985 after paying up.

Shepard Kopp, attorney for the buyer, said in a statement he was disappointed in the supervisors who sided with the association.





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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: North Bay Firestorms

**From:** Phillips, Richard [mailto:Richard.Phillips@sfmta.com]  
**Sent:** Tuesday, December 26, 2017 7:12 AM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** redricky1957@gmail.com; Anne Yvonne Winn Phillips <aywphillips@comcast.net>  
**Subject:** North Bay Firestorms

Dear Board;

My wife and I were victims of the firestorms in the north bay, this past October. We had to evacuate with our pets and what little we could get into two cars. We were among the fortunate to have a home to come back to.

During that time I got several emails from Mayor Lee (God rest his soul) saying that the City "had our backs". I had to claim vacation and sick time for my days off of work to deal with the firestorm and the aftermath. I have heard that the board will be considering the issue of reinstating those days to me. Please consider the reinstatement of this claimed time back to me. Thank you for your consideration.

Best regards

Ricky Phillips  
Construction Inspector  
SFMTA  
MOW/B&G  
700 Pennsylvania Ave  
Building B-213  
San Francisco, CA 94107  
Cell: 415-855-5080  
Ofc: 415-646-2655  
[richard.phillips@sfmta.com](mailto:richard.phillips@sfmta.com)





**CHINESE HOSPITAL**

845 JACKSON STREET  
SAN FRANCISCO, CALIFORNIA 94133

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BOARD OF SUPERVISORS  
SAN FRANCISCO

2017 DEC 28 PM 2:50

#1 *[Signature]*

BOS-11

December 21, 2017

San Francisco Board of Supervisors  
c/o Ms. Angela Calvillo  
City Hall  
1 Dr. Carlton B. Goodlett Place, Suite 244  
San Francisco, CA 94102-4689

**RE: Chinese Hospital Relocation of Services**

To Whom It May Concern:

In accordance with the change of services requirements for general acute hospitals by the Centralized Application Unit of Licensing & Certification Program of the California Department of Public Health, in Sacramento, CA, please be advised we are in the process of relocating the following services from 827 Pacific Avenue in San Francisco, CA to Chinese Hospital located at 845 Jackson Street in San Francisco, CA:

- Outpatient Medical Therapy Center Infusion Service
- Outpatient Radiology Service

The relocation of services was a result of the termination of our lease to the current building (827 Pacific Avenue), requiring Chinese Hospital to relocate both services by the end of December 2017.

If you would like further clarification or additional documentation, please contact Patricia Chung, Director of Quality at 415/677-2480 (email address: [patriciac@chasf.org](mailto:patriciac@chasf.org)) or I may be reached at 415/677-2494.

Respectfully,

Jian Zhang, DNP  
Chief Executive Officer

---

**From:** Board of Supervisors, (BOS)  
**Sent:** Tuesday, December 19, 2017 12:20 PM  
**To:** BOS-Supervisors  
**Subject:** FW: Renaming Justin Herman Plaza in Honor of Mayor Ed Lee

-----Original Message-----

From: Linda [mailto:lljoesf@gmail.com]  
Sent: Sunday, December 17, 2017 3:36 PM  
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
Subject: Renaming Justin Herman Plaza in Honor of Mayor Ed Lee

Clerk of the Board of Supervisors,

I'm suggesting renaming Justin Herman Plaza for our beloved mayor. This may be a solution to the question of selecting the most suitable person to grace our waterfront plaza. I'm sure I'm not the first to suggest this way to honor our mayor. Is there a formal process to submit this suggestion?

Thank you,  
Sincerely,  
Linda L. Joe  
301 Main Street, Unit 19D  
lljoesf@yahoo.com

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**From:** Board of Supervisors, (BOS)  
**Sent:** Wednesday, January 03, 2018 10:02 AM  
**To:** Board of Supervisors, (BOS)  
**Subject:** FW: The city of san francisco is discriminating against disabled persons that use uber and lyft drivers as their taxi service.

**From:** Mary Lam [<mailto:mary7lam@gmail.com>]  
**Sent:** Saturday, December 16, 2017 10:51 AM  
**To:** Lew, Lisa (BOS) <[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org)>  
**Subject:** The city of san francisco is discriminating against disabled persons that use uber and lyft drivers as their taxi service.

To whom it may concern,

My dad is 88 years old on life support and depends on oxygen tanks. The city of san francisco currently demands that uber and lyft customers must meet there taxi/ chauffeur at loading areas. Thats discrimination agains the disabled and against uber and lyft. Some loading areas are two blocks away from certain pick up destination. My 88 year old father can not walk two blocks with out exacerbating even with his oxygen tank. This new rule the city has placed is petty, wrong and discrimates against the disabled and the drivers just trying to do their jobs as a uber or lyft driver. In addition yellow cabs, flywheels and other taxi services don't have to comply with san Francisco's new rule. That's not fair that san feancisco cant just allow those uber and lyft drivers the same privldges as otger taxi services to meet their customers at their destination. The city needs to allow uber and lyft driver those same equal rights. Im appauled that my disabled 88 year old father would have to put up with the citys new unjust rule just because we prefer to uber or lyft as our taxi service.

Thanks a million  
Mary (415)368-3085

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**From:** Tessa D'arcangelew <tdarcangelew@aclunc.org>  
**Sent:** Monday, December 11, 2017 6:01 PM  
**To:** Board of Supervisors, (BOS)  
**Subject:** File #177158 RE Urban Shield  
**Attachments:** 11.28..2017\_Urban Shield\_ACLU-NC Letter.pdf  
  
**Categories:** 171158

Dear Supervisors,

I write on behalf of the ACLU of Northern California in support of the demands of the Stop Urban Shield Coalition that the San Francisco Board of Supervisors take action to speak out against racist militarized policing. The MOU (file #177158) currently being heard by the Board would designate San Francisco as ongoing Fiscal Agent for the federal money which funds Urban Shield through November 30, 2021, and prohibit the City from putting any conditions on the program, including around racial profiling or militarized policing.

Urban Shield is nothing more than a SWAT team training and weapons fair hosted by people with no interest in the safety of this city. It promotes a militarized police force and pushes tools that can be used to further criminalize our communities. San Francisco has made a commitment to restore community trust and reduce excessive force and racially biased policing by SFPD. Participation in Urban Shield will do the opposite. It will erode public trust and threaten to erase progress that has been made.

The attached letter fully outlines our concerns with Urban Shield. We urge the City and County of San Francisco to uphold its values by saying no to Urban Shield and any other programs that promote police militarization and put some of our most vulnerable communities in danger.

Thank you,  
Tessa D'Arcangelew

Tessa D'Arcangelew | ACLU of Northern California  
Leadership Development Manager  
Tech & Civil Liberties Organizer  
39 Drumm Street, San Francisco, CA 94111  
[tdarcangelew@aclunc.org](mailto:tdarcangelew@aclunc.org) | 415-293-6355  
*@Tessassarara | My gender pronouns are she/her*

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This email has been scanned for email related threats and delivered safely by Mimecast.  
For more information please visit <http://www.mimecast.com>

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**From:** Glenn Rogers <petitions-noreply@moveon.org>  
**Sent:** Monday, December 11, 2017 9:36 AM  
**To:** Board of Supervisors, (BOS)  
**Subject:** I'm the 4,421st signer: "Stop SFMTA (San Francisco Municipal Transportation Agency)"

Dear San Francisco Board of Supervisors,

I just signed a petition addressed to you titled [Stop SFMTA \(San Francisco Municipal Transportation Agency\)](#). So far, 4,421 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** [http://pac.petitions.moveon.org/target\\_talkback.html?tt=tt-23483-custom-54063-20271211-mY=giB](http://pac.petitions.moveon.org/target_talkback.html?tt=tt-23483-custom-54063-20271211-mY=giB)

The petition states:

"As residents and taxpayers of San Francisco we believe that the SFMTA's first and foremost responsibility is to improve MUNI and to make MUNI a more desirable means of transportation. It is not SFMTA's job to make owning and driving a motor vehicle more expensive and difficult. The SFMTA needs to be accountable to all the citizens of San Francisco. We need a balanced, unbiased municipal transportation policy. We respectfully request that the Mayor and District Supervisors immediately stop the SFMTA from: 1. Installing new parking meters and extending the hours of enforcement 2. Enforcing Sunday parking meters 3. Increasing meter rates, fees and fines "

My additional comments are:

SFMTA is failing and needs a solution to get better.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: [http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=2175235&target\\_type=custom&target\\_id=54063](http://petitions.moveon.org/deliver_pdf.html?job_id=2175235&target_type=custom&target_id=54063)

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[http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=2175235&target\\_type=custom&target\\_id=54063&csv=1](http://petitions.moveon.org/deliver_pdf.html?job_id=2175235&target_type=custom&target_id=54063&csv=1)

Glenn Rogers  
San Francisco, CA

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## Mchugh, Eileen (BOS)

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**From:** Darcy Cohn <petitions-noreply@moveon.org>  
**Sent:** Sunday, December 10, 2017 10:22 AM  
**To:** Board of Supervisors, (BOS)  
**Subject:** I'm the 4,416th signer: "Stop SFMTA (San Francisco Municipal Transportation Agency)"

Dear San Francisco Board of Supervisors,

I just signed a petition addressed to you titled [Stop SFMTA \(San Francisco Municipal Transportation Agency\)](#). So far, 4,416 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** [http://pac.petitions.moveon.org/target\\_talkback.html?tt=tt-23483-custom-54063-20271210-vX4xN=](http://pac.petitions.moveon.org/target_talkback.html?tt=tt-23483-custom-54063-20271210-vX4xN=)

The petition states:

"As residents and taxpayers of San Francisco we believe that the SFMTA's first and foremost responsibility is to improve MUNI and to make MUNI a more desirable means of transportation. It is not SFMTA's job to make owning and driving a motor vehicle more expensive and difficult. The SFMTA needs to be accountable to all the citizens of San Francisco. We need a balanced, unbiased municipal transportation policy. We respectfully request that the Mayor and District Supervisors immediately stop the SFMTA from: 1. Installing new parking meters and extending the hours of enforcement 2. Enforcing Sunday parking meters 3. Increasing meter rates, fees and fines "

My additional comments are:

Great and I did write to Peskin and other supervisor to thank them.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: [http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=2174830&target\\_type=custom&target\\_id=54063](http://petitions.moveon.org/deliver_pdf.html?job_id=2174830&target_type=custom&target_id=54063)

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

[http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=2174830&target\\_type=custom&target\\_id=54063&csv=1](http://petitions.moveon.org/deliver_pdf.html?job_id=2174830&target_type=custom&target_id=54063&csv=1)

Darcy Cohn  
San Francisco, CA

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[http://petitions.moveon.org/delivery\\_unsub.html?e=m0xZcWIJXzqH9ZTz\\_cNZWJvYXJkLm9mLnN1cGVydmlz\\_b3JzQHNMZ292Lm9yZw--&petition\\_id=23483](http://petitions.moveon.org/delivery_unsub.html?e=m0xZcWIJXzqH9ZTz_cNZWJvYXJkLm9mLnN1cGVydmlz_b3JzQHNMZ292Lm9yZw--&petition_id=23483).

## **Mchugh, Eileen (BOS)**

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**From:** Douglas O'Connor <petitions-noreply@moveon.org>  
**Sent:** Sunday, December 10, 2017 8:55 AM  
**To:** Board of Supervisors, (BOS)  
**Subject:** I'm the 4,415th signer: "Stop SFMTA (San Francisco Municipal Transportation Agency)"

Dear San Francisco Board of Supervisors,

I just signed a petition addressed to you titled [Stop SFMTA \(San Francisco Municipal Transportation Agency\)](#). So far, 4,415 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** [http://pac.petitions.moveon.org/target\\_talkback.html?tt=tt-23483-custom-54063-20271210-vX4xN=](http://pac.petitions.moveon.org/target_talkback.html?tt=tt-23483-custom-54063-20271210-vX4xN=)

The petition states:

"As residents and taxpayers of San Francisco we believe that the SFMTA's first and foremost responsibility is to improve MUNI and to make MUNI a more desirable means of transportation. It is not SFMTA's job to make owning and driving a motor vehicle more expensive and difficult. The SFMTA needs to be accountable to all the citizens of San Francisco. We need a balanced, unbiased municipal transportation policy. We respectfully request that the Mayor and District Supervisors immediately stop the SFMTA from: 1. Installing new parking meters and extending the hours of enforcement 2. Enforcing Sunday parking meters 3. Increasing meter rates, fees and fines "

My additional comments are:

The SFMTA is creating congestion and excessively catering to special interest. Is there really a need to block up traffic at Golden Gate Ave with a bike lane at a major intersection of Taylor, Golden Gate and Market?

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: [http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=2174801&target\\_type=custom&target\\_id=54063](http://petitions.moveon.org/deliver_pdf.html?job_id=2174801&target_type=custom&target_id=54063)

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link: [http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=2174801&target\\_type=custom&target\\_id=54063&csv=1](http://petitions.moveon.org/deliver_pdf.html?job_id=2174801&target_type=custom&target_id=54063&csv=1)

Douglas O'Connor  
San Francisco, CA

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[http://petitions.moveon.org/delivery\\_unsub.html?e=m0xZcWIJXzqH9ZTz\\_cNZWJvYXJkLm9mLnN1cGVydmlzb3JzQHNmZ292Lm9yZw--&petition\\_id=23483.](http://petitions.moveon.org/delivery_unsub.html?e=m0xZcWIJXzqH9ZTz_cNZWJvYXJkLm9mLnN1cGVydmlzb3JzQHNmZ292Lm9yZw--&petition_id=23483)

## **Mchugh, Eileen (BOS)**

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**From:** Paulo <petitions-noreply@moveon.org>  
**Sent:** Monday, December 11, 2017 3:09 PM  
**To:** Board of Supervisors, (BOS)  
**Subject:** I'm the 4,422nd signer: "Stop SFMTA (San Francisco Municipal Transportation Agency)"

Dear San Francisco Board of Supervisors,

I just signed a petition addressed to you titled [Stop SFMTA \(San Francisco Municipal Transportation Agency\)](#). So far, 4,422 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** [http://pac.petitions.moveon.org/target\\_talkback.html?tt=tt-23483-custom-54063-20271211-mY=giB](http://pac.petitions.moveon.org/target_talkback.html?tt=tt-23483-custom-54063-20271211-mY=giB)

The petition states:

"As residents and taxpayers of San Francisco we believe that the SFMTA's first and foremost responsibility is to improve MUNI and to make MUNI a more desirable means of transportation. It is not SFMTA's job to make owning and driving a motor vehicle more expensive and difficult. The SFMTA needs to be accountable to all the citizens of San Francisco. We need a balanced, unbiased municipal transportation policy. We respectfully request that the Mayor and District Supervisors immediately stop the SFMTA from: 1. Installing new parking meters and extending the hours of enforcement 2. Enforcing Sunday parking meters 3. Increasing meter rates, fees and fines "

My additional comments are:

If city allows Uber pool, Lyft line and chariot to keep operating in a decade will muni will go bankrupt. Who pay the bills us tax payers.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: [http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=2175315&target\\_type=custom&target\\_id=54063](http://petitions.moveon.org/deliver_pdf.html?job_id=2175315&target_type=custom&target_id=54063)

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Paulo  
San Francisco, CA

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## **Mchugh, Eileen (BOS)**

---

**From:** Paulo <petitions-noreply@moveon.org>  
**Sent:** Monday, December 11, 2017 3:09 PM  
**To:** Board of Supervisors, (BOS)  
**Subject:** I'm the 4,422nd signer: "Stop SFMTA (San Francisco Municipal Transportation Agency)"

Dear San Francisco Board of Supervisors,

I just signed a petition addressed to you titled [Stop SFMTA \(San Francisco Municipal Transportation Agency\)](#). So far, 4,422 people have signed the petition.

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My additional comments are:

If city allows Uber pool, Lyft line and chariot to keeping operating in a decade will muni will go bankrupt. Who pay the bills us tax payers.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: [http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=2175315&target\\_type=custom&target\\_id=54063](http://petitions.moveon.org/deliver_pdf.html?job_id=2175315&target_type=custom&target_id=54063)

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link: [http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=2175315&target\\_type=custom&target\\_id=54063&csv=1](http://petitions.moveon.org/deliver_pdf.html?job_id=2175315&target_type=custom&target_id=54063&csv=1)

Paulo  
San Francisco, CA

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**From:** Howard Chabner <hlchabner@comcast.net>  
**Sent:** Saturday, December 09, 2017 4:16 PM  
**To:** mayoredlee@sfgov.org; Lee, Mayor (MYR); Breed, London (BOS); Fewer, Sandra (BOS); Farrell, Mark (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); Kim, Jane (BOS); Yee, Norman (BOS); Cohen, Malia (BOS); Sheehy, Jeff (BOS); Ronen, Hillary; Safai, Ahsha (BOS); Board of Supervisors, (BOS)  
**Cc:** 'Howard Chabner '; MOD, (ADM); Bohn, Nicole (ADM); Fraguli, Joanna (ADM); Kittel, Heather (ADM); Jensen, Kevin (DPW); John Paul Scott; Pearman, Rick (DPW); Spielman, Kenneth (DPW); 'denise'; 'Alex M. Madrid'; 'Sally Coghlan McDonald'; Sassouni, Orkideh (LIB); 'Kate Williams'; 'Helen Smolinski'; 'Jim Blacksten'; Adkins, Donna (ADM); 'Tatiana Kostanian'  
**Subject:** Slow Progress on Curb Ramps: How Strong is San Francisco's Commitment Now?

Dear Mayor Lee, President of the Board of Supervisors Breed, and Supervisors:

I've lived in San Francisco since 1982, have used an electric wheelchair since 1990, and cover a lot of ground in San Francisco in my wheelchair. For many years San Francisco made steady progress in constructing new curb ramps - installing them where none had previously existed, and replacing outdated, noncompliant and dangerous curb ramps with new ones. (Also, San Francisco's curb ramp design has been steadily refined over the years, with new iterations culminating in a state-of-the-art design.) But in the past few years I've seen very little progress in constructing new curb ramps except as part of street projects (street redesign, repaving, new traffic signals, utility replacement, etc.) and except curb ramps constructed as part of new sidewalks required in connection with new building construction and major renovations. The latter are funded by the project owner, usually a private party but sometimes a public entity such as UCSF Medical Center when that type of entity owns the project. An example of the latter are two new curb ramps recently constructed at the northeast corner of Laguna and Hayes in connection with the construction of a new privately developed apartment building.

There remain too many corners in San Francisco that either have no curb ramps, which forces wheelchair users into the street, often in the face of oncoming traffic, or have ones that are dangerously steep and in poor condition. I and others have requested new curb ramps at many of these locations. Most of these corners are in the highest priority categories in the Curb Ramp Priority Matrix. (See the ADA Transition Plan for Curb Ramps and Sidewalks (the "Transition Plan"), page 15.) Yet some have remained in this state for many years. There is an irony, because San Francisco is spending huge sums on street projects in the name of pedestrian safety, including in some cases replacing relatively new, compliant curb ramps with expensive bulbouts, yet continues to neglect these other locations.

Funding for new curb ramps comes from several sources. As part of a street project, new curb ramps are legally required where existing ones are noncompliant (or where there are none), and as a practical matter it's often necessary to construct new ones because the adjacent sidewalk and street surfaces are being demolished and replaced. The budget for many of these projects is in the tens of millions of dollars, and funding for these curb ramps comes from the project funds. Similarly, curb ramps constructed in connection with a new building or major renovation, whether owned by a private developer or a public entity, are funded from the overall project budget. The Mayor's Office on Disability has money in its budget for curb ramps. Finally, some curb ramps are funded by Proposition K, gas taxes and other special, miscellaneous sources. It is primarily MOD funds and miscellaneous funds that pay for curb ramps requested by individuals that aren't coincidentally part of street projects or building projects.

I'm deeply concerned that funding from MOD and special sources has been inadequate during the past few years to continue constructing new curb ramps at a significant pace, and that DPW and MOD don't have enough staff dedicated to curb ramps.

Some of the corners that either lack curb ramps entirely or have noncompliant ones have sub-sidewalk basements that make it complex and costly to construct new curb ramps. Many corners along Kearny are in this category. I recognize that progress for these corners is necessarily slow - these corners are not the low hanging fruit. I'm also aware that construction costs have increased during the past few years. Even accounting for the foregoing, however, not nearly enough progress has been made in the past few years.

Also, the condition of crosswalks is terrible throughout San Francisco. For example, Geary/Divisadero, an intersection with a high volume of pedestrians and vehicles, is replete with potholes, uneven surfaces and missing asphalt. Dangerous conditions have existed there for years, mitigated slightly and temporarily by an occasional dollop of asphalt. I encounter difficult, dangerous crosswalks almost on a daily basis; the fact that my power wheelchair has front-wheel-drive, shock absorbers and an electric tilt feature mitigates the danger only somewhat. These conditions are undoubtedly even more problematic for blind people, manual wheelchair users and people who have difficulty walking. This is both a disability access issue and a potential tort liability issue.

Crosswalks must be kept in safe condition even during street projects. For example, the crosswalks at Hayes/Clayton and Fell/Masonic have been in terrible condition for many months - indeed, close to a year - due to ongoing major street construction projects. Projects of this type have many phases, different types of crews have different schedules that may not be predictable far in advance, and construction isn't continuous. Smoothing and fixing crosswalks must be done after each crew completes each phase of its work or takes a hiatus - potholes and crumbling asphalt shouldn't be left that way for months. Interim repairs and maintenance must be built into the project schedule and budget.

From late 2007 through October 2012, I was Chair of the Physical Access Committee of the Mayor's Disability Council. Before and during that time I gave input on the Transition Plan, including the scoring system for curb ramp condition and the prioritization system. The Physical Access Committee met many times with DPW and MOD staff about curb ramps. Also, as a private citizen I've requested curb ramps at literally hundreds of intersections in San Francisco from the 1990s through the present. I've requested so many that DPW created a spreadsheet of my requests. Since leaving the committee I've met several times with MOD and DPW staff to discuss budgeting, prioritization, safety, the status of my curb ramp requests and other issues regarding curb ramps.

The Kirola class-action lawsuit brought against San Francisco around 10 years ago alleged that San Francisco was in violation of the Americans with Disabilities Act by not providing adequate access to curb ramps/rights-of-way, buildings, parks and similar City projects. With my support, the City Attorney filed a motion to exclude me from the plaintiff class. I sought exclusion from the class because of my position as Chair of the Physical Access Committee and because I strongly believed that San Francisco government was making major progress in accessibility of curb ramps/rights-of-way, buildings, parks and similar projects, that it was committed to further progress, and that it was executing well on its ADA transition plans. In fact, during the early stages of the lawsuit and well before the motion was made, the plaintiffs' attorneys, who I knew, had approached me more than once to ascertain my interest in becoming a named plaintiff. I declined.

I believe that the decision issued by the court in Kirola in 2014, finding that San Francisco was making significant progress in access and therefore wasn't in violation of the ADA, was correct at the time. I believe the same decision would still be correct today with respect to buildings, parks and similar projects, but not necessarily with respect to curb ramps/rights-of-way.

I have no doubt that MOD and DPW employees are committed to access in curb ramps/rights-of-way, and also in buildings, parks and other City projects. In particular I've had many excellent interactions over the years with Kevin Jensen of DPW, Ken Spielman of DPW (former director of the curb ramp program, now retired and working with DPW as a consultant), JohnPaul Scott of DPW (formerly at MOD) and Joanna Fraguli of MOD. Their commitment to access is undeniable and of long standing, they are highly professional, knowledgeable, talented, skilled, experienced, resourceful and hardworking; the City of San Francisco is fortunate to have them as employees.

But DPW and MOD haven't been allocated sufficient resources in the past few years to make the progress in curb ramps/rights-of-way that must be made. The problem lies not with City employees but with our current and former elected officials, and probably also with senior mayoral staff responsible for budgeting and finance. (Of course, the recently elected Supervisors aren't responsible for budget decisions made before they took office.) More personnel and more dollars must immediately be dedicated to curb ramps/rights-of-way. Increasing the budget without adding personnel would help but is unlikely to solve the problem completely because City personnel are needed to design curb ramps, get and evaluate bids from contractors, and manage the projects. Without increased personnel, budgeted funds may well remain unspent.

Big projects are high profile, interesting to work on, professionally challenging and satisfying for those involved, and an opportunity to advance one's career and build a legacy. They can be quite lucrative for contractors and other vendors. Many of them are absolutely essential, such as replacing antiquated waterlines, sewer lines and gas pipes, and modernizing streets. Bond proceeds and federal and state grants typically can be used for capital projects but not operating expenses. It's understandable, therefore, that an institutional bias exists in favor of large capital projects, but that often leads to neglect and underinvestment in the quotidian but essential things like curb ramps that aren't part of a large project, and maintaining sidewalks, crosswalks and roadways.

San Francisco's budget for the current fiscal year is around \$10 billion. With an estimated 2017 population of 871,000, that works out to around \$11,500 per resident. The proposed budget for the current fiscal year includes funding for 30,906 employees, which is more than one employee for every 28 residents. (San Francisco Mayor's Proposed Budget for 2017-2018 and 2018-2019. The budget document runs to over 450 pages, with sophisticated, visually appealing graphics that no doubt cost quite a bit.) Surely San Francisco government can afford to spend more on curb ramps/rights-of-way, which is an urgent matter of basic safety, a daily quality of life issue and a civil rights imperative.

In addition to a higher budget and increased personnel for curb ramps/rights-of-way, I have the following requests and questions:

- Does a current progress report exist with respect to the Transition Plan? If there is a progress report, it should be publicized. I request a copy of it, or a link to it if it is available online. If there is no current progress report, one should be written. In particular, how many curb ramps have actually been constructed, by funding source and fiscal year, versus the 10 Year Capital Plan Schedule (page 24 of the Transition Plan)?
- The Transition Plan dates from 2008. Is there an updated transition plan? If not, one should be written. An updated plan could be combined with a progress report on the current plan. In particular, the 10 Year Capital Plan Schedule, which ended with fiscal year 2015-2016, and the table of curb ramps (page 9 of the Transition Plan) need to be updated. The table is based on surveys and estimates of conditions a decade ago. Since that time the physical condition of some curb ramps has deteriorated, design standards have increased so that a curb ramp that was compliant 10 years ago no longer is, and formerly undeveloped areas of San Francisco have become developed.

- A list of the amount of money budgeted, and the amount actually spent, for curb ramps from all sources for the current fiscal year and previous two fiscal years, broken down by source of funds.
- A list of new curb ramps (by location) constructed during the current fiscal year to date and the previous two fiscal years, other than as part of street projects and building projects.
- A list of new curb ramps planned for the current fiscal year and next fiscal year, indicating location, status and funding source.
- When was the most recent survey performed of locations that need curb ramps? Should a new survey be performed, or are requests from the public (including mine) and surveys made in connection with current and planned street projects and building projects sufficient to cover the entire city and to capture current physical condition and compliance/noncompliance with current design standards?
- An update of the spreadsheet of my curb ramp requests.

I've been reluctant to request these items because producing them will take MOD and DPW staff resources, which are scarce. But at this point it's essential for this information to be made available.

Thank you for considering this email.

Sincerely

Howard Chabner

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**From:** Carroll, John (BOS)  
**Sent:** Thursday, December 07, 2017 12:33 PM  
**To:** gordon@jwjsf.org; Ronen, Hillary; Sheehy, Jeff (BOS); Fewer, Sandra (BOS); Yee, Norman (BOS); Safai, Ahsha (BOS)  
**Cc:** Board of Supervisors, (BOS); Calvillo, Angela (BOS); Somera, Alisa (BOS)  
**Subject:** FW: Written comments for NSPS Hearing #170788 on Institutional Housing for Seniors  
**Attachments:** SFHHJJ Statement for BOS Committee Hearing 120717.pdf

**Categories:** 170788

Thanks for your comment letter. I have added your message to the official file for the hearing.

PSNS members and guests expected for today's meeting: the attached is commentary for today's agenda item number two.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 170788](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

**From:** Gordon Mar [mailto:gordon@jwjsf.org]  
**Sent:** Thursday, December 07, 2017 11:26 AM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>  
**Subject:** Written comments for NSPS Hearing #170788 on Institutional Housing for Seniors

Dear Mr. Carroll,

I would like to submit the following statement as written comments for the hearing #170788 on Dec. 7, 2017, in the Neighborhood Services and Public Safety Committee on Institutional Housing for Seniors.





Seniors, disabled people and others need a full continuum of care, ranging from help at home, to assisted living, to residential care, to Skilled Nursing Facility (SNF) care, and for those who choose to live on life support, to sub-acute SNF care. Importantly, a shortage at any level of care in this continuum hampers other levels of care. The overarching obstacle to providing this continuum of care has been hospitals' perceived need to preserve revenues and profits as a priority over providing what the people of San Francisco need for a good quality of life in their home city as they grow older. Some facts:

1. Low and moderate income San Franciscans are not able to access adequate long-term care or support to continue to live safely in San Francisco when they need it.
2. The causes involve the massive numbers of aging people with related illness and disability, the current reimbursement system which pays mostly for acute care, the high cost of land, and the lack of citywide health planning. In this void, hospitals tend to offer only services that preserve their revenue, even though they are non-profit entities. The needs of the people of San Francisco are not the determining factor when the hospitals consider their (tax free) revenues.
3. In the draft report of the Hospital Council/Post-Acute Care Coordinating Council, December 2017, there was little mention of the fact that San Francisco hospitals have shut down SNF care, sub-acute SNF care, and acute psychiatric care on their campuses. This has precipitated a critical shortage of SNF sub-acute care and long-term SNF care in San Francisco.
4. For the hospitals, a narrow focus on short stay acute care brings in the most revenue. There is currently no SNF sub-acute care at all in San Francisco for new people who need it. Low and moderate income people cannot find regular long-term SNF care in San Francisco. Community SNFs are using their beds to provide short-stay post-hospital rehab, which the hospitals used to provide, because it is funded by Medicare and pays more than long-term care funded by Medi-Cal.
5. Because the hospital industry will not provide post-acute SNF care on its campuses, and because of the shortage of community long-term SNF care for low and moderate income people, there is a trend toward keeping sicker people in residential care, even though Residential Care Facilities for the Elderly (RCFEs) are non-medical facilities.
6. Residential care should only be used for frail and ill people if that care truly meets their needs. Denying SNF care to low and moderate income people who really need it is a form of medical neglect. Residential care should not be funded at the expense of SNF care.
7. Enhanced residential care for people with Alzheimer's should include services that residential care facilities usually don't have: the presence of licensed nurses at the facility, specialized training for staff, and increased staffing ratios. In the community, this type of service is called "Memory Care." It is expensive to do this well, and Medi-Cal and Medicare don't pay for it. The Hospital Council report recommends this type of care, but its largest member, Sutter/CPMC, is shutting down a model of this kind of care, Swindells, on its California Campus, to preserve revenue.

8. Frail seniors and others who need care can only be safely cared for in residential facilities if there is comprehensive wrap-around care that makes medical and social services easily available to them. UCSF and hospital corporations do not like to provide the medical part of this kind of wrap-around care for seniors because Medicare does not pay as much as does major medical insurance for younger people. So we see in San Francisco that there are urgent care clinics in every neighborhood but no source of wrap-around medical care in the same neighborhood for frail seniors. Again, these bad decisions are driven by profit.

9. A subset of those who are in residential care have progressive illness and will require timely referral to a higher level of care such as skilled nursing facilities, either long-term or for short-term rehab. If these are not adequately provided, we are looking at worsening illness, being forced to leave the county, or death for elderly or disabled San Francisco residents.

10. Staff at Residential Care facilities for the elderly must have a routine of regular training with regular updates. Their responsibility for frail residents dictates that caregivers clearly understand not only how to care for their charges physically and behaviorally but also when to call for help.

Our broad-based coalition of community, labor and patient advocate organizations, proposes the following actions by Board of Supervisors regarding the loss and demise of post-acute care beds in San Francisco:

1. Issue a resolution that Sutter/CPMC (a) accept new San Francisco-resident patients, both from within the CPMC system and from other San Francisco hospitals, into the Sub-Acute Care Unit at St. Luke's Hospital and (b) maintain the number of medical personnel and other resources needed to operate at the highest quality level a 40 SNF-bed Sub-Acute Care Unit at St. Luke's or at a successor CPMC site.

2. Issue a resolution that there now is a crisis in the availability of hospital-based SNF including sub-acute care beds within the City and County of San Francisco and the San Francisco Bay Area, which will worsen in the next several years.

3. Direct the Department of Public Health to prepare by the end of the 2017 calendar year a report identifying all beds in San Francisco hospitals that are licensed or could be re-licensed for use as SNF beds including for sub-acute care patients.

4. Direct the Department of Public Health, in consultation with labor and grassroots community groups as well as healthcare providers and associations, to take actions to develop both short-term and long-term solutions for insuring a sufficient number and range of post-acute care beds and facilities within the City and County of San Francisco for San Francisco residents discharged from San Francisco hospitals.

5. Direct the Department of Public Health to analyze and propose solutions to the insufficient number and range of post-acute care beds and facilities the following along with other options:

a) Cooperation agreements among private and public hospitals to operate and fund jointly hospital-based SNF including sub-acute care beds and facilities within the City and County of San Francisco;

b) Enactment of local legislation requiring the imposition of fines whenever a private hospital or healthcare facility removes a SNF bed from service without guaranteeing

beforehand the availability of a similarly staffed bed elsewhere within the City and County of San Francisco;

c) Enactment of local legislation that mandates a minimum number and range of hospital-based post-acute care beds that public and private hospitals within the City and County of San Francisco must create and maintain;

d) Enactment of legislative/tax/code solutions that incentivize providers of residential care to open new facilities and maintain a high standard of staff training and that optimize the use of Medi-Cal and Medicare waivers and funds from non-profit organizations to make needed supports and care available to low and moderate income elderly;

e) Work with the state to adequately fund the San Francisco Ombudsman's office so there will be enough staff to monitor all SNF and residential care facilities and to advocate for the people that need these services.

--  
Gordon Mar  
Executive Director  
**Jobs with Justice San Francisco**  
209 Golden Gate Avenue  
San Francisco, CA 94102  
Phone: (415) 840-7420  
Email: [gordon@jwjsf.org](mailto:gordon@jwjsf.org)  
Web: [www.jwjsf.org](http://www.jwjsf.org)

## **Mchugh, Eileen (BOS)**

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**From:** Carroll, John (BOS)  
**Sent:** Thursday, December 07, 2017 12:28 PM  
**To:** pmonette-shaw@earthlink.net  
**Cc:** Board of Supervisors, (BOS)  
**Subject:** RE: Public Safety and Neighborhood Services Committee December 7 Testimony — RCFEs, Ombudsman Testimony, and SNFs

**Categories:** 170788

Thanks for your comment letter. I have added your message to the official file for the hearing.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 170788](#)

### **John Carroll**

#### **Assistant Clerk**

Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)



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*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

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**From:** pmonette-shaw [mailto:pmonette-shaw@earthlink.net]  
**Sent:** Wednesday, December 06, 2017 7:57 PM  
**To:** Ronen, Hillary <hillary.ronen@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>  
**Cc:** Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Goossen, Carolyn (BOS) <carolyn.goossen@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Sandoval, Suhagey (BOS) <suhagey.sandoval@sfgov.org>; Choy, Jarlene (BOS) <jarlene.choy@sfgov.org>  
**Subject:** Public Safety and Neighborhood Services Committee December 7 Testimony — RCFEs, Ombudsman Testimony, and SNFs

**Please see the attached printer-friendly version of this testimony.**

December 7, 2017

Public Safety and Neighborhood Services Committee, Board of Supervisors  
The Honorable Hillary Ronen, Chair

The Honorable Jeff Sheehy, Member  
The Honorable Sandra Lee Fewer, Member  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: **Institutional Housing for Seniors**

Dear Chair Ronen and Members of the Public Safety and Neighborhood Services Committee,

You need to read Long-Term Care Ombudsman Benson Nadell's testimony he submitted for today's hearing. And then you need to re-read it.

Attached is my testimony for the Public Safety Committee's December 7 hearing.

**Supervisor Ronen:** Since the November 29 hearing was continued to the "Call of the Chair," I respectfully request that you schedule a third hearing on the lack of SNF facilities in San Francisco.

Until that shortage is addressed, there will continue to be a shortage in sub-acute and residential care beds in-county in San Francisco.

Respectfully submitted,

**Patrick Monette-Shaw**  
*Columnist*  
*Westside Observer* Newspaper

## Mchugh, Eileen (BOS)

---

**From:** Carroll, John (BOS)  
**Sent:** Thursday, December 07, 2017 12:27 PM  
**To:** bnadell@sanfranciscoltcombudsman.org; Ronen, Hillary; Sheehy, Jeff (BOS); Fewer, Sandra (BOS); Yee, Norman (BOS); Safai, Ahsha (BOS)  
**Cc:** Board of Supervisors, (BOS); Calvillo, Angela (BOS); Somera, Alisa (BOS)  
**Subject:** FW: Ombudsman electronic file-12-7-17BOS-Yee-RCFE  
**Attachments:** December 7-bosTest-draft3.docx

**Categories:** 170788

Thanks for your comment letter. I have added your message to the official file for the ordinance.

PSNS members and guests expected for today's meeting: the attached is commentary for today's agenda item number two.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 170788](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](http://bos.legislation@sfgov.org)

 Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

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**From:** bnadell@sanfranciscoltcombudsman.org [mailto:bnadell@sanfranciscoltcombudsman.org]  
**Sent:** Wednesday, December 06, 2017 4:25 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>  
**Subject:** Ombudsman electronic file-12-7-17BOS-Yee-RCFE

Hello

John

I will be attending the BOS Committee Hearing Neighborhood and Safety. I would like to add my written testimony for file 170788 pertaining to Supervisor Yee review of Residential Care and Assisted Living. As the SF Long Term Care Ombudsman Program Director for the last three decades I have a longitudinal view of trends pertaining to skilled nursing home beds and residential care bed.

Please find enclosed written testimony, from which I will excerpt for two of three minutes in front of the microphone per Jarmon's instructions.

Sincerely

Benson Nadell  
Program Director  
San Francisco Long Term Care Ombudsman  
Felton

6221 Geary Blvd.  
San Francisco, Ca. 94121

## **Mchugh, Eileen (BOS)**

---

**From:** Carroll, John (BOS)  
**Sent:** Thursday, December 07, 2017 12:24 PM  
**To:** Ann Ludwig; Ronen, Hillary; Sheehy, Jeff (BOS); Fewer, Sandra (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS)  
**Cc:** Board of Supervisors, (BOS); Calvillo, Angela (BOS); Somera, Alisa (BOS)  
**Subject:** RE: NSPS Hearing #170788 on Institutional Housing for Seniors  
**Attachments:** SWINDELLS STATEMENT.docx  
**Categories:** 170788

Thanks for your comment letter. I have added your message to the official file for the ordinance.

PSNS members and guests expected for today's meeting: the attached is commentary for today's agenda item number two.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 170788](#)

-----Original Message-----

**From:** Ann Ludwig [mailto:anacanasta@aol.com]  
**Sent:** Wednesday, December 06, 2017 3:47 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>  
**Subject:** NSPS Hearing #170788 on Institutional Housing for Seniors

Dear Mr. Carroll:

Please enter my comments, attached, in the legislative record for the hearing tomorrow, December 7, 2017. Thank you.

Ann Ludwig  
1121 Greenwich St.  
94109



---

**From:** Board of Supervisors, (BOS)  
**Sent:** Wednesday, December 06, 2017 4:09 PM  
**To:** BOS-Supervisors  
**Subject:** FW: SFPUC Contracting Improvements  
**Attachments:** CleanPowerSF CAC Letter\_TCL.pdf

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**From:** Ted Loewenberg [mailto:[tedlsf@sbcglobal.net](mailto:tedlsf@sbcglobal.net)]  
**Sent:** Wednesday, December 06, 2017 2:50 PM  
**To:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; Zhu, Tracy (PUC) <[TZhu@sfgov.org](mailto:TZhu@sfgov.org)>  
**Subject:** SFPUC Contracting Improvements

BOS Members,

Attached is my letter urging your support to enable the SFPUC to quickly and efficiently contract for Clean Power purchases of renewable energy. Please let me know if you have any questions on this matter.

Peace,

Ted Loewenberg

CAC Member

--

[tedlsf@sbcglobal.net](mailto:tedlsf@sbcglobal.net)

"It's got to come from the heart, if you want it to work."

Dear Supervisors,

6 December 2017

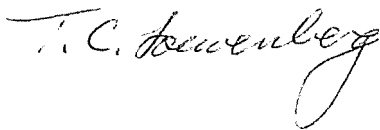
As members of the San Francisco Public Utilities Commission's (SFPUC) Citizens' Advisory Committee (CAC), I am writing to you today about the importance of approving File #171172, an ordinance that will authorize the SFPUC to swiftly execute contracts to procure the energy needed to expand CleanPowerSF citywide in 2018 and beyond.

The SFPUC is now an enterprise, in a market where competition is fierce and buying and selling of energy is done very rapidly. The agency cannot be successful (and hence, CleanPowerSF will fail) if it is restricted from consummating purchases of renewable energy by a Byzantine, slow-paced contracting process. It needs the ability "to strike while the iron is hot" to obtain the best prices for the energy it delivers to San Franciscans. Thus, passage of item 171172 is critical to the success of the efforts the Board of Supervisors fought so hard and long to secure in CleanPowerSF.

The price of failure to act on this measure is not only an embarrassment of the SFPUC and the Board of Supervisors, but it is also felt by city residents from still more carbon emissions and global warming. Surely, you would not want to see that happen. Your support is essential to the success of CleanPowerSF.

As a member of the SFPUC CAC, I respectfully ask YOU to support the citywide rollout of CleanPowerSF by approving File #171172.

Sincerely,

A handwritten signature in cursive script, appearing to read "T. C. Howenberg". The signature is written in black ink and is positioned above the typed name and title.

District 5 Representative  
Citizens Advisory Committee to the SF PUC

---

**From:** fogtownsf1 <fogtownsf1@aol.com>  
**Sent:** Wednesday, December 06, 2017 12:58 PM  
**To:** Lee, Mayor (MYR); Board of Supervisors, (BOS)  
**Cc:** Yee, Norman (BOS)  
**Subject:** San Francisco

San Francisco Board of Supervisors

Your consideration in rescinding the permit for the Apothecarium Sunset District Cannabis Club on Noreiga Street **was the correct decision.**

I understand the Apothecarium currently has two cannabis clubs in operation.

It's difficult to imagine what your thinking to allow yet another cannabis dispensary proposed for the 2100 block of Irving Street.

2015 there were 28 permitted medical cannabis dispensaries here in The City and County of San Francisco. Today I understand there are 47

Come January 2018 we may have 60.

Our community does not want nor does The City of San Francisco need yet another Cannabis

What was the thought process and discussion as you choose to install Pods on Irving Street a neighborhood of mostly elderly Asian. Store front owners having the chore of cleaning as dogs defecate on them

An obstacle to trip and fall over not to mention the expensive to install and yet another expense as I understand the pods are being removed from Irving Street.

A vote to spend millions of dollars on replica tear drop lamp posts for Van Ness Avenue. What purpose does this serve Aesthetics? possibly yet another rise in our property taxes to pay for such over reach.

Your energy and focus should be to what really matters for San Francisco. Begin making commitments and progress with our homeless population.

The street crime, vehicle break-ins in our Inner Sunset alone have sky rocketed.

As a 3rd generation San Franciscan. Its deplorable to see the current transition of our beautiful city and the decisions you are making for the few not the many.

sincerely,  
susan wilpitz  
1747 17th avenue  
san Francisco, ca. 94122

---

**From:** Anastasia Glikshtern <apglikshtern@gmail.com>  
**Sent:** Tuesday, December 05, 2017 9:57 PM  
**To:** Peskin, Aaron (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Farrell, Mark (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS)  
**Cc:** Geiger, Chris (ENV); Raphael, Deborah (ENV)  
**Subject:** High hazard herbicide used on Mt. Davidson again.

Dear Members of the San Francisco Board of Supervisors,

Imazapyr (Polaris/Stalker) was sprayed on Mt. Davidson, once again, on 11-28-2017.

I saw only one sign - there might've been more - it was late - I didn't go looking for them.

After reducing use of high hazard herbicides somewhat since the peak in 2013, Natural Resource Division (former Natural Areas Program) is using more of them again.

They used more in the first 10 months of 2017 than in all 2016 with spraying of glyphosate (probable carcinogen) nearly doubled.

Recent study on rats showed 50% more instances of non-alcoholic fatty liver disease in the group with long term exposure to ultra low doses of Roundup than in control group.

Here is the link to a post about 2017 herbicide use in "natural" areas on SF Forest Alliance site:

<https://sfforest.org/2017/11/20/pesticide-use-in-san-francisco-natural-areas-creeping-up-again-oct-2017/>

Here is a post on Death of a Million Trees site about imazapyr killing "native" trees (oaks and maples,) when used to remove "non-native" plants on Mount Baldhead in Michigan: <https://milliontrees.me/2013/03/12/when-the-cure-is-worse-than-the-disease-incompetent-pesticide-use/>

The higher hazard herbicides are being proved again and again to be more toxic, persistent, and mobile than their manufacturers disclose. Only these proofs come after years of use, after many people have suffered the consequences of the exposure. The herbicides contaminate soil and water, they accumulate. There could be no excuse for using them.

The city should finally start following the precautionary principle and discontinue unacceptable and unnecessary use of tier I & II non-organic herbicides.

Sincerely,  
Anastasia Glikshtern

BOS-11

---

**From:** Cynthia Avakian (AIR)  
**Sent:** Tuesday, December 05, 2017 2:49 PM  
**To:** Board of Supervisors, (BOS)  
**Cc:** Lee, Mindy (ADM); Winchester, Tamra (ADM)  
**Subject:** Dept. 27 - UPS 12B\_14B Waiver Request  
**Attachments:** SFO - UPS 12B\_14B Waiver to BOS.pdf

Ms. Calvillo,

Attached please find a copy of SFO's UPS 12B\_14B Waiver Request. If you have any questions about this request, please let me know.

Thanks,

Cynthia Avakian  
Director, Contracts  
San Francisco International Airport  
P. O. Box 8097, San Francisco, CA 94128  
E-mail: [cynthia.avakian@flysfo.com](mailto:cynthia.avakian@flysfo.com)  
Phone: (650) 821-2014

210



# CITY AND COUNTY OF SAN FRANCISCO CONTRACT MONITORING DIVISION

## S.F. ADMINISTRATIVE CODE CHAPTERS 12B and 14B WAIVER REQUEST FORM (CMD-201)

Send completed waiver requests to:  
CMD, 30 Van Ness Avenue, Suite 200, San Francisco, CA 94102 or  
cmd.waiverrequest@sfgov.org

FOR CMD USE ONLY
Request Number: _____

➤ **Section 1. CCSF Department Information (all fields must be completed)**

Department Head Signature: [Signature] Ivar C. Salero, Airport Director

Name of Department: Airport Commission

Department Address: P.O. Box 8097, San Francisco, CA 94128

Contact Person: Twila Tetz

Phone Number: 650-821-1209 E-mail: twila.tetz@flysfso.com

➤ **Section 2. Contractor Information (all fields must be completed)**

Contractor Name: United Parcel Service (UPS)

Bidder/Supplier No.: 0000008961 Contractor Tax ID: 36 20 38 1

Contractor Address: Dept. 4820, Los Angeles, CA 90096-4820

Contact Person: Dinesh Sahu Contact Phone No.: Not available; email: sdinesh@ups.com

➤ **Section 3. Transaction Information (all fields must be completed)**

Date Waiver Request Submitted: 12/05/17 Dollar Amount of Contract: \$ 100 000

Contract/Transaction Number: 50158 Contract Name: Overnight Delivery Services

Contract/Transaction Start Date: 12/15/17 Contract/Transaction End Date: 12/15/2020

➤ **Section 4. Administrative Code Chapter to be Waived (please check all that apply)**

Chapter 12B

Chapter 14B *Note: Employment and LBE subcontracting requirements will still be in force even when a 14B Waiver Type A or B is granted.*

➤ **Section 5. Waiver Type (a justification must be attached; see Check List on the other side of this form for instructions)**

A. Sole Source

B. Emergency (pursuant to Administrative Code §6.60 or §21.15)

C. Public Entity

D. No Potential Contractors Comply ..... (Required) Copy of waiver request sent to Board of Supervisors on: 12/5/2017

E. Government Bulk Purchasing Arrangement.... (Required) Copy of waiver request sent to Board of Supervisors on: \_\_\_\_\_

F. Sham/Shell Entity ..... (Required) Copy of waiver request sent to Board of Supervisors on: \_\_\_\_\_

G. Subcontracting Goals

H. Local Business Enterprise (LBE) *Note: For contracts in excess of \$5 million; see Admin. Code §14B.7(J)(2)*

### CMD ACTION – For CMD/HRC Use Only

12B Waiver Granted: \_\_\_\_\_ 14B Waiver Granted: \_\_\_\_\_

12B Waiver Denied: \_\_\_\_\_ 14B Waiver Denied: \_\_\_\_\_

Reason for Action: \_\_\_\_\_

CMD or HRC Staff: \_\_\_\_\_ Date: \_\_\_\_\_

CMD or HRC Director: \_\_\_\_\_ Date: \_\_\_\_\_



San Francisco International Airport

December 5, 2017

Mr. Romulus Asenloo, Director  
Contract Monitoring Division  
Office of the City Administrator  
30 Van Ness Avenue, Suite 200  
San Francisco, CA 94102-6033

**Subject: Waiver of Equal Benefits Ordinance Requirements under San Francisco Administrative Code, Chapter 12B and Subcontracting Requirements under S.F. Administrative Code, Chapter 14B for United Parcel Services**

Dear Mr. Asenloo:

The purpose of this letter is to request your approval of waivers for Administrative Codes Chapter 12B, Equal Benefits Ordinance and Chapter 14B, Local Business Enterprise for United Parcel Services (UPS). UPS will provide the San Francisco International Airport with overnight and 2<sup>nd</sup> day air delivery of sensitive materials as needed by units Airport-wide. There are no known potential other vendors who are 12B compliant and the nature of this work does not provide for any subcontracting opportunities.

The contract will have a term of three years, December 15, 2017 to December 15, 2020 with a total contract amount of \$100,000. Enclosed is the Contract Monitoring Division (CMD) waiver request form (201).

If you have any questions, please contact Cynthia Avakian, Director, Contracts at (650) 821-2014.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ivar C. Satero", is written over a circular stamp. The signature is fluid and cursive.

Ivar C. Satero  
Airport Director

Attachment

cc: Tamra Winchester  
Mindy Lee

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO

EDWIN M. LEE  
MAYOR

LARRY MAZZOLA  
PRESIDENT

LINDA S. CRAYTON  
VICE PRESIDENT

ELEANOR JOHNS

RICHARD J. GUGGENHIME

PETER A. STERN

IVAR C. SATERO  
AIRPORT DIRECTOR

---

**From:** Carroll, John (BOS)  
**Sent:** Tuesday, December 05, 2017 10:47 AM  
**To:** political\_bob@att.net  
**Cc:** Board of Supervisors, (BOS)  
**Subject:** RE: Item 16 --- Supe. Yee's sidewalk robot legislation File # 170599


**Categories:** 170599

Thanks for your comment letter. I have added your message to the official file for the ordinance.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 170599](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

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-----Original Message-----

**From:** Board of Supervisors, (BOS)  
**Sent:** Tuesday, December 05, 2017 9:52 AM  
**To:** BOS-Supervisors <bos-supervisors@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>  
**Subject:** FW: Item 16 --- Supe. Yee's sidewalk robot legislation File # 170599

-----Original Message-----

**From:** Bob Planthold [mailto:political\_bob@att.net]  
**Sent:** Monday, December 04, 2017 5:50 PM  
**To:** Breed, London (BOS) <london.breed@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Farrell, Mark (BOS) <mark.farrell@sfgov.org>; asha.safai@sfgov.org; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>



Cc: Lloyd, Kayleigh (BOS) <kayleigh.lloyd@sfgov.org>; meneka.mohan@sfgpv.org; Montejano, Jess (BOS) <jess.montejano@sfgov.org>; Sandoval, Suhagey (BOS) <suhagey.sandoval@sfgov.org>; sopina.kittler@sfgov.org; Hamilton, Megan (BOS) <megan.hamilton@sfgov.org>; Morales, Carolina (BOS) <carolina.morales@sfgov.org>; Lee, Ivy (BOS) <ivy.lee@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Maybaum, Erica (BOS) <erica.maybaum@sfgov.org>; Bob Planthold <political\_bob@att.net>  
Subject: Item 16 --- Supe. Yee's sidewalk robot legislation File # 170599

I urge passage of the current version of Supe. Yee's legislation to permit and regulate sidewalk robots.

Those who do not hear or do not see may mis-step to get out of the way of these quiet and low-stature machines.

Young children, seniors, those pushing babies in strollers, and people with disabilities should have SAFE sidewalks.

Supe. Norman Yee's legislation is a major step towards improving safety and keeping our sidewalks safer than they are now.

Please pass Item 16.

Bob Planthold

S)

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: Deployment of Boulders as Homeless Displacement Policy

-----Original Message-----

From: Scott Tsuchitani [mailto:s.tsuchitani@gmail.com]  
Sent: Friday, December 22, 2017 11:26 AM  
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
Subject: Deployment of Boulders as Homeless Displacement Policy

Dear Honorable Supervisors:

I am a longtime San Francisco resident writing to express my dismay at the Department of Public Works' policy of using boulders to displace homeless people, as recently reported in the media.

For a metropolitan area that prides itself on innovation and creativity, this approach by the city to the issue homelessness is as shamefully inhumane as it is morally and creatively bankrupt. Over the past three decades that I've lived here, I have watched wealth inequality grow to obscene levels, and along with it, accompanying evictions, displacements, and ever increasing homelessness. In reality, most of us regular working residents are one medical condition away from homelessness ourselves.

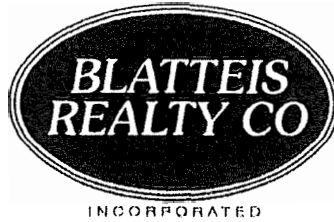
Instead of punishing the victims of failed policies by making the adversity of their daily lives more brutal, shouldn't we be working on more humane and wholistic solutions? Perhaps instead of giving tax breaks to tech companies and charging entire Google buses less to use Muni stops than individual city residents pay to ride public transit, the city can shift its priorities, even just a little, to substantially address the lack of safe, clean shelter space and dearth of affordable housing.

Very truly yours,  
Scott Tsuchitani  
130 Eureka Street, Apt. 1  
San Francisco, CA 94114



FILE #171188

Retail Property  
Specialists  
California License #00418305

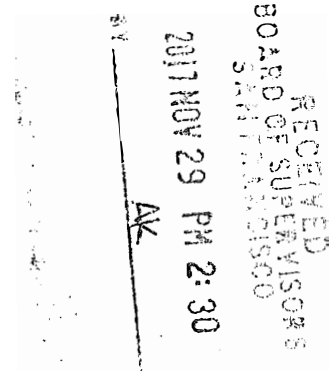


San Francisco and  
The Greater Bay Area

November 25, 2017

Ms. Angela Calvillo  
Clerk of the Board of Supervisors  
1 Dr. Carlton Goodlett Place, Room 244  
San Francisco, California 94102-4689

RE: case 2016-002424CUA



Dear Ms. Calvillo,

We represent the property owners at 1800 , 1816, 2048, and 2050 IRVING STREET.

We definitely do not want a marijuana store in the vicinity of the above mentioned properties.

Marijuana smoke will ruin the business of the coffeeshop at 1800 Irving, will ruin the taste of the food at PDQ Restaurant at 1816 Irving, will hurt the clean environment of the Walgreens drug store at 22<sup>nd</sup> and Irving.

**Please do not give them a permit to open a marijuana store at 2161-2165 Irving Street**

Thank you for your consideration

Cordially yours,  
Blatteis Realty Co., Inc.  
Property Manager

By: David Blatteis  
415-321-7488  
dsblatteis@blatteisrealty.com



# DECLARATION OF PUBLICATION OF SAN FRANCISCO CHRONICLE

**Notice of Intent to Circulate Petition**

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City and County of San Francisco ("City and County") for the purpose of qualifying for the ballot initiative amending the Charter of the City and County to streamline the new process of 100% affordable using and teacher housing projects the City and County in order to facilitate the development and construction of such projects.  
 Nov. 21, 2017  
 Lori Clark, Proponent

process for the two types of projects if the amendment is consistent with the measure's purposes, so long as at least four-fifths of the Planning Commission and seven-elevenths of the Board of Supervisors approve the amendment.  
 The Board of Supervisors could also adopt legislation designating other permits, in addition to permits for these two types of projects, that would not be reviewed by the Planning Commission, Board of Appeals, Zoning Administrator or Arts Commission.

Lori Gomez

Declares that:

The annexed advertisement has been regularly published  
 In the  
 SAN FRANCISCO CHRONICLE

Which is an was at all times herein mentioned established as newspaper of general circulation in the City and County of San Francisco, State of California, as the term is defined by Section 6000 of the Government Code

SAN FRANCISCO CHRONICLE

(Name of Newspaper)

901 Mission Street

San Francisco, CA 94103

From

12/10/17

To

12/12/17

Namely on

12/10/17

(Dates of Publication)

I declare under penalty of perjury that the foregoing is true and correct.

Executed on

12/11/17

At San Francisco, California

*Lori Gomez*

2017 DEC 12 PM 12:28

RECEIVED  
BOARD OF SUPERVISORS

RECEIVED  
MAYOR'S OFFICE

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

Dear <sup>17 DEC 11 AM 10:12</sup> sup Breed,

2017 DEC 13 AM 10:14

my name Abdoulah Majerhed,  
as homeless advocate for SF  
almost 32 years, I have rec'd  
a lot of support from our  
deceased Mayor Ed Lee.

Surprised we didn't have a  
book to write condolences.

As God to pray and support  
you during

415-374-4141

990 Polk St, Apt 418

94109

Be strong & understand we  
support him & his family.

He survived nine heart attacks  
& six operations

cc Full Board of Supervisors

Leg Clerk  
BOS-11, COB,  
Dep City Atty  
Nayer's Office

RECEIVED  
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SAN FRANCISCO

2017 DEC 28 PM 4:15

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Timothy B. Yoo - State Bar No. 254332  
tby@birdmarella.com  
Ray S. Seilie - State Bar No. 277747  
rss@birdmarella.com  
BIRD, MARELLA, BOXER, WOLPERT, NESSIM,  
DROOKS, LINCENBERG & RHOW, P.C.  
1875 Century Park East, 23rd Floor  
Los Angeles, California 90067-2561  
Telephone: (310) 201-2100  
Facsimile: (310) 201-2110

Attorneys for Petitioner Hiuyan Lam

**SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
**COUNTY OF SAN FRANCISCO – UNLIMITED CIVIL JURISDICTION**

HIUYAN LAM, an individual,  
  
Petitioner,  
  
vs.  
  
BOARD OF SUPERVISORS OF THE  
CITY AND COUNTY OF SAN  
FRANCISCO; OFFICE OF THE  
TREASURER & TAX COLLECTOR OF  
THE CITY AND COUNTY OF SAN  
FRANCISCO; and OFFICE OF THE  
ASSESSOR-RECORDER OF THE CITY  
AND COUNTY OF SAN FRANCISCO,  
  
Respondents.  
  
PRESIDIO TERRACE ASSOCIATION,  
  
Real Parties in Interest

CASE NO.  
  
**VERIFIED PETITION FOR WRIT OF  
MANDATE; VERIFICATION;  
DECLARATION OF RAY S. SEILIE  
IN SUPPORT THEREOF**  
  
[Code Civ. Proc., § 1094.5 (§ 1085)]

22

1 Petitioner Hiuyan “Tina” Lam petitions for a writ of mandate under California Code  
2 of Civil Procedure section 1094.5, or alternatively, under section 1085, directed to  
3 Respondents The Board of Supervisors of the City and County of San Francisco (the  
4 “Board”), The Office of the Treasurer & Tax Collector of the City and County of San  
5 Francisco (the “Treasurer-Tax Collector”), and the Office of the Assessor-Recorder of the  
6 City and County of San Francisco (the “Assessor-Recorder”) ordering (1) the Board to set  
7 aside its decision to rescind the lawful tax sale of the Presidio Terrace Common Area  
8 (“PTCA”) to Ms. Lam, and (2) the Treasurer-Tax Collector and the Assessor-Recorder to  
9 take all actions necessary to undo the rescission and reinstate Ms. Lam’s ownership  
10 interest in the PTCA.

11 By this verified petition, Ms. Lam further alleges as follows:

12 **INTRODUCTION**

13 1. It is unambiguous and well-known that in California, property owners must  
14 pay their property taxes whether or not they actually receive a tax bill in the mail. (See  
15 Rev. & Tax Code, § 2610.5.) Complying with this basic legal requirement is not a problem  
16 for the vast majority of California citizens: as the Treasurer-Tax Collector remarked in this  
17 case, over 99 percent of property owners in the State of California pay their property tax  
18 bills on time and in full, including the thousands of bills that are returned as undeliverable.

19 2. Yet for over *seventeen years*<sup>1</sup>, Real Party in Interest the Presidio Terrace  
20 Association (“PTA”) was among the less than one percent of California property owners  
21 who ignored this basic requirement. For this extended period of time, the PTA failed to  
22 pay a cent of property taxes on the Presidio Terrace Common Area (the “PTCA”), a parcel  
23 for which it was the record owner, simply because it claims it did not receive a bill from  
24 the city. As the PTA acknowledged in the proceedings below, it now appears that the bills  
25 were sent to an outdated mailing address because the PTA never notified the Treasurer-

26 \_\_\_\_\_  
27 <sup>1</sup> The Treasurer-Tax Collector indicated in his submissions to the Board that its office  
28 did not have records dated earlier than 2000. However, a 2003 notice included in the same  
submission indicates that the property was declared tax-defaulted in 1998.

1 Tax Collector that the mailing address for its accountant had changed (and that its tax bills  
2 should therefore be directed to a new address). But California law is clear and it does not  
3 relieve taxpayers of their obligation to pay property taxes simply because they do not  
4 receive a bill; it was incumbent on the PTA to determine what taxes it owed, pay those  
5 taxes, and if necessary, investigate why it was not receiving those bills. The PTA did not  
6 do any of those things.

7         3.       As it is required to do whenever a taxpayer fails to pay property taxes for  
8 five years or more, at the February 11, 2015 hearing for the Board’s Budget and Finance  
9 Committee, the Treasurer-Tax Collector proposed a public sale of the tax-delinquent  
10 PTCA along with other tax-delinquent parcels. After the proposal was approved by the  
11 committee, the full Board then considered a motion on February 24, 2015 introduced by  
12 the committee chair to approve the proposed sale and passed it unanimously. The  
13 Treasurer-Tax Collector then conducted the sale in accordance with all statutory  
14 requirements, including by (i) searching for all parties in interest both by itself and through  
15 third-party title search companies, (ii) determining that no other parties in interest appeared  
16 in available records through those searches, and then (iii) sending the statutorily-required  
17 notice to the PTA’s “last known” mailing address. That certified mail notice was returned  
18 to the city’s Repromail Department on or around March 9, 2015, among *almost nine*  
19 *hundred* other undelivered notices. Of course, the PTA now contends that in the short  
20 period of time between March 9, 2015 and mid-April 2015 (when the auction was  
21 conducted), the Treasurer-Tax Collector should have singled out the PTA for special  
22 treatment by noticing a single piece of undelivered mail and tracking down the correct  
23 address. The Board should not have abided that request for such special treatment.

24         4.       During the public tax sale, held by an online auction in April 2015, Ms. Lam  
25 successfully bid for and purchased the PTCA. It is undisputed that for over two full years,  
26 Ms. Lam’s ownership of the PTCA did not disrupt the lives of the Presidio Terrace  
27 residents whose own property neighbored the PTCA. There is no dispute that Ms. Lam  
28 fully respected their neighbors’ rights, including all recorded easements. In fact, for those



1 two full years *after* the sale of the property, the PTA and the residents of Presidio Terrace  
2 continued their lives *without even knowing* that the parcel had been sold.

3 5. Around May 30, 2017, when residents of Presidio Terrace learned that the  
4 PTCA’s ownership had been transferred to individuals who were not members of their  
5 exclusive, affluent community, they, for the first time, expressed outrage. Refusing to  
6 accept the consequences of the PTA’s own tax delinquency, they instead hired a lawyer  
7 and asked the Board to make a determination “that the property should not have been  
8 sold,” and to rescind the sale under Revenue and Tax Code section 3731(a). After  
9 receiving briefing and hearing presentations from the parties and members of the public,  
10 the Board conditionally concluded that the Treasurer-Tax Collector should have tried  
11 harder to find the PTA’s correct address after the notice of tax sale was returned as  
12 undeliverable—a requirement that appears to have been invented by the Board for the  
13 benefit of the wealthy Presidio Terrace residents.

14 6. Two weeks later, in a short two-page motion containing written findings in  
15 support of the conditional decision, the Board determined “that the property should not  
16 have been sold” and formally adopted a motion rescinding the sale.<sup>2</sup> The Treasurer-Tax  
17 Collector implemented the Board’s final decision the next day, providing the Assessor-  
18 Recorder with a document rescinding the tax deed that reflected Ms. Lam’s ownership of  
19 the PTCA.

20 7. This action challenges the Board’s decision and asks the Court to set aside its  
21 unsupported findings and conclusion and reinstate Ms. Lam’s ownership of the PTCA. The  
22 Board abused its discretion by inventing a legal requirement that the Treasurer-Tax  
23 Collector investigate every single piece of undelivered mail related to the tax auction of  
24 low-value vacant lots that appears nowhere in any applicable written statute. It also abused  
25 its discretion by basing its decision on an unsupported finding that the Treasurer-Tax  
26

---

27 <sup>2</sup> The Board’s final written findings in support of the written decision are attached hereto  
28 as Exhibit 1 to the Declaration of Ray S. Seilie (“Seilie Decl.”).

1 Collector was *actually aware* of the purported fact that its office had the wrong address for  
2 the PTA when it moved forward with the 2015 tax auction. But there is a complete lack of  
3 evidence in the record that the Treasurer Tax-Collector had such knowledge. This Court  
4 should aside the Board’s decision and order the Treasurer-Tax Collector and Assessor-  
5 Recorder to take all necessary steps to undo its consequences and reinstate Ms. Lam as the  
6 lawful owner of the PTCA.

7 **THE PARTIES**

8 8. Petitioner Hiuyan “Tina” Lam is, and was at all relevant times, a California  
9 resident who resides in the City of San Jose.

10 9. Respondent the Board of Supervisors of the City and County of San  
11 Francisco is the legislative body of the City and County of San Francisco, political  
12 subdivision of the State of California. In addition to its legislative authority, the Board has  
13 authority under Revenue and Tax Code section 3731 to rescind sales of tax-defaulted  
14 property sold pursuant to Revenue and Tax Code sections 3691, *et seq.* if, after a hearing,  
15 it determines that the property “should not have been sold.”

16 10. Respondent the Office of the Treasurer and Tax Collector of the City and  
17 County of San Francisco is a local governmental agency and is responsible for, *inter alia*,  
18 selling tax-defaulted property at auction and implementing the Board’s decisions on  
19 rescinding sales of that property.

20 11. Respondent the Office of the Assessor-Recorder of the City and County of  
21 San Francisco is a local governmental agency and is responsible for, *inter alia*,  
22 maintaining public records of taxable property.

23 12. Real Party in Interest the Presidio Terrace Association is the homeowner’s  
24 association for the residents of Presidio Terrace. Before 2015, it was the record owner of  
25 the Presidio Terrace Common Area, the parcel of land at issue in this petition and in the  
26 underlying Board proceeding.

27 **JURISDICTION AND VENUE**

28 13. This Court has original jurisdiction over this action pursuant to Article VI,

1 Section 10 of the California Constitution and Code of Civil Procedure sections 187, 1085,  
2 and 1094.5.

3 14. Venue for this action is proper in the Superior Court for the County of San  
4 Francisco because Respondents, Real Parties in Interest, and the PTCA are all located in  
5 San Francisco County.

### 6 STATEMENT OF FACTS

#### 7 The PTA's Long History of Tax Delinquency

8 15. The 2015 tax auction was not the first time the PTA lost ownership of the  
9 PTCA because of its own tax delinquency. In 1978, the PTA failed to pay taxes for the  
10 parcel and its ownership reverted to the state.<sup>3</sup> In 1985, before the state auctioned off the  
11 PTCA, the PTA learned about its tax delinquency and redeemed the parcel, which was re-  
12 conveyed back to the PTA. The redemption document was mailed to the PTA at 47 Kearny  
13 Street, 6th Floor, San Francisco, California 94108 ("47 Kearny Street").

14 16. Between 1985 and 2015, all tax bills for the PTCA were sent to 47 Kearny  
15 Street. The PTA fully paid all property taxes on the PTCA owed through 1996. However,  
16 the PTA stopped paying those taxes beginning in 1998, for the 1997-1998 fiscal year. The  
17 PTCA was declared to be tax-defaulted as of June 30, 1998. As required by statute, after  
18 five years had passed, on August 15, 2003, the Treasurer-Tax Collector issued a Notice of  
19 Power to Sell Tax-Defaulted Property.

20 17. The PTA continued not to pay taxes on the PTCA, and in 2009, the  
21 Treasurer-Tax Collector issued a second Notice of Power to Sell Tax-Defaulted Property,  
22 this time for unpaid taxes from the 2003-2004 fiscal year. A third notice was prepared by  
23 the Treasurer-Tax Collector in 2014, which led to sale at issue in this action.

24 18. The Treasurer-Tax Collector's secured rolls indicate that no taxes have been  
25 paid for the PTCA since 2000. But in connection with the underlying proceedings, the

26 \_\_\_\_\_  
27 <sup>3</sup> Before 1984, tax-defaulted property was deemed "sold to the state" and was auctioned  
28 by the Treasurer-Tax Collector if not redeemed. Beginning in 1985, the process was  
streamlined to permit the Treasurer-Tax Collector to sell the property directly.

1 Treasurer-Tax Collector did not produce any records from before 2000. Nothing in the  
2 record indicates that any taxes were paid for the PTCA since 1998, when the property was  
3 first declared tax-defaulted.

4 19. Under the Revenue and Tax Code, it is each taxpayer's responsibility to  
5 update the tax assessor (in this case, the Treasurer-Tax Collector) about circumstances that  
6 could change the names or addresses recorded on its tax rolls. (See, e.g., Rev. & Tax Code,  
7 § 90 [requiring "[a]ssessees" to "report change[s] in ownership information to the  
8 assessor"]; Rev. & Tax Code, § 480 [requiring "transferee[s]" to file "signed change in  
9 ownership statement[s]"].)

10 20. Moreover, under Revenue and Tax Code section 2610.5, "[f]ailure to receive  
11 a tax bill shall not relieve the lien of taxes, nor shall it prevent the imposition of penalties  
12 imposed by this code." As the Treasurer-Tax Collector told the Board, even though it  
13 received thousands of returned undeliverable tax bills every year, most of those bills were  
14 still paid on time.

### 15 **The 2015 Tax Sale**

16 21. Starting in 2014, the Treasurer-Tax Collector began its efforts to identify  
17 potential parties in interest to the tax-defaulted properties that would be sold at the auction  
18 eventually held in April 2015 by following the procedures described in the State of  
19 California's County Tax Sale Procedural Manual. It first conducted a search of the  
20 Assessor-Recorder's database, which contains owner information and their addresses of  
21 record. It also retained two vendors—Old Republic National Title Insurance Company  
22 ("Old Republic") and Harmony—to conduct a title search for each and every parcel up for  
23 auction. These efforts did not reveal any parties in interest to the PTCA other than the PTA  
24 itself.

25 22. Although the PTA's Covenants, Conditions, and Restrictions ("CC&Rs")  
26 stated that each Presidio Terrace resident was entitled to an easement over the PTCA, the  
27 CC&Rs did not mention or reference the PTCA's recorded block and lot number. As a  
28 result, both the Assessor-Recorder's system and the outside title search vendors were

1 unable to identify any easement holders as additional parties in interest, despite the  
2 Treasurer-Tax Collector's best efforts.

3 23. On February 11, 2015, the Board's Budget and Finance Committee prepared  
4 and recommended for adoption Resolution No. 49-15, which, if adopted, would empower  
5 the Treasurer-Tax Collector to sell each of the 544 parcels identified on a list of tax-  
6 defaulted property that included the PTCA.

7 24. On February 23, 2015, the Treasurer-Tax Collector mailed a Notice of Sale  
8 of Tax-Defaulted Property addressed to the PTA at 47 Kearny Street, informing the PTA  
9 of its rights as a party in interest. In connection with the 2015 tax auction, the Treasurer-  
10 Tax Collector sent a total of 1,480 notices through certified mail as required by Revenue  
11 and Tax Code section 3701. 58 percent of those notices (868) were returned as  
12 undelivered.

13 25. For *occupied* tax-defaulted parcels, the Treasurer-Tax Collector took  
14 additional steps (as required by Revenue and Tax Code section 3704.7) to attempt to  
15 directly contact the owner-occupants of each tax-defaulted property and, if possible, avoid  
16 displacing them from their primary residence. The PTCA was properly classified as a  
17 vacant lot because it is not a "primary residence." However, even if it were an occupied  
18 property, the law is clear that "[n]o transfer of title shall be invalidated by reason of failure  
19 to comply with the requirements of" section 3704.7. (Rev. & Tax Code, § 3704.7.)

20 26. On February 24, 2015, the Board voted 11-0 to adopt Resolution 49-15. The  
21 final version of the resolution contained, *inter alia*, a finding by the Board that "[t]he San  
22 Francisco Tax Collector has complied with all the statutory prerequisites for selling tax-  
23 defaulted property at public auction."

24 27. As required by Revenue and Tax Code section 3702, the Treasurer-Tax  
25 Collector then published the complete auction list once a week for three successive weeks  
26 in the San Francisco Examiner on March 16, 2015; March 22, 2015; and March 26, 2015.  
27 It also posted the list on its publicly accessible website on March 16, 2015.

28 28. From the time the Board approved the sale of the PTCA at auction until the

1 property was actually sold, the Treasurer-Tax Collector continually checked its payment  
2 records to determine if any of the parcels listed for auction had become current on their  
3 taxes. 74 such parcels were paid in full and redeemed before the auction began. The PTCA  
4 was not among them.

5 29. The tax auction was conducted online between April 17 and 20, 2015  
6 through Bid4Assets, a company that runs an online auction system. The final auction list  
7 was posted on the Bid4Assets website starting two weeks prior to the auction.

8 30. During the auction, 57 tax-defaulted properties received bids. The PTCA  
9 received 140 bids from eight unique bidders. Ms. Lam was the highest bidder and paid  
10 \$90,100 to purchase the PTCA. The PTCA was deeded to her on April 24, 2015, and a  
11 corrected final deed reflecting her ownership of the property was recorded in August 2015.

12 31. On or around July 2015, after the successful bidders paid for their parcels,  
13 the Treasurer-Tax Collector prepared notices of excess proceeds and sent them to the prior  
14 owners of the property. It also published notices in the San Francisco Examiner on July 5,  
15 2017; July 13, 2017; and July 19, 2015. Under Revenue and Tax Code section 4675,  
16 parties had one year from the date of the recording of the new owner's deed to claim  
17 excess proceeds. The PTA did not file a claim for excess proceeds from the sale of the  
18 PTCA.

19 32. Since 2015, Ms. Lam has made all required tax payments for the PTCA on  
20 time.

21 **Ms. Lam's Ownership of the PTCA and the PTA's Refusal to Accept the**  
22 **Consequences of Its Own Tax Delinquency**

23 33. In the two years following Ms. Lam's purchase of the PTCA, her ownership  
24 of the parcel did not in any way disrupt or complicate the lives of Presidio Terrace  
25 residents. Ms. Lam did not in any way attempt to interfere with the recorded easements on  
26 the property or otherwise create difficulty for the neighborhood. No one in the  
27 neighborhood complained about (or were likely even aware of) the new owners. Indeed, as  
28 the PTA admitted during the underlying proceedings, *it did not even know that ownership*

1 *of the PTCA had changed* until the middle of 2017.

2 34. After learning about the change in ownership for the first time, the residents  
3 of Presidio Terrace rejected the idea that other California residents who did not reside in its  
4 affluent, exclusive residential community should have been permitted to own the PTCA  
5 even after the PTA failed to pay taxes on the property for almost two full decades. On July  
6 11, 2017, counsel for the PTA asked the Board to schedule a hearing to consider  
7 rescinding the sale of the PTCA to Ms. Lam.

8 35. On September 5, 2017, the Board approved Motion No. M17-125, which  
9 directed its clerk to schedule a hearing to consider rescinding the sale of the PTCA.  
10 Because the Board had not previously conducted a hearing under section 3731, it did not  
11 have established procedures in place for the introduction and consideration of arguments  
12 and evidence. Its motion provided for a briefing schedule and structured argument. Ms.  
13 Lam, the PTA, and the Treasurer-Tax Collector each submitted letter briefs and exhibits.

14 36. The Board held a hearing on the motion on November 28, 2017. During the  
15 hearing, counsel for both Ms. Lam and the PTA presented argument, as did José Cisneros,  
16 the city's treasurer. Among other things, Mr. Cisneros told the Board that his office had  
17 taken all legally necessary steps to attempt to give notice to the PTA and potential parties  
18 in interest, including by retaining outside vendors to perform title searches. He added that  
19 the PTA's CC&Rs were not picked up by any of the searches because the document  
20 contained no references whatsoever to the lot and block number associated with the PTCA.

21 37. After hearing several hours of comments and argument, the Board voted 7-4  
22 to pass Motion No. M17-181, which conditionally rescinded the sale of the PTCA pending  
23 the preparation of written findings.

24 38. Soon after the November 28, 2017 meeting, Supervisor Mark Farrell, a  
25 member of the Board who voted in favor of rescission, revealed that the stated reason for  
26 rescission—the purported lack of notice to the PTA—may have been a pretext for a vote  
27 based on his apparent and unexplained personal animus against Ms. Lam. In an interview  
28 with the San Francisco Chronicle, Supervisor Farrell attacked the four board members who

1 sided with Ms. Lam, dismissing her family as “out-of-town speculators.” (Seilie Decl., Ex.  
2 2, at pp. 3-4.) Later that week, in another interview with the San Francisco Chronicle,  
3 Supervisor Farrell stated that Ms. Lam and her husband were “bottom-feeding pirates  
4 attempting to extort and hold San Francisco residents hostage.” (Seilie Decl., Ex. 3, at p.  
5 4.)

6 39. Supervisor Farrell’s public personal attack was an unwelcome surprise to  
7 Ms. Lam. Neither the briefing submitted by the PTA nor the discussion at the November  
8 28, 2017 hearing suggested that the PTA was seeking rescission because of any  
9 wrongdoing by Ms. Lam. Nor is there any evidence that Ms. Lam did anything but comply  
10 fully with all legal requirements in connection with her purchase of the PTCA, including  
11 the requirement to pay property taxes that the PTA had ignored for almost two decades.

12 40. On or around December 7, 2017, Ms. Lam received a draft of the Board’s  
13 written findings in support of its decision to rescind the sale of the PTCA. On December  
14 11, 2017, Ms. Lam submitted a letter to the Board requesting that the Board reconsider its  
15 decision to rescind the sale in light of the apparent misconception in the proposed findings  
16 that the Treasurer-Tax Collector ever “receiv[ed] confirmation” of the returned  
17 undelivered notice of the 2015 tax auction. The letter also expressed concern about  
18 Supervisor Farrell’s irrelevant personal attacks on Ms. Lam and her husband.

19 41. On December 12, 2017, the Board passed Motion No. M17-205, which  
20 adopted as final its two-page written findings regarding the rescission. The final version  
21 that the Board passed was identical to the proposed version.

## 22 **Legal Standard**

23 42. Code of Civil Procedure section 1094.5(a) permits this Court to issue a writ  
24 setting aside a decision made by “a local agency.” The Board is a “local agency” under  
25 Government Code section 54951, which defines a “local agency” as “a county, city,  
26 whether general law or chartered, city and county, town, school district, municipal  
27 corporation, district, political subdivision, or any board, commission or agency thereof, or  
28 other local public agency.”



1           43. Code of Civil Procedure section 1094.5(b) permits this Court to inquire into  
2 whether the Board “has proceeded without, or in excess of, jurisdiction; whether there was  
3 a fair trial; and whether there was any prejudicial abuse of discretion.” That section further  
4 provides that “[a]buse of discretion is established if the respondent has not proceeded in  
5 the manner required by law, the order or decision is not supported by the findings, or the  
6 findings are not supported by the evidence.” (*Ibid.*)

7 **The Board’s Conclusion that the PTCA Should Not Have Been Sold at the 2015**  
8 **Auction Is Not Supported By Its Findings**

9           44. The Board’s decision should be set aside because it abused its discretion by  
10 concluding that the PTCA “should not have been sold” at the 2015 tax sale even though  
11 that conclusion was not supported by its own findings. (Code Civ. Proc., § 1094.5, subd.  
12 (b) [“Abuse of discretion is established if . . . the order or decision is not supported by the  
13 findings.”].)

14           45. The Board’s written decision only references a single statutory provision  
15 concerning the notice and sale process: Revenue and Tax Code section 3701, which  
16 defines the steps that the Treasurer’s Office must take to provide notice to parties in  
17 interest. But the decision states that the Treasurer’s Office *complied* with section 3701,  
18 *explicitly finding* that “the Treasurer-Tax Collector provided notice of the auction by  
19 various methods . . . *as required by California Revenue and Taxation Code, Section 3701.*”  
20 (Seilie Decl., Ex. 1 at p. 2, italics added.)

21           46. The Board’s finding that the Treasurer-Tax Collector complied with section  
22 3701 was correct and supported by the evidence. Section 3701 only requires the Treasurer-  
23 Tax Collector to mail a notice “to the last known mailing address, if available, of parties in  
24 interest.” The Treasurer-Tax Collector did just that by both searching the Assessor-  
25 Recorder’s database on its own and retaining two title companies to search for and identify  
26 any other parties in interest.

27           47. Moreover, it is undisputed that 47 Kearny Street was the most recent address  
28 to which the most recent *paid* tax bill was sent, and was therefore the mailing address of

1 the PTA that was “last known” by the Treasurer-Tax Collector. And although section 3701  
2 requires the tax collector to “make a reasonable effort to *obtain* the name and last known  
3 mailing address of parties in interest,” (italics added), it does not require the Treasurer-Tax  
4 Collector to take any additional steps to *verify* that address if it is actually the “last known”  
5 address.

6 48. The Board’s written decision rescinding the sale of the PTCA instead  
7 improperly relies on the assertion “[t]hat upon receiving confirmation that the owner of the  
8 property had not received the mailed notice, the Treasurer-Tax Collector should have taken  
9 additional measures reasonably calculated to provide notice to the property owner.” (Seilie  
10 Decl., Ex. 1 at p. 2.) It then found that “the Treasurer-Tax Collector did not take such  
11 additional steps, and the property owner did not receive actual notice of the auction.”  
12 (*Ibid.*)

13 49. The Board’s decision does not cite any statutory provision requiring the  
14 Treasurer’s office to “take additional measures” when a tax-delinquent property owner  
15 fails to receive “actual notice” of an impending sale and whenever a mailed notice is  
16 returned as undeliverable. There is none. To the contrary, there is a statutory provision that  
17 says *the exact opposite*. Revenue and Tax Code section 3701 states that “[t]he validity of  
18 any sale under this chapter *shall not be affected* if the tax collector’s reasonable effort fails  
19 to disclose the name and last known mailing address of parties of interest *or if a party of*  
20 *interest does not receive the mailed notice.*” (Rev. & Tax Code, § 3701, italics added.)

21 50. The undisputed facts in the record confirm that Treasurer-Tax Collector  
22 made a “reasonable effort to obtain the name and last known mailing address” of the  
23 PTA—indeed it *actually obtained* the “last known mailing address” by relying on the most  
24 recent address to which the most recent paid tax bill for the property was sent. And as  
25 section 3701 states clearly, whether or not the PTA received “actual notice” of the  
26 impending auction cannot affect the validity of the sale.

27 51. The law is also clear that even in other contexts (not applicable here) where  
28 the Treasurer-Tax Collector *is required to* make further efforts to contact the owner of tax-

1 defaulted property, a failure to take those steps cannot serve as a basis for rescinding a tax  
2 sale. Revenue and Tax Code section 3704.7(b) provides that for a tax-defaulted “primary  
3 residence”—i.e., owner-occupied property—the Treasurer-Tax Collector is required to,  
4 *inter alia*, “make a reasonable effort to contact *in person* . . . the owner-occupant of that  
5 property.” But the statute further provides, “*No transfer of title shall be invalidated by*  
6 *reason of failure to comply with the requirements of this section.*” (Rev. & Tax Code, §  
7 3704.7, subd. (d), italics added.) In other words, even if the PTCA were an *occupied*  
8 *parcel*, which it is not, the law would be completely clear that the sale could not be  
9 invalidated based on the Treasurer-Tax Collector’s failure to take *legally required steps*.

10       52. By rescinding the sale of the unoccupied PTCA based on an invented  
11 requirement that the Treasurer-Tax Collector should have taken further steps to contact the  
12 PTA after the notice was returned undelivered, the Board implemented a standard that is  
13 more generous to the PTA than what the law requires for *kicking a person out of his or her*  
14 *home* for failing to pay taxes.

15       53. The Board therefore abused its discretion by rescinding the sale of the PTCA  
16 based on the nonexistent legal requirement that the Treasurer-Tax Collector take additional  
17 steps even though it was already aware of the “last known” address of parties in interest  
18 and ignoring section 3701’s command that the validity of a sale not be affected by the  
19 absence of actual notice.

20 **The Board’s Finding that the Treasurer-Tax Collector Actually Knew that 47 Kearny**  
21 **Street Was an Incorrect Address Was Not Supported by the Evidence**

22       54. The Board also abused its discretion by finding that the Treasurer-Tax  
23 Collector had “receiv[ed] confirmation” that it had the wrong address for the PTA despite  
24 the complete absence of evidence in support of that finding. (Code Civ. Proc., § 1094.5,  
25 subd. (b) [“Abuse of discretion is established if . . . the findings are not supported by the  
26 evidence.”].)

27       55. As detailed above, the Board found “[t]hat upon receiving confirmation that  
28 the owner of the property had not received the mailed notice, the Treasurer-Tax Collector

1 should have taken additional measures reasonably calculated to provide notice to the  
2 property owner.” (Seilie Decl., Ex. 1 at p. 2.) But the evidence in the record does not  
3 support the Board’s finding that the Treasurer-Tax Collector ever affirmatively “received  
4 confirmation” that the mailed notice had not been received by the PTA.

5       56. The evidence does not support the Board’s finding that the Treasurer-Tax  
6 Collector ever “receiv[ed] confirmation” that the PTA “had not received the mailed  
7 notice.” To the contrary, when the PTA’s counsel asked a representative of the Treasurer-  
8 Tax Collector to agree that the notice had been returned to “the Tax Collector’s office,” the  
9 representative corrected him and said that it had only been returned to the city’s Repromail  
10 Department.

11       57. Other evidence in the record undermines the Board’s suggestion that the  
12 Treasurer-Tax Collector had actual knowledge of the returned notice when it moved  
13 forward with the auction. As the Treasurer-Tax Collector told the Board (and the PTA did  
14 not dispute), it sent out 1,480 certified mailing notices advising parties in interest of the  
15 2015 auction, 868 of which were returned as undeliverable. Nothing in the record suggests  
16 that the particular notice mailed to the PTA would have stood out to the Treasurer-Tax  
17 Collector as the only one of 868 pieces of mail that warranted further examination or  
18 investigation.

19       58. The Board’s implicit finding that the Treasurer-Tax Collector had *actual*  
20 knowledge of the returned notice is critical to its conclusion. As explained above, the  
21 Revenue and Tax Code is clear that the validity of a tax sale cannot turn on whether the  
22 *delinquent taxpayer* received “actual notice.” And the Treasurer-Tax Collector is only  
23 required to make reasonable efforts to *obtain* the “last known” address of parties in interest  
24 for tax-defaulted property. Accordingly, the Treasurer-Tax Collector’s efforts to provide  
25 notice to the PTA could only have been deficient if it *actually knew* that 47 Kearny Street  
26 was the wrong address.

27       59. Because the evidence in the record does not support the Board’s finding that  
28 the Treasurer-Tax Collector actually knew that 47 Kearny Street was not the PTA’s correct

1 address, the Board’s finding should be set aside as an abuse of discretion.

2 **Supervisor Farrell’s Personal Animus Against Ms. Lam Deprived Her of a Fair**  
3 **Hearing**

4 60. Code of Civil Procedure section 1094.5(b) authorizes issuance of a writ  
5 where a petitioner has been deprived of a fair hearing. Deprivation of a fair hearing occurs  
6 when the individuals adjudicating a dispute are personally biased against one of the parties  
7 to that dispute. (See, e.g., *Clark v. City of Hermosa Beach* (1996) 48 Cal.App.4th 1152,  
8 1170 [“Biased decision makers are . . . impermissible and even the probability of  
9 unfairness is to be avoided.”]; *Rosenblit v. Superior Court* (1991) 231 Cal.App.3d 1434,  
10 1448 [“The right to a fair procedure includes the right to impartial adjudicators.”].)

11 61. Under Revenue and Tax Code 3731(b), the members of the Board of  
12 Supervisors are the “adjudicators” who are empowered to, following a hearing, rescind a  
13 tax sale over the objection of a purchaser. Supervisor Mark Farrell was one of those  
14 “adjudicators” and both participated extensively in the discussion during the November 28,  
15 2017 hearing and voted against Ms. Lam.

16 62. But Supervisor Farrell’s statements to the press in the immediate aftermath  
17 of the November 28, 2017 hearing make clear that he was not an impartial adjudicator and  
18 was motivated to deprive Ms. Lam and her husband of their legally acquired ownership of  
19 the PTCA whether or not the rescission was legally justified.

20 a. A November 29, 2017 article in the San Francisco Chronicle quoted  
21 Supervisor Farrell praised the other “yes” votes for “vot[ing] against allowing these  
22 speculators to get away with purchasing a neighborhood street and attempting to extort San  
23 Francisco residents that I represent into a quick \$1 million payday.” He attacked the four  
24 “no” votes as “sid[ing] with these out-of-town speculators.” (Seilie Decl. Ex. 2.)

25 b. A December 3, 2017 article in the San Francisco Chronicle quoted  
26 Supervisor Farrell calling Ms. Lam and her husband “bottom-feeding pirates attempting to  
27 extort and hold San Francisco residents hostage.” (Seilie Decl. Ex. 3.)

28 63. The issue that the Board considered and decided on November 28, 2017 had

1 nothing to do with Ms. Lam's reasons for participating in the 2015 tax auction or for  
2 purchasing the PTCA. To the contrary, the sole issue was whether San Francisco's *own*  
3 *public agencies* took sufficient steps to provide adequate notice to the PTA before that  
4 auction. It has been undisputed throughout these proceedings that Ms. Lam complied with  
5 all applicable laws and regulations both during the 2015 tax auction and throughout their  
6 ownership of the PTCA, including by paying all applicable property taxes.

7 64. Supervisor Farrell's public attack against Ms. Lam's family, and his  
8 unprovoked dismissal of them as "out-of-town speculators" and "bottom-feeding pirates"  
9 suggests, disturbingly, that his vote and participation in the November 28 hearing was  
10 predetermined and was not based on the evidence concerning the Treasurer-Tax  
11 Collector's compliance with the applicable statutes concerning tax auctions. Because  
12 Supervisor Farrell was motivated by personal animus against Ms. Lam, he should not have  
13 participated in the November 28 hearing or voted on Motion No. M17-181.

14 65. Supervisor Farrell's participation in the November 28 hearing, including his  
15 vote to rescind the sale of the PTCA, deprived Ms. Lam of a fair hearing and requires  
16 issuance of a writ of administrative mandate setting aside the Board's decision.

17 **EXHAUSTION OF ADMINISTRATIVE REMEDIES**

18 66. Ms. Lam has exhausted all administrative remedies by submitting written  
19 briefing opposing the rescission motion pursuant to the procedures adopted by the Board  
20 before the November 28, 2017 hearing; presenting oral argument in opposition to the  
21 motion during that hearing; submitting further written comments in opposition after  
22 receiving the Board's draft motion adopting findings in support of rescission before the  
23 December 12, 2017 hearing; and presenting further public comment in opposition to the  
24 Board's adoption of the motion.

25 **PREPARATION OF THE ADMINISTRATIVE RECORD**

26 67. On December 21, 2017, counsel for Ms. Lam requested that the Clerk of the  
27 Board of Supervisors prepare a complete record of proceedings concerning the Board's  
28 motions numbered M17-2181 and M17-205. (See Seilie Decl., Ex. 4.) Counsel will lodge a

1 copy of the administrative record when it is received from the Clerk or may elect to  
2 prepare based on representations by Board employees that the full contents of the record  
3 are publicly available.

4 **FIRST CAUSE OF ACTION**

5 **(Prejudicial Abuse of Discretion, Code of Civil Procedure Section 1094.5(b))**

6 68. Ms. Lam hereby incorporates by reference each and every allegation set forth  
7 above.

8 69. Revenue and Tax Code section 3731(b) only allows the Board to rescind a  
9 tax sale without the consent of the purchaser “pursuant to the circumstances specified in  
10 [Revenue and Tax Code section 3731(a)].”

11 70. Revenue and Tax Code section 3731(a) only authorizes the Board to rescind  
12 a sale if “it is determined that the property should not have been sold.”

13 71. The Board’s conclusion that the PTCA “should not have been sold” at the  
14 April 2015 tax auction was an abuse of discretion because it was not supported by its  
15 findings.

16 72. The Board’s conclusion that the PTCA “should not have been sold” at the  
17 April 2015 tax auction was an abuse of discretion because it relied on the finding that the  
18 Treasurer-Tax Collector “confirm[ed]” that the PTA had not received the mailed notice of  
19 the auction, which was not supported by the evidence in the record.

20 73. The Court should exercise its authority under Code of Civil Procedure  
21 section 1094.5 or, in the alternative, section 1085, to (1) order the Board to set aside its  
22 decision to rescind the tax sale of the PTCA; (2) order the Treasurer-Tax Collector and  
23 Assessor-Recorder to take all necessary steps to withdraw the Rescission of Tax Deed to  
24 Purchaser of Tax Defaulted Property executed December 13, 2017; and (3) order the  
25 Treasurer-Tax Collector and Assessor-Recorder to take all necessary steps to reinstate Ms.  
26 Lam’s rights in the PTCA.

27 **SECOND CAUSE OF ACTION**

28 **(Deprivation of Fair Hearing, Code of Civil Procedure Section 1094.5(b))**





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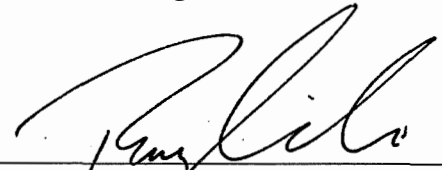
(b) The Board’s Motion No. M17-205, titled “Motion adopting findings in support of the Board of Supervisors’ decision to rescind the tax sale of the Presidio Terrace Common Area, Assessor’s Block No. 1355, Lot No. 001, pursuant to California Revenue and Taxation Code, Section 3731,” adopted December 12, 2017, shall be set aside effective immediately.

(c) The Treasurer-Tax Collector and Assessor-Recorder shall take all steps necessary to withdraw the Rescission of Tax Deed to Purchaser of Tax Defaulted Property and reinstate Ms. Lam’s Tax Deed on the PTCA, effective immediately.

2. For a stay, temporary restraining order, preliminary injunction, and permanent injunction prohibiting any actions by Respondents adverse to Ms. Lam’s property rights in Presidio Terrace;
3. For costs of the suit;
4. For attorney’s fees pursuant to Code of Civil Procedure sections 800 and/or 1021.5; and
5. For any and all other relief this Court deems just and proper.

DATED: December 22, 2017

Timothy B. Yoo  
Ray S. Seilie  
Bird, Marella, Boxer, Wolpert, Nessim,  
Drooks, Lincenberg & Rhow, P.C.

By:   
Ray S. Seilie  
Attorneys for Petitioner Hiuyan Lam

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VERIFICATION


STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO

I have read the foregoing Verified Petition for Writ of Mandate and know its contents. I am a party to this action. The matters stated in the foregoing document are true of my own knowledge except as to those matters which are stated on information and belief, and as to those matters I believe them to be true.

Executed on December 22, 2017, at San Francisco, California.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Hiuyan Lam  
\_\_\_\_\_  
Print Name of Signatory

  
\_\_\_\_\_  
Signature



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I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that I executed this declaration on December 21, 2017, at Los Angeles, California.



Ray S. Seille

# **EXHIBIT 1**

1 [Adoption of Findings Related to Rescission of Tax Sale - Presidio Terrace Common Area]

2  
3 **Motion adopting findings in support of the Board of Supervisors' decision to rescind**  
4 **the tax sale of the Presidio Terrace Common Area, Assessor's Block No. 1355, Lot**  
5 **No. 001, pursuant to California Revenue and Taxation Code, Section 3731.**  
6

7 WHEREAS, On July 11, 2017, the Presidio Terrace Association, through its counsel,  
8 requested that the Board of Supervisors schedule a hearing under California Revenue and  
9 Taxation Code Section 3731, to consider rescission of the tax sale of the property known as  
10 the Presidio Terrace Common Area, Assessor's Block No. 1355, Lot No. 001; and

11 WHEREAS, On September 5, 2017, the Board of Supervisors approved Motion No.  
12 M17-125 directing the Clerk of the Board to schedule a Committee of the Whole hearing on  
13 November 28, 2017, to consider rescission of the tax sale; and

14 WHEREAS, At its regular meeting on November 28, 2017, the Board held a duly  
15 noticed public hearing, and considered written briefing and oral presentations by the Presidio  
16 Terrace Association, Hiuyan (Tina) Lam, and the Office of the Treasurer/Tax Collector, and  
17 comment from members of the public; and

18 WHEREAS, Following the public hearing, the Board by a vote of 7-4 voted conditionally  
19 to rescind the tax sale, subject to the adoption of written findings of the Board in support of  
20 this determination; and

21 WHEREAS, The written record and testimony in support of and opposed to the  
22 rescission, and the deliberation of the oral and written testimony at the public hearing before  
23 the Board of Supervisors by all parties and the public in support of and opposed to the  
24 rescission is in Board File No. 170963; now, therefore, be it  
25

1           MOVED, That the Board of Supervisors finds that prior to the tax auction in April 2015  
2 at which the City sold the Presidio Terrace Common Area property, the Treasurer-Tax  
3 Collector provided notice of the auction by various methods, including by sending certified  
4 mail, return receipt requested, to the Presidio Terrace Association, as required by California  
5 Revenue and Taxation Code, Section 3701; and be it

6           FURTHER MOVED, That the tax auction notice mailed to the Presidio Terrace  
7 Association was returned as undeliverable to the City on March 9, 2015, prior to the  
8 scheduled auction; and be it

9           FURTHER MOVED, That upon receiving confirmation that the owner of the property  
10 had not received the mailed notice, the Treasurer-Tax Collector should have taken additional  
11 measures reasonably calculated to provide notice to the property owner; and be it

12           FURTHER MOVED, That the Treasurer-Tax Collector did not take such additional  
13 steps, and the property owner did not receive actual notice of the auction; and be it

14           FURTHER MOVED, That the Board of Supervisors finds that based on the foregoing  
15 and the facts presented in the record before the Board, the property should not have been  
16 sold.



City and County of San Francisco  
Tails  
Motion: M17-205

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

File Number: 171281

Date Passed: December 12, 2017

Motion adopting findings in support of the Board of Supervisors' decision to rescind the tax sale of the Presidio Terrace Common Area, Assessor's Block No. 1355, Lot No. 001, pursuant to California Revenue and Taxation Code, Section 3731.

December 12, 2017 Board of Supervisors - APPROVED

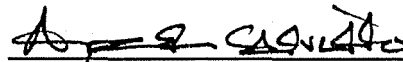
Ayes: 9 - Breed, Cohen, Farrell, Kim, Peskin, Ronen, Safai, Sheehy and Yee

Excused: 1 - Fewer

Absent: 1 - Tang

File No. 171281

I hereby certify that the foregoing Motion was APPROVED on 12/12/2017 by the Board of Supervisors of the City and County of San Francisco.

  
\_\_\_\_\_  
Angela Calvillo  
Clerk of the Board



# **EXHIBIT 2**

# SF supes reverse sale, return private Presidio Terrace street to homeowners

By Rachel Swan | November 28, 2017 | Updated: November 29, 2017 11:41am

56



Photo: Matier & Ross, Courtesy Google

IMAGE 1 OF 8

Overhead view of Presidio Terrace, the private street that was sold in a tax auction to a San Jose couple even as homeowners were in the dark.

A tony private street in the Richmond that was sold to a San Jose couple for \$90,000 in a little-noticed tax auction over two years ago will be returned to the residents who live there.

The San Francisco Board of Supervisors on Tuesday voted 7-4 to overturn the sale of Presidio Terrace, a looping, exclusive street that went on the auction block after its residents failed to pay \$994 in back taxes.

It turned out the Presidio Terrace Homeowner Association’s \$14-a-year tax bill was being mailed to an accountant who hadn’t worked for the association in years. The bill applied to the common areas and green spaces on the circular street, which were lumped together and taxed as a “vacant” parcel, separate from residents’ homes.

South Bay real estate investor Michael Cheng and his wife, Tina Lam, snatched up the property, and the supervisors approved the sale on Feb. 11, 2015 — one among 550 tax-default deals that were made official in a single unanimous vote. The sale was first reported in The Chronicle.

Couple Buys Residential Street, Could Troll Millionaires Into Paying to Park

Residents of an affluent street in San Francisco are outraged to learn a couple could charge th...



Residents of an affluent street in San Francisco are outraged to learn a couple could charge them rent for parking. Nathan Rousseau Smith (@fantasticmnrnate) reports.

Media: JW Player

Residents of Presidio Terrace were stunned when they were contacted in May by a title search company asking if they were interested in buying the property back. They petitioned the board to undo its vote and filed a lawsuit against Cheng, Lam and the city to prevent the couple from unloading the property while the appeal was pending.

Carol Sharer, who said she is in the process of moving to a fixer-upper at 27 Presidio Terrace from her former home in Boston, said she heard about the tax sale from a television newscast.

“You can imagine how shocked we were to find out from the news in Boston that our new community has this condition,” she said.

At the hearing Tuesday, the homeowners’ attorney, G. Scott Emblidge, blasted the city’s tax collector, Jose Cisneros, for depriving San Francisco residents of their property “without due process of law.”

Homeowners who spoke at the hearing said they didn’t receive a single letter or phone call, nor was a sign posted on the property to alert them of the sale. Cisneros said his office had posted notices on its website and in the San Francisco Examiner, and sent one via certified mail to the former accountant’s address before selling the street.

“They (the homeowners) could have visited our website, called the city’s 311 number ... or come to our office,” Cisneros said, adding that his office had followed state rules. Presidio Terrace, like most of the other properties on his 2015 tax default list, was classified as a vacant lot.

Supervisor Mark Farrell, whose district includes the street, noted that other cities require tax collectors to go to great lengths to find the owners of delinquent properties. He chided Cisneros for not doing more to reach the Presidio Terrace Homeowners Association after his letter to the accountant was returned. Farrell made the motion to rescind the sale.

“As a matter of policy, I am proud of my ... colleagues who voted against allowing these speculators to get away with purchasing a neighborhood street and attempting to extort San

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#### RELATED

**Inside one of the most exclusive streets in San Francisco that a**



**Presidio Terrace homeowners have only themselves to blame, tax**

**A couple bought one of the most exclusive streets in San**

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Francisco residents that I represent into a quick \$1 million payday,” Farrell said in a statement after the vote. “I am shocked that four of my colleagues sided with these out-of-town speculators.” Those four supervisors were Jane Kim, Aaron Peskin, Hillary Ronen and Norman Yee.

“I believe the vote today to rescind this sale was the best possible outcome,” Farrell said. “The speculators get their money back — no harm, no foul. The back taxes the Presidio Terrace owners owe will be paid immediately. And, we are moving to implement policy reforms (to) the current broken process that allowed this sale to happen in the first place, so that this situation does not happen to any San Franciscan ever again.”

Emblidge urged the board to enact a law that would beef up noticing requirements for delinquent properties and “prevent other San Franciscans from having their rights violated.”

Presidio Terrace was seized once before, in 1983, for defaulting on a common-area tax bill. Several owners who testified at the hearing Tuesday were around that year, when the state took over the deed. Homeowners regained the property two years later.

Shepard Kopp, the attorney representing Cheng and Lam, said his clients had bought the property “fair and square in an auction that complied with all laws of the tax collector.”

He argued, further, that rescinding the sale would set a dangerous precedent, potentially invalidating other sales of delinquent properties.

But Emblidge said several other jurisdictions in California have reversed tax sales. Sixteen were undone in Los Angeles, he said. One was annulled in Alameda County, and one in Contra Costa County.

“It’s not totally unusual,” he said.

Cheng, who spoke at the hearing, characterized himself and his wife as law-abiding property owners who are being penalized “by people who don’t know the laws.”

“We’re going to be very responsible stewards of this street,” Cheng said. “And we’ll make sure all the taxes are paid.”

Lam, who works as an engineer in the South Bay, said she's not rich enough to buy a home on the street. Buying the street itself fulfilled her "simple dream of owning a piece of San Francisco."

Kopp said his clients now plan to sue the city.

*Rachel Swan is a San Francisco Chronicle staff writer. Email: [rswan@sfchronicle.com](mailto:rswan@sfchronicle.com)*

*Twitter: [@rachelswan](https://twitter.com/rachelswan)*



**Rachel Swan**  
City Hall Reporter

# **EXHIBIT 3**

# Rich residents who got SF street back will pay 12 cents a year in taxes

By Matier & Ross | December 3, 2017 | Updated: December 4, 2017 6:00am

29



Photo: Marcio Jose Sanchez, Associated Press



FILE - In this Aug. 7, 2017 file photo, street signs are seen at the intersection of Presidio Terrace and Arguello at the entrance to the Presidio Terrace neighborhood in San Francisco. Wealthy homeowners whose private, gated and very exclusive San Francisco street was auctioned off after decades of unpaid taxes are asking supervisors Monday, Nov. 27, 2017, to undo the sale, prompting cries of elitism in a city obsessed with property and fairness. (AP Photo/Marcio Jose Sanchez, File)

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Not only did the residents of San Francisco's exclusive Presidio Terrace win back their gated street — they also get to keep their bargain-basement tax rate of \$4.28 a year for the private roadway and sidewalks.

That works out to 12 cents a year in property taxes for each of the 35 homeowners who once again jointly control the street, now that the Board of Supervisors has voted 7-4 to rescind the city's tax-default sale of the property to a South Bay couple.

Nullifying the city treasurer's 2015 tax sale means that **Tina Lam** and **Michael Cheng** of San Jose will get back the \$90,100 that they paid for the street in an online auction in 2015.



Photo: Nicole Boliaux, The Chronicle

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Tina Lam and her husband, Michael Cheng, outside Presidio Terrace in August. The couple bought the public areas of the gated neighborhood at a city tax auction in 2015, only to have the Board of Supervisors undo the sale Nov. 28.

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It also means that the street's property tax — which went unpaid for 15 years because the city was sending the bill to the address of a long-retired accountant — reverts to \$4.28 a year. Had the supervisors voted to let the sale stand, the property tax would have been \$1,054 a year.

“That’s correct — it reverts back like it hadn’t been sold,” said city Assessor-Recorder **Carmen Chu**.

Future increases will be limited to the 2 percent a year allowed under Proposition 13.

The homeowners, however, will have to pay the \$994 in back taxes and penalties that led to the property going on the auction block. The land also carries \$345 in annual special assessments from the San Francisco schools and community college district.

Presidio Terrace homeowners successfully argued that the street, sidewalks and palm-lined green strips of their private enclave had been sold out from under them without their knowledge. And while they conceded they had neglected to pay their annual taxes, they blamed the treasurer-tax collector's office for sending their bills to the out-of-date address.

The \$4.28-a-year tax bill is "a steal, but there is nothing lawmakers can do about it," said Supervisor **Aaron Peskin**, one of the four supervisors who voted against reversing the sale. "The assessment laws are the assessment laws in the 58 counties of California."

Supervisor **Mark Farrell**, whose district includes Presidio Terrace, said that if there was any steal involved, it was the "bottom-feeding pirates attempting to extort and hold San Francisco residents hostage."

And he noted that even if the city wanted to raise the tax, Prop. 13 would prevent it.

The Presidio Terrace homeowners association has held title to the private street since 1906. And while assessor records cover only the last three decades or so, there is no evidence that the property has ever been reassessed.

Prop. 13, which the state's voters passed in 1978, capped residential tax hikes at 2 percent, starting with a property's 1975 assessment. No reassessment happens unless a property changes hands.

Assessor's records list the Presidio Terrace property's value at \$362. Establishing the true value would not be easy, given its circular configuration and easement rights that assure those living on the street can get in and out of their homes.

“It’s zoned residential, so it’s not like someone could built a casino or pot club on it,” Peskin said. “Still, it does have value.”

It’s safe to say Lam and Cheng saw more value in a prime piece of real estate than \$362. Their lawyer says they’re thinking of suing.

**Matt Dorsey**, a spokesman for the homeowners, said the couple met twice with his Presidio Terrace clients several months back. Lam and Cheng said the property would be worth \$18 million to \$34 million “after it was converted to a parking lot and began generating revenue,” Dorsey said.

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In fact, when we interviewed them over the summer, the couple floated the idea of using the street for parking — saying that if the Presidio Terrace residents weren’t interested in paying for parking privileges, perhaps some of their neighbors outside the gates would be.

Lam and Cheng insisted at the time that the property wasn’t for sale. Only as the two sides were headed to last week’s City Hall showdown did members of the Board of Supervisors suggest the homeowners reach out with an offer to buy back the property for \$200,000, or roughly double what they had paid for it.

Dorsey says the couple’s attorney, **Shep Kopp**, countered with an offer of \$950,000.

But before homeowners had a chance to consider the proposal, Lam and Cheng “spoke directly to members of the

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#### MORE BY MATIER & ROSS

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**SF prosecutors made key miscalculation in Kate Steinle case**

homeowners association and told them the property was not for sale,” Dorsey said.

“And that closed the door for the final time.”

Kopp declined to discuss details of his last-minute negotiations with the homeowners. But he did have some choice words for Farrell, whom he described as “a craven lickspittle who is only too happy to carry water for his rich neighbors in Presidio Heights.”

“And it’s dismaying to see District Two represented by this opportunist who needs these homeowners to contribute money to his campaign for mayor,” he said.

*San Francisco Chronicle columnists Phillip Matier and Andrew Ross appear Sundays, Mondays and Wednesdays. Matier can be seen on the KPIX TV morning and evening news. He can also be heard on KCBS radio Monday through Friday at 7:50 a.m. and 5:50 p.m. Got a tip? Call (415) 777-8815, or email matierandross@sfchronicle.com. Twitter: @matierandross*



**Undoing sale of rich SF street was a matter of national security**



**SF police union wants a city vote on Tasers for cops**



**Matier & Ross**  
Chronicle Columnists

# **EXHIBIT 4**

**From:** [Timothy B. Yoo](#)  
**To:** [Mchugh, Eileen \(BOS\)](#); [Calvillo, Angela \(BOS\)](#)  
**Cc:** [Ray S. Seilie](#); [Bora Lee](#)  
**Subject:** RE: Tax Auction Rescission Deed  
**Date:** Thursday, December 21, 2017 7:52:01 PM  
**Attachments:** [image001.png](#)  
[12 21 17 Ltr to BOS re Request for Admin Record.pdf](#)

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Thank you for the clarifications, Ms. McHugh.

Also, please excuse the formality, but please refer to the attached correspondence, which is our official request for the administrative record in this matter. As explained further in the letter, our understanding is that we are required under the applicable statute to make this request in connection with our impending legal challenge to the Board's decision.

Thank you for your anticipated cooperation, and please do not hesitate to contact either me or my colleague Ray Seilie (copied here) if you have any questions or concerns.

**From:** Mchugh, Eileen (BOS) [mailto:[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)]  
**Sent:** Thursday, December 21, 2017 8:28 AM  
**To:** Timothy B. Yoo <[tby@birdmarella.com](mailto:tby@birdmarella.com)>  
**Subject:** Tax Auction Rescission Deed

Hello Mr. Yoo,

My sincere apologies, I need to correct myself regarding the minutes.

The *approval* of the November 28 meeting minutes will happen in late January; either the meeting of January 23 or 30, 2018. After which, the final approved minutes on the [Full Board Meetings Page](#) on website for November 28 will replace the DRAFT-Minutes. The minutes for the December 12 meeting will likely be approved during an early February meeting. In either case, the DRAFT Minutes should capture the actions taken by the Board in the meetings of their respective dates. The FINAL minutes will have the signature of the Clerk of the Board. For captions/audio/video you can visit [sfgovtv.org](http://sfgovtv.org). *Please note that these captions should not be treated as record.*

All materials submitted to the Board in connection with the November 28, 2017 Meeting can be found hyperlinked on the [November 28, 2017 Board Agenda](#) and any of the files labeled "Board Pkt 112817" will provide the Board Packets considered by the members of the Board with materials received as of November 22, 2017.

Regards,

Eileen McHugh  
Executive Assistant

Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102-4689  
Phone: (415) 554-7703 | Fax: (415) 554-5163  
[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**From:** Timothy B. Yoo [<mailto:tyoo@birdmarella.com>]  
**Sent:** Wednesday, December 20, 2017 11:29 AM  
**To:** Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>  
**Cc:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Ray S. Seilie <[rseilie@birdmarella.com](mailto:rseilie@birdmarella.com)>  
**Subject:** RE: Tax Auction Rescission Deed

Thank you, Ms. McHugh.

Yes, can you provide me a certified copy of the draft minutes from the November 28, 2017 Board Meeting?

Can you also provide me a certified copy of the draft minutes from the December 12, 2017 Board Meeting, if they are available?

Finally, my understanding is that all materials submitted to the Board in connection with the November 28, 2017 Meeting should be available on the following website:

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=3182603&GUID=DC3EB23B-998F-46FF-B6B2-E2CA19952195>

Can you let me know if I am mistaken?

Thank you again. I appreciate your help with this.

Best,

Tim

---

**From:** Mchugh, Eileen (BOS) [<mailto:eileen.e.mchugh@sfgov.org>]  
**Sent:** Tuesday, December 19, 2017 3:07 PM  
**To:** Timothy B. Yoo <[tbv@birdmarella.com](mailto:tbv@birdmarella.com)>  
**Cc:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>  
**Subject:** RE: Tax Auction Rescission Deed



Hello Mr. Yoo,

I am more than happy to provide you a certified copy of the draft minutes from the November 28, 2017 Board Meeting. However, if you are looking for transcripts, you will need to visit [sfgovtv.org](http://sfgovtv.org), click Board of Supervisors, and click Caption Notes for the November 28, 2017 meeting, or click [here](#).

If you would still like a certified copy of the draft minutes, please let me know and I will have them ready for you by close of business tomorrow.

Thank you,

Eileen McHugh  
Executive Assistant  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102-4689  
Phone: (415) 554-7703 | Fax: (415) 554-5163  
[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**From:** Calvillo, Angela (BOS)  
**Sent:** Tuesday, December 19, 2017 10:48 AM  
**To:** Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>  
**Cc:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; [tyoo@birdmarella.com](mailto:tyoo@birdmarella.com)  
**Subject:** FW: Tax Auction Rescission Deed

Eileen,  
Please assist Mr. Yoo with a certified copy.  
Thank you.  
Angela

Angela Calvillo  
Clerk of the Board of Supervisors  
City and County of San Francisco



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**Disclosures:** *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information*

*when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

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**From:** Timothy B. Yoo [<mailto:tyoo@birdmarella.com>]  
**Sent:** Friday, December 15, 2017 2:25 PM  
**To:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>  
**Cc:** Buckley, Theresa (TTX) <[theresa.buckley@sfgov.org](mailto:theresa.buckley@sfgov.org)>; Ray S. Seilie <[rseilie@birdmarella.com](mailto:rseilie@birdmarella.com)>  
**Subject:** FW: Tax Auction Rescission Deed

Thank you, Theresa.

Ms. Calvillo, are you able to accommodate us? Please let us know.

Best,

Tim

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**From:** Buckley, Theresa (TTX) [<mailto:theresa.buckley@sfgov.org>]  
**Sent:** Friday, December 15, 2017 2:22 PM  
**To:** Timothy B. Yoo <[tbty@birdmarella.com](mailto:tbty@birdmarella.com)>  
**Subject:** Re: Tax Auction Rescission Deed

Mr. Yoo,

Please contact the Clerk of the Board of Supervisors.

Sent from my iPhone

On Dec 14, 2017, at 1:34 PM, Timothy B. Yoo <[tyoo@birdmarella.com](mailto:tyoo@birdmarella.com)> wrote:

Thank you, Theresa.

Do you happen to have handy a written transcript of the hearing that was held before the Board of Supervisors on November 28, 2017? If so, are you able to provide us with a copy? We would be much obliged.

Best,

Tim

**From:** Buckley, Theresa (TTX) [<mailto:theresa.buckley@sfgov.org>]

**Sent:** Thursday, December 14, 2017 11:55 AM

**To:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Timothy B. Yoo <[tby@birdmarella.com](mailto:tby@birdmarella.com)>; Shepard Kopp <[shep@shepardkoplaw.com](mailto:shep@shepardkoplaw.com)>; Scott Emblidge <[emblidge@mosconelaw.com](mailto:emblidge@mosconelaw.com)>

**Cc:** Buckley, Theresa (TTX) <[theresa.buckley@sfgov.org](mailto:theresa.buckley@sfgov.org)>

**Subject:** Tax Auction Rescission Deed

All,

Attached is a copy of the recorded deed memorializing that the tax auction sale of 1355/001 (Presidio Terrace) has been rescinded. Please let me know if you have any questions.

Best regards,  
Theresa Buckley

**Theresa Buckley**

Tax Collector Attorney

Office of the Treasurer & Tax Collector

City and County of San Francisco

P.O. Box 7426

San Francisco, CA 94120-7426

Tel: (415) 554-4492

Fax: (415) 554-5010

[Theresa.Buckley@sfgov.org](mailto:Theresa.Buckley@sfgov.org)

December 21, 2017

**Via E-Mail and U.S. Mail**

Angela Calvillo  
Office of the Clerk of the Board  
Board of Supervisors of the City and  
County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102-4689

**Re: Request for Administrative Record,  
Board of Supervisors File Nos. 170888, 170963, 171060, 171061, 171281**

Dear Ms. Calvillo:

I write on behalf of my client Hiuyan "Tina" Lam to request the record in the above-numbered proceedings in accordance with California Code of Civil Procedure section 1094.6(c), including:

- The transcript of proceedings;
- All pleadings and submissions by interested parties;
- All notices and orders;
- Any proposed decision by a hearing officer;
- The final decision;
- All admitted exhibits;
- All rejected exhibits in the possession of the Board of Supervisors;
- All written evidence;
- Any other papers related to the above-numbered proceedings.

Angela Calvillo  
December 21, 2017  
Page 2

Although I recognize that most, if not all, of these materials may be publicly available on the Board of Supervisors' website, the law requires that for proceedings involving judicial review of a local agency decision, "[t]he complete record of the proceedings shall be prepared *by the local agency or its commission, board, officer, or agent which made the decision* and shall be delivered to the petitioner within 190 days after he has filed a written request therefor."

Please also provide an estimate of the Board's "actual costs for transcribing or otherwise preparing the record," as my client is prepared to reimburse your office for those costs pursuant to Code of Civil Procedure section 1094.6(c).

Your prompt attention to this request is appreciated.

Sincerely,

Timothy Yoo

Timothy B. Yoo

TBY:rss

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**PROOF OF SERVICE**

**STATE OF CALIFORNIA, COUNTY OF LOS ANGELES**

At the time of service, I was over 18 years of age and not a party to this action. I am employed in the County of Los Angeles, State of California. My business address is 1875 Century Park East, 23rd Floor, Los Angeles, CA 90067-2561.

On December 22, 2017, I served the following document(s) described as **VERIFIED PETITION FOR WRIT OF MANDATE; VERIFICATION; DECLARATION OF RAY S. SEILIE IN SUPPORT THEREOF** on the interested parties in this action as follows:

**SEE ATTACHED SERVICE LIST**

**BY MAIL:** By placing a true copy thereof in sealed envelopes addressed to the parties listed on the attached Service List and causing them to be deposited in the mail at Los Angeles, California. The envelopes were mailed with postage thereon fully prepaid. I am readily familiar with our firm's practice of collection and processing correspondence for mailing. It is deposited with the U.S. Postal Service on that same day in the ordinary course of business. I am aware that on motion of party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing affidavit.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on December 22, 2017, at Los Angeles, California.

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Joannie U. Han-Dressor

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**SERVICE LIST**

*Hiuyan Lam v. Board of Supervisors of the City and County of San Francisco, et al.*

San Francisco Board of Supervisors  
c/o San Francisco Mayor's Office  
City Hall  
1 Dr. Carlton B Goodlett Place, Room 200  
San Francisco, California 94102

San Francisco Office of the Treasurer-Tax  
Collector  
c/o San Francisco Mayor's Office  
City Hall  
1 Dr. Carlton B Goodlett Place, Room 200  
San Francisco, California 94102

San Francisco Office of the Assessor-  
Recorder  
c/o San Francisco Mayor's Office  
City Hall  
1 Dr. Carlton B Goodlett Place, Room 200  
San Francisco, California 94102

Presidio Terrace Association  
c/o Scott Emblidge  
Moscone Emblidge & Otis LLP  
220 Montgomery Street, Suite 2100  
San Francisco, California 94104

## **Mchugh, Eileen (BOS)**

---

**From:** MM <mm\_urizon@yahoo.com>  
**Sent:** Monday, December 11, 2017 11:15 AM  
**To:** Board of Supervisors, (BOS); Lee, Mayor (MYR)  
**Subject:** SF Green Party Supports Midtown Tenants

SF Green Party Resolution in support of Midtown Tenants

The San Francisco Green Party opposes the proposed demolition of existing homes at Midtown Park. In addition, the San Francisco Green Party supports Midtown residents' decision to ask for the removal of Mercy Housing as the City's leaseholder of the property.

In 2007, the San Francisco Board of Supervisors resolved the following guiding principles to afford Midtown residents the opportunity for housing sovereignty: 1) prevent displacement, 2) involve tenants, 3) protect long-term affordability, 4) explore alternative ownership structures, and 5) ensure safe, sanitary, and decent housing. The proposed demolition does not honor this resolution which was passed unanimously by the Board of Supervisors and signed by former Mayor Gavin Newsom. The proposed demolition, in fact, will result in the violation of all of the above guiding principles.

Midtown residents have detailed a problematic relationship with Mercy Housing and as such are aggrieved. Mercy Housing has received these grievances from residents and residents have stated that Mercy Housing has not acted in good faith to address them. These grievances include the following: 1) Reduction of security staff, 2) Creating adverse conditions for seniors—prohibitions from moving to ground-floor apartments, 3) Entering apartments without notice and permission, 4) Unresponsiveness of Mercy on-site manager, 5) Increases in fees for Parking allotment/tow threats, 6) withholding vacant units from seniors and family members on wait-list, 7) "Change of tenancy" threats which would result in rent increases, 8) Deferred maintenance—broken fixtures, mold, improper disposal of renovation debris, 9) failure to keep adequate records, 10) failure to abate nuisance from pests, 11) misuse of property—tenancy by Mercy Housing staff, and 12) harassment—after hours notification/communication.

Midtown was built in response to the razing of the Fillmore—Western Addition in the last Redevelopment era. Residents whose homes were taken by the City using eminent domain were given few relocation options. Midtown Park was one. The last vestiges of the community that was forcibly relocated by Redevelopment remain at Midtown. That community was given assurance that they could buy in and secure their homes for the future. Others have joined them in their endeavor to build and maintain a healthy and vibrant community and work to develop their full potential as such.