

FILE NO: 180542

Petitions and Communications received from May 7, 2018, through May 14, 2018, for reference by the President to Committee considering related matters, or to be ordered filed by the Clerk on May 22, 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 the Office of the Mayor, pursuant to Charter, Section 3.100(18), making the following appointments. Copy: Each Supervisor. (1)

Carmen Chu - Retirement Board - term ending February 20, 2019

Michael Joseph Sullivan - Commission on the Environment -
term ending July 19, 2019

From the Planning Department, submitting an Errata to the Environmental Impact Report for the Central South of Market Area Plan. Copy: Each Supervisor. (2)

From the Recreation and Parks Department, pursuant to Resolution No. 157-99, submitting the FY2017-2018, 3rd quarter Lead Poisoning Prevention report. Copy: Each Supervisor. (3)

From Planning Department, submitting the sixth installment of the City's Housing Balance Report, covering the period from January 1, 2008 through December 31, 2017. Copy: Each Supervisor. (4)

From the Office of the Sheriff, regarding hiring initiatives and separation rates. Copy: Each Supervisor. (5)

From the Mayor's Office of Housing and Community Development, submitting the 2016-2017 Annual Progress Report. Copy: Each Supervisor. (6)

From the Office of the Controller's City Services Auditor Division, submitting a memorandum on the follow up of its recommendations conducted in the third quarter of FY2017-2018. Copy: Each Supervisor. (7)

From the Office of the Controller's City Services Auditor Division, submitting a memo regarding its audit of the Port Commission. Copy: Each Supervisor. (8)

From the Office of the Controller and the Office of the Treasurer and Tax Collector, submitting a joint quarterly review and annual audit of the City's investment fund FY ending June 30, 2017. Copy: Each Supervisor. (9)

From the Office of the Controller City, Performance Unit, submitting a report summarizing the process improvement work conducted in partnership with staff from SF BenefitsNet, the City agency that administers CalFresh. Copy: Each Supervisor. (10)

From the California Fish and Game, pursuant to California Fish and Game Code, submitting notice of regulatory action relative to amending various sections of the California Fish and Game Code. Copy: Each Supervisor. (11)

From Jeffery Wang, Esq., from the Council on American-Islamic Relations regarding the alleged discrimination by a Police Officer. (12)

From Lilian Stielstra, regarding the proposed Green Benefit District. Copy: Each Supervisor. (13)

From Fran Taylor, Co-Chair CC Puede, regarding parking in San Francisco. Copy: Each Supervisor. (14)

From Alan Schein, regarding the Performing Arts and Education Center at City College. Copy: Each Supervisor. (15)

From Ben Hayaishi, regarding construction vehicles blocking the streets. Copy: Each Supervisor. (16)

From Aaron Goodman, regarding Stonestown Galleria. Copy: Each Supervisor. (17)

From Jordan Davis, regarding rent in San Francisco. Copy: Each Supervisor. (18)

From Mark E. Rennie representing Kevin Chi Duong, submitting a Premise to Premise Liquor License request for Ichipub, a bar and karaoke lounge located at 1706 Post Street. Copy: Each Supervisor. (19)

From Al Jazeera International (USA), LLC, regarding the closing of their 118 King location. Copy: Each Supervisor. (20)


From Jay Bradshaw, Director of Organizing Northern California Carpenters Regional Council, regarding the San Francisco Building and Construction Trades Council's proposed ordinance applying the 2016 San Francisco Building Standards Code in its entirety to factory-built housing. Copy: Each Supervisor. (21)

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

Date: May 10, 2018
To: Members, Board of Supervisors
From:  Angela Calvillo, Clerk of the Board
Subject: APPOINTMENT BY THE MAYOR

On May 10, 2018, the Mayor submitted the following appointment package pursuant to Charter, Section 3.100(18):

- **Carmen Chu** - Retirement Board - term ending February 20, 2019

Under the Board's Rules of Order, a Supervisor may request a hearing on an appointment by notifying the Clerk in writing.

Upon receipt of such notice, the Clerk shall refer the appointment to the Rules Committee so that the Board may consider the appointment and act within 30 days of the appointment as provided in Charter, Section 3.100(18).

Please notify me in writing by **5:00 p.m. on Wednesday, May 16, 2018**, if you would like this appointment to be scheduled.

(Attachments)

c: Alisa Somera - Legislative Deputy
Jon Givner - Deputy City Attorney
Andres Power - Mayor's Legislative Liaison

OFFICE OF THE MAYOR
SAN FRANCISCO



MARK E. FARRELL
MAYOR

May 10, 2018

Angela Calvillo
Clerk of the Board, Board of Supervisors
San Francisco City Hall
1 Carlton B. Goodlett Place
San Francisco, CA 94102

2018 MAY 10 PM 2:20
BOARD OF SUPERVISORS
SAN FRANCISCO

Dear Ms. Calvillo,

Pursuant to Section 3.100(18) of the Charter of the City and County of San Francisco, I hereby make the following appointment:

Carmen Chu to the Retirement Board, filling the seat formerly held by Victor Makras, for a term ending February 20, 2019.

I am confident that Ms. Chu, an elector of the City and County, will continue to serve our community well. Attached herein for your reference are her qualifications to serve.

Should you have any questions related to this appointment, please contact my Deputy Chief of Staff, Francis Tsang, at 415-554-6467.

Sincerely,

A handwritten signature in cursive script that reads "Mark E. Farrell".


Mark E. Farrell
Mayor

BOARD of SUPERVISORS



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From:  Angela Calvillo, Clerk of the Board
Subject: APPOINTMENT BY THE MAYOR

On May 10, 2018, the Mayor submitted the following appointment package pursuant to Charter, Section 3.100(18):

- **Michael Joseph Sullivan** - Commission on the Environment - term ending July 19, 2019

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Upon receipt of such notice, the Clerk shall refer the appointment to the Rules Committee so that the Board may consider the appointment and act within 30 days of the appointment as provided in Charter, Section 3.100(18).

Please notify me in writing by **5:00 p.m. on Wednesday, May 16, 2018** if you would like this appointment to be scheduled.

(Attachments)

c: Alisa Somera - Legislative Deputy
Jon Givner - Deputy City Attorney
Andres Power - Mayor's Legislative Liaison

OFFICE OF THE MAYOR
SAN FRANCISCO



MARK E. FARRELL
MAYOR

May 10, 2018

Angela Calvillo
Clerk of the Board, Board of Supervisors
San Francisco City Hall
1 Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Ms. Calvillo,

Pursuant to Section 3.100 (18) of the Charter of the City and County of San Francisco, I hereby make the following appointment:

Michael Joseph Sullivan to the Commission on the Environment for a term ending July 19, 2019, to the seat formerly held by Jacquelyn Omotalade


I am confident that Mr. Sullivan, an elector of the City and County, will serve our community well. Attached are his qualifications to serve, which will demonstrate how this appointment represent the communities of interest, neighborhoods and diverse populations of the City and County of San Francisco.

Should you have any questions related to this appointment, please do not hesitate to contact my Deputy Chief of Staff, Francis Tsang, at 415-554-6467.

Sincerely,

A handwritten signature in cursive script that reads "Mark E. Farrell".

Mark E. Farrell
Mayor

BY  MAY 10 PM 4:30
BOARD OF SUPERVISORS
SAN FRANCISCO

BOS-4



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 9, 2018
TO: Angela Calvillo, Clerk of the Board
FROM: Jessica Range, Planning Department
Elizabeth White, Planning Department
RE: Environmental Impact Report for Case No. 2011.1356E-Central SoMa Plan

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6377

In compliance with San Francisco Administrative Code Section 8.12.5, "Electronic Distribution of Multi-Page Documents," the Planning Department has submitted errata detailing the proposed revisions to the Central SoMa EIR following the publication of the Responses to Comments document on March 28, 2018 in digital form. The first erratum (dated April 5, 2018) was transmitted on April 6, 2018 and second erratum (dated May 9, 2018) is now being submitted. This May 9, 2018 erratum also includes two new appendices to the EIR. Appendix H evaluates the environmental effects of changes to the Central SoMa Plan proposed by legislative sponsors on April 10, 2018 and Appendix I evaluates the environmental effects of additional Plan changes proposed between April 5, 2018 and May 9, 2018, as presented in the Planning Commission packet for consideration on May 3, 2018.

The Responses to Comments document, along with the Draft EIR and errata, will be before the Planning Commission for Final EIR certification on May 10, 2018. Please note that the public review period ended on February 13, 2017.

If you or the supervisors have any questions related to this project's environmental evaluation, please contact Elizabeth White at (415) 575-6813 or at Elizabeth.White@sfgov.org. Thank you.

cc: Aaron Starr

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2018 MAY 10 AM 11:28
BY [Signature]

(2)



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 9, 2018
TO: Planning Commission
FROM: Jessica Range and Elizabeth White, Environmental Planning
RE: Errata to the Environmental Impact Report for the Central South of Market (SoMa) Area Plan
Planning Department Case No. 2011.1356E

1650 Mission St.
Suite 400
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Following publication of the Responses to Comments (RTC) document for the Central South of Market Area (SoMa) Plan Draft Environmental Impact Report (Draft EIR), the Planning Department determined it was necessary to:

- (1) update the Central SoMa Plan Final EIR certification date;
- (2) provide an analysis of changes to the Central SoMa Plan's proposed height and zoning maps for Block 3763, Lots 112 and 113 that was included in substitute legislation introduced on April 10, 2018 by Mayor Farrell and Supervisor Kim;
- (3) clarify the application of Central SoMa Plan EIR mitigation measures to subsequent development projects;
- (4) amend mitigation measures;
- (5) include a list of required approvals for the Housing Sustainability District Ordinance; and
- (6) evaluate a list of recommended and other potential changes to the Central SoMa Plan included in the May 3, 2018 Planning Commission packet to determine whether the EIR adequately analyzes these potential changes in the event decision makers choose to include these changes in the Central SoMa Plan.

This erratum addresses each of these items. Staff-initiated EIR text changes will be incorporated into the Final EIR. New revisions are noted in red with additions noted with double underline and deletions noted in ~~striketrough~~.

1. Central SoMa Plan Final EIR Certification Date

On April 12, 2018, the Planning Commission continued certification of the Final EIR to May 10, 2018. As such, the following revision is made to the exterior and interior RTC cover pages and page RTC-i:

Final EIR Certification Date: ~~April 12, 2018~~ May 10, 2018

Additionally, the following revisions are made to the distribution memoranda accompanying the RTC:

This document, along with the Draft EIR, will be before the Planning Commission for Final EIR certification on ~~April 12, 2018~~ May 10, 2018. The Planning Commission will receive public testimony on the Final EIR certification at the ~~April 12, 2018~~ May 10, 2018, hearing.

These revisions to the Final EIR's certification date do not constitute significant new information that requires recirculation of the EIR under the California Environmental Quality Act (CEQA) (California Public Resources Code section 21092.1) and the CEQA Guidelines (14 California Code of Regulations section 15088.5).

2. Update Central SoMa Plan analysis for Block 3763, Lots 112 and 113

On April 10, 2018 Mayor Farrell and Supervisor Kim introduced substitute legislation implementing the Central SoMa Plan. The Environmental Planning Division of the Planning Department reviewed the substitute legislation and determined that the proposed changes to the zoning and height map for Block 3763 and Lots 112 and 113 require additional analysis to determine whether the proposed changes would result in new significant impacts or impacts of greater severity that were not disclosed in the Draft EIR. The substitute legislation would extend the proposed Central SoMa Mixed Use-Office (CMUO) Use District onto an approximately 7,400-square-foot, irregularly shaped area at the north-easternmost portion of Block 3763, Lot 112. The proposal would also extend a 350-CS Height and Bulk District to encompass the southern portion of this same 7,400-square-foot area (Block 3763, Lot 112), as well as the southern portion of Block 3763, Lot 113, which is an approximately 5,400-square-foot, irregularly shaped parcel, immediately north of Lot 112. EIR Appendix H, attached to this erratum, analyzes these proposed changes and finds that the proposed revisions to the Central SoMa Plan's Use District and Height and Bulk District Maps on Block 3763, Lots 112 and 113, would not result in any new or substantially more-severe significant impacts with respect to aesthetics, wind, or shadow, or any other CEQA topic, than those that were identified in the Draft EIR. However, in light of these proposed changes, the following revisions to the EIR are necessary:

Figure II-3 [Revised] in the RTC has been revised following publication of the RTC to show the zoning now proposed on a portion of Block 3763, Lot 113.

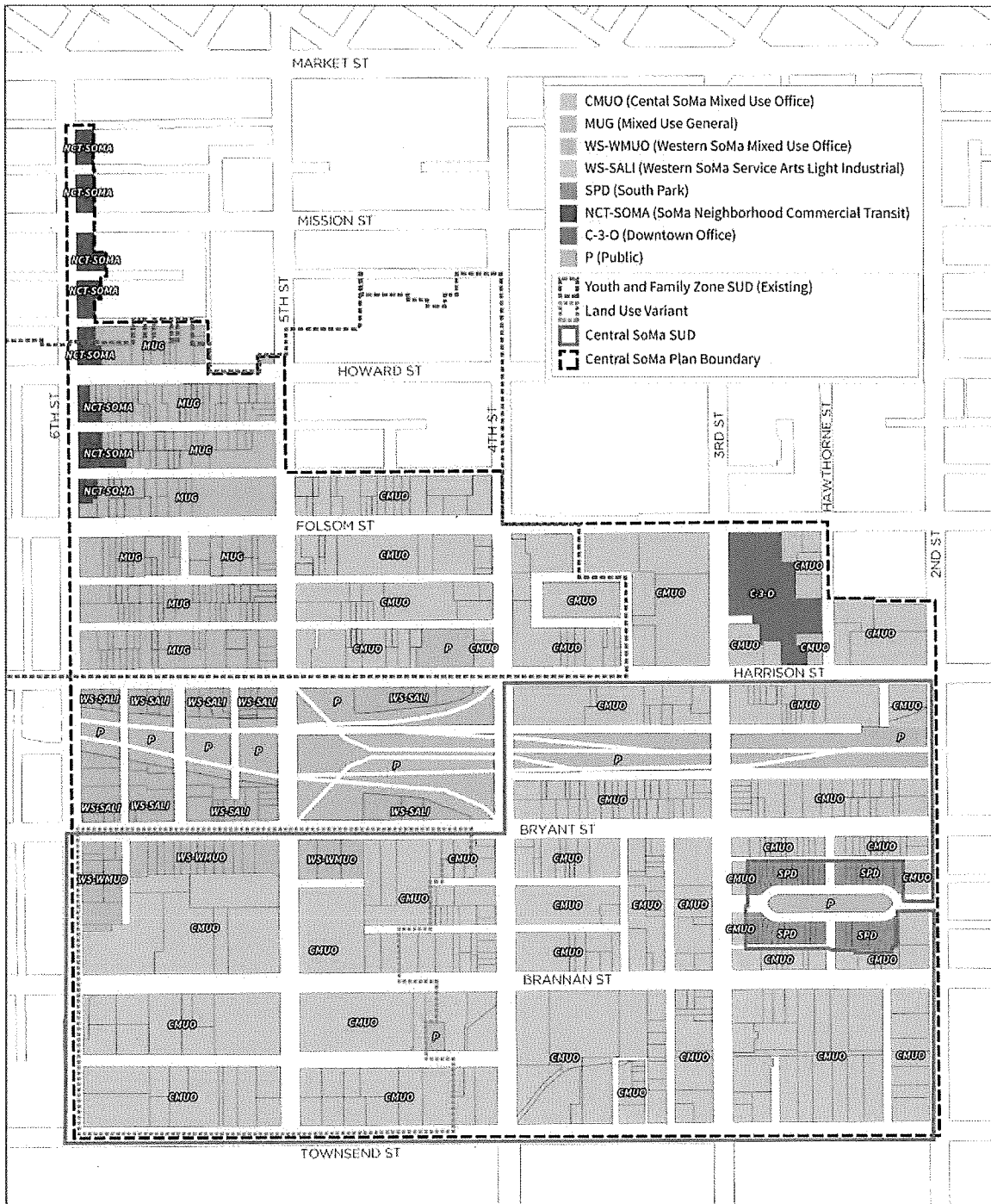
Figure II-7 [Revised] in the RTC has been revised following publication of the RTC to show the heights now proposed on Block 3763, Lot 112 and a portion of Lot 113.

Figure IV.B-19, Mid-Range Visual Simulation: Interstate 80 Westbound: Existing Conditions Plus Plan has been revised following publication of the RTC to show the heights now proposed on Block 3763, Lot 112 and a portion of Lot 113.

Figure IV.H-6 and the December 10 a.m. image in EIR Appendix E have been revised to depict the changes in shadow analysis resulting from the proposed revisions to the Central SoMa Height Map.

These revised figures are presented on the following pages.

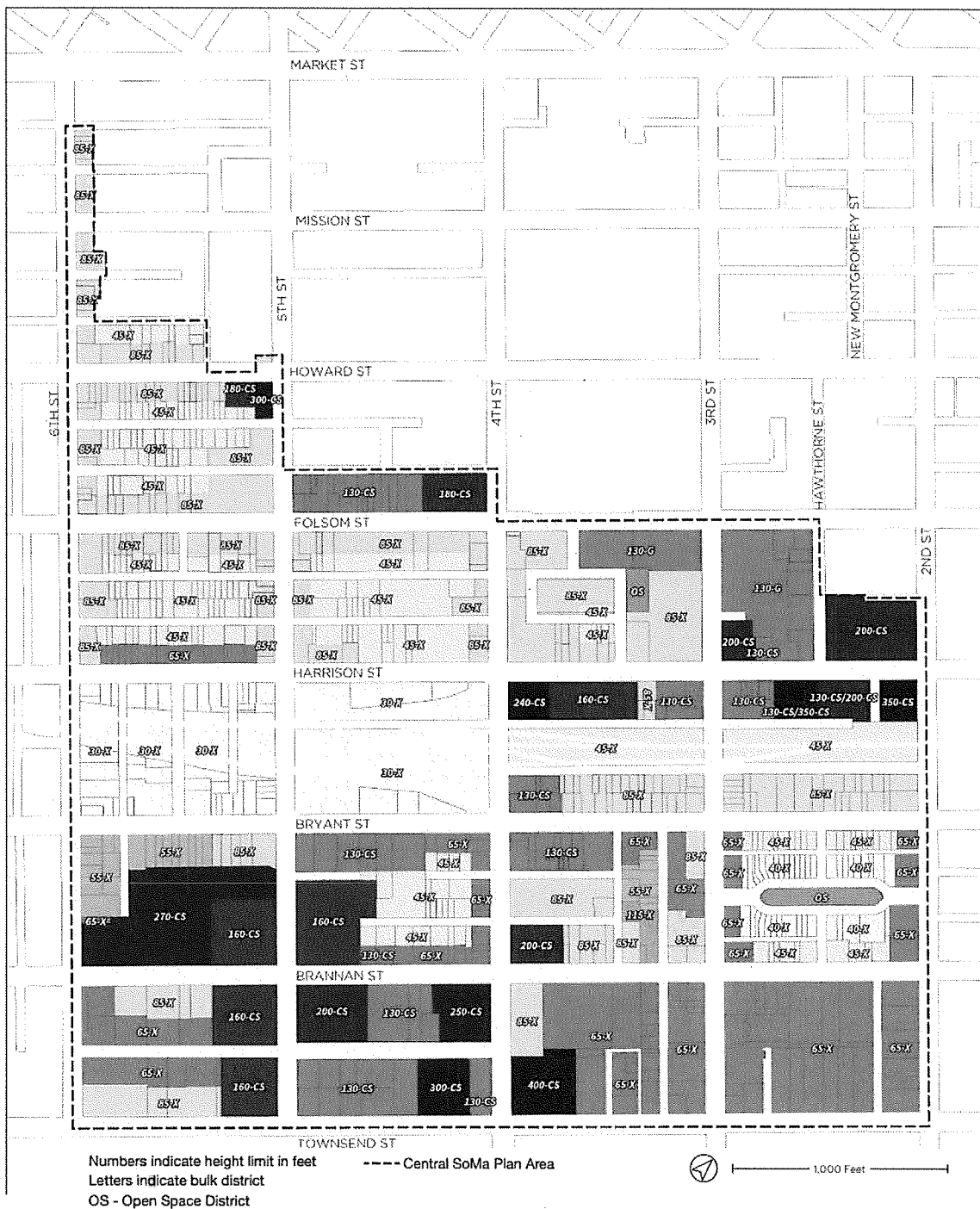
www.sfplanning.org



SOURCE: San Francisco Planning Department

Case No. 2011.1356E: Central SoMa Plan

Figure II-3
Proposed Plan Area Use Districts [Revised]

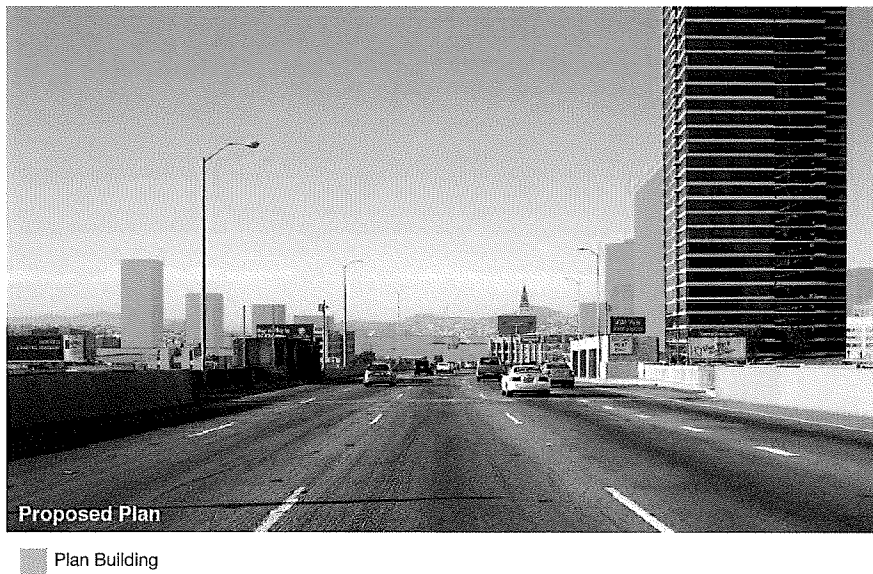


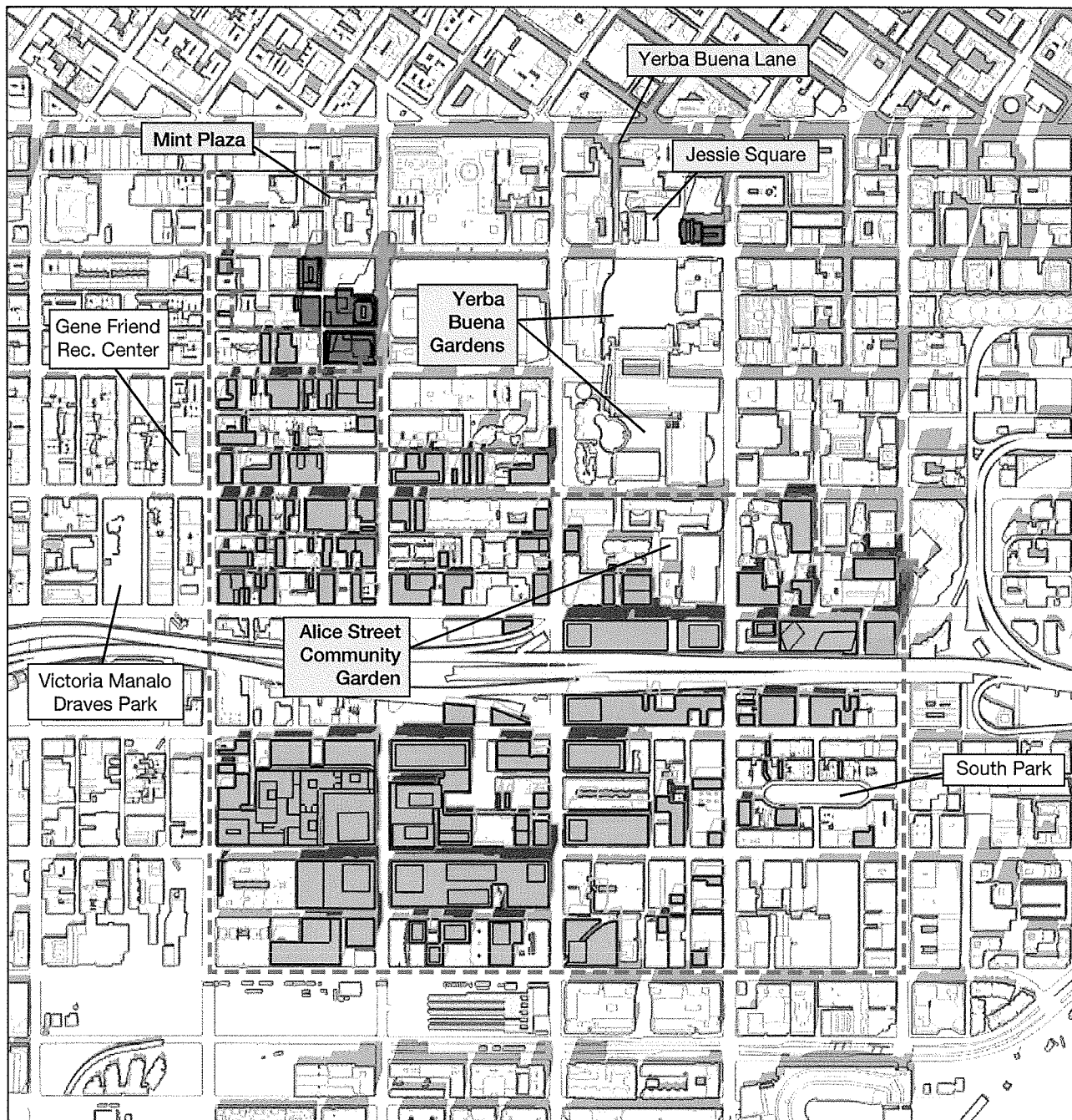
SOURCE: San Francisco Planning Department

Case No. 2011.1356E: Central SoMa Plan

Figure II-7

Proposed Plan Area Height and Bulk Districts [Revised]





--- Plan Area Boundary



OPEN SPACES

- Section 295 Park
- Other Open Space

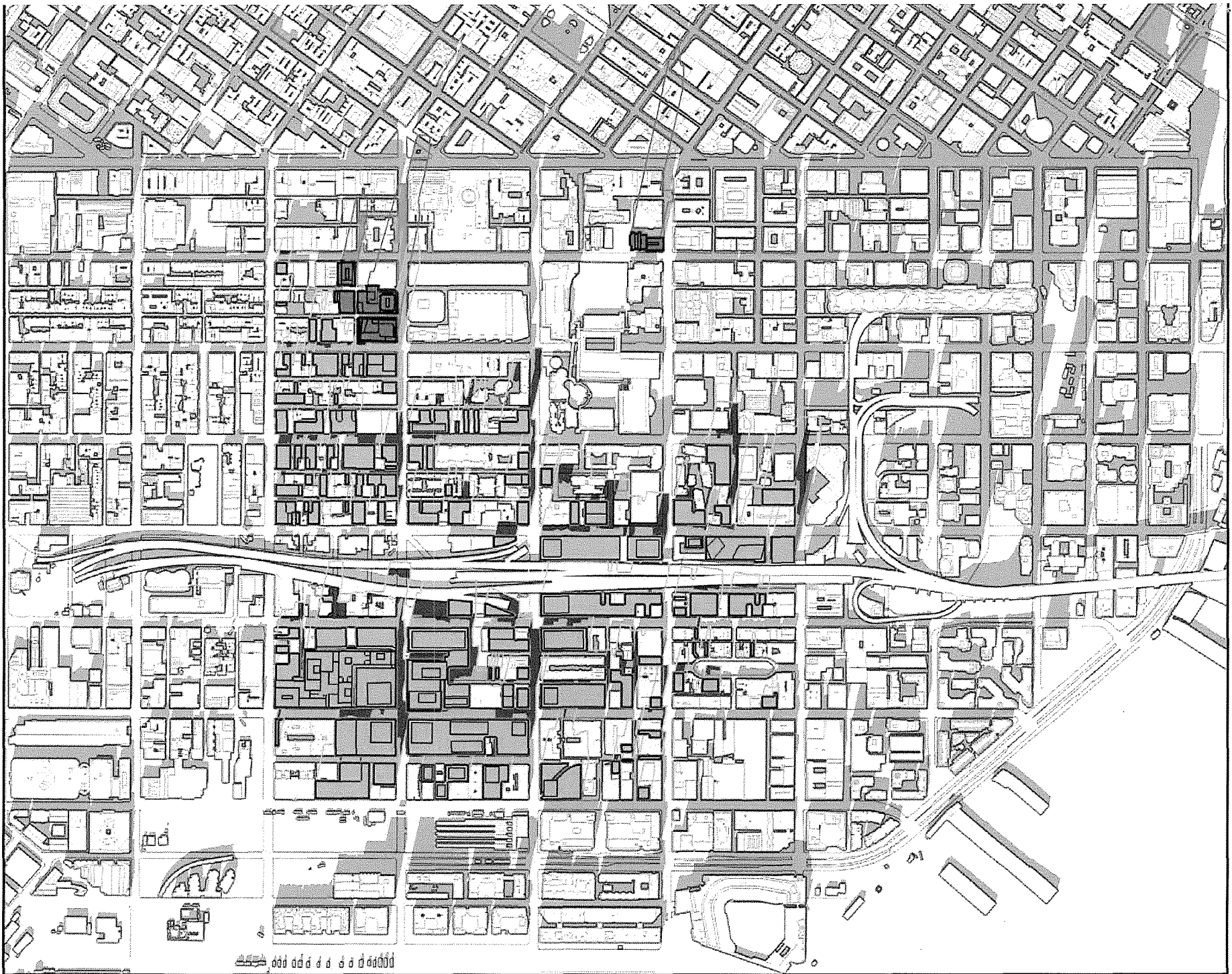
- Potential New Buildings and their Shadows
- Existing Shadows at Ground Level

- Approved New Buildings (5M and 706 Mission) and their Shadows
- Net New Shadows at Ground Level

SOURCE: CADP

Case No. 2011.1356E: Central SoMa Plan

Shadows: September 20 (Fall Equinox) 12:00 noon [Revised]



Central SoMa Plan
December 20 10:00 am

- Proposed New Buildings
- Proposed New Buildings Net New Shadows
- Existing Shadows
- Proposed New Buildings 5M & 706 Mission
- Proposed New Buildings 5M & 706 Mission Net New Shadows



In addition, the following text changes are made to the first paragraph of the wind analysis on page IV.G-13 in the Draft EIR:

Two other new exceedances would occur at the intersection of Fourth and Townsend Streets (#47 and 48), near the southwestern corner of a potential 400-foot-tall building, and five new exceedances would occur near, and south of, the intersection of Second and Harrison Streets (#4, 5, 7, 8, and 14), in proximity to a site at 400 Second Streets that would have height limits permitting ~~three~~ towers at heights of up to 200 feet, 350 feet, ~~and 350 feet~~.

The following text changes are made to the first full paragraph of Draft EIR p. IV.H-38 to reflect the potential change in net new shadow from the proposed height map revision.

New shadow from Plan Area development could cast a small amount of new shadow on the western edge of the POPOS in front of 303 Second Street, across Second Street from the Plan Area, in the mid-afternoon on the solstice. At 10:00 a.m. on the winter solstice in December, new shadow from Plan Area development would be cast eastward onto the 303 Second Street POPOS. On the equinoxes, new shading would begin around noon, and would continue through much of the afternoon, reaching a peak around 2:00 p.m., when about one quarter to one third of the POPOS could be shaded. On the winter solstice, new shading could increase, beginning around 10 a.m. and continuing through most of the afternoon. At its peak, new shading could cover most of the plaza, especially between about noon and 2:00 p.m. By 3:00 p.m. on the winter solstice, most of the plaza is currently shaded. The actual amount of shading would depend on the height and massing of the building projecting its shadow toward this POPOS.

As explained above, Appendix H, attached to this erratum, evaluates the environmental effects of the substitute Central SoMa Plan legislation introduced on April 10, 2018. This document is being included in the EIR as a new Appendix H. Therefore, the following revision is made to the Draft EIR's Table of Contents' list of appendices on Draft EIR page vi:

Appendix H. Central SoMa Plan Draft EIR Revisions Arising from Zoning Changes at Second and Harrison Streets

These revisions to the Draft EIR does not constitute significant new information that requires recirculation of the EIR under CEQA (California Public Resources Code Section 21092.1) and the CEQA Guidelines (14 California Code of Regulations Section 15088.5)

3. Clarification of the Application of EIR Mitigation Measures to Subsequent Development Projects

Subsequent development projects may be required to undergo additional environmental review in accordance with *California Public Resources Code* Section 21083.3 and CEQA Guidelines Section 15183 or *California Public Resources Code* Section 21094.5 and CEQA Guidelines Section 15183.3. That analysis would determine whether Central SoMa EIR mitigation measures apply to a subsequent development project. During that analysis, program-level mitigation measures identified in the Central SoMa EIR may be amended to address the specific characteristics of the subsequent project's impact. To clarify this, the following revision is made to Section I.B.4 on Draft EIR page I-6:

CEQA Guidelines Section 15168(c) states that subsequent activities in the program must be examined in light of the program EIR to determine whether an additional environmental document must be prepared. Thus, this EIR assumes that subsequent development projects in the Plan Area would be subject to environmental review at such time as those projects are proposed. The analysis of subsequent projects would be based on existing conditions at the site and vicinity, at such time a project is proposed, and would take into account any updated information relevant to the environmental analysis of the subsequent project (e.g., changes to the environmental setting or updated growth forecasts, models, etc.). Furthermore, for the environmental analysis of the subsequent project, the Planning Department would identify applicable mitigation measures in this EIR and prepare a project-specific Mitigation, Monitoring, and Reporting Program (MMRP), to reflect the specific characteristics of the subsequent project.

This revision to the Draft EIR does not constitute significant new information that requires recirculation of the EIR under the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21092.1) and the CEQA Guidelines (14 California Code of Regulations Section 15088.5).

4. Amend Mitigation Measures

To clarify the process for mandatory consultation regarding avoidance or minimization of effects on historical resources, the following amendment has been made to EIR Mitigation Measure M-CP-1a (Mitigation M-CP-1a was revised as part of the April 5, 2018 errata to the EIR for the Central SoMa Area Plan):

TABLE S-1 SUMMARY OF IMPACTS OF THE PLAN — IDENTIFIED IN THE EIR [REVISIONS ONLY]

Impact	Level of Significance Before Mitigation	Mitigation and Improvement Measures	Level of Significance After Mitigation
...			
C. Cultural and Paleontological Resources			
Impact CP-1: Development under the Plan would result in the demolition or substantial alteration of individually identified historic architectural resources and/or contributors to a historic district or conservation district located in the Plan Area, including as-yet unidentified resources, a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.	S	<p>* Mitigation Measure M-CP-1a: Mandatory Consultation Regarding Avoidance or Minimization of Effects on Identified Historical Resources. The project sponsor of a subsequent development project in the Plan Area shall consult with the Planning Department's Preservation staff at the time of submittal of an <u>environmental evaluation application or consolidated development application</u> to determine whether there are feasible means to redesign or otherwise revise the project to avoid a substantial significant adverse change in the significance of an effects on historic architectural resource(s) (including historic districts), whether previously identified or identified as part of the project's historical resources analysis. <u>Pursuant to CEQA Guidelines Section 15064.5(b), "[s]ubstantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired."</u> If avoidance is not feasible, the project sponsor shall <u>consult with Planning Department staff to determine whether there are feasible means to seek feasible means to reduce effects on historic architectural resource(s) to the maximum extent feasible, a less than significant level.</u> <u>Avoidance and minimization measures shall seek to retain the resource's character-defining features, and may include, but are not limited to: retention of character-defining features, building setbacks, salvage, or adaptive reuse.</u> <u>In evaluating the feasibility of avoidance or reduction of effects, the Planning Department shall consider whether avoidance or reduction can be accomplished successfully within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors, along with the Central SoMa Plan policies and project objectives. The applicability of each factor would vary from project to project, and would be determined by staff on a case-by-case basis.</u> with the significance of the impact to be judged based on whether the proposed project would materially impair the resource as defined in CEQA Guidelines Section 15064.5(b).</p> <p><u>Should Planning Department staff determine through the consultation process that avoidance or reduction of effects on historic architectural resources is Mitigation Measure M-CP-1a be determined to be infeasible, Measures M-CP-1b, M-CP-1c, M-CP-1d, and/or M-CP-1e, shall be applicable based on the specific circumstances of the project in question. CEQA Guidelines Section 15364 defines "feasible" as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors."</u> <u>The applicability of each factor would vary from project to project, and would be determined by staff on a case-by-case basis.</u></p> <p>...</p>	SUM

The following revisions are made to RTC page 455:

On Draft EIR p.IV.C-58, Mitigation Measure M-CP-1a has been revised as follows to clarify guidance with regard to avoiding or minimizing effects on historical impacts:

Mitigation Measure M-CP-1a: Mandatory Consultation Regarding Avoidance or Minimization of Effects on Identified Historical Resources. The project sponsor of a subsequent development project in the Plan Area shall consult with the Planning Department's Preservation staff at the time of submittal of an environmental evaluation application or consolidated development application to determine whether there are feasible means to ~~redesign or otherwise revise the project to avoid a substantial significant adverse change in the significance of an effects on~~ historic architectural resource(s) (including historic districts), whether previously identified or identified as part of the project's historical resources analysis. Pursuant to CEQA Guidelines Section 15064.5(b), "[s]ubstantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired." If avoidance is not feasible, the project sponsor shall consult with Planning Department staff to determine whether there are feasible means to seek feasible means to reduce effects on historic architectural resource(s) to the maximum extent feasible, a less than significant level. Avoidance and minimization measures shall seek to retain the resource's character-defining features, and may include, but are not limited to: retention of character-defining features, building setbacks, salvage, or adaptive reuse. In evaluating the feasibility of avoidance or reduction of effects, the Planning Department shall consider whether avoidance or reduction can be accomplished successfully within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors, along with the Central SoMa Plan policies and project objectives. The applicability of each factor would vary from project to project, and would be determined by staff on a case-by-case basis. ~~with the significance of the impact to be judged based on whether the proposed project would materially impair the resource as defined in CEQA Guidelines Section 15064.5(b).~~

Should Planning Department staff determine through the consultation process that avoidance or reduction of effects on historic architectural resources is Mitigation Measure M-CP-1a be determined to be infeasible, Measures M-CP-1b, M-CP-1c, M-CP-1d, and/or M-CP-1e, shall be applicable, based on the specific circumstances of the project in question. CEQA Guidelines Section 15364 defines "feasible" as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." The applicability of each factor would vary from project to project, and would be determined by staff on a case-by-case basis.

To further reduce the significant and unavoidable transit impact identified in the EIR, the following amendments are made to EIR Mitigation Measure M-TR-3a in Table S-1, Summary of Impacts of the Plan-Identified in the EIR.

TABLE S-1 SUMMARY OF IMPACTS OF THE PLAN—IDENTIFIED IN THE EIR [REVISIONS ONLY]

Impact	Level of Significance Before Mitigation	Mitigation and Improvement Measures	Level of Significance After Mitigation
...			
D. Transportation and Circulation			
<p>Impact TR-3: Development under the Plan, including the proposed open space improvements and street network changes, would result in a substantial increase in transit demand that would not be accommodated by local transit capacity, and would cause a substantial increase in delays resulting in adverse impacts on local and regional transit routes.</p>	S	<p>Mitigation Measure M-TR-3a: Transit Enhancements. The following are City and County <u>and sponsors of subsequent development projects</u> actions that could reduce the transit impacts associated with implementation of the Central SoMa Plan.</p> <p><i>Enhanced Transit Funding.</i> To accommodate project transit demand, the SFMTA, and other City agencies and departments as appropriate, shall seek sufficient operating and capital funding, including through the following measures:</p> <ul style="list-style-type: none"> • Establish fee-based sources of revenue. • Establish a congestion-charge scheme for downtown San Francisco, with all or a portion of the revenue collected going to support improved local and regional transit service on routes that serve Downtown and the Central SoMa Plan Area. • Area Plan funding for transit enhancements. <p><i>Transit Corridor Improvement Review.</i> During the design phase, the SFMTA shall review each street network project that contains portions of Muni transit routes where significant transit delay impacts have been identified (routes 8 Bayshore, 8AX Bayshore Express, 8BX Bayshore Express, 10 Townsend, 14 Mission, 14R Mission Rapid, 27 Bryant, 30 Stockton, 45 Union-Stockton, and 47 Van Ness). Through this review, SFMTA shall incorporate feasible street network design modifications that would meet the performance criteria of maintaining accessible transit service, enhancing transit service times, and offsetting transit delay. Such features could include, but shall not be limited to, transit-only lanes, transit signal priority, queue jumps, stop consolidation, limited or express service, corner or sidewalk bulbs, and transit boarding islands, as determined by the SFMTA, to enhance transit service times and offset transit delay. Any subsequent changes to the street network designs shall be subject to a similar review process.</p> <p><i>Transit Accessibility.</i> To enhance transit accessibility, the Planning Department and the SFMTA shall establish a coordinated planning process to link land use planning and development in Central SoMa to transit and other sustainable mode planning. This shall be achieved through some or all of the following measures:</p> <ul style="list-style-type: none"> • Implement recommendations of the <i>Better Streets Plan</i> that are designed to make the pedestrian environment safer and more comfortable for walk trips throughout the day, especially in areas where sidewalks and other realms of the pedestrian environment are notably unattractive and intimidating for pedestrians and discourage walking as a primary means of circulation. This includes traffic calming strategies in areas with fast-moving, one-way traffic, long blocks, narrow sidewalks and tow-away lanes, as may be found in much of the Central SoMa area. • Implement building design features that promote primary access to buildings from transit stops and pedestrian areas, and discourage the location of primary access points to buildings through parking lots and other auto-oriented entryways. 	SUM

TABLE S-1 SUMMARY OF IMPACTS OF THE PLAN—IDENTIFIED IN THE EIR [REVISIONS ONLY]

Impact	Level of Significance Before Mitigation	Mitigation and Improvement Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> Develop Central SoMa transportation implementation programs that manage and direct resources brought in through pricing programs and development-based fee assessments, as outlined above, to further the multimodal implementation and maintenance of these transportation improvements. <u>Sponsors of development projects with off-street vehicular parking facilities with 20 or more vehicular parking spaces shall ensure that recurring vehicle queues do not substantially affect public transit operations on the public right-of-way near the off-street vehicular parking facility. A vehicle queue is defined as one or more vehicles (destined to the parking facility) blocking any portion of any public street, alley or sidewalk for a consecutive period of three minutes or longer on a daily or weekly basis.</u> <p><u>If a recurring queue occurs, the owner/operator of the parking facility shall employ abatement methods as needed to abate the queue. Appropriate abatement methods will vary depending on the characteristics and causes of the recurring queue, as well as the characteristics of the parking facility, the street(s) to which the facility connects, and the associated land uses (if applicable).</u></p> <p><u>Suggested abatement methods include but are not limited to the following: redesign of facility to improve vehicle circulation and/or onsite queue capacity; employment of parking attendants; installation of LOT FULL signs with active management by parking attendants; use of valet parking or other space-efficient parking techniques; use of off-site parking facilities or shared parking with nearby uses; use of parking occupancy sensors and signage directing drivers to available spaces; transportation demand management strategies such as those listed in the San Francisco Planning Code TDM Program.</u></p> <p><u>If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department shall notify the property owner in writing. Upon request, the owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant shall prepare a monitoring report to be submitted to the Department for review. If the Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.</u></p> <p><i>Muni Storage and Maintenance.</i> To ensure that Muni is able to service additional transit vehicles needed to serve increased demand generated by development in Central SoMa, the SFMTA shall provide maintenance and storage facilities.</p>	

Similarly, on Draft EIR p. IV.D-54, Mitigation Measure M-TR-3a has been amended as follows:

Mitigation Measure M-TR-3a: Transit Enhancements. The following are City and County and sponsors of subsequent development projects actions that could reduce the transit impacts associated with implementation of the Central SoMa Plan.

Enhanced Transit Funding. To accommodate project transit demand, the SFMTA, and other City agencies and departments as appropriate, shall seek sufficient operating and capital funding, including through the following measures:

- Establish fee-based sources of revenue.
- Establish a congestion-charge scheme for downtown San Francisco, with all or a portion of the revenue collected going to support improved local and regional transit service on routes that serve Downtown and the Central SoMa Plan Area.
- Area Plan funding for transit enhancements.

Transit Corridor Improvement Review. During the design phase, the SFMTA shall review each street network project that contains portions of Muni transit routes where significant transit delay impacts have been identified (routes 8 Bayshore, 8AX Bayshore Express, 8BX Bayshore Express, 10 Townsend, 14 Mission, 14R Mission Rapid, 27 Bryant, 30 Stockton, 45 Union-Stockton, and 47 Van Ness). Through this review, SFMTA shall incorporate feasible street network design modifications that would meet the performance criteria of maintaining accessible transit service, enhancing transit service times, and offsetting transit delay. Such features could include, but shall not be limited to, transit-only lanes, transit signal priority, queue jumps, stop consolidation, limited or express service, corner or sidewalk bulbs, and transit boarding islands, as determined by the SFMTA, to enhance transit service times and offset transit delay. Any subsequent changes to the street network designs shall be subject to a similar review process.

Transit Accessibility. To enhance transit accessibility, the Planning Department and the SFMTA shall establish a coordinated planning process to link land use planning and development in Central SoMa to transit and other sustainable mode planning. This shall be achieved through some or all of the following measures:

- Implement recommendations of the *Better Streets Plan* that are designed to make the pedestrian environment safer and more comfortable for walk trips throughout the day, especially in areas where sidewalks and other realms of the pedestrian environment are notably unattractive and intimidating for pedestrians and discourage walking as a primary means of circulation. This includes traffic calming strategies in areas with fast-moving, one-way traffic, long blocks, narrow sidewalks and tow-away lanes, as may be found in much of the Central SoMa area.
- Implement building design features that promote primary access to buildings from transit stops and pedestrian areas, and discourage the location of primary access points to buildings through parking lots and other auto-oriented entryways.

- Develop Central SoMa transportation implementation programs that manage and direct resources brought in through pricing programs and development-based fee assessments, as outlined above, to further the multimodal implementation and maintenance of these transportation improvements.
- Sponsors of development projects with off-street vehicular parking facilities with 20 or more vehicular parking spaces shall ensure that recurring vehicle queues do not substantially affect public transit operations on the public right-of-way near the off-street vehicular parking facility. A vehicle queue is defined as one or more vehicles (destined to the parking facility) blocking any portion of any public street, alley or sidewalk for a consecutive period of three minutes or longer on a daily or weekly basis.

If a recurring queue occurs, the owner/operator of the parking facility shall employ abatement methods as needed to abate the queue. Appropriate abatement methods will vary depending on the characteristics and causes of the recurring queue, as well as the characteristics of the parking facility, the street(s) to which the facility connects, and the associated land uses (if applicable).

Suggested abatement methods include but are not limited to the following: redesign of facility to improve vehicle circulation and/or onsite queue capacity; employment of parking attendants; installation of LOT FULL signs with active management by parking attendants; use of valet parking or other space-efficient parking techniques; use of off-site parking facilities or shared parking with nearby uses; use of parking occupancy sensors and signage directing drivers to available spaces; transportation demand management strategies such as those listed in the San Francisco Planning Code TDM Program.

If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department shall notify the property owner in writing. Upon request, the owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant shall prepare a monitoring report to be submitted to the Department for review. If the Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.

Muni Storage and Maintenance. To ensure that Muni is able to service additional transit vehicles needed to serve increased demand generated by development in Central SoMa, the SFMTA shall provide maintenance and storage facilities.

Additionally, to further reduce the significant and unavoidable loading impact identified in the EIR, the following amendments are made to Mitigation Measure M-TR-6b in Table S-1, Summary of Impacts of the Plan-Identified in the EIR.

TABLE S-1 SUMMARY OF IMPACTS OF THE PLAN—IDENTIFIED IN THE EIR [REVISIONS ONLY]

Impact	Level of Significance Before Mitigation	Mitigation and Improvement Measures	Level of Significance After Mitigation
...			
D. Transportation and Circulation			
Impact TR-6: Development under the Plan, including the proposed open space improvements and street network changes, would result in an increased demand of on-street commercial and passenger loading and a reduction in on-street commercial loading supply such that the loading demand during the peak hour of loading activities would not be accommodated within on-street loading supply, would impact existing passenger loading/unloading zones, and may create hazardous conditions or significant delay that may affect transit, other vehicles, bicycles, or pedestrians.	S	<p>Mitigation Measure M-TR-6b: Accommodation of On-Street Commercial Loading Spaces and Passenger Loading/Unloading Zones.</p> <p>The SFMTA shall develop a curb management strategy (strategy) for Central SoMa or within proximity of the street network changes that articulates curb use priorities for different types of streets, while safely managing loading demands. This strategy should guide the approach to any affected commercial and passenger loading/unloading zones (loading zones) during any City agency's development of detailed plans for each segment of the proposed street network changes. Replacement of loading zones will be considered, to the extent feasible.</p> <p>The SFMTA and the Planning Department shall <u>should</u> develop protocols for ongoing assessment of commercial and passenger loading needs on the affected streets, and for review of new development projects along the affected street segments to identify needed changes to the street network design (e.g., when a new driveway to a development site is required), or need for additional on-street commercial and passenger loading spaces.</p> <p><u>Sponsors of development projects that provide more than 100,000 square feet of residential or commercial uses with frontages along a public right-of-way identified on the High Injury Network, with an existing or proposed bicycle facility, or a public right-of-way that includes public transit operations, shall develop a Passenger Loading Plan. The plan shall address passenger loading activities and related queueing effects associated with for-hire services (including taxis and Transportation Network Companies) and vanpool services, as applicable. Elements of this Passenger Loading Plan may include but would not be limited to the following measures:</u></p> <ul style="list-style-type: none"> <u>Coordination with for-hire vehicle companies to request passenger loading zones are incorporated into companies' mobile app device to better guide passengers and drivers where to pick up or drop off.</u> <u>Designated on-site and on-street loading zones that are clearly marked with adequate signage to permit passenger loading space and allow no other vehicles to stop/park for any duration of time. For these zones, set specific time limits restricting vehicles to stop/park over a certain period of time (e.g., three minutes) and alert passengers that their driver will depart/arrive within the allotted timeframe.</u> <u>Notifications and information to visitors and employees about passenger loading activities and operations, including detailed information on vanpool services and locations of pick-up/drop-off of for-hire services.</u> <u>Detailed roles and responsibilities for managing and monitoring the passenger loading zone(s) and properly enforcing any passenger vehicles that are in violation (e.g., blocking bicycle lane, blocking a driveway, etc.).</u> <p><u>The plan shall be reviewed and approved by the Environmental Review Officer or designee of the Planning Department and the Sustainable Streets Director or designee of the SFMTA. The plan shall be evaluated by</u></p>	SUM

TABLE S-1 SUMMARY OF IMPACTS OF THE PLAN—IDENTIFIED IN THE EIR [REVISIONS ONLY]

Impact	Level of Significance Before Mitigation	Mitigation and Improvement Measures	Level of Significance After Mitigation
		<u>a qualified transportation professional, retained by the Project Sponsor after a building(s) reaches 50% occupancy and once a year going forward until such time that the SFMTA determines that the evaluation is no longer necessary or could be done at less frequent intervals. The content of the evaluation report shall be determined by SFMTA staff, in consultation with the Planning Department, and generally shall include an assessment of on-street loading conditions, including actual loading demand, loading operation observations, and an assessment of how the project meets this mitigation measure. The evaluation report may be folded into other mitigation measure reporting obligations. If ongoing conflicts are occurring based on the assessment, the evaluation report shall put forth additional measures to address ongoing conflicts associated with loading operations. The evaluation report shall be reviewed by SFMTA staff, which shall make the final determination whether ongoing conflicts are occurring. In the event that ongoing conflicts are occurring, the above plan requirements may be altered (e.g., the hour and day restrictions listed above, number of loading vehicle operations permitted during certain hours listed above).</u>	

Similarly, on Draft EIR p. IV.D-54, Mitigation Measure M-TR-6b has been amended as follows:

Mitigation Measure M-TR-6b: Accommodation of On-Street Commercial Loading Spaces and Passenger Loading/Unloading Zones.

The SFMTA shall develop a curb management strategy (strategy) for Central SoMa or within proximity of the street network changes that articulates curb use priorities for different types of streets, while safely managing loading demands. This strategy should guide the approach to any affected commercial and passenger loading/unloading zones (loading zones) during any City agency's development of detailed plans for each segment of the proposed street network changes. Replacement of loading zones will be considered, to the extent feasible.

The SFMTA and the Planning Department ~~shall~~ should develop protocols for ongoing assessment of commercial and passenger loading needs on the affected streets, and for review of new development projects along the affected street segments to identify needed changes to the street network design (e.g., when a new driveway to a development site is required), or need for additional on-street commercial and passenger loading spaces.

Sponsors of development projects that provide more than 100,000 square feet of residential or commercial uses with frontages along a public right-of-way identified on the High Injury Network, with an existing or proposed bicycle facility, or a public right-of-way that includes public transit operations, shall develop a Passenger Loading Plan. The plan shall address passenger loading activities and related queueing effects associated with for-hire services (including taxis, and Transportation Network Companies) and vanpool services, as applicable. Elements of this Passenger Loading Plan may include but would not be limited to the following measures:

- Coordination with for-hire vehicle companies to request passenger loading zones are incorporated into companies' mobile app device to better guide passengers and drivers where to pick up or drop off.
- Designated on-site and on-street loading zones that are clearly marked with adequate signage to permit passenger loading space and allow no other vehicles to stop/park for any duration of time. For these zones, set specific time limits restricting vehicles to stop/park over a certain period of time (e.g., three minutes) and alert passengers that their driver will depart/arrive within the allotted timeframe.
- Notifications and information to visitors and employees about passenger loading activities and operations, including detailed information on vanpool services and locations of pick-up/drop-off of for-hire services.
- Detailed roles and responsibilities for managing and monitoring the passenger loading zone(s) and properly enforcing any passenger vehicles that are in violation (e.g., blocking bicycle lane, blocking a driveway, etc.).

The plan shall be reviewed and approved by the Environmental Review Officer or designee of the Planning Department and the Sustainable Streets Director or designee of the SFMTA. The plan shall be evaluated by a qualified transportation professional, retained by the Project Sponsor after a building(s) reaches 50% occupancy and once a year going forward until such time that the SFMTA determines that the evaluation is no longer necessary or

could be done at less frequent intervals. The content of the evaluation report shall be determined by SFMTA staff, in consultation with the Planning Department, and generally shall include an assessment of on-street loading conditions, including actual loading demand, loading operation observations, and an assessment of how the project meets this mitigation measure. The evaluation report may be folded into other mitigation measure reporting obligations. If ongoing conflicts are occurring based on the assessment, the plan report shall put forth additional measures to address ongoing conflicts associated with loading operations. The evaluation report shall be reviewed by SFMTA staff, which shall make the final determination whether ongoing conflicts are occurring. In the event that ongoing conflicts are occurring, the above plan requirements may be altered (e.g., the hour and day restrictions listed above, number of loading vehicle operations permitted during certain hours listed above).

These amendments to the Final EIR mitigation measures do not constitute significant new information that requires recirculation of the EIR under CEQA (California Public Resources Code Section 21092.1) and the CEQA Guidelines (14 California Code of Regulations Section 15088.5).

5. List of Approvals Required for the Housing Sustainability District Ordinance

The following approval has been added to Section II.E Approvals Required in Draft EIR, page II-45:

II.E Approvals Required

Approval and implementation of the final Central SoMa Plan would require the following actions. (Approving bodies are identifies in italics.) Specific and detailed actions would be determined as the Plan is developed.

- Approval of the Housing Sustainability District, which would consist of the following actions:
 - San Francisco Planning Commission: (1) Certify the EIR and (2) recommend planning code text amendments to the San Francisco Board of Supervisors
 - San Francisco Board of Supervisors: (1) Approve planning code text and (2) adopt an ordinance amending the planning code to designate portions, or all of the Central SoMa Plan area, as a Housing Sustainability District.

6. Evaluation of Potential Changes to the Central SoMa Plan Included in the May 3, 2018 Planning Commission Packet

The May 3, 2018 Planning Commission packet includes a list of "Changes since Introduction" (Exhibits II.6, III.5, IV.4, and V.4), recommended modifications to the Planning Code (contained in Exhibit III.1) and "Issues for Consideration" (contained in Exhibits III.6, IV.5, and V.5). The Environmental Planning Division reviewed these items and determined that, apart from the following item, the changes merely clarify or make corrections to the current proposal, or would not result in environmental effects beyond that analyzed in the EIR.

Item not covered in the EIR analysis: Setting the maximum development capacity at each site to the amount listed in the Key Development Sites Guidelines, rather than the formula provided.

Rationale: The proposed Planning Code formula (Section 263.32(c)(1)) setting development capacity for the key sites was developed to ensure that development on key sites do not exceed the growth projected under the EIR. It is unclear how setting maximum development capacity according to the

Key Development Sites Guidelines would affect the overall growth anticipated and evaluated in the EIR. More information regarding the effects of this proposal on the Plan's anticipated growth projections would be required before the Commission adopt this proposal in order to assess whether the environmental effects of the proposal are adequately addressed in the EIR. Furthermore, the Planning Department staff do not recommend the Central SoMa Plan be amended to incorporate this request.

In addition, as further explained in EIR Appendix I (attached), Planning Department staff recommend a modification to the Plan to allow for limited grandfathering of the Planning Department's TDM requirements in Central SoMa. As explained in Appendix I, should the Planning Commission choose to adopt this recommendation, they would need to amend Mitigation Measure M-NO-1a in the EIR to align with this policy directive in the CEQA findings.

An analysis of the remaining Plan Changes since Introduction and Issues for Consideration, as set forth in the May 3, 2018 Planning Commission packet, are included in Appendix I, attached. This analysis finds that these potential changes to the Central SoMa Plan have been adequately analyzed in the EIR and any amendments to the Central SoMa Plan, apart from that discussed above related to the allowable development on Key Sites, to incorporate these potential changes would not result in any changes to the EIR analysis and would not constitute significant new information that requires recirculation of the EIR under the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21092.1) and the CEQA Guidelines (14 California Code of Regulations Section 15088.5). This document is being included in the EIR as a new Appendix I. Therefore, the following revision is made to the Draft EIR's Table of Contents' list of appendices on Draft EIR page vi:

Appendix I. Analysis of Environmental Effects of Potential Changes Presented May 9, 2018 for the Central South of Market (SoMa) Plan

Enclosures:

Appendix H. Central SoMa Plan Draft EIR Revisions Arising from Zoning Changes at Second and Harrison Streets

Appendix I. Analysis of Environmental Effects of Potential Changes Presented May 9, 2018 for the Central South of Market (SoMa) Plan



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Appendix H

memorandum

date May 2, 2018

to Jessica Range and Liz White, Environmental Planning

from Karl Heisler and Eryn Brennan

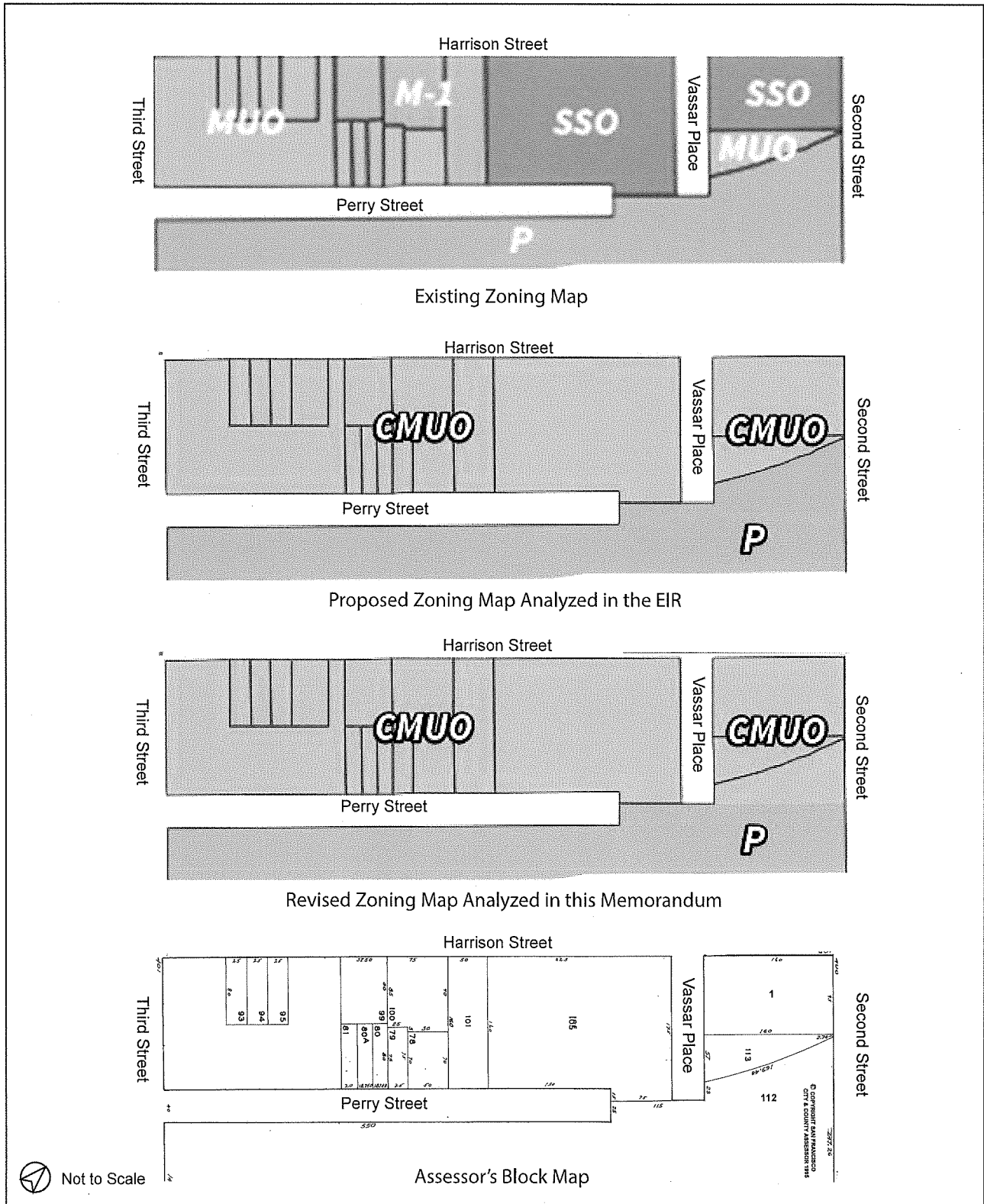
subject Central SoMa Plan EIR Revisions Arising From Zoning Changes at Second and Harrison Streets

This memorandum evaluates changes in impacts that would result from a proposal by the Planning Department to alter the proposed Use District Map and Height and Bulk District Map (also referred to as “zoning maps”) from those analyzed in the Central SoMa Plan Environmental Impact Report (EIR)¹ for a small portion of the block bounded by Harrison, Second, Bryant, and Third Streets. Specifically, the proposal entails extending a Central SoMa Mixed Use-Office (CMUO) Use District onto an approximately 7,400-square-foot, irregularly shaped area at the north-easternmost portion of Block 3763, Lot 112. This area has approximately 77 feet of frontage on the west side of Second Street between Harrison and Bryant Streets, and tapers in a curve to 23 feet of frontage on Vassar Place, a mid-block, dead-end street that extends south from Harrison Street west of Second Street. The proposal would also extend a 350-CS Height and Bulk District to encompass the southern portion of this same 7,400-square-foot area (Block 3763, Lot 112), as well as the southwestern portion of Block 3763, Lot 113, which is an approximately 5,400-square-foot, irregularly shaped parcel immediately north of Lot 112. The net result of these changes for this 12,800-square-foot area would be to create a rectangular lot at the southwest corner of Second and Harrison streets with uniform zoning as to both use district and height and bulk district. The 160-by-175-foot parcel would total 28,000 square feet (0.64 acres) and would be entirely within a CMUO Use District and a 350-CS Height and Bulk District.

Currently, Lot 113 is in a Mixed-Use Office (MUO) Use District, while the northeastern portion of Lot 112 is in a Public (P) Use District as a result of its former use as California Department of Transportation (Caltrans) right-of-way.² The Plan, as analyzed in the EIR, proposed to rezone Lot 113 to CMUO and make no change to the northeastern portion of Lot 112, now also proposed as CMUO. Lot 113 is currently within an 85-X Height and Bulk District and the northeastern portion of Lot 112 is within a 45-X Height and Bulk District. The EIR evaluated the southern approximately 60 percent of the 12,800-square-foot area as a 200-CS Height and Bulk District, while the northern part of the area was evaluated as a 350-CS Height and Bulk District. See **Figure 1, Existing, Proposed, and Revised Use District Map for Block 3763**, and **Figure 2, Existing, Proposed, and**

¹ The Central SoMa Plan EIR consists of the Draft EIR, the Responses to Comments (RTC), and all errata issued by the San Francisco Planning Department following the publication of the RTC. All documents are available for review at: <http://sf-planning.org/central-soma-plan-environmental-review>.

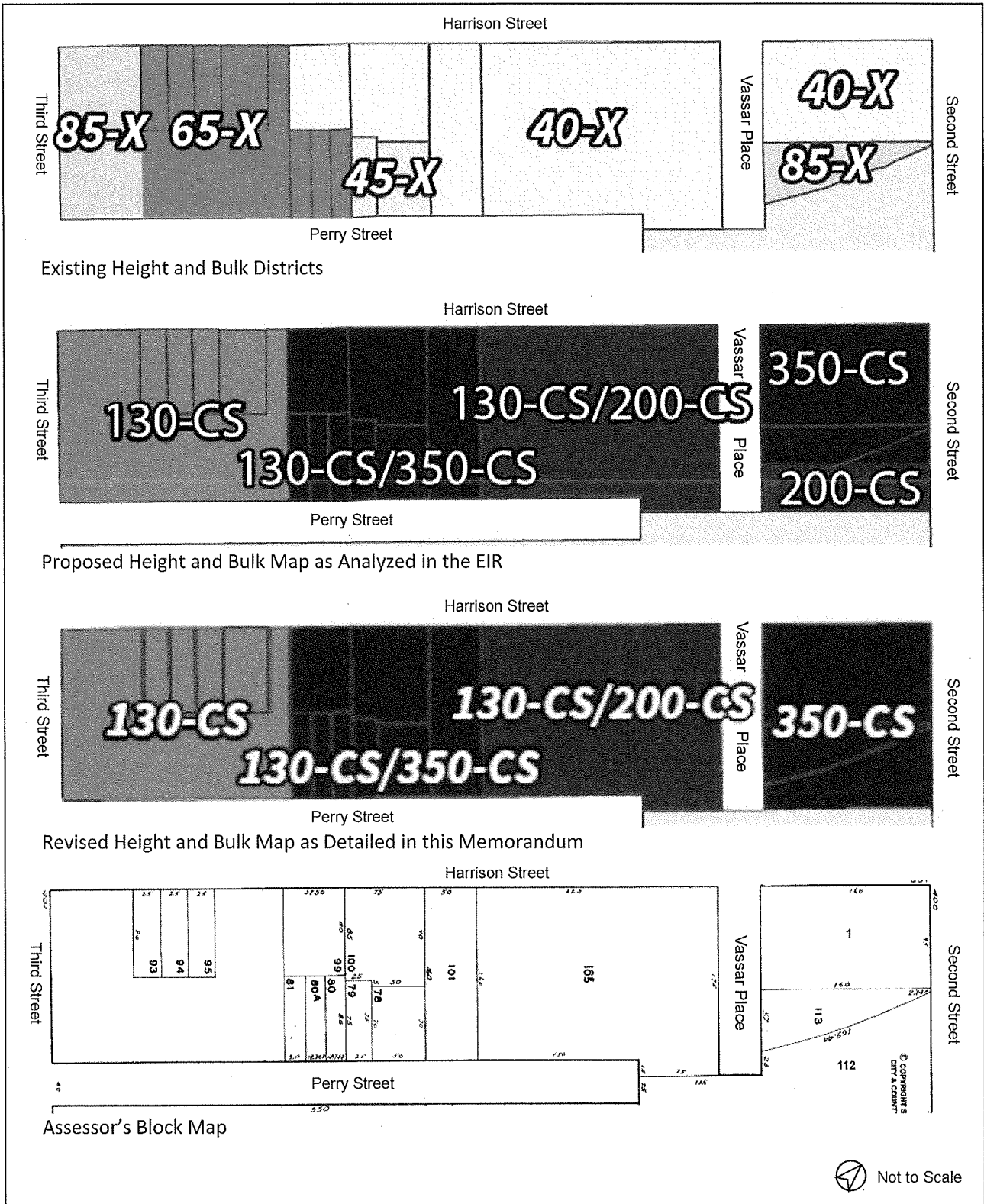
² The 7,400-square-foot portion of Lot 112 owes its irregular shape to its former use within the right-of-way of the Terminal Separator Structure, a series of on- and off-ramps that connected the now-demolished Embarcadero Freeway to the elevated I-80 freeway.



SOURCE: San Francisco Planning Department

Case No. 2011.1356E: Central SoMa Plan

Figure 1
Existing, Proposed, and Revised Use District Map for Block 3763



Revised Height and Bulk District Map for Block 3763, which depicts the existing height of the block, the proposed heights analyzed in the EIR, and the revised use district and height and bulk district now proposed. Draft EIR **Figure II-3, Proposed Plan Area Use Districts**, and **Figure II-7, Proposed Plan Area Height and Bulk Districts [Revised]** are also revised to show the changes.

The Planning Department has determined that the potential changes to the Use District and Height and Bulk District maps would not permit development at a density beyond that included in the population and employment growth forecasts that were the basis for the transportation modeling undertaken for the EIR by the San Francisco County Transportation Authority, and subsequent noise and air quality analyses.³ The Planning Department quantified the potential development capacity associated with the proposed Use District Map and Height and Bulk District Map revisions and determined that the EIR's growth projections are conservative (i.e., high-end) estimates of potential growth because:

1. The EIR studied development capacity resulting from a maximum residential and maximum commercial build out scenario,
2. The EIR analyzed higher heights than those proposed under the Plan on certain sites, and
3. The Plan's limitations on tower bulk (discussed in detail below under Aesthetics) mean that the extension of the 350-CS Height and Bulk District southward toward the Interstate-80 (I-80) freeway would not permit a larger tower, in terms of floor area, than would already be permitted under the Plan, although the change in the Height and Bulk District Map would permit the tower to be built closer to the freeway than would otherwise be the case.⁴

Therefore, the additional growth facilitated by these revisions to the Plan is adequately captured by the EIR's growth projections. Accordingly, the Use District and Height and Bulk District map changes would not result in growth at levels in excess of that evaluated in the EIR. Additionally, the minimal physical distribution of anticipated development—south onto the approximately 7,400-square-foot portion of Block 3763, Lot 112, would not extend development to a previously unbuilt-upon location, given the former presence of the Caltrans Terminal Separator Structure on this site. Therefore, there is no need for further analysis of impacts resulting from these map changes to land use (division of a community or conflict with plans adopted to avoid environmental impacts); cultural and paleontological resources (historical, archeological, tribal, cultural, and unique paleontological resources and human remains); transportation (traffic, transit, pedestrian and bicycle circulation, loading, parking, and emergency vehicle access); air quality (consistency with the relevant clean air plan, traffic-generated emissions and construction emissions of criteria air pollutants and fine particulate matter and toxic air contaminants, and odors); noise (traffic-generated noise, noise generated by stationary sources, and construction noise); or hydrology (flooding risk and wastewater generation).

With regard to impacts analyzed in the Initial Study for the Plan, there would be no change in impacts related to population and housing, recreation, utilities, or public services because the intensity of development would not change. As the zoning changes would not rezone previously undeveloped land, there would be no substantial change in effects related to site-specific conditions, including biology; geology; hydrology other than flooding

³ Steve Wertheim, San Francisco Planning Department, "Zoning changes at Second and Harrison Streets (One Vassar)" memorandum to Jessica Range, April 17, 2018.

⁴ The change in Use District from P to CMUO for the northeastern portion of Lot 112 would allow for a tower with about 6.5 percent more floor area than would otherwise be the case because the P Use District does not permit residential, office, or other commercial uses.

and wastewater, analyzed in the EIR, as noted above; or hazardous materials; mineral; energy; and agricultural and forestry resources, analyzed in the Initial Study.

Based on the foregoing, the potential changes in impacts compared to those analyzed in the EIR would be limited to three environmental topic areas: aesthetics, wind, and shadow. Each of these issues is discussed below.

Aesthetics

Analysis in the EIR

The EIR found that development pursuant to the Plan: (1) would not substantially degrade the visual character or quality of the Plan Area or substantially damage scenic resources; (2) would alter public views of the Plan Area from short-, mid-, and long-range vantage points and alter views into the surrounding neighborhoods from within the Plan Area, but would not adversely affect public views or have a substantial adverse effect on scenic vistas; and (3) would not create a new source of substantial light or glare in the Plan Area that would adversely affect day or nighttime views or substantially impact other people or properties. All aesthetic impacts were determined to be less than significant, and no mitigation measures were identified.

Analysis of Proposed Changes to the EIR Zoning Maps

The proposed changes to the Use District and Height and Bulk District maps on Block 3763 would permit development on the west side of Second Street between Harrison Street and I-80 that would be closer to I-80 than what was analyzed in the EIR. However, the Plan includes tower controls for office and other non-residential, non-hotel buildings taller than 160 feet in height. These tower controls include a maximum individual floor plate of 17,000 square feet and a maximum average size for all tower floors in a building of 15,000 square feet, as well as maximum plan dimensions for towers of 150 feet in length and 190 feet in diagonal dimension. Buildings taller than 250 feet must also include additional reduction in massing of the upper one-third of the tower, compared to the lower two-thirds of the tower. Finally, the Plan would require a minimum distance of 115 feet between any two towers and minimum setbacks from the street of 15 feet for all towers. (All of these tower controls are similar to tower controls in the Downtown (C-3) Use Districts.) Together, these requirements would serve to reduce building massing, compared to what could otherwise be constructed. Because the overall site at the southwest corner of Second and Harrison streets is 160 feet wide by 175 feet deep (which results in a diagonal dimension of approximately 237 feet, compared to the maximum permitted 190-foot diagonal), a tower on that site would be required to include setbacks that would preclude a tower covering more than approximately 65 percent of the overall site. Therefore, a tower constructed in the 350-CS Height and Bulk District that is newly proposed to be expanded southward toward the I-80 freeway would have to include setbacks on all four sides to accommodate both street and interior lot line setback requirements. Because the minimum 15-foot setbacks on all four sides would not achieve the maximum permitted diagonal dimension, additional setback(s) would be necessary, likely on the west side to achieve the required tower separation from a potential tower across Vassar Place, where the maximum height limit would be 200 feet. Accordingly, while development on the site in question could be closer to the I-80 freeway, such development would likely occupy less of the lot width than had been assumed in the EIR. **Figure 3, Visual Simulation from I-80 Westbound, with Revision to Zoning Maps for Block 3763,** depicts modifications to Draft EIR Figure IV.B-19 to show the approximate outline of a potential building on the site in question that could be visible with the changes to the Use District and Height and Bulk District maps. As can be seen, the building would appear slightly taller than shown in the EIR because it would be closer to the

freeway; however, assuming setbacks as described above, the building could appear slightly narrower than depicted in the EIR. Therefore, the proposed change to the Use District Map and the Height and Bulk District Map would result in a relatively minor change in the view from the freeway.



SOURCE: Square One Productions; Environmental Science Associates, 2018

Figure 3
Visual Simulation from I-80 Westbound, with Revision to Zoning Maps for Block 3763

The change in views from other viewpoints for which visual simulations were presented in the EIR would not be readily apparent. This is due to the combination of distance from the viewpoint to Block 3763 and the orientation of other Plan Area buildings. For example, in the view from Potrero Hill (Draft EIR Figures IV.B-13 and IV.B-14), the change in potential building envelope resulting from the southward extension of the 350-CS Height and Bulk District and increased height on the southern portion of the site in question would be largely obscured by a 400-foot tower that is illustrated at the corner of Fourth and Townsend streets. In the most distant view, from Corona Heights (Draft EIR Figures IV.B-15 and IV.B-16), the change in potential building envelope would be negligible. From the I-280 Sixth Street off-ramp (Draft EIR Figures IV.B-17 and IV.B-18), the change in potential building envelope would add a slight extension to a distant building modeled, resulting in an incremental amount of sky obscured, but not blocking any views of any natural or built features. Figure IV.B-19 is discussed above, and the site in question is not visible in the other EIR visual simulations (Figures IV.B-20 through IV.B-23). Accordingly, the only change to the EIR visual simulations necessary is to Draft EIR Figure IV.B-19.

In close-in views from the street, the change in potential building envelope could be noticeable, but not substantially so because of the bulk limitations discussed above. As discussed above, the changes to the Use District and Height and Bulk District maps would not make a substantial difference in the bulk of a potential tower that could be built on the site in question. The change to the Use District Map, however, would permit development on what is now a parking lot south of the existing building at 400 Second Street, a location that would not be buildable under the existing and current Plan-designated P Use District. However, most of this portion of the site in question would be occupied by a podium-level structure at a height of 85 feet, which would not result in a substantial change in street-level views compared to what would otherwise be allowed under the Plan.

As with the Use District and Height and Bulk District maps analyzed in the EIR, the proposed changes to the Use District and Height and Bulk District maps would not substantially degrade the visual character or quality of the area or its surroundings, would not have a substantial adverse effect on a scenic vista, and would not substantially damage scenic resources (as none exist in the Plan Area). Light and glare impacts would be similar to those discussed in the EIR because the proposed changes to the Use District and Height and Bulk District maps are consistent with other heights analyzed in the EIR.

Based on the foregoing, the revisions to the Use District and Height and Bulk District maps would not result in any new or substantially more-severe significant aesthetic impacts than identified in the EIR.

Wind

Analysis in the EIR

The EIR found that development anticipated under the Plan could alter wind in a manner that substantially affects public areas. This was found to be a significant effect of the Plan. Although mitigation in the form of building setbacks and other wind-reduction measures are identified in the EIR, the EIR concluded that, absent project-specific wind-tunnel testing that would be required for taller subsequent projects in the Plan Area, it could not be stated with certainty that each subsequent development project would be able to comply with the EIR's significance criterion without substantial modifications to the project's design and program such that the project would not be able to be developed to allowable building heights proposed by the Plan. Therefore, this impact was identified as significant and unavoidable.

Analysis of Proposed Changes to the EIR Zoning Maps

Programmatic wind-tunnel testing for the EIR was undertaken at the Plan level, based on the same building masses as evaluated in the visual simulations. In the vicinity of the proposed changes to the Use District and Height and Bulk District maps, wind test points were located at the following eight locations⁵ (see **Figure 4, Wind Tunnel Test Points near Block 3763, Lots 112 and 113**):

- Two locations at and near the southwest corner of Second and Harrison streets, including along the Second Street frontage of the site in question and at the corner. These points would be at the base of a potential tower that would be permitted by the changes in the Use District and Height and Bulk District maps), Test Points 4 and 5;

⁵ For a complete map of the wind test points in the Plan Area, refer to Figure VI.G-2 in the EIR on page IV.G-8.

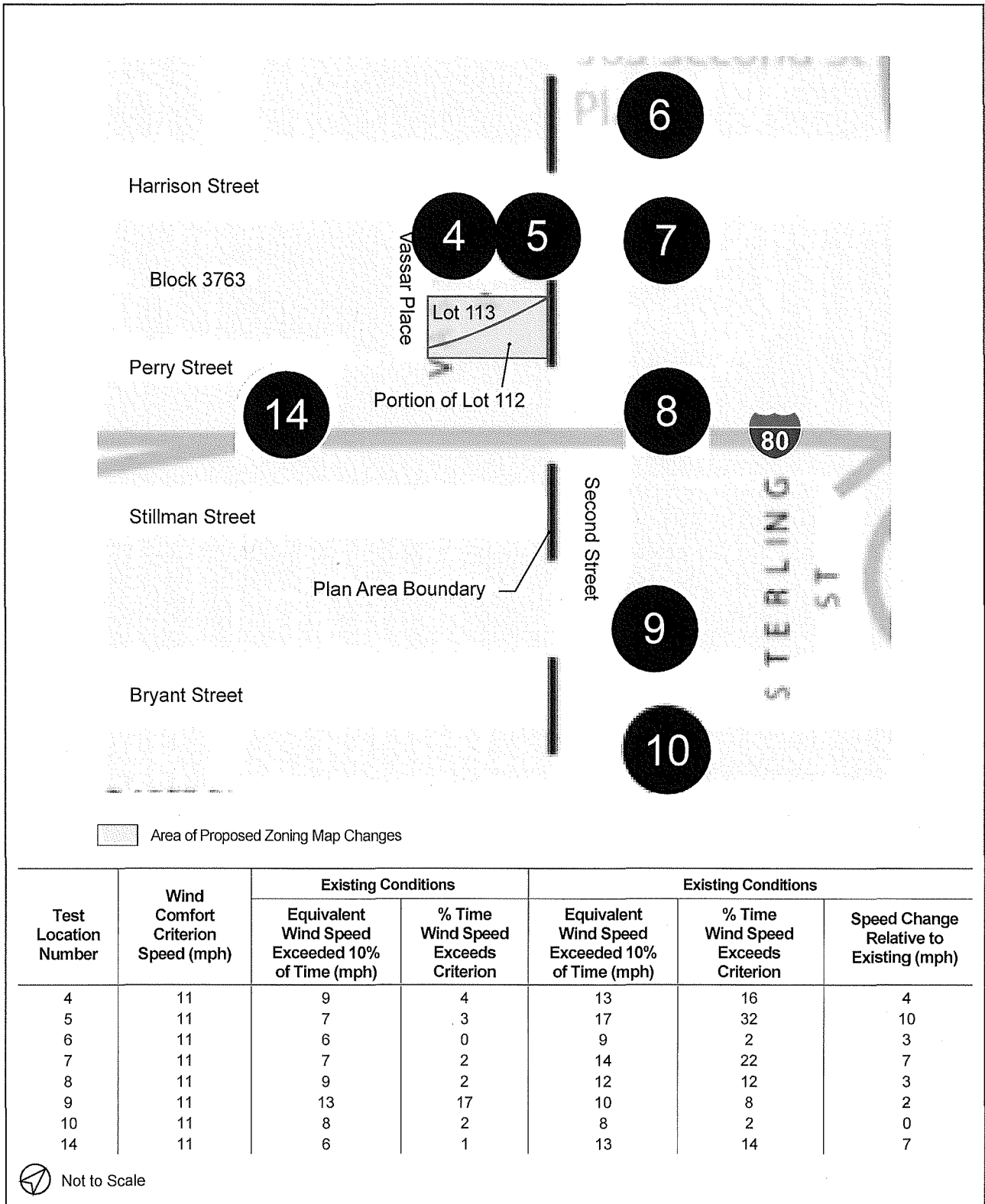


Figure 4
Wind Tunnel Test Points near Block 3763, Lots 112 and 113

- The northeast and southeast corners of Second and Harrison streets, Test Points 6 and 7;
- The east side of Second Street just north of the elevated I-80 freeway, Test Point 8;
- The northeast and southeast corners of Second and Bryant streets, Test Points 9 and 10; and
- The eastern terminus of Perry Street north of I-80, Test Point 14.

Existing conditions at the eight test points noted above are generally relatively calm, with the wind speed that is exceeded 10 percent of the time, or wind comfort speed, ranging from 6 miles per hour (mph) to 9 mph, except at the northeast corner of Second and Bryant Streets (Point 9), where the existing wind comfort speed is 13 mph, the speed at which winds typically begin to bother pedestrians.⁶ With the exception of Test Point 9, all test points currently meet the 11-mph pedestrian comfort criterion contained in the Planning Code. (In general, conditions in SoMa are less windy than in very windy locations in San Francisco, such as the Van Ness and Market area.) The Planning Code's wind hazard criterion of 26 mph for one full hour of the year is not exceeded at any of the eight nearby test points under existing conditions.

Of the eight test points, the EIR wind-tunnel testing found that Plan Area development would increase the wind comfort speed at six locations, by 3 to 10 mph, with the greatest increases at the southwest and southeast corners of Second and Harrison streets and on Perry Street. Wind comfort speeds would decrease slightly with Plan development at the northeast corner of Second and Bryant streets and remain unchanged at the southeast corner of Second and Bryant streets. With Plan development, wind speeds at five of the eight test points would exceed the Planning Code's 11-mph comfort criterion. Wind speeds would not exceed the 26-mph hazard criterion at any of the eight locations under conditions with Plan development.

The following analysis specifically addresses potential wind impacts associated with the proposed changes in the Use District and Height and Bulk District Map to permit development to extend farther southward toward the elevated I-80 freeway (approximately 45 feet tall at the location nearest to Block 3763, Lots 112 and 113) and to increase the permitted height from 200 to 350 feet on a portion of Lot 12 and on Lot 13 of Block 3763. The proposed changes to the Use District and Height and Bulk District maps would not be anticipated to substantially alter the above results for the following reasons:

- For the closest test points to the proposed changes (Test Points 4 and 5, at Second and Harrison streets), extending the development envelope toward the freeway and increasing the permitted building height in the southern portion of the site in question would result in only a negligible change in wind conditions because the permitted overall building height would not change and, in particular, the permitted height at the street wall along Harrison Street would not change. Prevailing northwest, west, and southwest winds would be diverted by a proposed building at a height of 350 feet, much as would be the case for the Plan zoning maps analyzed in the EIR. In particular, Test Point 5, where the wind comfort speed would increase by 10 mph to 17 mph with Plan development, would be comparably windy with the proposed Use District and Height and Bulk District map changes.

⁶ The wind speed that is exceeded 10 percent of the time (with turbulence factored into the speed) is the speed relied upon in the Planning Code for evaluation of pedestrian comfort. This "wind comfort speed" is useful as a general measure of typical maximum wind speeds, since winds are at or below this speed 90 percent of the time.

- Test Points 6 and 7 are located across Second Street from the site in question. The zoning map changes would not substantially affect these points because, as with Points 4 and 5, Points 6 and 7 would be primarily influenced by the height and massing along Harrison Street, which would not be altered, and by the west-facing façade. Although the changes would permit the west-facing façade to extend southward toward the freeway, any effect of changes in potential building mass at this location on Test Points 6 and 7 would be ameliorated by the remainder of the potential building mass, which would be closer to those points and therefore exert more influence with respect to pedestrian winds.
- Test Point 8 is across Second Street from the southeast corner of the site in question. The southward extension of the potential building mass and the increase in height to 350 feet on the southern portion of the site in question could provide some shielding of this test point from prevailing northwest, west, and southwest winds. Moreover, this test point is adjacent to the elevated I-80 freeway, some 45 feet in height, which would tend to function somewhat like a building podium in slowing winds descending from taller buildings. The wind comfort speed at Test Point 8, therefore, would not be anticipated to increase substantially with the zoning map changes, compared to what was reported in the EIR.
- The other two test points (9 and 10), while downwind from the location of the proposed Use District and Height and Bulk District maps changes with respect to northwest winds, are 400 feet or more from the potential 350-foot-tall building on the site in question. Moreover, these test points are partially sheltered by the adjacent elevated I-80 freeway (approximately 45 feet in this location) and by the existing 50-foot-tall building at the northeast corner of Second and Bryant streets, both of which would further limit any effect on wind from the potential 350-foot-tall building that could be built at the site in question. Therefore, wind speeds at these two test points also would be only minimally altered by the Use District and Height and Bulk District map changes, as compared to wind speeds reported in the EIR.
- Test Point 14, on Perry Street, is located closest to the southwest corner of the potential building mass that could be permitted as a result of the changes to the Use District and Height and Bulk District maps. The southwest and northwest building corners often result in the greatest change in pedestrian winds due to their role in diverting winds that strike a building's west-facing facing façade. Therefore, southward extension and increasing the height of the west-facing façade of a building on this site could result in greater ground-level winds near the southernmost point of Vassar Place. However, Test Point 14 is approximately 150 feet upwind of the potential building and is likely to be more affected by development on the west side of Vassar Place, which, along with the adjacent I-80 freeway, would shield this location from prevailing winds. Accordingly, the proposed changes to the Use District and Height and Bulk District maps would not result in substantially greater wind effects at Test Point 14 than were reported in the EIR. It is noted that required project-specific wind-tunnel testing would further evaluate whether conditions in Vassar Place would be adversely affected.

Based on the foregoing, the revisions to the Use District and Height and Bulk District maps would not result in any new or substantially more-severe significant wind impacts than identified in the EIR. Furthermore, projects proposed within the Central SoMa Plan Area outside of a C-3 Use District at a roof height greater than 85 feet would be required to be evaluated by a qualified wind expert to determine their potential to result in a new wind hazard exceedance or aggravate an existing pedestrian-level wind hazard exceedance. If the expert determines this would be the case, the project may be required to undergo wind-tunnel testing.

Shadow

Analysis in the EIR

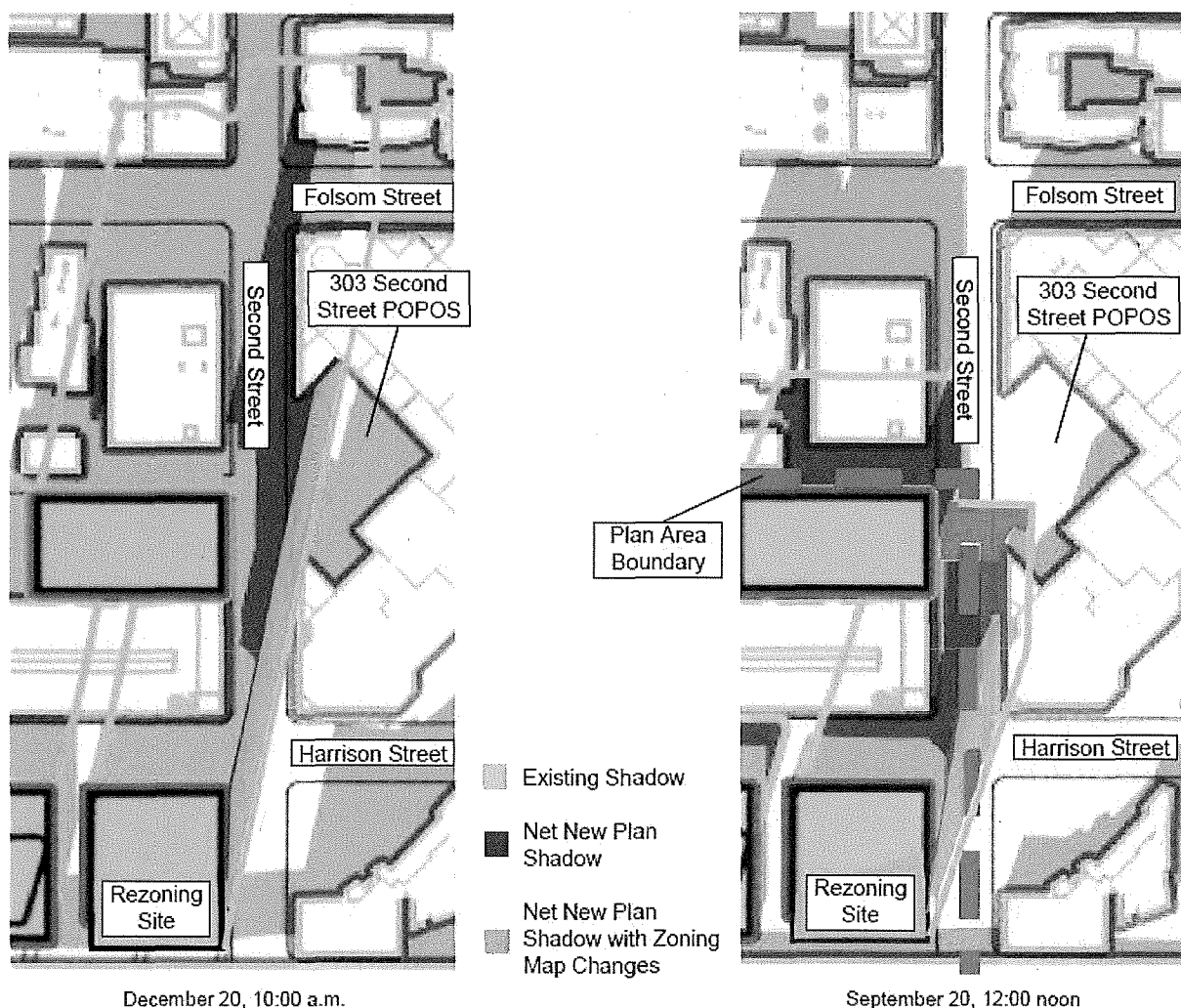
The EIR found that development under the Plan would not create new shadow in a manner that substantially affects existing outdoor recreation facilities or other public areas. This impact was determined to be less than significant, and no mitigation measures were identified. The EIR found that Plan Area development would add new shadow to three parks (South Park, Victoria Manalo Draves Park, and Gene Friend Recreation Center) under the jurisdiction of the Recreation and Park Commission and, therefore, is subject to Planning Code Section 295. However, the EIR found that the relatively minimal new shadow would not be anticipated to adversely affect the use of these parks, and the effect was, therefore, found to be less than significant. The EIR also found that Plan Area development would add new shadow to two non-Planning Code Section 295 open spaces—the Alice Street Community Garden and the Yerba Buena Center Children’s Garden. Again, however, the relatively small shadow increment was determined not to adversely affect the use of these spaces, and the effect was found to be less than significant. Likewise, Plan-generated shadow was found to result in less-than-significant impacts on nearby POPOS.

Analysis of Proposed Changes to the EIR Zoning Maps

The EIR employed programmatic shadow modeling to support its analysis, based on the same building masses as evaluated in the visual simulations and wind-tunnel testing. This analysis specifically addresses potential new shadow impacts associated with the proposed changes in the Use District and Height and Bulk District Map to permit development to extend farther southward toward the elevated I-80 freeway and to increase the permitted height from 200 to 350 feet on a portion of Lot 112 and on Lot 113 of Block 3763. To evaluate the potential for the proposed Use District Map and Height and Bulk District Map changes to result in new or more-severe shadow effects, the modeling was revised to incorporate the larger potential building mass that could be built at the location of the zoning map revisions. The results of the modeling show that the only open space for which shadows would be different than those reported in the EIR is the POPOS at 303 Second Street, across both Second and Harrison streets from the site in question. However, the increase in net new shadow resulting from the proposed zoning map changes would be limited. For example, of the 37 hourly shadow projections presented for the solstices and equinoxes in EIR Appendix E, there would only be one instance in which the potential building mass resulting from the proposed changes to the Use District and Height and Bulk District maps would increase shadow on the 303 Second Street POPOS. This would be at 10:00 a.m. on the winter solstice in December, when the longer eastern frontage of the potential building mass on the site in question would move the line of net new shadow eastward into the POPOS. There would also be a small increase in net new shadow on the spring/fall equinoxes at 12:00 noon (the time depicted in Draft EIR Figure IV.H-6); however, at this time, the increased shadow would fall only on Second Street and its sidewalks, and not on the POPOS. **Figure 5, Net New Shadow Resulting from Zoning Map Changes**, depicts the changes in shadow resulting from the proposed changes to the Use District and Height and Bulk District maps. Given the very limited new shadow compared to that reported in the EIR, use of the 303 Second Street POPOS would not result in substantially more severe adverse impacts than those reported in the EIR. Therefore, shadow effects would remain less than significant with the revised height and bulk limits, as was reported in the EIR.

In addition to shadow impacts shown in Figure 5, the potential building mass resulting from the change in the zoning maps would add some new shadow to Second Street sidewalks in the afternoon year-round, owing to the

increased cross-section of the building mass (i.e., increased depth as measured from Harrison Street). However, no other open spaces, either public or private, would be affected, compared to what was analyzed in the EIR. This incremental increase in shading would be consistent with typical urban shadows, including in other parts of the Plan Area where new buildings could be constructed, and would not be anticipated to adversely affect the use of nearby sidewalks, given that sidewalks are typically used for pedestrian travel from one location to another. With the changes in the Use District and Height and Bulk District maps, and similar to conditions without the change, shadows upon streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby property may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA. This conclusion would hold true both with and without the revised Use District and Height and Bulk District maps.



SOURCE: Fastcast; Environmental Science Associates, 2018

Figure 5
Net New Shadow on 303 Second Street POPOS Resulting from Zoning Map Changes

Based on the foregoing, the revisions to the EIR Use District and Height and Bulk District maps (Draft EIR Figure II-3, p. II-11, and Figure II-7, p. II-19) would not result in any new or substantially more-severe significant shadow impacts than identified in the EIR.

Conclusion

The proposed revisions to the EIR Use District Map and Height and Bulk District Map on Block 3763, Lots 112 and 113, would not result in any new or substantially more-severe significant impacts with respect to aesthetics, wind, or shadow, or any other CEQA topic, than those that were identified in the EIR.

Attachments

Appendix A. Memorandum from Steve Wertheim, Citywide Policy and Analysis, April 17, 2018



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Date: April 17, 2018
To: Jessica Range, Principal Environmental Planner
From: Steve Wertheim, Project Manager
Re: Zoning changes at Second and Harrison Streets (One Vassar)

1650 Mission St.
Suite 400
San Francisco,
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Introduction

The Central SoMa Plan is a comprehensive plan for the area surrounding much of the southern portion of the Central Subway transit line. The Plan Area includes roughly 230 acres that comprise 17 city blocks, as well as the streets and thoroughfares that connect SoMa to its adjacent neighborhoods: Downtown, Mission Bay, Rincon Hill, and the Mission District. In December 2016, the San Francisco Planning Department published a Draft Environmental Impact Report (EIR) for the proposed project and circulated the Draft EIR for public review and comment. On March 28, 2018, the San Francisco Planning Department published the Responses to Comments (RTC).

Purpose of this Memorandum

On April 10, 2018, Mayor Farrell and Supervisor Kim introduced a substitute Central SoMa Zoning Map Ordinance. That ordinance included two additional changes that had not been previously been analyzed for conformance with the Project Description analyzed in the Central SoMa EIR, as follows:

- On Block 3763 Lots 112 and 113, the height limit was increased from 200 feet to 350 feet on the portion between 145 feet and 175 feet from Harrison Streets (refer to Figure 1. Existing, Proposed and Revised Height and Bulk Map for Block 3763)
- On Block 3763 Lot 112, allowable zoning was changed from Public (P) to Central SoMa Mixed-Use Office (CMUO) (refer to Figure 2. Existing, Proposed, and Revised Zoning District Map for Block 3763)

The purpose of this memorandum is to document why the changes to the Central SoMa Height and Bulk and Zoning District maps would not result in growth beyond that included in the population and employment growth forecasts, which informed the impact analysis in the Central SoMa Plan EIR.

Figure 1. Existing, Proposed, and Revised Height and Bulk Map for Block 3763

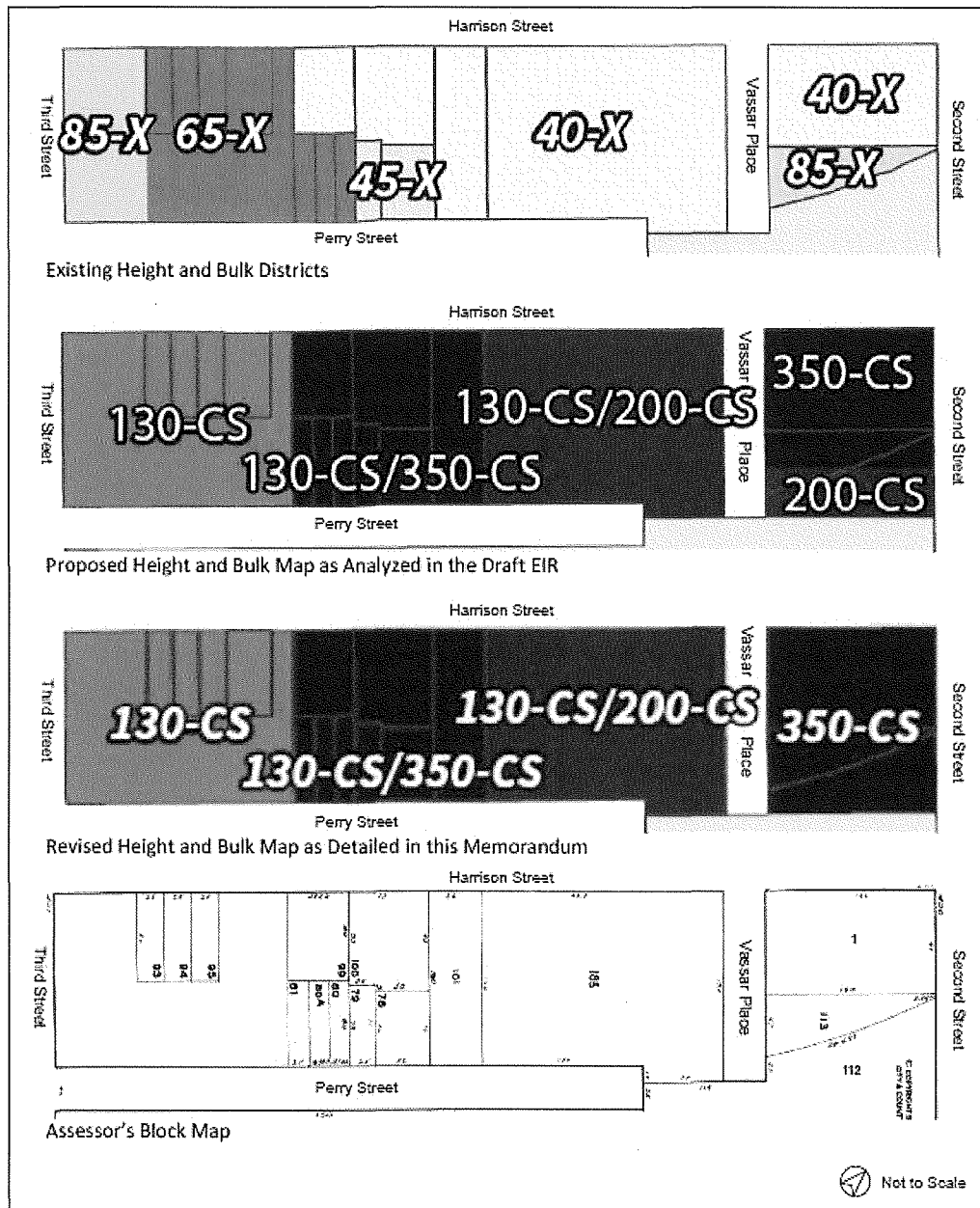
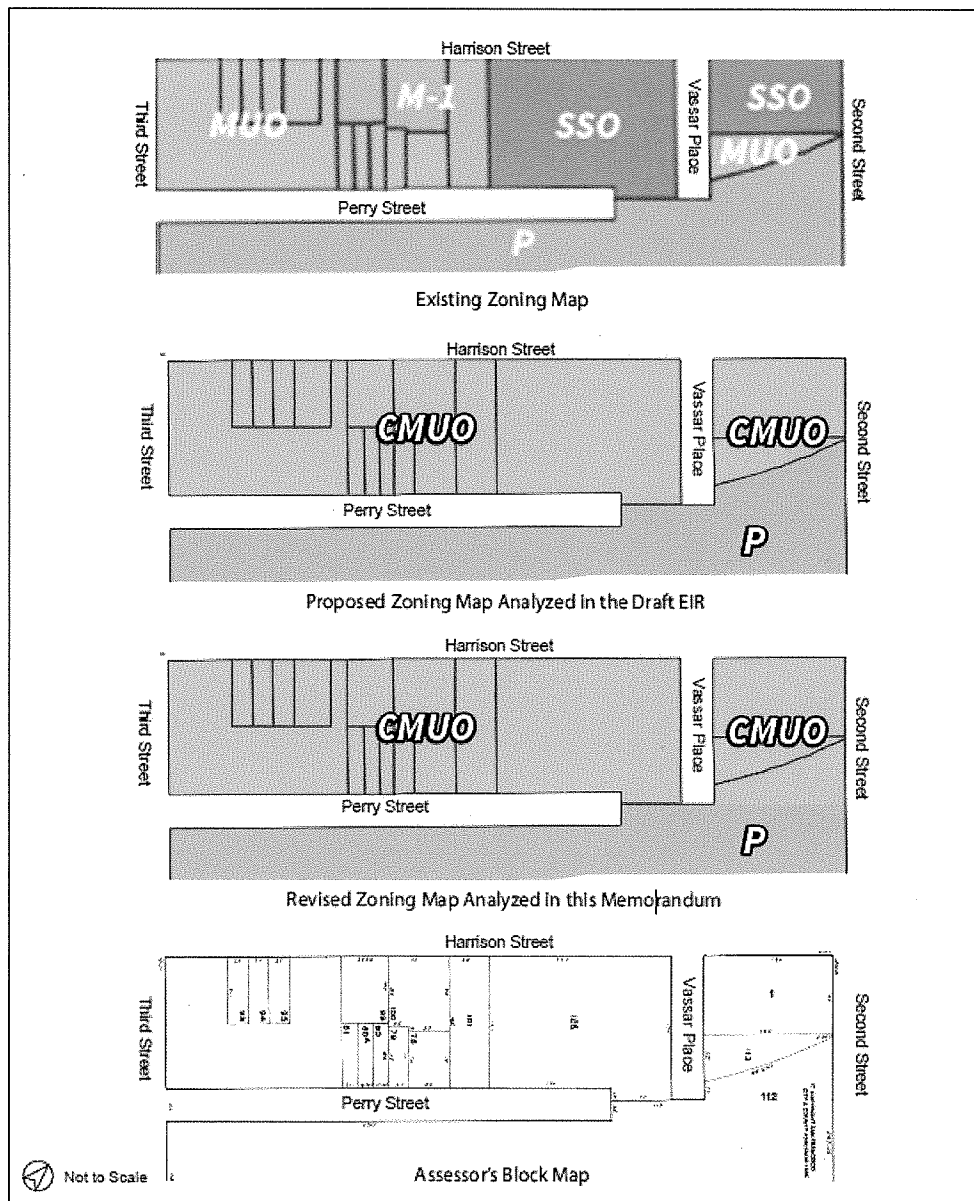


Figure 2. Existing, Proposed, and Revised Zoning District Map for Block 3763



Analysis

These parcels are associated with the proposed office building at 400 2nd Street (Planning Department Case 2012.1384) which also would be located on Block 3763 Lot 001. This office building is proposed to be up to 350 feet in height and be 535,000 gross square feet. It would replace an existing office building of 113,484 gross square feet, resulting in an increase of 421,516 gross square feet of office.

The changes included in the April 10, 2018 version of the Zoning Map Ordinance would not increase development capacity of this office building beyond what was studied in the Central SoMa EIR, for the following reasons:

- The Central SoMa Plan requires that office buildings taller than 160 feet in height have an average floor area of 15,000 square feet above 85 feet in height. Such a tower could be accommodated within the previously proposed height limits. The increase in the height limit for a portion of the site enables the potential tower to move within the site. However, it does not change the development capacity of the tower.
- The rezoning from P to CMUO would enable new development on this portion of Block 3763 Lot 112. However, this development was anticipated in the EIR based on the previous submittals of the project sponsor. Based on these previous submittals, the EIR anticipated 427,300 square feet of new development,¹ which is greater than the 421,516 net new gross square feet proposed by the new development.

Conclusion

The changes to the Central SoMa Plan EIR Height and Bulk and Zoning Use District Maps would not result in growth beyond that included in the population and employment forecasts, which informed the impact analysis in the Central SoMa Plan EIR.

¹ Calculation based on the Planning Department's *Buildout Analysis for Central SoMa*, January 25, 2018. This document and all other documents referenced in this memorandum are on file and available for public review as part of Case File No. 2011.1356E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA, 94103. This document includes a parcel-level analysis of development potential in the Plan Area that was utilized for the EIR.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 9, 2018

TO: Planning Commission

FROM: Jessica Range and Elizabeth White, Environmental Planning
Steve Wertheim, Citywide Planning

RE: Analysis of Environmental Effects of Potential Plan
Changes Presented May 3, 2018 for the Central South of
Market Area (SoMa) Plan
Planning Department Case No. 2011.1356E

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The May 3, 2018 Planning Commission packet includes (1) changes to the Central SoMa Plan since introduction, (2) a list of modifications recommended by Planning Department staff, and (3) a list of "Issues for Consideration" (which are proposals for changes to the Central SoMa Plan received from the public during the public review process). This memorandum evaluates the environmental effects of all three of these categories of information, in the event decision makers choose to incorporate additional changes into the Central SoMa Plan.

Changes to the Central SoMa Plan since Introduction

The Environmental Planning Division of the Planning Department has reviewed changes to the Central SoMa Plan, as they appear in the May 3, 2018 Planning Commission Packet. The following conclusions are made (references to the location of these changes in the May 3, 2018 Planning Commission packet are provided in parentheses):

- Changes to the Central SoMa General Plan Amendments Draft Ordinance since introduction (Exhibit II.6) were determined not to result in physical environmental effects.
- Changes to the Zoning Map Amendments Ordinance since introduction (Exhibit IV.4): (1) correct a drafting error, (2) change the allowable zoning on certain blocks and lots from West SoMa Mixed Use Office (WMUO) to Central SoMa Mixed-Use Office (CMUO); and (3) change the allowable zoning for Block 3763, Lot 112 and change the allowable heights for this block and lot along with Lot 113. The changes from the correction of a drafting error were determined not to result in physical environmental effects, the changes to proposed zoning from WMUO to CMUO are evaluated in an erratum issued on April 5, 2018, and changes to the zoning and

height at Block 3763 were evaluated in a second erratum issued on May 9, 2018 and in Environmental Impact Report (EIR) Appendix H.

- Changes to Planning Code and Administrative Code Amendments Ordinance since introduction (Exhibit III.5) correct or clarify the Planning Code Amendments, or were determined to not result in environmental effects, with the exception of changes to the Planning Code that require sites to be commercially-oriented, changing this requirement from sites that are 30,000 square feet in area to sites that are 40,000 square feet in area. The environmental effects of this change to the Planning Code were evaluated in an erratum issued on April 5, 2018 and determined not to result in new significant effects or effects of greater severity than that disclosed in the EIR.
- Changes to the Central SoMa Plan Implementation Program since introduction (Exhibit V.4) merely implement changes to the General Plan, Planning Code, and Zoning Map amendments as discussed above, or were determined not to result in physical environmental effects. It should be noted that an implementation measure identifies funding for a potential park at 1133 Mission Street. The EIR, at a programmatic level, evaluates the environmental effects of the creation of a new park within or near Central SoMa. Once a specific proposal is put forth, additional environmental review may be required to ensure that the environmental effects of the park are adequately addressed in the EIR.

In summary, the above changes to the Central SoMa Plan have been adequately evaluated in the EIR and the revisions made to the EIR to address these changes are presented in errata dated April 5, 2018 and May 9, 2018 and do not constitute significant new information that requires recirculation of the EIR under the California Environmental Quality Act (CEQA) (California Public Resources Code section 21092.1) and the CEQA Guidelines (14 California Code of Regulations section 15088.5).

Recommended Modifications and Issues for Consideration

In addition to the above changes to the Central SoMa Plan, the May 3, 2018 Planning Commission packet contains recommended modifications to the Planning Code and Administrative Code Ordinance (contained in Exhibit III.1) and additional zoning map, Planning and Administrative Code, and implementation program “issues for consideration” (Exhibits IV.5, III.6, and V.5, respectively). These “issues for consideration” are proposals for changes to the Central SoMa Plan received from the public during the public review process. The following contains an analysis of the environmental effects of these recommended modifications and issues for consideration, should decision makers choose to include them in the Central SoMa Plan. In this analysis, staff has determined that, apart from the following item (which is not currently recommended by staff), the changes merely clarify or make corrections to the current proposal, or would not result in environmental effects beyond that analyzed

in the EIR.

Issue not covered in the EIR analysis: Setting the maximum development capacity at each site at the level listed in the Key Development Sites Guidelines, rather than the formula provided in Section 263.32(c)(1).

Rationale: The proposed Planning Code formula setting development capacity for the Key Sites was developed to ensure that development on Key Sites does not exceed the growth projected under the EIR. It is unclear how setting maximum development capacity according to the Key Development Sites Guidelines would affect the overall growth anticipated and evaluated in the EIR. More information regarding the effects of this proposal on the Plan's anticipated growth projections would be required before the Commission adopts this proposal in order to assess whether the environmental effects of the proposal are adequately addressed in the EIR. Furthermore, the Planning Department staff do not recommend the Central SoMa Plan be amended to incorporate this request.

The following issues require additional explanation as to how the environmental effects of these issues are addressed in the Draft EIR:

1. For the area north of Harrison Street, change the proposed zoning from CMUO to Mixed-Use General (MUG) or Mixed-Use Residential (MUR)

Analysis: Under the zoning proposed in the Central SoMa Plan and analyzed in the EIR, it is anticipated that the currently proposed zoning change to this area, which would create a uniform zoning of CMUO, could result in approximately 3,000 jobs (680,000 square feet of commercial space) and 1,100 residential units (1,330,000 square feet of residential space).¹ If the CMUO zoning district north of Harrison Street was rezoned to MUG or MUR (which limits office uses), it is estimated that this zoning change would result in 2,500 jobs (550,000 square feet of commercial space) and 1,250 residential units (1,500,000 square feet of residential space). The proposal would result in a loss of 500 jobs and a gain of 150 residential units in the Central SoMa Plan Area.

As explained in EIR Appendix G (attachment to the EIR, provided in an erratum issued April 5, 2018), other changes to the Central SoMa Plan have resulted in changes to the Plan's growth projections. Specifically, based on the amendments to the Plan addressed in the April 5, 2018 erratum, the Plan is anticipated to result in 8,300 net new housing units and 34,250 jobs. These changes to the Plan were determined to be within the growth projections used as the basis for the EIR's quantitative analysis as shown in Table IV-1, Summary of

¹ Wertheim, Steve (San Francisco Planning Department), "MUO to MUG". Email communication to Jessica Range and Elizabeth White. April 17, 2018.

Growth Projections on Draft EIR page IV-6. The EIR analyzes an increase of 14,500 residential units within the EIR study area, of which 8,320 units are anticipated to occur in the Plan Area and an increase of 63,600 jobs within the EIR study area, of which 44,000 are anticipated to occur within the Plan Area.^{2 3} The above change in zoning (from CMUO to MUG or MUR) would change the Plan's overall growth projections, resulting in a total of 8,450 housing units and 33,750 jobs. These changes would result in growth projections for the number of residential units exceeding those for the Plan Area that were used as the basis for the EIR by 130 units. However, the changes to the Plan that have taken place since publication of the Responses to Comments document would also result in a reduction of about 10,250 jobs within the Plan Area. As such, it can be reasonably concluded that the environmental effects of an additional 130 residential units within the Plan Area, beyond that anticipated in the EIR, would be off-set by a reduction in environmental effects anticipated to occur as a result of approximately 10,000 fewer jobs being developed within the Plan Area. Therefore, there would be no substantial change to the EIR's analysis for topics that rely upon the EIR's growth projections (transportation; noise; air quality; and hydrology and water quality). Similarly, because the overall intensity of development under the Plan would still be within that which was studied in the EIR, there would be no change to impacts identified in the initial study related to population and housing, recreation, utilities or public services.

Furthermore, the rezoning of CMUO north of Harrison Street to MUG or MUR would not change height and bulk proposals studied in the EIR, and therefore, would not result in changes to the aesthetics, shadow, or wind analysis in the EIR. Additionally, there would be no change in the location of projected development, and no significant changes in construction techniques. As such, there would be no substantial change in effects related to site-specific conditions, including: land use and land use planning, cultural and paleontological resources, biology, geology, hazardous materials, mineral resources, energy, and agricultural and forestry resources.

For the above reasons, including this change to the Central SoMa Plan's proposed zoning would not result in overall growth beyond that anticipated by the Plan and therefore would not result in increased physical environmental effects beyond that already studied in the EIR and would not constitute new significant information that requires recirculation of the EIR under CEQA and the CEQA Guidelines.

² Errata to the Environmental Impact Report for the Central South of Market (SoMa) Area Plan. April 5, 2018. Available at: http://sfmea.sfplanning.org/Central_SoMa_EIR_Errata_April52018.pdf

³ Central SoMa Draft Environmental Impact Report. Appendix G. Analysis of Environmental Effects of Plan Changes Presented April 5, 2018 for the Central South of Market (SoMa) Plan. April 5, 2018.

2. Prohibit large office uses (greater than 50,000 square feet) in the area currently zoned Service, Arts, Light Industrial (SALI) except for Key Sites

Analysis: This change would allow small office, retail and institutional uses to be developed and was determined to not substantially affect the growth projections used as the basis for the analysis in the EIR.

3. Do not eliminate the grandfathering clause for compliance with the Transportation Demand Management requirements

Analysis: The current Planning Code Transportation Demand Management (TDM) requirements allow for grandfathering of certain projects with applications on file with the Planning Department and would reduce the TDM requirements of the Central SoMa Plan for these projects. Projects that meet the current eligibility requirements, which include a number of Central SoMa projects, are required to meet 50% of the TDM requirements. The Planning Department proposes to include a more limited grandfathering provision in the Central SoMa Plan, requiring projects with complete development applications or environmental evaluation applications on file before January 1, 2018, to meet 75% of the TDM requirements, and not 100% of the TDM requirements. The EIR found that noise and air quality impacts from traffic generated by subsequent development projects would be significant and unavoidable. Mitigation Measure M-NO-1a: Transportation Demand Management for New Development was identified in the EIR prior to adoption of the current TDM Ordinance. This mitigation measure would apply the equivalent of the current TDM requirements to projects within the Central SoMa Plan area, with not grandfathering. Thus this measure would reduce the number of vehicle trips generated by subsequent development projects to a greater degree than under the current requirements. The EIR determined that because it is uncertain the degree to which this mitigation measure could reduce traffic noise to a less than significant level, noise (and air quality) impacts would be significant and unavoidable.

Including a grandfathering clause as part of the Central SoMa TDM requirements, as described above, would reduce the effectiveness of TDM measures to reduce vehicle trips and subsequent noise and air quality effects. However, increased noise and air quality effects resulting from reduced TDM requirements that would occur under a grandfathering clause would be limited, as it would only apply to approximately 20 projects within the Plan Area and these projects would still be required to incorporate a substantial number of TDM measures into their project. In addition, the EIR concludes, in Impact TR-8, Emergency Vehicle Access, that the Central SoMa Plan would result in a significant impact to emergency vehicle access. The EIR concludes that with implementation of mitigation

measures M-TR-8, M-TR-3a, M-NO-1a, and M-AQ-5e, this impact would be reduced to less than significant. Including a grandfathering clause as part of the Central SoMa TDM requirements would not affect the EIR's significance determination for Impact TR-8 related to emergency vehicle access because, as stated above, the grandfathering clause would apply to a limited number of projects, which would still be required to implement a substantial number of TDM measures. Additionally, this mitigation measure and three other mitigation measures (M-TR-8, M-TR3a, and M-AQ5e) would all contribute to reducing this impact to less than significant levels.

Should the Planning Commission adopt the Central SoMa Plan with the proposed TDM requirements, which allow for grandfathering, the Commission would need to amend Mitigation Measure M-NO-1a in the EIR to align with this policy directive. This would be accomplished through the CEQA findings.

4. Various amendments that would increase or decrease the total amount (in square feet) of open space or POPOS that may be developed under the Plan

Analysis: The list of issues for consideration includes various requests to modify the Planning Code requirements that would either increase or decrease the amount of open space or POPOS that would ultimately be developed on private property under the plan (whether private open space or publicly-accessible open space). However, these proposals would not entirely eliminate the requirement for subsequent development projects to provide open space. Additionally, POPOS and open space requirements are intended to be a complement, not a substitute for neighborhood and regional parks or other recreational facilities. Residents and workers within the Central SoMa Plan area would have access to existing open spaces such as Yerba Buena Gardens and South Park in the Plan Area and nearby facilities, in addition to additional parks and open spaces proposed under the Plan. Therefore, even with changes that could reduce the amount of open space required by the Central SoMa Plan, it is not anticipated that the plan would result in the physical deterioration of recreational resources and impacts to recreational resources would remain less than significant. This analysis concludes that the potential changes to the Plan's open space requirements would still result in a less-than-significant impact to recreation and that the Central SoMa Initial Study analysis remains valid.



805-11
Mayor Mark Farrell
Phil Ginsburg, General Manager

April 10, 2018

Ms. Angela Calvillo
Clerk of the Board
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102-4689

Dear Ms. Calvillo:

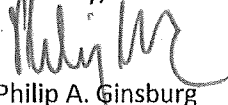
Please find attached the Recreation and Park Department's report for the 3rd quarter of FY17-18 in response to the requirements of Resolution 157-99 Lead Poisoning Prevention. To date, the Department has completed assessment and clean-up at **186** sites since program inception in 1999.

Since the last report, a survey was completed at Coso Precita Mini Park, and clean up was completed at Billy Goat Hill. Our next planned site is Dorothy Erskine Park. We also continue to assess water fixtures at our sites.

I hope that you and interested members of the public find that the Department's performance demonstrates our commitment to the health and well being of the children we serve.


Thank you for your support of this important program. Please do not hesitate to contact me with any questions, comments or suggestions you have.

Sincerely,


Philip A. Ginsburg
General Manager


Attachments: 1. FY17-18 Implementation Plan, 3rd Quarter Status Report
2. Status Report for All Sites

Copy: K. Cohn, DPH, Children's Environmental Health Promotion

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Attachment 1. Implementation Plan Status Report

3rd Quarter Status Report

Plan Item	Status
I. Hazard Identification and Control	
a) Program Revision	Guidelines will be updated as needed. 
b) Site Prioritization	<p>Prioritization is based on verified hazard reports (periodic inspections), documented program use (departmental and day care), estimated participant age, and presence of playgrounds or schoolyards.</p> <p>Sites are selected on a rolling basis; as one site is completed, the next site on the list becomes active.</p>
c) Survey	Coso Precita Mini Park completed.
d) Cleanup	Clean up completed at Billy Goat Hill. We also continue to assess water fixtures at our sites.
e) Site Posting and Notification	Each site has been or will be posted in advance of clean-up work so that staff and the public may be notified of the work to be performed.
f) Next site	Priority 177, Dorothy Erskine Mini Park
II. Facilities Operations and Maintenance	
a) Periodic Inspection	Annual periodic facility inspections are completed by staff. The completion rate for FY16-17 was 26%.
b) Housekeeping	Staff is reminded of this hazard and the steps to control it through our Lead Safe Work Practice.
c) Staff Training	Under the Department's Injury and Illness Prevention Program, basic lead awareness training is recommended every two years for appropriate staff (e.g. custodians, gardeners, recreation staff, structural maintenance staff, etc.).

Attachment 2. Status Report for RPD Sites

Status Report for RPD Sites

Sites are listed in order in which they were prioritized for survey. Prioritization is done using an algorithm which takes into account attributes of a site that would likely mean the presence of children from 0-12 years old (e.g. programming serving children, or the presence of a playground).

Sites are surveyed on a rolling basis. "Rolling" means that when one site finishes, the next site on the list will begin. Current sites are listed at the top. Sites not be completed in exact order of priority due to re-tests and other extenuating circumstances.

Re-tests of previous sites are completed every 10 surveys to ensure that past work has sustained an acceptable level of protection.

ALL SITES

Priority	Facility Name	Location	Completed	Notes	Retest
177	Dorothy Erskine Park	Martha/Baden			
178	S. Bierman Park	Clay/Embarcadero		Includes J Herman Plaza. Must get approval from Permits before doing to ensure there are no activities there that might interfere with clean up.	
179	Duncan Castro Open Space	Diamond Heights			
180	Lake Merced Park	Skyline/Lake Merced		Includes Harding Park, Flemming Golf, Boat House and other sites. Note that the Sandy Tatum clubhouse and maintenance facilities were built in 2004 and should be excluded from the survey.	
181	Edgehill Mountain	Edgehill/Kensington Way			
182	Everson/Digby Lots	61 Everson			
183	Fairmount Plaza	Fairmont/Miguel			
184	15th Avenue Steps	Kirkham/15th Avenue			
185	Geneva Avenue Strip	Geneva/Delano			
186	Grand View Park	Moraga/14th Avenue			
187	Hawk Hill	14th Avenue/Rivera			
188	Interior Green Belt	Sutro Forest			
189	Japantown Peace Plaza	Post/Buchanan/Geary			
190	Jefferson Square	Eddy/Gough			
191	Joseph Conrad Mini Park	Columbus/Beach			
192	Kite Hill	Yukon/19th			
193	Lakeview/Ashton Mini Park	Lakeview/Ashton			
194	Maritime Plaza	Battery/Clay			
195	McLaren Park-Golf Course	2100 Sunnydale Avenue			
196	Mt. Davidson Park	Myra Way			
197	Mt. Olympus	Upper Terrace			
198	Mullen/Peralta-Mini Park	Mullen/Peralta Mini Park			
199	O'Shaughnessy Hollow	O'Shaughnessy Blvd.			
200	Park Presidio Blvd.	Park Presidio Blvd.			
201	Rock Outcropping	Ortega/14th Avenue		Lots 11, 12, 21, 22, 6	
202	South End Rowing/Dolphin Club	Aquatic Park		Land is leased	
203	Russian Hill Open Space	Hyde/Larkin/Chestnut		Hyde Street Reservoir	
204	Saturn Street Steps	Saturn/Ord			
205	Seward Mini Park	Seward/Acme Alley			
206	Twin Peaks	Twin Peaks Blvd.			
207	Fillmore/Turk Mini Park	Fillmore/Turk			
208	Esprit Park	Minnesota Street			
209	Brotherhood/Chester Mini Park	Chester St. near Brotherhood Way			

Status Report for RPD Sites

Priority	Facility Name	Location	Completed	Notes	Retest
210	Sue Bierman Park	Market/Steuart			
211	29th/Diamond Open Space	1701 Diamond/29th		Is not on current list of RPD sites (6/2/10).	
212	Berkeley Way Open Space	200 Berkeley Way		Is not on current list of RPD sites (6/2/10).	
213	Diamond/Farnum Open Space	Diamond/Farnum		Is not on current list of RPD sites (6/2/10).	
214	Joost/Baden Mini Park	Joost/N of Baden			
215	Grand View Open Space	Moraga/15th Avenue		Included in Grand View Park	
216	Balboa Natural Area	Great Highway/Balboa		Is not on current list of RPD sites (6/2/10).	
217	Fay Park	Chestnut and Leavenworth			
218	Guy Place Mini Park	Guy Place			
219	Portola Open Space				
220	Roosevelt/Henry Steps				
221	Sunnyside Conservatory	Monterey & Baden			
222	Topaz Open Space	Monterey & Baden			
1	Upper Noe Recreation Center	Day/Sanchez	99-00		
2	Jackson Playground	17th/Carolina	99-00	Abatement completed in FY05-06.	04-05
3	Mission Rec/Art Center	745 Treat Street	99-00, 02-03	Includes both the Harrison (Rec) and Treat St. (Art) sides.	06-07
4	Palega Recreation Center	Felton/Holyoke	99-00		
5	Eureka Valley Rec Center	Collingwood/18th	99-00		
6	Glen Park	Chenery/Elk	99-00, 00-01	Includes Silver Tree Day Camp	
7	Joe DiMaggio Playground	Lombard/Mason	99-00		
8	Crocker Amazon Playground	Geneva/Moscow	99-00		
9	George Christopher Playground	Diamond Hts/Duncan	99-00		
10	Alice Chalmers Playground	Brunswick/Whittier	99-00		
11	Cayuga Playground	Cayuga/Naglee	99-00		
12	Cabrillo Playground	38th/Cabrillo	99-00		
13	Herz Playground (and Pool)		99-00, 00-01	Includes Coffmann Pool	
14	Mission Playground	19th & Linda	99-00	Notice of Violation abated. Mulch removed and replaced (FY13-14). Entire survey not completed.	
15	Minnie & Lovie Ward Rec Center	Capital Avenue/Montana	99-00		
16	Sunset Playground	28th Avenue/Lawton	99-00		
17	West Sunset Playground	39th Avenue/Ortega	99-00		
18	Excelsior Playground	Russia/Madrid	99-00		
19	Helen Wills Playground	Broadway/Larkin	99-00		
20	J. P. Murphy Playground	1960 9th Avenue	99-00		
21	Argonne Playground	18th/Geary	99-00		
22	Duboce Park	Duboce/Scott	99-00, 01-02	Includes Harvey Milk Center	
23	Golden Gate Park	Panhandle	99-00		
24	Junipero Serra Playground	300 Stonecrest Drive	99-00		
25	Merced Heights Playground	Byxbee/Shields	99-00		
26	Miraloma Playground	Omar/Sequoia Ways	99-00		
27	Silver Terrace Playground	Silver Avenue/Bayshore	99-00		
28	Gene Friend Rec. Center	Folsom/Harriet/6th	99-00		
29	South Sunset Playground	40th Avenue/Vicente	99-00		
30	Potrero Hill Recreation Center	22nd/Arkansas	99-00		
31	Rochambeau Playground	24th Avenue/Lake Street	00-01, 09-10	No abatement needed.	
33	Cow Hollow Playground	Baker/Greenwich	00-01; 09-10		
34	West Portal Playground	Ulloa/Lenox Way	00-01	No abatement needed	
35	Moscone Recreation Center	Chestnut/Buchanan	00-01		

Status Report for RPD Sites

Priority	Facility Name	Location	Completed	Notes	Retest
36	Midtown Terrace Playground	Clarendon/Olympia	00-01	No abatement needed	
37	Presidio Heights Playground	Clay/Laurel	00-01		
38	Tenderloin Children's Rec. Ctr.	560/570 Ellis Street	00-01		
39	Hamilton Rec Center	Geary/Steiner	00-01	Note that the Rec. Center part of the facility is new (2010)	
41	Margaret S. Hayward Playground	Laguna, Turk	00-01		
43	Saint Mary's Recreation Center	Murray St./Justin Dr.	00-01		
44	Fulton Playground	27th Avenue/Fulton	00-01		
45	Bernal Heights Recreation Center	Moultrie/Jarboe	00-01	No abatement needed	
46	Douglass Playground	Upper/26th Douglass	00-01		
47	Garfield Square	25th/Harrison	00-01		
48	Woh Hei Yuen	1213 Powell	00-01		
49	Father Alfred E. Boeddeker Park	Ellis/Taylor/Eddy/Jones	00-01		
50	Gilman Playground	Gilman/Griffiths	00-01		
51	Grattan Playground	Stanyan/Alma	00-01	No abatement needed	
52	Hayes Valley Playground	Hayes/Buchanan	00-01		
53	Youngblood Coleman Playground	Galvez/Mendell	00-01		
55	Angelo J. Rossi Playground (and Pool)	Arguello Blvd./Anza	00-01		
56	Carl Larsen Park (and Pool)	19th/Wawona	00-01		
57	Sunnyside Playground	Melrose/Edna	00-01	No abatement needed	
58	Balboa Park (and Pool)	Ocean/San Jose	00-01	Includes Matthew Boxer stadium	
59	James Rolph Jr. Playground	Potrero Ave./Army Street	00-01, 02-03	This was originally supposed to be Rolph-Nicol (Eucalyptus) Park in 02-03, but the consultant surveyed the wrong site.	
60	Louis Sutter Playground	University/Wayland	00-01		
61	Richmond Playground	18th Avenue/Lake Street	00-01		
62	Joseph Lee Recreation Center	Oakdale/Mendell	00-01		
63	Chinese Recreation Center	Washington/Mason	00-01		
64	McLaren Park	Visitation Valley	06-07		05-06
65	Mission Dolores Park	18th/Dolores	06-07	No abatement needed	05-06
66	Bernal Heights Park	Bernal Heights Blvd.	01-02	No abatement needed	
67	Cayuga/Lamartine-Mini Park	Cayuga/Lamartine	01-02, 09-10	No abatement needed	
68	Willie Woo Woo Wong PG	Sacramento/Waverly	01-02, 09-10	No abatement needed.	
70	Joseph L. Alioto Performing Arts Piazza	Grove/Larkin	01-02	No abatement needed	
71	Collis P. Huntington Park	California/Taylor	01-02		
72	South Park	64 South Park Avenue	01-02		
73	Alta Plaza Park	Jackson/Steiner	01-02		
74	Bay View Playground (and Pool)	3rd/Armstrong	01-02	No abatement needed	
75	Chestnut/Kearny Open Space	NW Chestnut/Kearny	01-02	No survey done; structures no longer exist.	
76	Raymond Kimbell Playground	Pierce/Ellis	01-02		
77	Michelangelo Playground	Greenwich/Jones	01-02		
78	Peixotto Playground	Beaver/15th Street	01-02	No abatement needed	
80	States St. Playground	States St./Museum Way	01-02		
81	Adam Rogers Park	Jennings/Oakdale	01-02	No abatement needed	

Status Report for RPD Sites

Priority	Facility Name	Location	Completed	Notes	Retest
82	Alamo Square	Hayes/Steiner	01-02		
83	Alioto Mini Park	20th/Capp	01-02	No abatement needed	
84	Beideman/O'Farrell Mini Park	O'Farrell/Beideman	01-02	No abatement needed	
85	Brooks Park	373 Ramsell	01-02	No abatement needed	
86	Buchanan St. Mall	Buchanan betw. Grove & Turk	01-02	No abatement needed	
87	Buena Vista Park	Buena Vista/Haight	01-02		
88	Bush/Broderick Mini Park	Bush/Broderick	01-02		
89	Cottage Row Mini Park	Sutter/E. Fillmore	01-02		
90	Franklin Square	16th/Bryant	01-02		
91	Golden Gate Heights Park	12th Ave./Rockridge Dr.	01-02		
92	Hilltop Park	La Salle/Whitney Yg. Circle	01-02	No abatement needed	
93	Lafayette Park	Washington/Laguna	01-02		
94	Julius Kahn Playground	Jackson/Spruce	01-02		
95	Jose Coronado Playground	21st/Folsom	02-03	As of 10/10/02 as per Capital Program Director, G. Hoy, there are no current plans for renovation	
96	Golden Gate Park (playgrounds)	Fell/Stanyan	05-06		
97	Washington Square	Filbert/Stockton	02-03	No abatement needed. Children's play area and bathrooms to be renovated in 3/04.	
98	McCoppin Square	24th Avenue/Taraval	02-03	As of 10/10/02 as per Gary Hoy, no current plans for renovation	
99	Mountain Lake Park	12th Avenue/Lake Sreet	02-03	As of 10/10/02 as per Gary Hoy, no current plans for renovation	
100	Randolph/Bright Mini Park	Randolph/Bright	02-03	No abatement needed. As of 10/10/02 Capital Program Director indicates no current plans for renovation	
101	Visitacion Valley Greenway	Campbell Ave./E. Rutland	02-03	No abatement needed. Renovation scheduled 3/04.	
102	Utah/18th Mini Park	Utah/18th Street	02-03	No abatement needed. As of 10/10/02 Capital Program Director indicates no current plans for renovation	
103	Palou/Phelps Park	Palou at Phelps	02-03	No abatement needed. Renovation occurred Summer 2003. Marvin Yee was project mgr. No lead survey/abatement rpt in RPD files.	
104	Coleridge Mini Park	Coleridge/Esmeralda	02-03	No abatement needed. As of 10/10/02 Capital Program Director indicates no current plans for renovation	
105	Lincoln Park (includes Golf Course)	34th Avenue/Clement	02-03	Renovation scheduled 9/04	
106	Little Hollywood Park	Lathrop-Tocoloma	02-03	No abatement needed. Renovation scheduled 9/04	
107	McKinley Square	20th/Vermont	02-03	No abatement needed. As of 10/10/02 Capital Program Director indicates no current plans for renovation	

Status Report for RPD Sites

Priority	Facility Name	Location	Completed	Notes	Retest
109	Noe Valley Courts	24th/Douglass	02-03	No abatement needed. As of 10/10/02 Capital Program Director indicates no current plans for renovation	
110	Parkside Square	26th Avenue/Vicente	02-03	Children's play area and bathrooms to be renovated in 9/03.	
111	Portsmouth Square	Kearny/Washington	02-03	No abatement needed. As of 10/10/02 Capital Program Director indicates no current plans for renovation	
112	Potrero del Sol	Potrero/Army	02-03	No abatement needed, renovation scheduled 9/04	
113	Potrero Hill Mini Park	Connecticut/22nd Street	02-03	Renovation scheduled 9/04	
114	Precita Park	Precita/Folsom	02-03	No abatement needed. As of 10/10/02 Capital Program Director indicates no current plans for renovation	
115	Sgt. John Macaulay Park	Larkin/O'Farrell	02-03	No abatement needed. As of 10/10/02 Capital Program Director indicates no current plans for renovation	
116	Sigmund Stern Recreation Grove	19th Avenue/Sloat Blvd.	04-05	As of 10/10/02 Capital Program Director indicates no current plans for renovation. Funding expired; will complete in FY04-05	
117	24th/York Mini Park	24th/York/Bryant	02-03	Completed as part of current renovation in December 2002, Renovation scheduled 3/04.	
118	Camp Mather	Mather, Tuolumne County	04-05	This site removed from FLOW on 4/12/2016, as it was mistakenly added to the program as evidenced by the SCA report.	
119	Hyde/Vallejo Mini Park	Hyde/Vallejo	02-03	No abatement needed. As of 10/10/02 Capital Program Director indicates no current plans for renovation	
120	Juri Commons	San Jose/Guerrero/25th	05-06		
121	Kelloch Velasco Mini Park	Kelloch/Velasco	02-03	No abatement needed. Children's play area scheduled for renovation on 9/04	
122	Koshland Park	Page/Buchanan	02-03	No abatement needed. As of 10/10/02 Capital Program Director indicates no current plans for renovation	
123	Head/Brotherhood Mini Park	Head/Brotherwood Way	02-03	No abatement needed. As of 10/10/02 Capital Program Director indicates no current plans for renovation	
124	Walter Haas Playground	Addison/Farnum/Beacon	02-03	Capital Projects to renovate in Spring 2003. Mauer is PM	
125	Holly Park	Holly Circle	02-03	Renovation planned to begin 4/03; Judi Mosqueda from DPW is PM	
126	Page-Laguna-Mini Park	Page/Laguna	04-05	No abatement needed	
127	Golden Gate/Steiner Mini Park	Golden Gate/Steiner		No Facility, benches only	
128	Tank Hill	Clarendon/Twin Peaks	04-05	No abatement needed	

Status Report for RPD Sites

Priority	Facility Name	Location	Completed	Notes	Retest
129	Rolph Nicol Playground	Eucalyptus Dr./25th Avenue	04-05	No abatement needed	
130	Golden Gate Park	Carrousel	05-06		
131	Golden Gate Park	Tennis Court	05-06		
132	Washington/Hyde Mini Park	Washington/Hyde	04-05	No abatement needed	
133	Ridgetop Plaza	Whitney Young Circle	05-06	No abatement needed	
134	Golden Gate Park	Beach Chalet	06-07	No abatement needed	
135	Golden Gate Park	Polo Field	06-07		
136	Sharp Park (Includes Golf Course)	Pacifica, San Mateo Co.	06-07		
137	Golden Gate Park	Senior Center	06-07		
139	Stow Lake Boathouse	Golden Gate Park	06-07, 11-12	CLPP survey and clean-up completed in FY06-07. Site revisited in FY11-12 in conjunction with site maintenance work. Clearance for occupancy received and working closing out project financials with DPW.	
140	Golden Gate Park	County Fair Building	06-07	No abatement needed	
141	Golden Gate Park	Sharon Bldg.	07-08		
143	Allyne Park	Gough/Green	06-07	No abatement needed	
144	DuPont Courts	30th Ave./Clement	07-08		
145	Golden Gate Park	Big Rec	07-08		
146	Lower Great Highway	Sloat to Pt. Lobos	07-08		
148	Yacht Harbor and Marina Green	Marina	06-07, 07-08	Includes Yacht Harbor, Gas House Cover, 2 Yacht Clubs and Marina Green	
149	Palace of Fine Arts	3601 Lyon Street	09-10	No abatement needed.	
150	Telegraph Hill/Pioneer Park	Telegraph Hill	09-10	Clean-up responsibility transferred to Capital and Planning for incorporation into larger project at site.	
151	Saint Mary's Square	California Street/Grant	09-10	No abatement needed.	
152	Union Square	Post/Stockton	09-10	No abatement needed.	
153	Golden Gate Park	Angler's Lodge	07-08		
154	Golden Gate Park	Bandstand	07-08	No abatement needed	
155	Golden Gate Park	Bowling Green	07-08	Removed from FLOW 4/13/2016. Results less than 20 ppb.	
156	Golden Gate Park	Conservatory	08-09	No abatement needed.	
157	Golden Gate Park	Golf Course	09-10		
158	Golden Gate Park	Kezar Stadium	07-08		
159	Golden Gate Park	Nursery	09-10	No abatement needed. Elevated water source in men's bathroom shut off.	

Status Report for RPD Sites

Priority	Facility Name	Location	Completed	Notes	Retest
160	Golden Gate Park	Stables	na	Being demolished. Hazard assessment already completed by Capital.	
161	Golden Gate Park	McLaren Lodge	01-02, 02-03	Done out of order. Was in response to release/spill. See File 565.	
162	Corona Heights (and Randall Museum)	16th/Roosevelt	00-01	Randall Museum used to be separate, but in TMA, Randall is part of Corona Heights, so the two were combined 6/10.	
163	Laurel Hill Playground	Euclid & Collins	10-11		
164	Selby/Palou Mini Park	Selby & Palou	10-11	No abatement needed	
165	Prentiss Mini Park	Prentiss/Eugenia	10-11	No abatement needed	
166	Lessing/Sears Mini Park	Lessing/Sears	10-11	No abatement needed	
167	Muriel Leff Mini Park	7th Avenue/Anza	10-11	No abatement needed	
168	10th Avenue/Clement Mini Park	Richmond Library	10-11	No abatement needed	
169	Turk/Hyde Mini Park	Turk & Hyde	10-11	No abatement needed	
170	Exploratorium (and Theater)	3602 Lyon Street	13-14	Eight metal doors with loose and peeling paint were cleaned up; one water source shut off indefinitely.	
171	Candlestick Park	Jamestown Avenue	10-11	Demolished; remove from list	
147	Kezar Pavilion	Golden Gate Park	08-09, ongoing	Removed from FLOW 4/13/2016. Results less than 20 ppb. Additionally, GM decision on 10/11/16 to NOT pursue abatement at this site, but to monitor quarterly and clean as needed going forward.	
138	Pine Lake Park	Crestlake/Vale/Wawona	07-08, 16-17		
172	Broadway Tunnel West-Mini Park West	Leavenworth/Broadway	5/17		
174	Ina Coolbrith Mini Park	Vallejo/Taylor	FY16-17		
175	Billy Goat Hill	Laidley/30th	FY17-18		
176	Coso/Precita-Mini Park	Coso/Precita	FY17-18		
New Facilities: These facilities not to be included in CLPP survey as they were built after 1978.					
	Alice Marble Tennis Courts	Greenwich/Hyde		Not owned by RPD. PUC demolished in 2003 and all will be rebuilt.	
	Richmond Rec Center	18th Ave./Lake St./Calif.		New facility	
	Visitacion Valley Playground	Cora/Leland/Raymond		Original building clubhouse and PG demolished in 2001. Facility is new.	
	King Pool	3rd/Armstrong		New facility	
	Patricia's Green in Hayes Valley	Hayes & Octavia		Built in 2005	
	India Basin Shoreline Park	E. Hunters Pt. Blvd.		Built in 2003	
	Parque Ninos Unidos	23rd and Folsom		Built in 2004	
	Victoria Manolo Draves Park	Folsom & Sherman		Built in 2006	
	Aptos Playground	Aptos/Ocean Avenue		Site demolished and rebuilt in 2006	

From: Board of Supervisors, (BOS)
Sent: Thursday, May 10, 2018 5:07 PM
To: BOS-Supervisors
Subject: FW: Housing Balance Report No. 6
Attachments: 20180510_HousingBalance6BoS.pdf; 20180510_electronic_submittal_BOS.pdf

From: Ojeda, Teresa (CPC)
Sent: Thursday, May 10, 2018 2:49 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Mohan, Menaka (BOS) <menaka.mohan@sfgov.org>; Corrette, Moses (BOS) <moses.corrette@sfgov.org>
Cc: Starr, Aaron (CPC) <aaron.starr@sfgov.org>
Subject: Housing Balance Report No. 6

Please find attached electronic files related to the Housing Balance Report No. 6. These PDFs are submitted in compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents."

Two print copies of these documents were sent separately to the Clerk of the Board.

Additional hard copies may be requested by contacting Teresa Ojeda of the Planning Department at 415-558-6251 or teresa.ojeda@sfgov.org.

Digital copies are also available on the Planning Department's web site from this link:
<http://sf-planning.org/housing-balance-report> .

This report is scheduled to be heard before the Land Use and Transportation Committee on 11 June 2018.

Please let me know if you have questions.



M^a Teresa Ojeda
Principal Planner
Manager, Information and Analysis Group
Citywide Policy Planning

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SAN FRANCISCO PLANNING DEPARTMENT

MEMO

2018 MAY 11 PM 3:28

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Notice of Electronic Transmittal

Planning Department Report *Housing Balance Report No. 6* May 10, 2018

DATE: May 10, 2018
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: John Rahaim, Director – Planning Department (415) 558-6411
Teresa Ojeda, Planning Department (415) 558-6251
RE: *Housing Balance Report No. 6*
HEARING DATE: 11 June 2018

In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents," the Planning Department has attached the *Housing Balance Report No. 6* in digital format.

A hard copy of this document is available from the Clerk of the Board.

Additional hard copies may be requested by contacting Teresa Ojeda of the Planning Department at 415-558-6251 or teresa.ojeda@sfgov.org.

Digital copies are also available on the Planning Department's web site from this link: <http://sf-planning.org/housing-balance-report>.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

10 May 2018

2018 MAY 11 PM 3:28
BY AK

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Board of Supervisors
1 Dr Carlton B Goodlett Pl #244
San Francisco, CA 94102

Dear Honorable Members of the Board of Supervisors

We are pleased to publish the sixth installment of the City's *Housing Balance Report*. This report covers the ten-year period from 1 January 2008 through 31 December 2017.


The *Housing Balance Report* serves to monitor and report on the balance between new market rate housing and new affordable housing production in order to inform the approval process for new housing development. The Housing Balance is defined as the proportion of all new affordable housing units to the total number of all new housing units for the 10-year Housing Balance Reporting Period. New affordable housing production made up 24% of all new net housing units built in the reporting period.

The sixth Housing Balance Report states that the Housing Balance is 25%.

1. 6,515 (new affordable units) + 2,625 (affordable units that have received approvals) + 1,880 (acquisitions and rehabs) + 3,483 (RAD program) – 4,221 (units removed from protected status) = **10,282**
2. 27,553 (net new housing) + 13,185 (net units that have received approvals) = **40,738**
3. **10,282 / 40,738 = 25.2%**

The previous Housing Balance (2007-2016) was 23%. The next annual hearing on the Housing Balance has been scheduled for 11 June 2018 Land Use and Transportation Committee meeting.

Sincerely,



John Rahaim
Director of Planning

attachment

Memo



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

2018 MAY 11 PM 3:29

AK

DATE: 10 May 2018
TO: Honorable Members of the San Francisco Board of Supervisors
FROM: John Rahaim
Director of Planning
RE: **HOUSING BALANCE REPORT No. 6**
1 January 2008 – 31 December 2017

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SUMMARY

This report is submitted in compliance with Ordinance No. 53-15 requiring the Planning Department to monitor and report on the housing balance between new market rate and new affordable housing production. One of the stated purposes of the Housing Balance is "to ensure that data on meeting affordable housing targets Citywide and within neighborhoods informs the approval process for new housing development." This report is the sixth in the series and covers the ten-year period from 1 January 2008 through 31 December 2017.

The "Housing Balance" is defined as the proportion of all new affordable housing units to the total number of all new housing units for a 10-year "Housing Balance Period." In addition, a calculation of "Projected Housing Balance" which includes residential projects that have received approvals from the Planning Commission or Planning Department but have not yet received permits to commence construction will be included.

In the 2008-2017 Housing Balance Period, about 24% of net new housing produced was affordable. By comparison, the expanded Citywide Cumulative Housing Balance is 25%, although this varies by districts. Distribution of the expanded Cumulative Housing Balance over the 11 Board of Supervisor Districts ranges from -279% (District 4) to 75% (District 5). This variation, especially with negative housing balances, is due to the larger number of units permanently withdrawn from rent control protection relative to the number of total net new units and net affordable units built in those districts.

The Projected Housing Balance Citywide is 15%. Three major development projects were identified in the ordinance for exclusion in the projected housing balance calculations until site permits are obtained. Remaining phases for these three projects will add up to over 21,570 net units, including some 4,920 affordable units; this would increase the projected housing balance to 20% if included in the calculations.

BACKGROUND

On 21 April 2015, the Board of Supervisors passed Ordinance No. 53-15 amending the *Planning Code* to include a new *Section 103* requiring the Planning Department to monitor and report on the Housing Balance between new market rate housing and new affordable housing production. The *Housing Balance Report* will be submitted bi-annually by April 1 and October 1 of each year and will also be published on a visible and accessible page on the Planning Department's website. *Planning Code Section 103* also requires an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with the City's housing production goals. (See *Appendix A* for complete text of Ordinance No. 53-15.)

The stated purposes for the Housing Balance Monitoring and Reporting are: a) to maintain a balance between new affordable and market rate housing Citywide and within neighborhoods; b) to make housing available for all income levels and housing need types; c) to preserve the mixed-income character of the City and its neighborhoods; d) to offset the withdrawal of existing housing units from rent stabilization and the loss of single-room occupancy hotel units; e) to ensure the availability of land and encourage the deployment of resources to provide sufficient housing affordable to households of very low, low, and moderate incomes; f) to ensure adequate housing for families, seniors and the disabled communities; g) to ensure that data on meeting affordable housing targets Citywide and within neighborhoods informs the approval process for new housing development; and h) to enable public participation in determining the appropriate mix of new housing approvals.

Specifically, the *Housing Balance Report* will supplement tracking performance toward meeting the goals set by the City's *Housing Element* and Proposition K. Housing production targets in the City's *Housing Element*, adopted in April 2015, calls for 28,870 new units built between 2015 and 2022, 57%¹ of which should be affordable. As mandated by law, the City provides the State Department of Housing and Community Development an annual progress report.² In November 2014, San Francisco's voters endorsed Proposition K, which set as city policy a goal to help construct or rehabilitate at least 30,000 homes by 2020, at least 33% of which will be affordable to low- and moderate-income households. In addition, Mayor Ed Lee set a similar goal of creating 30,000 new and rehabilitated homes by 2020, pledging at least 30% of these to be permanently affordable to low-income families as well as working, middle income families.³

This *Housing Balance Report* was prepared from data gathered from previously published sources including the Planning Department's annual *Housing Inventory* and quarterly *Pipeline Report* data,

¹ The Ordinance inaccurately stated that "22% of new housing demands to be affordable to households of moderate means"; San Francisco's Regional Housing Needs Assessment (RHNA) allocation for moderate income households is 19% of total production goals.

² Printed annual progress reports submitted by all California jurisdictions can be accessed here -- <http://www.hcd.ca.gov/community-development/housing-element/annual-progress-reports/index.php> -- or by calling HCD at 916-263-2911 for the latest reports as many jurisdictions now file reports online.

³ For more information on and tracking of 30K by 2020, see <http://sfmayor.org/housing-for-residents>.

San Francisco Rent Board data, and the Mayor's Office of Housing and Community Development's *Weekly Dashboard*.

CUMULATIVE HOUSING BALANCE CALCULATION

Planning Code Section 103 calls for the Housing Balance "be expressed as a percentage, obtained by dividing the cumulative total of extremely low, very low, low, and moderate income affordable housing (all units 0-120% AMI) minus the lost protected units, by the total number of net new housing units within the Housing Balance Period." The ordinance requires that the "Cumulative Housing Balance" be provided using two calculations: a) one consisting of net housing built within a 10 year Housing Balance period, less units withdrawn from protected status, plus net units in projects that have received both approvals from the Planning Commission or Planning Department and site permits from the Department of Building Inspection, and b) the addition of net units gained through acquisition and rehabilitation of affordable units, HOPE SF and RAD units. "Protected units" include units that are subject to rent control under the City's Residential Rent Stabilization and Arbitration Ordinance. Additional elements that figure into the Housing Balance include completed HOPE SF and RAD public housing replacement, substantially rehabilitated units, and single-room occupancy hotel units (SROs). The equation below shows the second, expanded calculation of the Cumulative Housing Balance.

$$\begin{array}{rcl} & \text{[Net New Affordable Housing +} & \\ & \text{Completed Acquisitions \& Rehabs + Completed} & \\ & \text{HOPE SF + RAD Public Housing Replacement +} & \\ & \text{Entitled \& Permitted Affordable Units]} & \\ & - \text{[Units Removed from Protected Status]} & \\ \hline & & = \text{CUMULATIVE} \\ & & \text{HOUSING} \\ & & \text{BALANCE} \\ & \text{[Net New Housing Built + Net Entitled \& Permitted Units]} & \end{array}$$

The first "Housing Balance Period" is a ten-year period starting with the first quarter of 2005 through the last quarter of 2014. Subsequent housing balance reports will cover the 10 years preceding the most recent quarter. This report covers January 2008 (Q1) through December 2017 (Q4).

Table 1A below shows the Cumulative Housing Balance for 10 year 2008 Q1 – 2017 Q4 period is 17% Citywide. With the addition of RAD units, the expanded Cumulative Housing Balance is 25%. In comparison, the expanded Cumulative Housing Balance for 10 year 2007 Q1 – 2016 Q4 period was 23%. The Board of Supervisors recently revised the ordinance to include Owner Move-Ins (OMIs) in the Housing Balance calculation. Although OMIs were not specifically called out by in the original Ordinance in the calculation of the Housing Balance, these were included in earlier reports because this type of no-fault eviction results in the loss of rent controlled units either permanently or for a period of time.

Table 1A
Cumulative Housing Balance Calculation, 2008 Q1 – 2017 Q4

BoS Districts	Net New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Units	Cumulative Housing Balance
BoS District 1	170	10	(514)	4	322	149	-70.1%
BoS District 2	45	24	(310)	3	840	153	-24.0%
BoS District 3	211	6	(327)	10	915	283	-8.3%
BoS District 4	2	-	(455)	7	50	110	-278.8%
BoS District 5	604	293	(367)	147	1,430	536	34.4%
BoS District 6	3,300	1,113	(143)	1,322	16,304	6,816	24.2%
BoS District 7	99	-	(233)	-	537	1,092	-8.2%
BoS District 8	146	28	(634)	18	1,257	339	-27.7%
BoS District 9	214	406	(581)	393	989	843	23.6%
BoS District 10	1,697	-	(282)	712	4,762	2,568	29.0%
BoS District 11	27	-	(375)	9	147	296	-76.5%
TOTALS	6,515	1,880	(4,221)	2,625	27,553	13,185	16.7%

Table 1B below shows the Expanded Cumulative Housing Balances for Board of Supervisor Districts ranging from -279% (District 4) to 75% (District 5). Negative balances in Districts 1 (-40%), 7 (-2%), 8 (-7%), and 11 (-77%) resulted from the larger numbers of units removed from protected status relative to the net new affordable housing and net new housing units built in those districts.

Table 1B
Expanded Cumulative Housing Balance Calculation, 2008 Q1 – 2017 Q4

BoS Districts	Net New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	RAD Program and Hope SF Replacement Units	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Units	Expanded Cumulative Housing Balance
BoS District 1	170	10	144	(514)	4	322	149	-39.5%
BoS District 2	45	24	251	(310)	3	840	153	1.3%
BoS District 3	211	6	577	(327)	10	915	283	39.8%
BoS District 4	2	-	-	(455)	7	50	110	-278.8%
BoS District 5	604	293	806	(367)	147	1,430	536	75.4%
BoS District 6	3,300	1,113	561	(143)	1,322	16,304	6,816	26.6%
BoS District 7	99	-	110	(233)	-	537	1,092	-1.5%
BoS District 8	146	28	330	(634)	18	1,257	339	-7.0%
BoS District 9	214	406	268	(581)	393	989	843	38.2%
BoS District 10	1,697	-	436	(282)	712	4,762	2,568	35.0%
BoS District 11	27	-	-	(375)	9	147	296	-76.5%
TOTALS	6,515	1,880	3,483	(4,221)	2,625	27,553	13,185	25.2%

PROJECTED HOUSING BALANCE

Table 2 below summarizes residential projects that have received entitlements from the Planning Commission or the Planning Department but have not yet received a site or building permit. Overall projected housing balance at the end of 2017 is 16%. This balance is expected to change as several major projects have yet to declare how their affordable housing requirements will be met. In addition, three entitled major development projects – Treasure Island, ParkMerced, and Hunters Point – are not included in the accounting until applications for building permits are filed or issued as specified in the ordinance. Remaining phases from these three projects will yield an additional 21,570 net new units; 23% (or 4,920 units) would be affordable to low and moderate income households.

The Projected Housing Balance also does not account for affordable housing units that will be produced as a result of the Inclusionary Housing Fee paid in a given reporting cycle. Those affordable housing units are produced several years after the Fee is collected. Units produced through the Fee typically serve lower income households than do the inclusionary units, including special needs populations requiring services, such as seniors, transitional aged youth, families, and veterans.

Table 2
Projected Housing Balance Calculation, 2017 Q4

BoS District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS District 1	-	-	-	-	-	5	0.0%
BoS District 2	-	-	-	-	-	109	0.0%
BoS District 3	-	-	8	-	8	97	8.2%
BoS District 4	-	-	-	-	-	2	0.0%
BoS District 5	-	-	23	-	23	607	3.8%
BoS District 6	-	302	277	-	579	3,871	15.0%
BoS District 7	-	-	-	-	-	40	0.0%
BoS District 8	-	-	-	-	-	18	0.0%
BoS District 9	-	-	46	-	46	385	11.9%
BoS District 10	-	760	79	768	1,607	9,512	16.9%
BoS District 11	-	-	-	-	-	1	0.0%
TOTALS	-	1,062	433	768	2,263	14,647	15.5%

CUMULATIVE HOUSING BALANCE ELEMENTS

Because the scope covered by the Housing Balance calculation is broad, each element – or group of elements – will be discussed separately. The body of this report will account for figures at the Board of Supervisor district level. The breakdown of each element using the Planning Department District geographies, as required by *Section 103*, is provided separately in an *Appendix B*. This is to ensure simple and uncluttered tables in the main body of the report.

Affordable Housing and Net New Housing Production

Table 3 below shows housing production between 2008 Q1 and 2017 Q4. This ten-year period resulted in a net addition of over 27,550 units to the City's housing stock, including 6,515 affordable units (almost 24%). A majority of net new housing units and affordable units built in

the ten-year reporting period were in District 6 (over 16,300 and 3,300 respectively). District 10 follows with over 4,760 net new units, including almost 1,700 affordable units.

The table below also shows that almost 24% of net new units built between 2008 Q1 and 2017 Q4 were affordable units, mostly (59%) in District 6. While District 1 saw modest gains in net new units built, over half of these were affordable (53%).

Table 3
New Housing Production by Affordability, 2008 Q1 – 2017 Q4

BoS District	Very Low	Low	Moderate	Middle	Total Affordable Units	Total Net Units	Affordable Units as % of Total Net Units
BoS District 1	170	-	-	-	170	322	52.8%
BoS District 2	-	-	45	-	45	840	5.4%
BoS District 3	161	2	48	-	211	915	23.1%
BoS District 4	-	-	2	-	2	50	4.0%
BoS District 5	335	183	86	-	604	1,430	42.2%
BoS District 6	1,714	1,036	527	23	3,300	16,304	20.2%
BoS District 7	70	29	-	-	99	537	18.4%
BoS District 8	39	92	15	-	146	1,257	11.6%
BoS District 9	138	40	36	-	214	989	21.6%
BoS District 10	813	559	325	-	1,697	4,762	35.6%
BoS District 11	-	10	17	-	27	147	18.4%
TOTAL	3,440	1,951	1,101	23	6,515	27,553	23.6%

It should be noted that units affordable to Extremely Very Low Income (EVLI) households are included under the Very Low Income (VLI) category because certain projects that benefit homeless individuals and families – groups considered as EVLI – have income eligibility caps at the VLI level.

Acquisition and Rehabilitation of Affordable Housing Units

Table 4 below lists the number of units that have been rehabilitated and/or acquired between 2008 Q1 and 2017 Q4 to ensure permanent affordability. These are mostly single-room occupancy hotel units that are affordable to extremely very low and very low income households.

Table 4a
Acquisitions and Rehabilitation of Affordable Housing, 2008-2017

BoS District	No. of Buildings	No. of Units
BoS District 2	1	24
BoS District 5	2	290
BoS District 6	12	1,085
BoS District 9	2	319
TOTALS	17	1,718

Small Sites Program

The San Francisco Small Sites Program (SSP) is an initiative of the Mayor's Office of Housing and Community Development (MOHCD) to acquire small rent-controlled buildings (with four to 25 units) where tenants are at risk of eviction through the Ellis Act or owner move-ins. Since its inception in 2014, some 25 buildings with 162 units have been acquired.

Table 4b
Small Sites Program, 2014-2017

BoS District	No. of Buildings	No. of Units
BoS District 1	2	10
Bos District 3	1	6
BoS District 5	1	3
BoS District 6	3	28
BoS District 8	6	28
BoS District 9	12	87
TOTALS	25	162

RAD Program

The San Francisco Housing Authority's Rental Assistance Demonstration (RAD) program preserves at risk public and assisted housing projects. According to the Mayor's Office, RAD Phase I transferred 1,425 units to developers in December 2015. An additional 2,028 units were transferred as Phase II in 2016.

Table 5
RAD Affordable Units, 2015-2017

BoS District	No of Buildings	No of Units
BoS District 1	2	144
BoS District 2	3	251
BoS District 3	4	577
BoS District 5	7	806
BoS District 6	4	561
BoS District 7	1	110
BoS District 8	4	330
BoS District 9	2	268
BoS District 10	2	436
BoS District 11	-	-
TOTALS	29	3,483

Units Removed From Protected Status

San Francisco's Residential Rent Stabilization and Arbitration Ordinance protects tenants and preserves affordability of about 175,000 rental units by limiting annual rent increases. Landlords can, however, terminate tenants' leases through no-fault evictions including condo conversion, owner move-in, Ellis Act, demolition, and other reasons that are not the tenants' fault. The Housing Balance calculation takes into account units permanently withdrawn from rent stabilization as loss of affordable housing. The following no-fault evictions affect the supply of rent controlled units by removing units from the rental market: condo conversion, demolition, Ellis Act, and owner move-ins (OMIs). It should be noted that initially, OMIs were not specifically called out by the Ordinance to be included in the calculation. However, because owner move-ins have the effect of the losing rent controlled units either permanently or for a substantial period of time, these numbers are included in the Housing Balance calculation as intended by the legislation's sponsors. Some of these OMI units may return to being rentals and will still fall under the rent control ordinance. On 14 November 2016, the Board of Supervisors amended Planning Code Section 103 to include OMIs as part of the housing balance calculation.

Table 6 below shows the distribution of no-fault eviction notices issued between January 2008 and December 2017. Eviction notices have been commonly used as proxy for evictions. Owner Move-In and Ellis Out notices made up the majority of no fault evictions (58% and 30% respectively). Distribution of these no-fault eviction notices is almost evenly dispersed, with Districts 8 and 9 leading (15% and 14%, respectively).

Table 6
Units Removed from Protected Status, 2008 Q1 – 2017 Q4

BoS District	Condo Conversion	Demolition	Ellis Out	Owner Move-In	Units Removed from Protected Status
BoS District 1	2	24	153	335	514
BoS District 2	18	11	84	197	310
BoS District 3	6	9	194	118	327
BoS District 4	-	77	82	296	455
BoS District 5	15	19	103	230	367
BoS District 6	1	76	54	12	143
BoS District 7	-	31	52	150	233
BoS District 8	21	33	247	333	634
BoS District 9	6	54	200	321	581
BoS District 10	2	28	49	203	282
BoS District 11	-	75	54	246	375
TOTALS	71	437	1,272	2,441	4,221

Entitled and Permitted Units

Table 7 lists the number of units that have received entitlements from the Planning Commission or the Planning Department. These pipeline projects have also received site permits from the Department of Building Inspection and most are under construction as of the final quarter of 2017. Over half of these units are being built in or will be built in District 6 (52%). Twenty percent of units that have received Planning entitlements and site permits from the DBI will be affordable.

Table 7
Permitted Units, 2017 Q4

BoS District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS District 1	-	-	4	-	4	149	2.7%
BoS District 2	-	-	3	-	3	153	2.0%
BoS District 3	-	-	10	-	10	283	3.5%
BoS District 4	-	-	7	-	7	110	6.4%
BoS District 5	-	112	35	-	147	536	27.4%
BoS District 6	599	457	266	-	1,322	6,816	19.4%
BoS District 7	-	-	-	-	-	1,092	0.0%
BoS District 8	-	7	11	-	18	339	5.3%
BoS District 9	-	378	15	-	393	843	46.6%
BoS District 10	60	176	75	401	712	2,568	27.7%
BoS District 11	-	-	9	-	9	296	3.0%
TOTALS	659	1,130	435	401	2,625	13,185	19.9%

PERIODIC REPORTING AND ONLINE ACCESS

This report complies with *Planning Code Section 103* requirement that the Planning Department publish and update the *Housing Balance Report* bi-annually on April 1 and October 1 of each year. *Housing Balance Reports* are available and accessible online, as mandated by the ordinance, by going to this link: <http://www.sf-planning.org/index.aspx?page=4222>.

ANNUAL HEARING

An annual hearing on the Housing Balance before the Board of Supervisors will be scheduled by April 1 of each year. This year's Housing Balance Report will be scheduled to be heard before the Board of Supervisors on 11 June 2018. The Mayor's Office of Housing and Community Development, the Mayor's Office of Economic and Workforce Development, the Rent Stabilization Board, the Department of Building Inspection, and the City Economist will present strategies for achieving and maintaining a housing balance consistent with the City's housing goals at this annual hearing. The ordinance also requires that MOHCD will determine the amount of funding needed to bring the City into the required minimum 33% should the cumulative housing balance fall below that threshold.

APPENDIX A
Ordinance 53-15

AMENDED IN COMMITTEE

4/6/15

FILE NO. 150029

ORDINANCE NO. 53-15

1 [Planning Code - City Housing Balance Monitoring and Reporting]

2

3 Ordinance amending the Planning Code to require the Planning Department to monitor
4 the balance between new market rate housing and new affordable housing, and publish
5 a bi-annual Housing Balance Report; requiring an annual hearing at the Board of
6 Supervisors on strategies for achieving and maintaining the required housing balance
7 in accordance with San Francisco's housing production goals; and making
8 environmental findings, Planning Code, Section 302 findings, and findings of
9 consistency with the General Plan, and the eight priority policies of Planning Code,
10 Section 101.1.

11

12 NOTE: Unchanged Code text and uncoded text are in plain Arial font.
13 Additions to Codes are in single-underline italics Times New Roman font.
14 Deletions to Codes are in ~~strikethrough-italics Times New Roman font~~.
15 Board amendment additions are in double-underlined Arial font.
16 Board amendment deletions are in ~~strikethrough-Arial font~~.
17 Asterisks (* * * *) indicate the omission of unchanged Code
18 subsections or parts of tables.

19

20 Be it ordained by the People of the City and County of San Francisco:

21

22 Section 1. Findings.

23

24 (a) The Planning Department has determined that the actions contemplated in this
25 ordinance comply with the California Environmental Quality Act (California Public Resources
Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
Supervisors in File No. 150029 and is incorporated herein by reference. The Board of
Supervisors affirms this determination.

26

27 (b) On March 19, 2015, the Planning Commission, in Resolution No. 19337, adopted
28 findings that the actions contemplated in this ordinance are consistent, on balance, with the

29

Supervisor Kim
BOARD OF SUPERVISORS

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1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
2 Board of Supervisors in File No. 150029, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
4 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth
5 in Planning Commission Resolution No. 150029 and the Board incorporates such reasons
6 herein by reference.

7
8 Section 2. The Planning Code is hereby amended by adding new Section 103 to read
9 as follows:

10 **SEC. 103. HOUSING BALANCE MONITORING AND REPORTING.**

11 *(a) Purposes. To maintain a balance between new affordable and market rate housing City-*
12 *wide and within neighborhoods, to make housing available for all income levels and housing need*
13 *types, to preserve the mixed income character of the City and its neighborhoods, to offset the*
14 *withdrawal of existing housing units from rent stabilization and the loss of single-room-occupancy*
15 *hotel units, to ensure the availability of land and encourage the deployment of resources to provide*
16 *sufficient housing affordable to households of very low, low, and moderate incomes, to ensure adequate*
17 *housing for families, seniors and the disabled community, to ensure that data on meeting affordable*
18 *housing targets City-wide and within neighborhoods informs the approval process for new housing*
19 *development, and to enable public participation in determining the appropriate mix of new housing*
20 *approvals, there is hereby established a requirement, as detailed in this Section 103, to monitor and*
21 *regularly report on the housing balance between market rate housing and affordable housing.*

22 **(b) Findings.**

23 *(1) In November 2014, the City voters enacted Proposition K, which established City*
24 *policy to help construct or rehabilitate at least 30,000 homes by 2020. More than 50% of this housing*
25 *would be affordable for middle-class households, with at least 33% affordable for low- and moderate-*

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1 income households, and the City is expected to develop strategies to achieve that goal. This section
2 103 sets forth a method to track performance toward the City's Housing Element goals and the near-
3 term Proposition K goal that 33% of all new housing shall be affordable housing, as defined herein.

4 (2) The City's rent stabilized and permanently affordable housing stock serves very low-
5 low-, and moderate-income families, long-time residents, elderly seniors, disabled persons and others.
6 The City seeks to achieve and maintain an appropriate balance between market rate housing and
7 affordable housing City-wide and within neighborhoods because the availability of decent housing and
8 a suitable living environment for every San Franciscan is of vital importance. Attainment of the City's
9 housing goals requires the cooperative participation of government and the private sector to expand
10 housing opportunities to accommodate housing needs for San Franciscans at all economic levels and to
11 respond to the unique needs of each neighborhood where housing will be located.

12 (3) For tenants in unsubsidized housing, affordability is often preserved by the
13 Residential Rent Stabilization and Arbitration Ordinance's limitations on the size of allowable rent
14 increases during a tenancy. As documented in the Budget and Legislative Analyst's October 2013
15 Policy Analysis Report on Tenant Displacement, San Francisco is experiencing a rise in units
16 withdrawn from rent controls. Such rises often accompany periods of sharp increases in property
17 values and housing prices. From 1998 through 2013, the Rent Board reported a total of 13,027 no-fault
18 evictions (i.e., evictions in which the tenant had not violated any lease terms, but the owner sought to
19 regain possession of the unit). Total evictions of all types have increased by 38.2% from Rent Board
20 Year (i.e. from March through February) 2010 to Rent Board Year 2013. During the same period, Ellis
21 Act evictions far outpaced other evictions, increasing by 169.8% from 43 in Rent Board Year 2010 to
22 116 in Rent Board Year 2013. These numbers do not capture the large number of owner buyouts of
23 tenants, which contribute further to the loss of rent-stabilized units from the housing market. Any fair
24 assessment of the affordable housing balance must incorporate into the calculation units withdrawn
25 from rent stabilization.

1 (4) Pursuant to Government Code Section 65584, the Association of Bay Area
2 Governments (ABAG), in coordination with the California State Department of Housing and
3 Community Development (HCD), determines the Bay Area's regional housing need based on regional
4 trends, projected job growth, and existing needs. The regional housing needs assessment (RHNA)
5 determination includes production targets addressing housing needs of a range of household income
6 categories. For the RHNA period covering 2015 through 2022, ABAG has projected that at least 38%
7 of new housing demands for San Francisco will be from very low and low income households
8 (households earning under 80% of area median income), and another 22% of new housing demands to
9 be affordable to households of moderate means (earning between 80% and 120% of area median
10 income). Market-rate housing is considered housing with no income limits or special requirements
11 attached.

12 (5) The Housing Element of the City's General Plan states: "Based on the growing
13 population, and smart growth goals of providing housing in central areas like San Francisco, near jobs
14 and transit, the State Department of Housing and Community Development (HCD), with the
15 Association of Bay Area Governments (ABAG), estimates that in the current 2015-2022 Housing
16 Element period San Francisco must plan for the capacity for roughly 28,870 new units, 57% of which
17 should be suitable for housing for the extremely low, very low, low and moderate income households to
18 meet its share of the region's projected housing demand." Objective 1 of the Housing Element states
19 that the City should "identify and make available for development adequate sites to meet the City's
20 housing needs, especially permanently affordable housing." Objective 7 states that San Francisco's
21 projected affordable housing needs far outpace the capacity for the City to secure subsidies for new
22 affordable units.

23 (6) In 2012, the City enacted Ordinance 237-12, the "Housing Preservation and
24 Production Ordinance," codified in Administrative Code Chapter 10E.4, to require Planning
25 Department staff to regularly report data on progress toward meeting San Francisco's quantified

1 production goals for different household income levels as provided in the General Plan's Housing
2 Element. That Ordinance requires data on the number of units in all stages of the housing production
3 process at various affordability levels to be included in staff reports on all proposed projects of five
4 residential units or more and in quarterly housing production reports to the Planning Commission. The
5 Planning Department has long tracked the number of affordable housing units and total number of
6 housing units built throughout the City and in specific areas and should be able to track the ratio called
7 for in this Section 103.

8 (7) As the private market has embarked upon, and government officials have urged, an
9 ambitious program to produce significant amounts of new housing in the City, the limited remaining
10 available land makes it essential to assess the impact of the approval of new market rate housing
11 developments on the availability of land for affordable housing and to encourage the deployment of
12 resources to provide such housing.

13 (c) Housing Balance Calculation.

14 (1) For purposes of this Section 103, "Housing Balance" shall be defined as the
15 proportion of all new housing units affordable to households of extremely low, very low, low or
16 moderate income households, as defined in California Health & Safety Code Sections 50079.5 et seq.,
17 as such provisions may be amended from time to time, to the total number of all new housing units for a
18 10 year Housing Balance Period.

19 (2) The Housing Balance Period shall begin with the first quarter of year 2005 to the
20 last quarter of 2014, and thereafter for the ten years prior to the most recent calendar quarter.

21 (3) For each year that data is available, beginning in 2005, the Planning Department
22 shall report net housing construction by income levels, as well as units that have been withdrawn from
23 protection afforded by City law, such as laws providing for rent-controlled and single resident
24 occupancy (SRO) units. The affordable housing categories shall include net new units, as well as
25 existing units that were previously not restricted by deed or regulatory agreement that are acquired for

1 preservation as permanently affordable housing as determined by the Mayor's Office of Housing and
2 Community Development (MOHCD) (not including refinancing or other rehabilitation under existing
3 ownership), protected by deed or regulatory agreement for a minimum of 55 years. The report shall
4 include, by year, and for the latest quarter, all units that have received Temporary Certificates of
5 Occupancy within that year, a separate category for units that obtained a site or building permit, and
6 another category for units that have received approval from the Planning Commission or Planning
7 Department, but have not yet obtained a site or building permit to commence construction (except any
8 entitlements that have expired and not been renewed during the Housing Balance Period). Master
9 planned entitlements, including but not limited to such areas as Treasure Island, Hunters Point
10 Shipyards and Park Merced, shall not be included in this latter category until individual building
11 entitlements or site permits are approved for specific housing projects. For each year or approval
12 status, the following categories shall be separately reported:

13 (A) Extremely Low Income Units, which are units available to individuals or
14 families making between 0-30% Area Median Income (AMI) as defined in California Health & Safety
15 Code Section 50106, and are subject to price or rent restrictions between 0-30% AMI;

16 (B) Very Low Income Units, which are units available to individuals or families
17 making between 30-50% AMI as defined in California Health & Safety Code Section 50105, and are
18 subject to price or rent restrictions between 30-50% AMI;

19 (C) Lower Income Units, which are units available to individuals or families
20 making between 50-80% AMI as defined in California Health & Safety Code Section 50079.5, and are
21 subject to price or rent restrictions between 50-80% AMI;

22 (D) Moderate Income Units, which are units available to individuals or families
23 making between 80-120% AMI, and are subject to price or rent restrictions between 80-120% AMI;

24 (E) Middle Income Units, which are units available to individuals or families
25 making between 120-150% AMI, and are subject to price or rent restrictions between 120-150% AMI;

1 (F) Market-rate units, which are units not subject to any deed or regulatory
2 agreement with price restrictions;

3 (G) Housing units withdrawn from protected status, including units withdrawn
4 from rent control (except those units otherwise converted into permanently affordable housing),
5 including all units that have been subject to rent control under the San Francisco Residential Rent
6 Stabilization and Arbitration Ordinance but that a property owner removes permanently from the
7 rental market through condominium conversion pursuant to Administrative Code Section 37.9(a)(9),
8 demolition or alterations (including dwelling unit mergers), or permanent removal pursuant to
9 Administrative Code Section 37.9(a)(10) or removal pursuant to the Ellis Act under Administrative
10 Code Section 37.9(a)(13);

11 (H) Public housing replacement units and substantially rehabilitated units
12 through the HOPE SF and Rental Assistance Demonstration (RAD) programs, as well as other
13 substantial rehabilitation programs managed by MOHCD.

14 (4) The Housing Balance shall be expressed as a percentage, obtained by dividing the
15 cumulative total of extremely low, very low, low and moderate income affordable housing units (all
16 units 0-120% AMI) minus the lost protected units, by the total number of net new housing units within
17 the Housing Balance Period. The Housing Balance shall also provide two calculations:

18 (A) the Cumulative Housing Balance, consisting of housing units that have
19 already been constructed (and received a Temporary Certificate of Occupancy or other certificate that
20 would allow occupancy of the units) within the 10-year Housing Balance Period, plus those units that
21 have obtained a site or building permit. A separate calculation of the Cumulative Housing Balance
22 shall also be provided, which includes HOPE SF and RAD public housing replacement and
23 substantially rehabilitated units (but not including general rehabilitation / maintenance of public
24 housing or other affordable housing units) that have received Temporary Certificates of Occupancy
25

1 within the Housing Balance Period. The Housing Balance Reports will show the Cumulative Housing
2 Balance with and without public housing included in the calculation, and

3 (B) the Projected Housing Balance, which shall include any residential project
4 that has received approval from the Planning Commission or Planning Department, even if the
5 housing project has not yet obtained a site or building permit to commence construction (except any
6 entitlements that have expired and not been renewed during the Housing Balance period). Master
7 planned entitlements shall not be included in the calculation until individual building entitlements or
8 site permits are approved.

9 (d) Bi-annual Housing Balance Reports. Within 30 days of the effective date of this
10 Section 403 By June 1, 2015, the Planning Department shall calculate the Cumulative and Projected
11 Housing Balance for the most recent two quarters City-wide, by Supervisorial District, Plan Area, and
12 by neighborhood Planning Districts, as defined in the annual Housing Inventory, and publish it as an
13 easily visible and accessible page devoted to Housing Balance and Monitoring and Reporting on the
14 Planning Department's website. By August September 1st and February March 1st of each year, the
15 Planning Department shall publish and update the Housing Balance Report, and present this report at
16 an informational hearing to the Planning Commission and Board of Supervisors, as well as to any
17 relevant body with geographic purview over a plan area upon request, along with the other quarterly
18 reporting requirements of Administrative Code Chapter 10E.4. The annual report to the Board of
19 Supervisors shall be accepted by resolution of the Board, which resolution shall be introduced
20 by the Planning Department. The Housing Balance Report shall also be incorporated into the
21 Annual Planning Commission Housing Hearing and Annual Report to the Board of Supervisors
22 required in Administrative Code Chapter 10E.4.

23 (e) Annual Hearing by Board of Supervisors.

24 (1) The Board of Supervisors shall hold a public Housing Balance hearing on an annual
25 basis by April 1 of each year, to consider progress towards the City's affordable housing goals.

1 including the goal of a minimum 33% affordable housing to low and moderate income households, as
2 well as the City's General Plan Housing Element housing production goals by income category. The
3 first hearing shall occur no later than 30 days after the effective date of this ordinance, and by April 1
4 of each year thereafter.

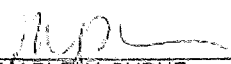
5 (2) The hearing shall include reporting by the Planning Department, which shall present
6 the latest Housing Balance Report City-wide and by Supervisorial District and Planning District; the
7 Mayor's Office of Housing and Community Development, the Mayor's Office of Economic and
8 Workforce Development, the Rent Stabilization Board, by the Department of Building Inspection, and
9 the City Economist on strategies for achieving and maintaining a housing balance in accordance with
10 San Francisco's housing production goals. If the Cumulative Housing Balance has fallen below 33% in
11 any year, MOHCD shall determine how much funding is required to bring the City into a minimum
12 33% Housing Balance and the Mayor shall submit to the Board of Supervisors a strategy to accomplish
13 the minimum of 33% Housing Balance. City Departments shall at minimum report on the following
14 issues relevant to the annual Housing Balance hearing: MOHCD shall report on the annual and
15 projected progress by income category in accordance with the City's General Plan Housing Element
16 housing production goals, projected shortfalls and gaps in funding and site control, and progress
17 toward the City's Neighborhood Stabilization goals for acquiring and preserving the affordability of
18 existing rental units in neighborhoods with high concentrations of low and moderate income
19 households or historically high levels of evictions; the Planning Department shall report on current
20 and proposed zoning and land use policies that affect the City's General Plan Housing Element
21 housing production goals; the Mayor's Office of Economic and Workforce Development shall report on
22 current and proposed major development projects, dedicated public sites, and policies that affect the

1 City's General Plan Housing Element housing production goals; the Rent Board shall report on the
2 withdrawal or addition of rent-controlled units and current or proposed policies that affect these
3 numbers; the Department of Building Inspection shall report on the withdrawal or addition of
4 Residential Hotel units and current or proposed policies that affect these numbers; and the City
5 Economist shall report on annual and projected job growth by the income categories specified in the
6 City's General Plan Housing Element.

7 (3) All reports and presentation materials from the annual Housing Balance hearing
8 shall be maintained by year for public access on the Planning Department's website on its page
9 devoted to Housing Balance Monitoring and Reporting.

10
11 Section 4. Effective Date. This ordinance shall become effective 30 days after
12 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
13 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
14 of Supervisors overrides the Mayor's veto of the ordinance.

15
16 APPROVED AS TO FORM:
17 DENNIS J. HERRERA, City Attorney

18 By: 
19 MARLENA BYRNE
20 Deputy City Attorney

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22
23
24
25
Supervisor Kim
BOARD OF SUPERVISORS

Page 10



City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-6689

File Number: 150029

Date Passed: April 21, 2015

Ordinance amending the Planning Code to require the Planning Department to monitor the balance between new market rate housing and new affordable housing, and publish a bi-annual Housing Balance Report; requiring an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with San Francisco's housing production goals; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

April 06, 2015 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

April 06, 2015 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

April 14, 2015 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

April 21, 2015 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 150029

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
4/21/2015 by the Board of Supervisors of
the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


Mayor


Date Approved

APPENDIX B

CUMULATIVE HOUSING BALANCE REPORT No 5 TABLES BY PLANNING DISTRICTS

Table 1A

Cumulative Housing Balance Calculation, 2008 Q1 – 2017 Q4

Planning Districts	New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Permitted Units	Cumulative Housing Balance
1 Richmond	219	10	(581)	4	539	159	-49.9%
2 Marina	1	24	(180)	3	205	105	-49.0%
3 Northeast	197	6	(345)	-	765	229	-14.3%
4 Downtown	1,710	851	(119)	390	5,715	2,650	33.9%
5 Western Addition	516	293	(194)	125	1,499	302	41.1%
6 Buena Vista	199	5	(225)	29	1,021	378	0.6%
7 Central	18	-	(367)	5	335	93	-80.4%
8 Mission	342	403	(526)	531	1,505	1,968	21.6%
9 South of Market	1,952	262	(131)	1,030	13,023	4,718	17.5%
10 South Bayshore	1,233	-	(98)	492	2,094	1,018	52.3%
11 Bernal Heights	-	26	(190)	-	54	35	-184.3%
12 South Central	10	-	(432)	9	124	306	-96.0%
13 Ingleside	116	-	(193)	-	534	1,078	-4.8%
14 Inner Sunset	-	-	(190)	-	96	38	-141.8%
15 Outer Sunset	2	-	(450)	7	44	108	-290.1%
TOTALS	6,515	1,880	(4,221)	2,625	27,553	13,185	16.7%

Table 1B

Expanded Cumulative Housing Balance Calculation, 2008 Q1 – 2017 Q4

Planning Districts	New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	RAD Program & HopeSF Replacement Units	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Permitted Units	Expanded Cumulative Housing Balance
1 Richmond	219	10	144	(581)	4	539	159	-29.2%
2 Marina	1	24	138	(180)	3	205	105	-4.5%
3 Northeast	197	6	577	(345)	-	765	229	43.8%
4 Downtown	1,710	851	285	(119)	390	5,715	2,650	37.3%
5 Western Addition	516	293	919	(194)	125	1,499	302	92.1%
6 Buena Vista	199	5	132	(225)	29	1,021	378	10.0%
7 Central	18	-	107	(367)	5	335	93	-55.4%
8 Mission	342	403	91	(526)	531	1,505	1,968	24.2%
9 South of Market	1,952	262	276	(131)	1,030	13,023	4,718	19.1%
10 South Bayshore	1,233	-	436	(98)	492	2,094	1,018	66.3%
11 Bernal Heights	-	26	268	(190)	-	54	35	116.9%
12 South Central	10	-	-	(432)	9	124	306	-96.0%
13 Ingleside	116	-	-	(193)	-	534	1078	-4.8%
14 Inner Sunset	-	-	110	(190)	-	96	38	-59.7%
15 Outer Sunset	2	-	-	(450)	7	44	108	-290.1%
TOTALS	6,515	1,880	3,483	(4,221)	2,625	27,553	13,185	25.2%

Table 2
Projected Housing Balance Calculation, 2017 Q4

BoS District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond	-	-	-	-	-	100	0.0%
2 Marina	-	-	-	-	-	10	0.0%
3 Northeast	-	-	8	-	8	94	8.5%
4 Downtown	-	124	268	-	392	2,031	19.3%
5 Western Addition	-	-	11	-	11	363	3.0%
6 Buena Vista	-	-	12	-	12	246	4.9%
7 Central	-	-	-	-	-	11	0.0%
8 Mission	-	107	46	-	153	1,170	13.1%
9 South of Market	-	524	16	600	1,140	4,858	23.5%
10 South Bayshore	-	-	72	168	240	4,942	4.9%
11 Bernal Heights	-	-	-	-	-	3	0.0%
12 South Central	-	307	-	-	307	776	39.6%
13 Ingleside	-	-	-	-	-	8	0.0%
14 Inner Sunset	-	-	-	-	-	33	0.0%
15 Outer Sunset	-	-	-	-	-	2	0.0%
TOTALS	-	1,062	433	768	2,263	14,647	15.5%

Table 3
New Housing Production by Affordability, 2007 Q1 – 2016 Q4

Planning Districts	Very Low	Low	Moderate	Middle Income	Total Affordable Units	Total Net Units	Affordable Units as % of Total Net Units
1 Richmond	207	12	-	-	219	539	40.6%
2 Marina	-	-	1	-	1	205	0.5%
3 Northeast	161	2	34	-	197	765	25.8%
4 Downtown	1,048	389	250	23	1,710	5,715	29.9%
5 Western Addition	266	171	79	-	516	1,499	34.4%
6 Buena Vista	71	74	54	-	199	1,021	19.5%
7 Central	-	18	-	-	18	335	5.4%
8 Mission	214	62	66	-	342	1,505	22.7%
9 South of Market	590	870	492	-	1,952	13,023	15.0%
10 South Bayshore	813	314	106	-	1,233	2,094	58.9%
11 Bernal Heights	-	-	-	-	-	54	0.0%
12 South Central	-	10	-	-	10	124	8.1%
13 Ingleside	70	29	17	-	116	534	21.7%
14 Inner Sunset	-	-	-	-	-	96	0.0%
15 Outer Sunset	-	-	2	-	2	44	4.5%
TOTALS	3,440	1,951	1,101	23	6,515	27,553	23.6%

Table 4a
Acquisitions and Rehabilitation of
Affordable Housing, 2008 Q1 – 2017 Q4

Planning District	No. of Buildings	No. of Units
2 Marina	1	24
4 Downtown	6	826
5 Western Addition	2	290
8 Mission	2	319
9 South of Market	6	259
TOTALS	17	1,718

Table 4b
Small Sites Program Acquisitions, 2014 - 2017

Planning District	No. of Buildings	No. of Units
1 Richmond	2	10
3 Northeast	1	6
4 Downtown	2	25
5 Western Addition	1	3
6 Buena Vista	1	5
8 Mission	11	84
9 South of Market	1	3
11 Bernal Heights	6	26
TOTALS	25	162

Table 5
RAD Affordable Units, 2015 – 2017

Planning District	No of Buildings	No of Units
1 Richmond	2	144
2 Marina	2	138
3 Northeast	4	577
4 Downtown	3	285
5 Western Addition	8	919
6 Buena Vista	2	132
7 Central	1	107
8 Mission	1	91
9 South of Market	1	276
10 South Bayshore	2	436
11 Bernal Heights	2	268
12 South Central	-	-
13 Ingleside	-	-
14 Inner Sunset	1	110
15 Outer Sunset	-	-
TOTALS	29	3,483

Table 6

Units Removed from Protected Status, 2008 Q1 – 2017 Q4

Planning District	Condo Conversion	Demolition	Ellis Out	Owner Move-In	Total Units Permanently Lost
1 Richmond	4	28	182	367	581
2 Marina	11	4	38	127	180
3 Northeast	11	10	194	130	345
4 Downtown	-	68	48	3	119
5 Western Addition	7	10	45	132	194
6 Buena Vista	4	8	86	127	225
7 Central	18	18	118	213	367
8 Mission	2	30	242	252	526
9 South of Market	3	19	35	74	131
10 South Bayshore	-	13	11	74	98
11 Bernal Heights	6	27	55	102	190
12 South Central	-	70	51	311	432
13 Ingleside	-	40	29	124	193
14 Inner Sunset	5	15	60	110	190
15 Outer Sunset	-	77	78	295	450
Totals	71	437	1,272	2,441	4,221

Table 7
Entitled and Permitted Units, 2017 Q4

Planning District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond	-	-	4	-	4	159	2.5%
2 Marina	-	-	3	-	3	105	2.9%
3 Northeast	-	-	-	-	-	229	0.0%
4 Downtown	196	173	21	-	390	2,650	14.7%
5 Western Addition	-	108	17	-	125	302	41.4%
6 Buena Vista	-	11	18	-	29	378	7.7%
7 Central	-	-	5	-	5	93	5.4%
8 Mission	110	378	43	-	531	1,968	27.0%
9 South of Market	353	369	308	-	1,030	4,718	21.8%
10 South Bayshore	-	91	-	401	492	1,018	48.3%
11 Bernal Heights	-	-	-	-	-	35	0.0%
12 South Central	-	-	9	-	9	306	2.9%
13 Ingleside	-	-	-	-	-	1,078	0.0%
14 Inner Sunset	-	-	-	-	-	38	0.0%
15 Outer Sunset	-	-	7	-	7	108	6.5%
TOTALS	659	1,130	435	401	2,625	13,185	19.9%



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: 10 May 2018
TO: Honorable Members of the San Francisco Board of Supervisors
FROM: John Rahaim
Director of Planning
RE: **HOUSING BALANCE REPORT No. 6**
1 January 2008 – 31 December 2017

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

SUMMARY

This report is submitted in compliance with Ordinance No. 53-15 requiring the Planning Department to monitor and report on the housing balance between new market rate and new affordable housing production. One of the stated purposes of the Housing Balance is "to ensure that data on meeting affordable housing targets Citywide and within neighborhoods informs the approval process for new housing development." This report is the sixth in the series and covers the ten-year period from 1 January 2008 through 31 December 2017.

The "Housing Balance" is defined as the proportion of all new affordable housing units to the total number of all new housing units for a 10-year "Housing Balance Period." In addition, a calculation of "Projected Housing Balance" which includes residential projects that have received approvals from the Planning Commission or Planning Department but have not yet received permits to commence construction will be included.

In the 2008-2017 Housing Balance Period, about 24% of net new housing produced was affordable. By comparison, the expanded Citywide Cumulative Housing Balance is 25%, although this varies by districts. Distribution of the expanded Cumulative Housing Balance over the 11 Board of Supervisor Districts ranges from -279% (District 4) to 75% (District 5). This variation, especially with negative housing balances, is due to the larger number of units permanently withdrawn from rent control protection relative to the number of total net new units and net affordable units built in those districts.

The Projected Housing Balance Citywide is 15%. Three major development projects were identified in the ordinance for exclusion in the projected housing balance calculations until site permits are obtained. Remaining phases for these three projects will add up to over 21,570 net units, including some 4,920 affordable units; this would increase the projected housing balance to 20% if included in the calculations.

BACKGROUND

On 21 April 2015, the Board of Supervisors passed Ordinance No. 53-15 amending the *Planning Code* to include a new *Section 103* requiring the Planning Department to monitor and report on the Housing Balance between new market rate housing and new affordable housing production. The *Housing Balance Report* will be submitted bi-annually by April 1 and October 1 of each year and will also be published on a visible and accessible page on the Planning Department's website. *Planning Code Section 103* also requires an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with the City's housing production goals. (See *Appendix A* for complete text of Ordinance No. 53-15.)

The stated purposes for the Housing Balance Monitoring and Reporting are: a) to maintain a balance between new affordable and market rate housing Citywide and within neighborhoods; b) to make housing available for all income levels and housing need types; c) to preserve the mixed-income character of the City and its neighborhoods; d) to offset the withdrawal of existing housing units from rent stabilization and the loss of single-room occupancy hotel units; e) to ensure the availability of land and encourage the deployment of resources to provide sufficient housing affordable to households of very low, low, and moderate incomes; f) to ensure adequate housing for families, seniors and the disabled communities; g) to ensure that data on meeting affordable housing targets Citywide and within neighborhoods informs the approval process for new housing development; and h) to enable public participation in determining the appropriate mix of new housing approvals.

Specifically, the *Housing Balance Report* will supplement tracking performance toward meeting the goals set by the City's *Housing Element* and Proposition K. Housing production targets in the City's *Housing Element*, adopted in April 2015, calls for 28,870 new units built between 2015 and 2022, 57%¹ of which should be affordable. As mandated by law, the City provides the State Department of Housing and Community Development an annual progress report.² In November 2014, San Francisco's voters endorsed Proposition K, which set as city policy a goal to help construct or rehabilitate at least 30,000 homes by 2020, at least 33% of which will be affordable to low- and moderate-income households. In addition, Mayor Ed Lee set a similar goal of creating 30,000 new and rehabilitated homes by 2020, pledging at least 30% of these to be permanently affordable to low-income families as well as working, middle income families.³

This *Housing Balance Report* was prepared from data gathered from previously published sources including the Planning Department's annual *Housing Inventory* and quarterly *Pipeline Report* data,

¹ The Ordinance inaccurately stated that "22% of new housing demands to be affordable to households of moderate means"; San Francisco's Regional Housing Needs Assessment (RHNA) allocation for moderate income households is 19% of total production goals.

² Printed annual progress reports submitted by all California jurisdictions can be accessed here – <http://www.hcd.ca.gov/community-development/housing-element/annual-progress-reports/index.php> -- or by calling HCD at 916-263-2911 for the latest reports as many jurisdictions now file reports online.

³ For more information on and tracking of 30K by 2020, see <http://sfmayor.org/housing-for-residents>.

San Francisco Rent Board data, and the Mayor's Office of Housing and Community Development's *Weekly Dashboard*.

CUMULATIVE HOUSING BALANCE CALCULATION

Planning Code Section 103 calls for the Housing Balance “be expressed as a percentage, obtained by dividing the cumulative total of extremely low, very low, low, and moderate income affordable housing (all units 0-120% AMI) minus the lost protected units, by the total number of net new housing units within the Housing Balance Period.” The ordinance requires that the “Cumulative Housing Balance” be provided using two calculations: a) one consisting of net housing built within a 10 year Housing Balance period, less units withdrawn from protected status, plus net units in projects that have received both approvals from the Planning Commission or Planning Department and site permits from the Department of Building Inspection, and b) the addition of net units gained through acquisition and rehabilitation of affordable units, HOPE SF and RAD units. “Protected units” include units that are subject to rent control under the City’s Residential Rent Stabilization and Arbitration Ordinance. Additional elements that figure into the Housing Balance include completed HOPE SF and RAD public housing replacement, substantially rehabilitated units, and single-room occupancy hotel units (SROs). The equation below shows the second, expanded calculation of the Cumulative Housing Balance.

[Net New Affordable Housing + Completed Acquisitions & Rehabs + Completed HOPE SF + RAD Public Housing Replacement + Entitled & Permitted Affordable Units]		
– [Units Removed from Protected Status]		
<hr/>	=	CUMULATIVE HOUSING BALANCE
[Net New Housing Built + Net Entitled & Permitted Units]		

The first “Housing Balance Period” is a ten-year period starting with the first quarter of 2005 through the last quarter of 2014. Subsequent housing balance reports will cover the 10 years preceding the most recent quarter. This report covers January 2008 (Q1) through December 2017 (Q4).

Table 1A below shows the Cumulative Housing Balance for 10 year 2008 Q1 – 2017 Q4 period is 17% Citywide. With the addition of RAD units, the expanded Cumulative Housing Balance is 25%. In comparison, the expanded Cumulative Housing Balance for 10 year 2007 Q1 – 2016 Q4 period was 23%. The Board of Supervisors recently revised the ordinance to include Owner Move-Ins (OMIs) in the Housing Balance calculation. Although OMIs were not specifically called out by in the original Ordinance in the calculation of the Housing Balance, these were included in earlier reports because this type of no-fault eviction results in the loss of rent controlled units either permanently or for a period of time.

Table 1A
Cumulative Housing Balance Calculation, 2008 Q1 – 2017 Q4

BoS Districts	Net New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Units	Cumulative Housing Balance
BoS District 1	170	10	(514)	4	322	149	-70.1%
BoS District 2	45	24	(310)	3	840	153	-24.0%
BoS District 3	211	6	(327)	10	915	283	-8.3%
BoS District 4	2	-	(455)	7	50	110	-278.8%
BoS District 5	604	293	(367)	147	1,430	536	34.4%
BoS District 6	3,300	1,113	(143)	1,322	16,304	6,816	24.2%
BoS District 7	99	-	(233)	-	537	1,092	-8.2%
BoS District 8	146	28	(634)	18	1,257	339	-27.7%
BoS District 9	214	406	(581)	393	989	843	23.6%
BoS District 10	1,697	-	(282)	712	4,762	2,568	29.0%
BoS District 11	27	-	(375)	9	147	296	-76.5%
TOTALS	6,515	1,880	(4,221)	2,625	27,553	13,185	16.7%

Table 1B below shows the Expanded Cumulative Housing Balances for Board of Supervisor Districts ranging from -279% (District 4) to 75% (District 5). Negative balances in Districts 1 (-40%), 7 (-2%), 8 (-7%), and 11 (-77%) resulted from the larger numbers of units removed from protected status relative to the net new affordable housing and net new housing units built in those districts.

Table 1B
Expanded Cumulative Housing Balance Calculation, 2008 Q1 – 2017 Q4

BoS Districts	Net New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	RAD Program and Hope SF Replacement Units	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Units	Expanded Cumulative Housing Balance
BoS District 1	170	10	144	(514)	4	322	149	-39.5%
BoS District 2	45	24	251	(310)	3	840	153	1.3%
BoS District 3	211	6	577	(327)	10	915	283	39.8%
BoS District 4	2	-	-	(455)	7	50	110	-278.8%
BoS District 5	604	293	806	(367)	147	1,430	536	75.4%
BoS District 6	3,300	1,113	561	(143)	1,322	16,304	6,816	26.6%
BoS District 7	99	-	110	(233)	-	537	1,092	-1.5%
BoS District 8	146	28	330	(634)	18	1,257	339	-7.0%
BoS District 9	214	406	268	(581)	393	989	843	38.2%
BoS District 10	1,697	-	436	(282)	712	4,762	2,568	35.0%
BoS District 11	27	-	-	(375)	9	147	296	-76.5%
TOTALS	6,515	1,880	3,483	(4,221)	2,625	27,553	13,185	25.2%

PROJECTED HOUSING BALANCE

Table 2 below summarizes residential projects that have received entitlements from the Planning Commission or the Planning Department but have not yet received a site or building permit. Overall projected housing balance at the end of 2017 is 16%. This balance is expected to change as several major projects have yet to declare how their affordable housing requirements will be met. In addition, three entitled major development projects – Treasure Island, ParkMerced, and Hunters Point – are not included in the accounting until applications for building permits are filed or issued as specified in the ordinance. Remaining phases from these three projects will yield an additional 21,570 net new units; 23% (or 4,920 units) would be affordable to low and moderate income households.

The Projected Housing Balance also does not account for affordable housing units that will be produced as a result of the Inclusionary Housing Fee paid in a given reporting cycle. Those affordable housing units are produced several years after the Fee is collected. Units produced through the Fee typically serve lower income households than do the inclusionary units, including special needs populations requiring services, such as seniors, transitional aged youth, families, and veterans.

Table 2
Projected Housing Balance Calculation, 2017 Q4

BoS District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS District 1	-	-	-	-	-	5	0.0%
BoS District 2	-	-	-	-	-	109	0.0%
BoS District 3	-	-	8	-	8	97	8.2%
BoS District 4	-	-	-	-	-	2	0.0%
BoS District 5	-	-	23	-	23	607	3.8%
BoS District 6	-	302	277	-	579	3,871	15.0%
BoS District 7	-	-	-	-	-	40	0.0%
BoS District 8	-	-	-	-	-	18	0.0%
BoS District 9	-	-	46	-	46	385	11.9%
BoS District 10	-	760	79	768	1,607	9,512	16.9%
BoS District 11	-	-	-	-	-	1	0.0%
TOTALS	-	1,062	433	768	2,263	14,647	15.5%

CUMULATIVE HOUSING BALANCE ELEMENTS

Because the scope covered by the Housing Balance calculation is broad, each element – or group of elements – will be discussed separately. The body of this report will account for figures at the Board of Supervisor district level. The breakdown of each element using the Planning Department District geographies, as required by *Section 103*, is provided separately in an *Appendix B*. This is to ensure simple and uncluttered tables in the main body of the report.

Affordable Housing and Net New Housing Production

Table 3 below shows housing production between 2008 Q1 and 2017 Q4. This ten-year period resulted in a net addition of over 27,550 units to the City's housing stock, including 6,515 affordable units (almost 24%). A majority of net new housing units and affordable units built in

the ten-year reporting period were in District 6 (over 16,300 and 3,300 respectively). District 10 follows with over 4,760 net new units, including almost 1,700 affordable units.

The table below also shows that almost 24% of net new units built between 2008 Q1 and 2017 Q4 were affordable units, mostly (59%) in District 6. While District 1 saw modest gains in net new units built, over half of these were affordable (53%).

Table 3
New Housing Production by Affordability, 2008 Q1 – 2017 Q4

BoS District	Very Low	Low	Moderate	Middle	Total Affordable Units	Total Net Units	Affordable Units as % of Total Net Units
BoS District 1	170	-	-	-	170	322	52.8%
BoS District 2	-	-	45	-	45	840	5.4%
BoS District 3	161	2	48	-	211	915	23.1%
BoS District 4	-	-	2	-	2	50	4.0%
BoS District 5	335	183	86	-	604	1,430	42.2%
BoS District 6	1,714	1,036	527	23	3,300	16,304	20.2%
BoS District 7	70	29	-	-	99	537	18.4%
BoS District 8	39	92	15	-	146	1,257	11.6%
BoS District 9	138	40	36	-	214	989	21.6%
BoS District 10	813	559	325	-	1,697	4,762	35.6%
BoS District 11	-	10	17	-	27	147	18.4%
TOTAL	3,440	1,951	1,101	23	6,515	27,553	23.6%

It should be noted that units affordable to Extremely Very Low Income (EVLI) households are included under the Very Low Income (VLI) category because certain projects that benefit homeless individuals and families – groups considered as EVLI – have income eligibility caps at the VLI level.

Acquisition and Rehabilitation of Affordable Housing Units

Table 4 below lists the number of units that have been rehabilitated and/or acquired between 2008 Q1 and 2017 Q4 to ensure permanent affordability. These are mostly single-room occupancy hotel units that are affordable to extremely very low and very low income households.

Table 4a
Acquisitions and Rehabilitation of Affordable Housing, 2008-2017

BoS District	No. of Buildings	No. of Units
BoS District 2	1	24
BoS District 5	2	290
BoS District 6	12	1,085
BoS District 9	2	319
TOTALS	17	1,718

Small Sites Program

The San Francisco Small Sites Program (SSP) is an initiative of the Mayor's Office of Housing and Community Development (MOHCD) to acquire small rent-controlled buildings (with four to 25 units) where tenants are at risk of eviction through the Ellis Act or owner move-ins. Since its inception in 2014, some 25 buildings with 162 units have been acquired.

Table 4b
Small Sites Program, 2014-2017

BoS District	No. of Buildings	No. of Units
BoS District 1	2	10
Bos District 3	1	6
BoS District 5	1	3
BoS District 6	3	28
BoS District 8	6	28
BoS District 9	12	87
TOTALS	25	162

RAD Program

The San Francisco Housing Authority's Rental Assistance Demonstration (RAD) program preserves at risk public and assisted housing projects. According to the Mayor's Office, RAD Phase I transferred 1,425 units to developers in December 2015. An additional 2,028 units were transferred as Phase II in 2016.

Table 5
RAD Affordable Units, 2015-2017

BoS District	No of Buildings	No of Units
BoS District 1	2	144
BoS District 2	3	251
BoS District 3	4	577
BoS District 5	7	806
BoS District 6	4	561
BoS District 7	1	110
BoS District 8	4	330
BoS District 9	2	268
BoS District 10	2	436
BoS District 11	-	-
TOTALS	29	3,483

Units Removed From Protected Status

San Francisco's Residential Rent Stabilization and Arbitration Ordinance protects tenants and preserves affordability of about 175,000 rental units by limiting annual rent increases. Landlords can, however, terminate tenants' leases through no-fault evictions including condo conversion, owner move-in, Ellis Act, demolition, and other reasons that are not the tenants' fault. The Housing Balance calculation takes into account units permanently withdrawn from rent stabilization as loss of affordable housing. The following no-fault evictions affect the supply of rent controlled units by removing units from the rental market: condo conversion, demolition, Ellis Act, and owner move-ins (OMIs). It should be noted that initially, OMIs were not specifically called out by the Ordinance to be included in the calculation. However, because owner move-ins have the effect of the losing rent controlled units either permanently or for a substantial period of time, these numbers are included in the Housing Balance calculation as intended by the legislation's sponsors. Some of these OMI units may return to being rentals and will still fall under the rent control ordinance. On 14 November 2016, the Board of Supervisors amended Planning Code Section 103 to include OMIs as part of the housing balance calculation.

Table 6 below shows the distribution of no-fault eviction notices issued between January 2008 and December 2017. Eviction notices have been commonly used as proxy for evictions. Owner Move-In and Ellis Out notices made up the majority of no fault evictions (58% and 30% respectively). Distribution of these no-fault eviction notices is almost evenly dispersed, with Districts 8 and 9 leading (15% and 14%, respectively).

Table 6
Units Removed from Protected Status, 2008 Q1 – 2017 Q4

BoS District	Condo Conversion	Demolition	Ellis Out	Owner Move-In	Units Removed from Protected Status
BoS District 1	2	24	153	335	514
BoS District 2	18	11	84	197	310
BoS District 3	6	9	194	118	327
BoS District 4	-	77	82	296	455
BoS District 5	15	19	103	230	367
BoS District 6	1	76	54	12	143
BoS District 7	-	31	52	150	233
BoS District 8	21	33	247	333	634
BoS District 9	6	54	200	321	581
BoS District 10	2	28	49	203	282
BoS District 11	-	75	54	246	375
TOTALS	71	437	1,272	2,441	4,221

Entitled and Permitted Units

Table 7 lists the number of units that have received entitlements from the Planning Commission or the Planning Department. These pipeline projects have also received site permits from the Department of Building Inspection and most are under construction as of the final quarter of 2017. Over half of these units are being built in or will be built in District 6 (52%). Twenty percent of units that have received Planning entitlements and site permits from the DBI will be affordable.

Table 7
Permitted Units, 2017 Q4

BoS District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS District 1	-	-	4	-	4	149	2.7%
BoS District 2	-	-	3	-	3	153	2.0%
BoS District 3	-	-	10	-	10	283	3.5%
BoS District 4	-	-	7	-	7	110	6.4%
BoS District 5	-	112	35	-	147	536	27.4%
BoS District 6	599	457	266	-	1,322	6,816	19.4%
BoS District 7	-	-	-	-	-	1,092	0.0%
BoS District 8	-	7	11	-	18	339	5.3%
BoS District 9	-	378	15	-	393	843	46.6%
BoS District 10	60	176	75	401	712	2,568	27.7%
BoS District 11	-	-	9	-	9	296	3.0%
TOTALS	659	1,130	435	401	2,625	13,185	19.9%

PERIODIC REPORTING AND ONLINE ACCESS

This report complies with *Planning Code Section 103* requirement that the Planning Department publish and update the *Housing Balance Report* bi-annually on April 1 and October 1 of each year. *Housing Balance Reports* are available and accessible online, as mandated by the ordinance, by going to this link: <http://www.sf-planning.org/index.aspx?page=4222>.

ANNUAL HEARING

An annual hearing on the Housing Balance before the Board of Supervisors will be scheduled by April 1 of each year. This year's Housing Balance Report will be scheduled to be heard before the Board of Supervisors on 11 June 2018. The Mayor's Office of Housing and Community Development, the Mayor's Office of Economic and Workforce Development, the Rent Stabilization Board, the Department of Building Inspection, and the City Economist will present strategies for achieving and maintaining a housing balance consistent with the City's housing goals at this annual hearing. The ordinance also requires that MOHCD will determine the amount of funding needed to bring the City into the required minimum 33% should the cumulative housing balance fall below that threshold.

APPENDIX A
Ordinance 53-15

AMENDED IN COMMITTEE
4/6/15

FILE NO. 150029

ORDINANCE NO. 53-15

[Planning Code - City Housing Balance Monitoring and Reporting]

Ordinance amending the Planning Code to require the Planning Department to monitor the balance between new market rate housing and new affordable housing, and publish a bi-annual Housing Balance Report; requiring an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with San Francisco's housing production goals; and making environmental findings, Planning Code, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in single-underline italics Times New Roman font. Deletions to Codes are in ~~strikethrough italics Times New Roman font~~. Board amendment additions are in double-underlined Arial font. Board amendment deletions are in ~~strikethrough Arial font~~. Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 150029 and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(b) On March 19, 2015, the Planning Commission, in Resolution No. 19337, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the

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1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
2 Board of Supervisors in File No. 150029, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
4 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth
5 in Planning Commission Resolution No. 150029 and the Board incorporates such reasons
6 herein by reference.

7
8 Section 2. The Planning Code is hereby amended by adding new Section 103 to read
9 as follows:

10 **SEC. 103. HOUSING BALANCE MONITORING AND REPORTING.**

11 *(a) Purposes. To maintain a balance between new affordable and market rate housing City-*
12 *wide and within neighborhoods, to make housing available for all income levels and housing need*
13 *types, to preserve the mixed income character of the City and its neighborhoods, to offset the*
14 *withdrawal of existing housing units from rent stabilization and the loss of single-room-occupancy*
15 *hotel units, to ensure the availability of land and encourage the deployment of resources to provide*
16 *sufficient housing affordable to households of very low, low, and moderate incomes, to ensure adequate*
17 *housing for families, seniors and the disabled community, to ensure that data on meeting affordable*
18 *housing targets City-wide and within neighborhoods informs the approval process for new housing*
19 *development, and to enable public participation in determining the appropriate mix of new housing*
20 *approvals, there is hereby established a requirement, as detailed in this Section 103, to monitor and*
21 *regularly report on the housing balance between market rate housing and affordable housing.*

22 **(b) Findings.**

23 *(1) In November 2014, the City voters enacted Proposition K, which established City*
24 *policy to help construct or rehabilitate at least 30,000 homes by 2020. More than 50% of this housing*
25 *would be affordable for middle-class households, with at least 33% affordable for low- and moderate-*

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1 income households, and the City is expected to develop strategies to achieve that goal. This section
2 103 sets forth a method to track performance toward the City's Housing Element goals and the near-
3 term Proposition K goal that 33% of all new housing shall be affordable housing, as defined herein.

4 (2) The City's rent stabilized and permanently affordable housing stock serves very low-,
5 low-, and moderate-income families, long-time residents, elderly seniors, disabled persons and others.
6 The City seeks to achieve and maintain an appropriate balance between market rate housing and
7 affordable housing City-wide and within neighborhoods because the availability of decent housing and
8 a suitable living environment for every San Franciscan is of vital importance. Attainment of the City's
9 housing goals requires the cooperative participation of government and the private sector to expand
10 housing opportunities to accommodate housing needs for San Franciscans at all economic levels and to
11 respond to the unique needs of each neighborhood where housing will be located.

12 (3) For tenants in unsubsidized housing, affordability is often preserved by the
13 Residential Rent Stabilization and Arbitration Ordinance's limitations on the size of allowable rent
14 increases during a tenancy. As documented in the Budget and Legislative Analyst's October 2013
15 Policy Analysis Report on Tenant Displacement, San Francisco is experiencing a rise in units
16 withdrawn from rent controls. Such rises often accompany periods of sharp increases in property
17 values and housing prices. From 1998 through 2013, the Rent Board reported a total of 13,027 no-fault
18 evictions (i.e., evictions in which the tenant had not violated any lease terms, but the owner sought to
19 regain possession of the unit). Total evictions of all types have increased by 38.2% from Rent Board
20 Year (i.e. from March through February) 2010 to Rent Board Year 2013. During the same period, Ellis
21 Act evictions far outpaced other evictions, increasing by 169.8% from 43 in Rent Board Year 2010 to
22 116 in Rent Board Year 2013. These numbers do not capture the large number of owner buyouts of
23 tenants, which contribute further to the loss of rent-stabilized units from the housing market. Any fair
24 assessment of the affordable housing balance must incorporate into the calculation units withdrawn
25 from rent stabilization.

1 (4) Pursuant to Government Code Section 65584, the Association of Bay Area
2 Governments (ABAG), in coordination with the California State Department of Housing and
3 Community Development (HCD), determines the Bay Area's regional housing need based on regional
4 trends, projected job growth, and existing needs. The regional housing needs assessment (RHNA)
5 determination includes production targets addressing housing needs of a range of household income
6 categories. For the RHNA period covering 2015 through 2022, ABAG has projected that at least 38%
7 of new housing demands for San Francisco will be from very low and low income households
8 (households earning under 80% of area median income), and another 22% of new housing demands to
9 be affordable to households of moderate means (earning between 80% and 120% of area median
10 income). Market-rate housing is considered housing with no income limits or special requirements
11 attached.

12 (5) The Housing Element of the City's General Plan states: "Based on the growing
13 population, and smart growth goals of providing housing in central areas like San Francisco, near jobs
14 and transit, the State Department of Housing and Community Development (HCD), with the
15 Association of Bay Area Governments (ABAG), estimates that in the current 2015-2022 Housing
16 Element period San Francisco must plan for the capacity for roughly 28,870 new units, 57% of which
17 should be suitable for housing for the extremely low, very low, low and moderate income households to
18 meet its share of the region's projected housing demand." Objective 1 of the Housing Element states
19 that the City should "identify and make available for development adequate sites to meet the City's
20 housing needs, especially permanently affordable housing." Objective 7 states that San Francisco's
21 projected affordable housing needs far outpace the capacity for the City to secure subsidies for new
22 affordable units.

23 (6) In 2012, the City enacted Ordinance 237-12, the "Housing Preservation and
24 Production Ordinance," codified in Administrative Code Chapter 10E.4, to require Planning
25 Department staff to regularly report data on progress toward meeting San Francisco's quantified

1 production goals for different household income levels as provided in the General Plan's Housing
2 Element. That Ordinance requires data on the number of units in all stages of the housing production
3 process at various affordability levels to be included in staff reports on all proposed projects of five
4 residential units or more and in quarterly housing production reports to the Planning Commission. The
5 Planning Department has long tracked the number of affordable housing units and total number of
6 housing units built throughout the City and in specific areas and should be able to track the ratio called
7 for in this Section 103.

8 (7) As the private market has embarked upon, and government officials have urged, an
9 ambitious program to produce significant amounts of new housing in the City, the limited remaining
10 available land makes it essential to assess the impact of the approval of new market rate housing
11 developments on the availability of land for affordable housing and to encourage the deployment of
12 resources to provide such housing.

13 (c) Housing Balance Calculation.

14 (1) For purposes of this Section 103, "Housing Balance" shall be defined as the
15 proportion of all new housing units affordable to households of extremely low, very low, low or
16 moderate income households, as defined in California Health & Safety Code Sections 50079.5 et seq.,
17 as such provisions may be amended from time to time, to the total number of all new housing units for a
18 10 year Housing Balance Period.

19 (2) The Housing Balance Period shall begin with the first quarter of year 2005 to the
20 last quarter of 2014, and thereafter for the ten years prior to the most recent calendar quarter.

21 (3) For each year that data is available, beginning in 2005, the Planning Department
22 shall report net housing construction by income levels, as well as units that have been withdrawn from
23 protection afforded by City law, such as laws providing for rent-controlled and single resident
24 occupancy (SRO) units. The affordable housing categories shall include net new units, as well as
25 existing units that were previously not restricted by deed or regulatory agreement that are acquired for

1 preservation as permanently affordable housing as determined by the Mayor's Office of Housing and
2 Community Development (MOHCD) (not including refinancing or other rehabilitation under existing
3 ownership), protected by deed or regulatory agreement for a minimum of 55 years. The report shall
4 include, by year, and for the latest quarter, all units that have received Temporary Certificates of
5 Occupancy within that year, a separate category for units that obtained a site or building permit, and
6 another category for units that have received approval from the Planning Commission or Planning
7 Department, but have not yet obtained a site or building permit to commence construction (except any
8 entitlements that have expired and not been renewed during the Housing Balance Period). Master
9 planned entitlements, including but not limited to such areas as Treasure Island, Hunters Point
10 Shipyards and Park Merced, shall not be included in this latter category until individual building
11 entitlements or site permits are approved for specific housing projects. For each year or approval
12 status, the following categories shall be separately reported:

13 (A) Extremely Low Income Units, which are units available to individuals or
14 families making between 0-30% Area Median Income (AMI) as defined in California Health & Safety
15 Code Section 50106, and are subject to price or rent restrictions between 0-30% AMI;

16 (B) Very Low Income Units, which are units available to individuals or families
17 making between 30-50% AMI as defined in California Health & Safety Code Section 50105, and are
18 subject to price or rent restrictions between 30-50% AMI;

19 (C) Lower Income Units, which are units available to individuals or families
20 making between 50-80% AMI as defined in California Health & Safety Code Section 50079.5, and are
21 subject to price or rent restrictions between 50-80% AMI;

22 (D) Moderate Income Units, which are units available to individuals or families
23 making between 80-120% AMI, and are subject to price or rent restrictions between 80-120% AMI;

24 (E) Middle Income Units, which are units available to individuals or families
25 making between 120-150% AMI, and are subject to price or rent restrictions between 120-150% AMI;

1 (F) Market-rate units, which are units not subject to any deed or regulatory
2 agreement with price restrictions;

3 (G) Housing units withdrawn from protected status, including units withdrawn
4 from rent control (except those units otherwise converted into permanently affordable housing),
5 including all units that have been subject to rent control under the San Francisco Residential Rent
6 Stabilization and Arbitration Ordinance but that a property owner removes permanently from the
7 rental market through condominium conversion pursuant to Administrative Code Section 37.9(a)(9),
8 demolition or alterations (including dwelling unit mergers), or permanent removal pursuant to
9 Administrative Code Section 37.9(a)(10) or removal pursuant to the Ellis Act under Administrative
10 Code Section 37.9(a)(13);

11 (H) Public housing replacement units and substantially rehabilitated units
12 through the HOPE SF and Rental Assistance Demonstration (RAD) programs, as well as other
13 substantial rehabilitation programs managed by MOHCD.

14 (4) The Housing Balance shall be expressed as a percentage, obtained by dividing the
15 cumulative total of extremely low, very low, low and moderate income affordable housing units (all
16 units 0-120% AMI) minus the lost protected units, by the total number of net new housing units within
17 the Housing Balance Period. The Housing Balance shall also provide two calculations:

18 (A) the Cumulative Housing Balance, consisting of housing units that have
19 already been constructed (and received a Temporary Certificate of Occupancy or other certificate that
20 would allow occupancy of the units) within the 10-year Housing Balance Period, plus those units that
21 have obtained a site or building permit. A separate calculation of the Cumulative Housing Balance
22 shall also be provided, which includes HOPE SF and RAD public housing replacement and
23 substantially rehabilitated units (but not including general rehabilitation / maintenance of public
24 housing or other affordable housing units) that have received Temporary Certificates of Occupancy
25

1 within the Housing Balance Period. The Housing Balance Reports will show the Cumulative Housing
2 Balance with and without public housing included in the calculation; and

3 (B) the Projected Housing Balance, which shall include any residential project
4 that has received approval from the Planning Commission or Planning Department, even if the
5 housing project has not yet obtained a site or building permit to commence construction (except any
6 entitlements that have expired and not been renewed during the Housing Balance period). Master
7 planned entitlements shall not be included in the calculation until individual building entitlements or
8 site permits are approved.

9 (d) **Bi-annual Housing Balance Reports.** Within 30 days of the effective date of this
10 Section 403 By June 1, 2015, the Planning Department shall calculate the Cumulative and Projected
11 Housing Balance for the most recent two quarters City-wide, by Supervisorial District, Plan Area, and
12 by neighborhood Planning Districts, as defined in the annual Housing Inventory, and publish it as an
13 easily visible and accessible page devoted to Housing Balance and Monitoring and Reporting on the
14 Planning Department's website. By August September 1st and February March 1st of each year, the
15 Planning Department shall publish and update the Housing Balance Report, and present this report at
16 an informational hearing to the Planning Commission and Board of Supervisors, as well as to any
17 relevant body with geographic purview over a plan area upon request along with the other quarterly
18 reporting requirements of Administrative Code Chapter 10E.4. The annual report to the Board of
19 Supervisors shall be accepted by resolution of the Board, which resolution shall be introduced
20 by the Planning Department. The Housing Balance Report shall also be incorporated into the
21 Annual Planning Commission Housing Hearing and Annual Report to the Board of Supervisors
22 required in Administrative Code Chapter 10E.4.

23 (e) **Annual Hearing by Board of Supervisors.**

24 (1) The Board of Supervisors shall hold a public Housing Balance hearing on an annual
25 basis by April 1 of each year, to consider progress towards the City's affordable housing goals.

1 including the goal of a minimum 33% affordable housing to low and moderate income households, as
2 well as the City's General Plan Housing Element housing production goals by income category. The
3 first hearing shall occur no later than 30 days after the effective date of this ordinance, and by April 1
4 of each year thereafter.

5 (2) The hearing shall include reporting by the Planning Department, which shall present
6 the latest Housing Balance Report City-wide and by Supervisorial District and Planning District; the
7 Mayor's Office of Housing and Community Development, the Mayor's Office of Economic and
8 Workforce Development, the Rent Stabilization Board, by the Department of Building Inspection, and
9 the City Economist on strategies for achieving and maintaining a housing balance in accordance with
10 San Francisco's housing production goals. If the Cumulative Housing Balance has fallen below 33% in
11 any year, MOHCD shall determine how much funding is required to bring the City into a minimum
12 33% Housing Balance and the Mayor shall submit to the Board of Supervisors a strategy to accomplish
13 the minimum of 33% Housing Balance. City Departments shall at minimum report on the following
14 issues relevant to the annual Housing Balance hearing: MOHCD shall report on the annual and
15 projected progress by income category in accordance with the City's General Plan Housing Element
16 housing production goals, projected shortfalls and gaps in funding and site control, and progress
17 toward the City's Neighborhood Stabilization goals for acquiring and preserving the affordability of
18 existing rental units in neighborhoods with high concentrations of low and moderate income
19 households or historically high levels of evictions; the Planning Department shall report on current
20 and proposed zoning and land use policies that affect the City's General Plan Housing Element
21 housing production goals; the Mayor's Office of Economic and Workforce Development shall report on
22 current and proposed major development projects, dedicated public sites, and policies that affect the

1 City's General Plan Housing Element housing production goals; the Rent Board shall report on the
2 withdrawal or addition of rent-controlled units and current or proposed policies that affect these
3 numbers; the Department of Building Inspection shall report on the withdrawal or addition of
4 Residential Hotel units and current or proposed policies that affect these numbers; and the City
5 Economist shall report on annual and projected job growth by the income categories specified in the
6 City's General Plan Housing Element.

7 (3) All reports and presentation materials from the annual Housing Balance hearing
8 shall be maintained by year for public access on the Planning Department's website on its page
9 devoted to Housing Balance Monitoring and Reporting.

10
11 Section 4. Effective Date. This ordinance shall become effective 30 days after
12 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
13 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
14 of Supervisors overrides the Mayor's veto of the ordinance.

15
16 APPROVED AS TO FORM:
17 DENNIS J. HERRERA, City Attorney

18 By: 
19 MARLENA BYRNE
Deputy City Attorney

20 n:\egans\as2015\1500365\01006068.doc

21
22
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24
25
Supervisor Kim
BOARD OF SUPERVISORS

Page 10



City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 150029

Date Passed: April 21, 2015

Ordinance amending the Planning Code to require the Planning Department to monitor the balance between new market rate housing and new affordable housing, and publish a bi-annual Housing Balance Report; requiring an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with San Francisco's housing production goals; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

April 06, 2015 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

April 06, 2015 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

April 14, 2015 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

April 21, 2015 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 150029

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
4/21/2015 by the Board of Supervisors of
the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

4/30/2015

Date Approved

APPENDIX B

CUMULATIVE HOUSING BALANCE REPORT No 5 TABLES BY PLANNING DISTRICTS

Table 1A

Cumulative Housing Balance Calculation, 2008 Q1 – 2017 Q4

Planning Districts	New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Permitted Units	Cumulative Housing Balance
1 Richmond	219	10	(581)	4	539	159	-49.9%
2 Marina	1	24	(180)	3	205	105	-49.0%
3 Northeast	197	6	(345)	-	765	229	-14.3%
4 Downtown	1,710	851	(119)	390	5,715	2,650	33.9%
5 Western Addition	516	293	(194)	125	1,499	302	41.1%
6 Buena Vista	199	5	(225)	29	1,021	378	0.6%
7 Central	18	-	(367)	5	335	93	-80.4%
8 Mission	342	403	(526)	531	1,505	1,968	21.6%
9 South of Market	1,952	262	(131)	1,030	13,023	4,718	17.5%
10 South Bayshore	1,233	-	(98)	492	2,094	1,018	52.3%
11 Bernal Heights	-	26	(190)	-	54	35	-184.3%
12 South Central	10	-	(432)	9	124	306	-96.0%
13 Ingleside	116	-	(193)	-	534	1,078	-4.8%
14 Inner Sunset	-	-	(190)	-	96	38	-141.8%
15 Outer Sunset	2	-	(450)	7	44	108	-290.1%
TOTALS	6,515	1,880	(4,221)	2,625	27,553	13,185	16.7%

Table 1B**Expanded Cumulative Housing Balance Calculation, 2008 Q1 – 2017 Q4**

Planning Districts	New Affordable Housing Built	Acquisitions & Rehabs and Small Sites Completed	RAD Program & HopeSF Replacement Units	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Permitted Units	Expanded Cumulative Housing Balance
1 Richmond	219	10	144	(581)	4	539	159	-29.2%
2 Marina	1	24	138	(180)	3	205	105	-4.5%
3 Northeast	197	6	577	(345)	-	765	229	43.8%
4 Downtown	1,710	851	285	(119)	390	5,715	2,650	37.3%
5 Western Addition	516	293	919	(194)	125	1,499	302	92.1%
6 Buena Vista	199	5	132	(225)	29	1,021	378	10.0%
7 Central	18	-	107	(367)	5	335	93	-55.4%
8 Mission	342	403	91	(526)	531	1,505	1,968	24.2%
9 South of Market	1,952	262	276	(131)	1,030	13,023	4,718	19.1%
10 South Bayshore	1,233	-	436	(98)	492	2,094	1,018	66.3%
11 Bernal Heights	-	26	268	(190)	-	54	35	116.9%
12 South Central	10	-	-	(432)	9	124	306	-96.0%
13 Ingleside	116	-	-	(193)	-	534	1078	-4.8%
14 Inner Sunset	-	-	110	(190)	-	96	38	-59.7%
15 Outer Sunset	2	-	-	(450)	7	44	108	-290.1%
TOTALS	6,515	1,880	3,483	(4,221)	2,625	27,553	13,185	25.2%

Table 2
Projected Housing Balance Calculation, 2017 Q4

BoS District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond	-	-	-	-	-	100	0.0%
2 Marina	-	-	-	-	-	10	0.0%
3 Northeast	-	-	8	-	8	94	8.5%
4 Downtown	-	124	268	-	392	2,031	19.3%
5 Western Addition	-	-	11	-	11	363	3.0%
6 Buena Vista	-	-	12	-	12	246	4.9%
7 Central	-	-	-	-	-	11	0.0%
8 Mission	-	107	46	-	153	1,170	13.1%
9 South of Market	-	524	16	600	1,140	4,858	23.5%
10 South Bayshore	-	-	72	168	240	4,942	4.9%
11 Bernal Heights	-	-	-	-	-	3	0.0%
12 South Central	-	307	-	-	307	776	39.6%
13 Ingleside	-	-	-	-	-	8	0.0%
14 Inner Sunset	-	-	-	-	-	33	0.0%
15 Outer Sunset	-	-	-	-	-	2	0.0%
TOTALS	-	1,062	433	768	2,263	14,647	15.5%

Table 3
New Housing Production by Affordability, 2007 Q1 – 2016 Q4

Planning Districts	Very Low	Low	Moderate	Middle Income	Total Affordable Units	Total Net Units	Affordable Units as % of Total Net Units
1 Richmond	207	12	-	-	219	539	40.6%
2 Marina	-	-	1	-	1	205	0.5%
3 Northeast	161	2	34	-	197	765	25.8%
4 Downtown	1,048	389	250	23	1,710	5,715	29.9%
5 Western Addition	266	171	79	-	516	1,499	34.4%
6 Buena Vista	71	74	54	-	199	1,021	19.5%
7 Central	-	18	-	-	18	335	5.4%
8 Mission	214	62	66	-	342	1,505	22.7%
9 South of Market	590	870	492	-	1,952	13,023	15.0%
10 South Bayshore	813	314	106	-	1,233	2,094	58.9%
11 Bernal Heights	-	-	-	-	-	54	0.0%
12 South Central	-	10	-	-	10	124	8.1%
13 Ingleside	70	29	17	-	116	534	21.7%
14 Inner Sunset	-	-	-	-	-	96	0.0%
15 Outer Sunset	-	-	2	-	2	44	4.5%
TOTALS	3,440	1,951	1,101	23	6,515	27,553	23.6%

Table 4a
Acquisitions and Rehabilitation of
Affordable Housing, 2008 Q1 – 2017 Q4

Planning District	No. of Buildings	No. of Units
2 Marina	1	24
4 Downtown	6	826
5 Western Addition	2	290
8 Mission	2	319
9 South of Market	6	259
TOTALS	17	1,718

Table 4b
Small Sites Program Acquisitions, 2014 - 2017

Planning District	No. of Buildings	No. of Units
1 Richmond	2	10
3 Northeast	1	6
4 Downtown	2	25
5 Western Addition	1	3
6 Buena Vista	1	5
8 Mission	11	84
9 South of Market	1	3
11 Bernal Heights	6	26
TOTALS	25	162

Table 5
RAD Affordable Units, 2015 – 2017

Planning District	No of Buildings	No of Units
1 Richmond	2	144
2 Marina	2	138
3 Northeast	4	577
4 Downtown	3	285
5 Western Addition	8	919
6 Buena Vista	2	132
7 Central	1	107
8 Mission	1	91
9 South of Market	1	276
10 South Bayshore	2	436
11 Bernal Heights	2	268
12 South Central	-	-
13 Ingleside	-	-
14 Inner Sunset	1	110
15 Outer Sunset	-	-
TOTALS	29	3,483

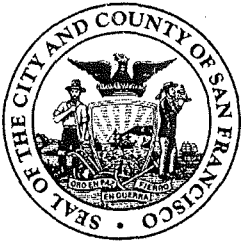
Table 6

Units Removed from Protected Status, 2008 Q1 – 2017 Q4

Planning District	Condo Conversion	Demolition	Ellis Out	Owner Move-In	Total Units Permanently Lost
1 Richmond	4	28	182	367	581
2 Marina	11	4	38	127	180
3 Northeast	11	10	194	130	345
4 Downtown	-	68	48	3	119
5 Western Addition	7	10	45	132	194
6 Buena Vista	4	8	86	127	225
7 Central	18	18	118	213	367
8 Mission	2	30	242	252	526
9 South of Market	3	19	35	74	131
10 South Bayshore	-	13	11	74	98
11 Bernal Heights	6	27	55	102	190
12 South Central	-	70	51	311	432
13 Ingleside	-	40	29	124	193
14 Inner Sunset	5	15	60	110	190
15 Outer Sunset	-	77	78	295	450
Totals	71	437	1,272	2,441	4,221

Table 7
Entitled and Permitted Units, 2017 Q4

Planning District	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond	-	-	4	-	4	159	2.5%
2 Marina	-	-	3	-	3	105	2.9%
3 Northeast	-	-	-	-	-	229	0.0%
4 Downtown	196	173	21	-	390	2,650	14.7%
5 Western Addition	-	108	17	-	125	302	41.4%
6 Buena Vista	-	11	18	-	29	378	7.7%
7 Central	-	-	5	-	5	93	5.4%
8 Mission	110	378	43	-	531	1,968	27.0%
9 South of Market	353	369	308	-	1,030	4,718	21.8%
10 South Bayshore	-	91	-	401	492	1,018	48.3%
11 Bernal Heights	-	-	-	-	-	35	0.0%
12 South Central	-	-	9	-	9	306	2.9%
13 Ingleside	-	-	-	-	-	1,078	0.0%
14 Inner Sunset	-	-	-	-	-	38	0.0%
15 Outer Sunset	-	-	7	-	7	108	6.5%
TOTALS	659	1,130	435	401	2,625	13,185	19.9%



**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**

May 9, 2018
Reference: 2018-056

The Honorable Sandra Fewer
Board of Supervisors
City Hall, Room 244
San Francisco, CA 94102

Dear Supervisor Fewer,

I am responding to the questions you asked of the San Francisco Sheriff's Department (SFSD) at the Budget & Finance Committee meeting on April 26, 2018 regarding SFSD's hiring initiatives and separation rate.

When I assumed office on January 8, 2016, I inherited a staffing deficit of 101 sworn employees, due to the fact that the department hired just 65 sworn staff in years 2011- 2012 and 2014 - 2015.

Since that time, we've requested and received funding for 11 academy classes over three years (FY 2015/2016 through FY2017/2018) and have aggressively recruited new candidates and hired a total of 158 sworn individuals with 35 of those lateral transfers with P.O.S.T. (Peace Officer Standards and Training) certificates.

Our candidates enroll in and complete a six-month P.O.S.T. certified basic law enforcement training, the same instruction as the SFPD recruits receive. This is followed by one month of CORE classes, which prepare recruits to work in a jail facility setting, and seven weeks of supervised in-jail training.

The training is rigorous, but necessary and results in a number of recruits failing the academy curriculum. SFSD has enrolled 147 recruits over the last three years with 123 successfully completing the training.

At the same time, SFSD continues to experience attrition due to terminations, resignations for various reasons, and a higher than average retirement rate driven by a hiring surge, which occurred 25 years previously. Those numbers are further described in the attached graph.

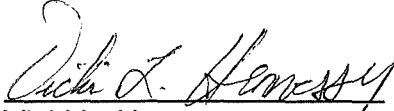
As you know, law enforcement in general faces a national shortage of recruits and competes for the same pool of candidates. This, coupled with the lack of a dedicated local academy, exacerbate SFSD hiring challenges. The SFSD is required to plan its hiring schedule around available space in a number of regional P.O.S.T. academies we use.

You expressed concern that our investment in training has been undermined by the departure of deputies for other law enforcement departments. This issue is in play with every law enforcement department across the country. However, just nine deputies have resigned over the past three fiscal years from SFSD for other public safety posts, including two for the San Francisco Police Department, which preserves the City's training investment.

As the attached graph shows, the department is beginning to slowly recover from the insufficient hiring initiatives of 2011-2015 in spite of the challenges posed by assigning recruits to various regional academies. We intend to continue the trend in FY 2018/2019 beginning with a recruit class of up to 50 people in July of this year.

We are committed to moving forward and with your support and funding, I am confident we will meet our goals. Thank you for your consideration in this matter.

Sincerely,


Vicki L. Hennessy

enclosure

cc: Mayor Mark Farrell, President London Breed, Malia Cohen, Jane Kim, Aaron Peskin, Hillary Ronen, Ahsha Safai, Jeff Sheehy, Catherine Stefani, Katy Tang, Norman Yee, Angela Calvillo, Clerk of the Board

Sworn Hiring And Separations				5/10/2018 10:36
	FY15-16	FY16-17	FY17-18	Total
Budget Positions Added	16	15	5	36
Vacancies	101	98	103	
Lateral Hires	8	7	20	35
Completed Academy	33	43	47	123
3-Year Total Sworn Hires	41	50	67	158
Began Academy	34	53	60	147
Completed Academy	33	43	47	123
Academy Failures	1	10	13	24
Retirements	21	38	28	87
Terminated - Discipline	6	3	2	11
Resigned for another Law Enforcement Dept*	5	1	3	9
Resignations	5	3	2	10
3-Year Total Separations	38	55	48	141
3-Year Actual Gain (as of 5/11/18)	3	-5	19	17
	2 Academy Classes	5 Academy Classes	4 Academy Classes	
Starting Numbers				
Academies Used:				
South Bay	25	32	27	84
Contra Costa County	9	8		17
San Jose		9		9
SFPD		4		4
Santa Rosa			33	33
3-Year Academy Classes Total	34	53	60	147
* SFPD=2; Marin SO=2; Concord PD=1; San Bruno PD=1; SF State PD=1; SFDA=1; Petaluma=1				
2012 through 2015	16 added positions; SFGH, PUC, MTA, Traffic Court			
FY 2015/2016	15 positions added opening of ZSFG			
FY 2016/2017	5 positions added for Medical Examiner Office			
	5 positions added for Community Programs (EM)			



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

May 9, 2018
Reference: 2018-055

The Honorable Malia Cohen
Board of Supervisors
City Hall, Room 244
San Francisco, CA 94102

Dear Supervisor Cohen,

I am responding to the questions you asked of the San Francisco Sheriff's Department (SFSD) at the Budget & Finance Committee meeting on April 26, 2018 regarding "pretrial" and how SFSD intersects with this process.

Pretrial release is a legal process used by the Superior Court to release arrested individuals prior to the completion of their case. An arrestee may secure release by paying money or bail as a promise to return to court or be released without paying bail on their Own Recognizance (O.R.).

The process begins when an individual is arrested on a felony or a non-citable misdemeanor and is booked into County Jail #1, the San Francisco Sheriff's Department intake facility.

The Role of the San Francisco Pretrial Diversion Project

Upon booking, the arrestee's information is shared with the San Francisco Pretrial Diversion Project (SFPDP), a vital criminal justice partner, which the San Francisco Sheriff's Department has collaborated with and funded for the past 42 years.

SFPDP reviews the booking using the current Public Safety Assessment (PSA) tool, a validated risk assessment tool implemented in San Francisco in 2016. The PSA evaluates an arrestee's risk factors and calculates the probability that a defendant will:

- commit a new crime (NCA);
- commit a new violent crime (NVCA);
- or fail to appear in court (FTA).

The use of a risk assessment tool that does not consider race, gender, level of education, socioeconomic status, and neighborhood, all of which can affect a judge's decision, aligns with the goals of the Work Group to Re-envision the Jail Replacement Project, which I co-chaired in 2016.

SFPDP staff assembles what is known as the arrestee's "workup," which includes copies of the police report, the individual's Records of Arrest and Prosecution (RAP) and the PSA results with a recommendation. Workups that are eligible for pre-arraignment release are delivered to a commissioner for review and release decision by 10:30 a.m. the next morning.

SFPDP completes these workups every day, including weekends and holidays. Certain criminal charges and/or arrestee status may automatically disqualify a defendant from pre-arraignment release. These individuals will wait until arraignment court for their O.R. release decision.

The commissioner reviews the workup and takes the PSA's recommendation under consideration, deciding independently whether to grant or deny the arrestee's O.R. release.

If O.R. is granted, it is generally granted under one of three levels of supervision:

- no active supervision;
- minimum supervision – regular phone calls and check-ins with staff;
- or assertive case management – intensive supervision structured for defendant needs. This may include participation in a substance abuse program, behavioral health groups, or other classes and services. An SFPDP case manager conducts an assessment to determine the client's needs and status.

Judges can add electronic monitoring to any level of supervision.

If the judge denies the arrestee's release, or the individual was not eligible for pre-arraignment release, SFPDP will present its workup again at the arrestee's court arraignment. At the arraignment, the Superior Court Judge will hear arguments from the District Attorney and Defense Attorney handling the case. The judge then renders a decision whether or not to release the defendant on O.R. and determines the appropriate level of supervision if O.R. is granted.

Court Decision's Impact on O.R. Releases

A January 25, 2018 California Appellate Court ruling (IN RE Humphrey) directs judges to set bail based on how much an individual can afford to pay. In lieu of setting bail, judges increasingly have ordered arrestees with serious felonies to be released pretrial on O.R., and have ordered many to Assertive Case Management. Release on bail generally does not allow for defendants to be supervised.

SFPDP monitors and supervises O.R. releases. During the first quarter of 2018, the agency supervised an average of 284 more pretrial releases each day than they did during the first quarter of 2017 – an increase of 56 percent.

The San Francisco Sheriff's Department Community Programs unit manages electronic monitoring of pretrial releases and sentenced people as well as those individuals serving sentences out-of-custody in the Sheriff's Work Alternative Program (SWAP). The average daily number of people on pretrial electronic monitoring increased from 65 during the first quarter of 2017 to 116 during the first quarter of 2018 – a 78 percent increase.

Finally, during the same quarter over quarter comparison, there was a 10 percent increase in bookings from 2017 to 2018, while bail releases **decreased** by 17 percent.

Sheriff's Community Programs Responsibility

As Sheriff, my goal is to protect public safety while balancing the rights of the accused. Pretrial alternatives to incarceration are structured to encourage individuals to appear in court as scheduled. In the event a defendant does not appear, violates O.R. conditions and/or is arrested on a new charge, the Sheriff's Department prepares an affidavit for the court. If the court subsequently issues a warrant for the individual's arrest, the Sheriff's Department Warrant Services Unit mobilizes to return that person to secure custody.

During 2016, the Work Group to Re-envision the Jail Replacement Project strategized on how to reduce the jail population. This included streamlining the District Attorney's pretrial case reviews that result in dismissal and identifying alternatives to incarceration.

The Sheriff's Department subsequently planned for an increase in the department's out-of-custody supervision. We requested and received additional funds to augment Community Programs staff during the current budget year to accommodate more electronic monitoring cases as well as extended hours of supervision. This was done without knowing that O.R. releases with electronic monitoring would accelerate due to the Humphrey decision.

Electronic monitoring is an effective surveillance tool that encourages people to comply with the law. However, electronic monitoring does not prevent a client from reoffending while under supervision nor does it provide immediate notification and subsequent response by law enforcement. We have made this clear to the judges and our criminal justice partners.

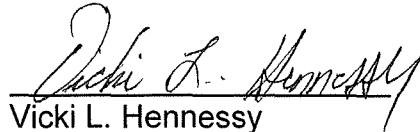
SFPDP Budget

Re-envision the Jail Replacement Project's leadership in supporting pretrial releases together with California's commitment to bail reform have changed the criminal justice landscape, resulting in more pretrial releases in San Francisco. The PSA, recent Humphrey decision, and expedited court workups have greatly increased SFPDP's caseload and are the basis for its request to add \$1.747 million to its budget in fiscal year 2018-19.

The additional critical funding will pay for 15 more SFPDP employees that will expand the agency's capacity to serve clients more efficiently, including reducing the time defendants spend incarcerated. This will hopefully improve outcomes for those defendants who require support to meet the conditions of their release. Better coordination between SFPDP and its criminal justice partners also will ensure that those defendants who do not meet requirements and/or reoffend will be returned to custody.

I hope this explanation is helpful to you. Please feel free to call me if you have any questions.

Sincerely,


Vicki L. Hennessy
Sheriff

cc: Mark Farrell, Mayor, President London Breed, Sandra Fewer, Jane Kim, Aaron Peskin, Hillary Ronen, Asha Safai, Jeff Sheehy, Catherine Stefani, Katy Tang, Norman Yee, Angela Calvillo, Clerk of the Board

	Jan-17	Jan-18	Diff	%	Feb-17	Feb-18	Diff	%	Mar-17	Mar-18	Diff	%	1st Qtr'17	1st Qtr'18	Diff	%
San Francisco County Jails																
Total Persons booked - Unique SF Number	1324	1391	67	5%	1184	1281	97	8%	1378	1389	11	1%	3886	4061	175	5%
Total Persons Released on Bail	178	152	(26)	-15%	190	147	(43)	-23%	200	171	(29)	-15%	568	470	(98)	-17%
Average Daily Jail Population (ADP)	1321	1280	(41)	-3%	1286	1255	(31)	-2%	1258	1229	(29)	-2%	1288	1255	(34)	-3%
San Francisco Pretrial Diversion Project Supervised O.R. Releases on Alternatives to Incarceration - Average Daily Supervision Levels																
(1) No Active Supervision	212	367	155	73%	232	373	141	61%	249	378	129	52%	231	373	142	61%
(2) Minimum Supervision	101	218	117	116%	131	238	107	82%	140	262	122	87%	124	239	115.3	93%
(3) Assertive Case Management	158	173	15	9%	151	172	21	14%	148	193	45	30%	152	179	27	18%
Total Average Daily Pretrial Felony Releases (1+2+3)	471	758	287	61%	514	783	269	52%	537	833	296	55%	507	791	284	56%
(4) Active Pretrial Diversion (Misdemeanants)	290	235	(55)	-19%	305	217	(88)	-29%	308	204	(104)	-34%	301	219	(82)	-27%
Total Average Daily OR Caseload (1+2+3+4)	761	993	232	30%	819	1000	181	22%	845	1037	192	23%	808	1010	202	25%
San Francisco Sheriff's Department Supervised Pretrial Releases on Electronic Monitoring - Average Daily Supervision Levels																
(5) Pretrial Electronic Monitoring	20	31	11	55%	20	34	14	70%	25	51	26	104%	65	116	51	78%
Total Average Daily Pretrial Caseload (1+2+3+4+5)	781	1024	243	31%	839	1034	195	23%	870	1088	218	25%	873	1126	253	29%
San Francisco Sheriff's Department Supervised Sentenced Releases on Alternatives to Incarceration - Average Daily Supervision Levels																
(6) Sentenced to Electronic Monitoring Program	18	15	(3)	-17%	11	13	2	18%	12	12	0	0%	41	40	(1)	-2%
(7) SWAP	45	38	(7)	-16%	43	39	(4)	-9%	44	41	(3)	-7%	132	118	(14)	-11%
Total Average Daily SFSD Caseload (6+7)	63	53	(10)	-16%	54	52	(2)	-4%	56	53	(3)	-5%	173	158	(15)	-9%
Total Average Daily Supervised Caseload (1+2+3+4+5+6+7)	844	1077	233	28%	893	1086	193	22%	926	1141	215	23%	1046	1284	238	23%
NOTES																
<p>"Total persons released on bail" reflect the number of individuals released on bail regardless of their date of arrest. Most people released on bail spend one to two days in jail, however, there are a number of people who spend a longer time in jail after their arrests and post bail once parts of their charges have been adjudicated.</p> <p>Own Recognizance (O.R.) numbers reflect the average number of people on O.R. supervision for each month, and are catagorized by supervision level as administered by the San Francisco Pretrial Diversion Project.</p>																

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2016-2017 ANNUAL PROGRESS REPORT

SAN FRANCISCO MAYOR'S OFFICE OF
HOUSING AND COMMUNITY
DEVELOPMENT

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MESSAGE FROM THE DIRECTOR OF MOHCD

We present this Annual Progress Report in honor of the late Mayor Edwin M. Lee, whose tremendous leadership and support informed all the work and achievements described in these pages. With a steadfast commitment to helping vulnerable households, Mayor Lee called upon our department to produce or preserve 10,000 affordable homes for low-income San Franciscans by 2020. We are on track to fulfill that goal, with over 6,000 units completed and more than 4,000 in our pipeline. Mayor Lee also demanded the delivery of high-quality community services. We gratefully acknowledge the work of our community partners in legal services, immigration rights, education, health care, and community advocacy for helping us achieve that goal as well.

The year ahead brings great opportunities and great challenges. While recent federal policy changes have reduced affordable housing production resources, Californians have rallied. Our own state legislators and their colleagues have countered negative federal actions by providing significant new resources and programs that will mean more affordable housing in San Francisco, equitably and efficiently delivered.

At the local level, we are pleased to begin implementation of new inclusionary housing rules enacted in 2016-2017 that expand affordable housing opportunities to a much wider band of households in need. We are also happy to be implementing new initiatives in critical service areas such as immigrant protections, eviction defense, youth economic empowerment, and equitable access to housing and services through language assistance and community organizing. Finally, our commitment to transform every single public housing apartment, without displacement, continues unabated. With the completion of RAD Phase 1 rehabilitation work, the commencement of RAD Phase 2, and the grand openings at the newly rebuilt Hunters View and Alice Griffith public housing sites, we're ensuring that this housing remains safe and decent for existing residents and future generations.

Our community partnerships, our affordable housing creation and preservation, our protection of those in need, and our positive vision for San Francisco's future are all causes for celebration. We look forward to building upon the achievements of 2016-2017 and to continuing our constant effort to provide the highest quality services possible for San Franciscans.



Kate Hartley

Director

Mayor's Office of Housing and Community Development

ABOUT MOHCD

ABOUT MOHCD

MOHCD's mission is to provide financing for the development, rehabilitation and purchase of affordable housing; coordinate the City's housing policies effectively; and strengthen the social, physical and economic infrastructure of San Francisco's low-income neighborhoods and communities in need.

The department is organized into two divisions – Housing and Community Development.

The **Housing** division focuses on creating housing policies and programs that create safe, stable, and affordable housing. Specifically, MOHCD's Housing division:

- Guides and coordinates the City's housing policies.
- Implements the City's "Inclusionary" housing program, which provides affordable rental and ownership homes within market-rate developments.
- Administers a variety of financing programs to develop new affordable housing, help low- and moderate-income households buy their first homes, and assist low-income homeowners with necessary home repairs.
- Monitors the long-term affordability and physical viability of the MOHCD-assisted affordable housing portfolio in accordance with Federal and local requirements.

The **Community Development** division works with a broad network of community-based partners to create an inclusive and equitable City where all residents can thrive. Specifically, MOHCD's Community Development division:

- Administers major federal grant programs, including: U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program; Emergency Solutions Grant (ESG) program; Housing Opportunities for Persons with AIDS (HOPWA) program.
- Along with the Housing division, administers the City's Housing Trust Fund of 2012, which will invest \$1.5 billion in affordable housing production and housing programs over the next 30 years.
- Manages local General Fund money to support a wide range of services, which included \$19.5 million in grant funds in 2016-17.
- Works in close collaboration with the Mayor's Office and the Board of Supervisors to be responsive to emerging needs. In 2016-17, this particularly included increased investments and new strategies in eviction prevention, housing stability, and in the provision of legal and social support to recent immigrant communities.
- Partners with community-based organizations and coalitions to engage residents and stakeholders in community planning activities.

MOHCD's work is guided by two primary planning documents. First, the *Strategic Plan for 2016-2020* outlines work scope and implementation strategies under the categories of Housing, Community Development, and Policy and Legislation. Those strategies strive to:

- 1) Create permanently affordable housing

ABOUT MOHCD

- 2) Preserve affordable housing
- 3) Improve access to affordable housing
- 4) Promote self-sufficiency for all and protect rights
- 5) Foster healthy communities and neighborhoods.

The following report is organized according to the above-listed strategies.

Second, the *Consolidated Plan for 2015-2020* serves as the application for a number of federal funding sources, and provides additional context for MOHCD's work.

Both documents can be found on MOHCD's website at: <http://sfmohcd.org/plans-progress-reports>.

MOHCD STRATEGIES

MOHCD STRATEGIES

STRATEGY 1 - CREATE PERMANENTLY AFFORDABLE HOUSING

PROGRESS TOWARD MAYOR'S 30K HOUSING GOAL

MOHCD is well on its way to achieving the goal Mayor Lee set forth in 2014: to preserve or construct 10,000 units of housing affordable to low-income households by 2020. As of July 1, 2017, the City has achieved a new/preserved unit count of 5,949 affordable units, 35% of the 16,938 units produced since 2014. MOHCD's production numbers include:

- 1,848 units of new affordable housing, including very low-income senior housing, family housing, and supportive housing for formerly homeless households.
- 3,491 public housing units, which the San Francisco Housing Authority (with MOHCD assistance) transferred to community-based non-profits for the purpose of completing substantial rehabilitations.
- 610 additional units of existing affordable housing, which were significantly rehabilitated to extend their useful lives and preserve affordability.

HOUSING GRAND OPENINGS AND GROUNDBREAKINGS



MOHCD celebrated the grand opening of 40 units of new senior housing and San Francisco's first Lesbian Gay Bisexual Transgender-friendly housing at 55 Laguna (Openhouse Community) in March 2017.



Mayor Lee, Hunters View residents and guests commemorate the opening of 107 units of new affordable family housing at the 2nd phase of the HOPE SF Hunters View revitalization project in April 2017.

NEW PROJECT FUNDING

To support the development of new housing production in 2017, MOHCD issued a Notice of Funding Availability (NOFA) for funds generated as a result of passage of the 2015 General Obligation Housing Bond, and issued a Request for Proposals (RFP) to develop a City-owned parcel at 681 Florida.

MOHCD STRATEGIES

NOTICE OF FUNDING AVAILABILITY (NOFA)



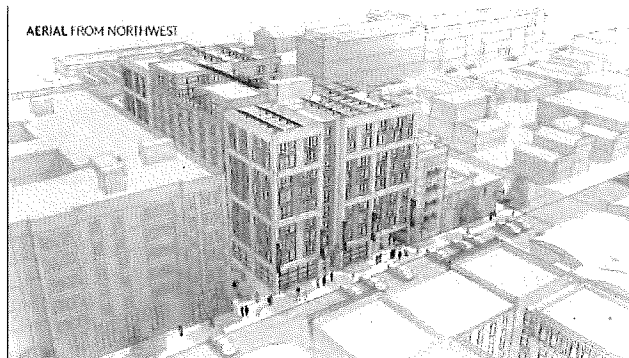
Architect rendering of 4840 Mission in the Excelsior

In April 2016, MOHCD issued the Proposition A GO Bond NOFA to promote the creation of new permanently affordable housing for low-income and homeless households in San Francisco. Following review of the applicant proposals, four development sites were recommended for funding, which, when completed, will result in the production of 407 affordable rental homes in the Citywide fund pool and 143 affordable rental homes in the Mission funding pool. Each site will

offer community amenities at the ground floor level and provide 20-30% of rental homes for formerly homeless households. The projects include:

- 108 units of family affordable housing with retail at 500 Turk in the Tenderloin
- 114 units of family affordable housing, with a health center and grocery at 4840 Mission in the Excelsior
- 143 units of family affordable housing and artist work space at 1990 Folsom in the Mission
- 96 units of senior affordable housing at 1296 Shotwell in the Mission. *[Note: MOHCD originally selected a proposal for senior housing in the Forest Hill neighborhood as a Prop A funding recipient. Following due diligence investigations that revealed prohibitive cost issues at the proposed site, however, MOHCD reallocated Prop A funds to the Shotwell property.]*

REQUESTS FOR PROPOSALS



Architect rendering of 681 Florida in the Mission

In 2016-2017, MOHCD issued one request for proposals (RFPs) for a City-owned parcel at 681 Florida in the Mission neighborhood. The site came to the City through a land dedication from the market-rate developer who owns the adjacent parcel, in satisfaction of his inclusionary housing obligations under the Planning Code. MOHCD selected a joint venture partnership between Mission Economic Development Agency and Tenderloin Neighborhood Development

Corporation to develop the site, slated to start construction in 2019.

MOHCD STRATEGIES

TEACHER HOUSING

MOHCD is working in partnership with the San Francisco Unified School District (SFUSD) and the United Educators of San Francisco (UESF) to provide educators with better access to stable housing. This is done through financing of affordable housing developments for educators; provision of down payment assistance to educators to purchase their first homes; and funding for housing counseling and eviction defense services.

New Affordable Educator Housing: In 2017, Mayor Lee directed MOHCD to reserve up to \$44 million for 130-150 units of new educator housing at the Francis Scott Key Annex in the Outer Sunset. MOHCD issued a RFP for the site and will be selecting a development team in early 2018, with construction anticipated to begin in 2019.

Down Payment Assistance: Between July 2015 and September 2017, MOHCD successfully helped 19 educators purchase their first homes in the City through the Down Payment Assistance Loan Program (DALP) and Teacher Next Door (TND) program. DALP provides up to \$375,000 as a deferred payment loan, and TND provides up to \$40,000 as a forgivable loan to help educators purchase either BMR or market-rate homes.

Housing Stabilization: MOHCD has continued to fund HomeownershipSF and the Eviction Defense Collaborative to provide housing counseling and eviction defense services to educators. MOHCD presented housing services options at five of SFUSD's new educator onboarding workshops. From July 2015 through September 2017, 165 educators received services such as one-on-one housing counseling, housing clinic workshop participation, educator hotline assistance, rental subsidies, and legal services representation.

MIDDLE-INCOME HOUSING

The work that MOHCD initiated in 2015-2016 to bring affordable middle-income housing – that is, housing affordable to households earning between 70% and 150% of area median income (AMI) – continued in FY 16-17. As described above, MOHCD, in collaboration with the San Francisco Unified School District, is supporting housing development at the Francis Scott Key site, 60% of which will serve middle-income educator families. Progress also continues on the production of new middle-income housing at 88 Broadway and 735 Davis, family and senior housing developments, respectively. In addition, MOHCD doubled the dollar amount of the “Teacher Next Door” forgivable loan, and set aside \$1 million in down payment assistance for middle-income educator households.

While MOHCD works to include more middle-income units in its pipeline, Fiscal Year 2016-2017 also ushered in a very important change to the City's Inclusionary Housing rules applicable to market-rate housing developments. In the past, Inclusionary rental units were priced for affordability at 55% of AMI and for-sale Inclusionary units were priced at 90% affordability. Through legislative amendments, Inclusionary rental units are now priced for affordability between 55% and 110% AMI; for-sale units are affordable to households earning between 80% and 130% AMI.

MOHCD STRATEGIES

Finally, an important part of MOHCD's middle income strategy is the acquisition of existing rent-controlled housing through the Small Sites Program (SSP), described more fully below, and its conversion to permanent affordable housing, with units available to families earning up to 120% AMI. To date, the SSP has preserved 160 units, with 63 of them for moderate-income households.

STRATEGY 2 – PRESERVE AFFORDABLE HOUSING

RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)



Robert B. Pitts Apartments at 1150 Scott Street after rehabilitation

In 2015, MOHCD closed the financing for Phase 1 of the City's Rental Assistance Demonstration Program (RAD) – a HUD initiative that allows for the transfer of distressed public housing buildings to nonprofit ownership. Through this transfer, selected affordable housing teams undertook substantial rehabilitation and preservation work at the properties. In 2016, MOHCD closed RAD Phase 2, bringing the total number of public housing units rehabilitated and preserved to 3,491, and the total value of new resources

employed in the effort to over \$2 billion. A historic transformation effort, San Francisco's RAD program ensures that some of the City's most vulnerable residents can permanently enjoy safe, decent, and affordable housing, with new and comprehensive supportive services in every building.

HOPE SF



Leader Pelosi at Hunters View resident event in April 2017

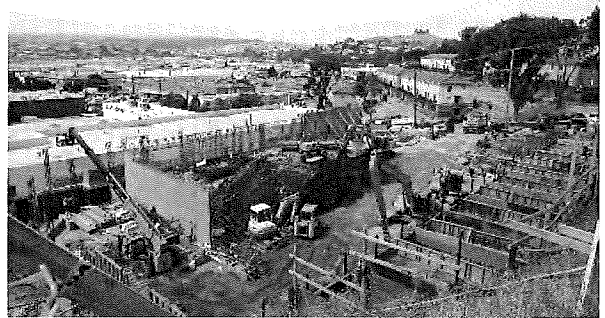
In Fiscal Year 2016-17, the equitable development work of HOPE SF made excellent progress in support of one of the City's most important anti-poverty initiatives. In close collaboration with its many public and private partners, the HOPE SF development teams are coordinating the physical transformation of the sites with resident-led community building and services support. The most notable milestone achieved during FY2016-17 was the final re-housing of Hunters View residents in new homes. Residents, guests, Mayor Lee and Congresswoman Nancy Pelosi celebrated this event

on April 14, 2017. Hunters View has seen 68% of the original residents return to the new site as of the end of April 2017, a remarkable achievement compared to the national rate of return of 27.6% for all public housing residents in HOPE VI developments from 1993 to 2014.

MOHCD STRATEGIES



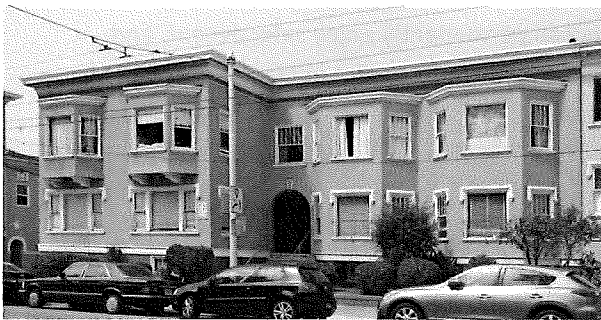
Alice Griffith Phase 3 under construction as of February 2017



Potrero Block X construction as of June 2017

The other HOPE SF sites also achieved significant milestones, including: the completion of the Phase 1 and 2 developments at Alice Griffith; the approval and vesting of the planning entitlements for both Sunnydale and Potrero; and the start of construction on Potrero's first phase.

SMALL SITES PROGRAM



4042 Fulton Street acquired in March 2017 with Small Sites Program financial assistance

particularly vulnerable to market pressure and resulting property sales, increased evictions and rising tenant rents. Please see **Appendix Table 5** for Small Sites Program revenues and commitments through Fiscal Year 2016-2017.

In 2016-2017, MOHCD made \$22,615,000 in loans to assist three nonprofits to acquire and rehabilitate 10 properties with 63 residential and 7 commercial units under the Small Sites Program. Established in the 2014-15 fiscal year, and funded by local sources, the Small Sites Program is an acquisition and rehabilitation loan program for multi-family rental buildings of 5 to 25 units. The program was created to protect long-term affordable housing in smaller properties throughout San Francisco that are

STRATEGY 3 – IMPROVE ACCESS TO AFFORDABLE HOUSING

HOUSING ACCESS

Grantee agencies provide housing placement and access to rental housing services to individuals with special needs such as monolingual non-English speakers, people with disabilities, seniors, people experiencing homelessness, veterans, disconnected LGBT individuals, transitional age youth, re-entry populations, and survivors of domestic violence. In 2016-17, MOHCD funded fifteen projects with twelve separate agencies, and these community-based organizations provided 2,770 San Francisco residents with housing counseling, financial education and counseling, and assistance in applying for affordable housing opportunities.

DATABASE OF AFFORDABLE HOUSING LISTINGS, INFORMATION & APPLICATIONS (DAHLIA)

The DAHLIA San Francisco Housing Portal is a long-term project to create a one-stop centralized place to find City-sponsored affordable housing. In 2017, MOHCD added listings for our 100% affordable portfolio and online applications for Inclusionary Below Market Rate units (BMRs) to DAHLIA. Usage of the site continues to grow as more residents come to rely on this valuable resource for finding and applying for affordable housing. DAHLIA is being developed through a partnership of City departments, and the direct participation of housing counselors, advocates, developers, leasing agents, and, most importantly, past applicants and current residents of affordable housing in San Francisco. MOHCD continues to refine and expand DAHLIA's services. Features in development include developer partner resources, including lease-up administration and waitlist management.

NEIGHBORHOOD PREFERENCE & DISPLACED TENANT PREFERENCE EXPANSION

The Displaced Tenant Housing Preference (DTHP) program addresses increased eviction rates in the City's rent-controlled housing stock. DTHP offers housing lottery priority in 20% of affordable units in new and existing City-funded housing developments. Individuals displaced from rent-controlled homes due to an Ellis Act or Owner Move-In eviction or because of long-term displacement by a fire are eligible for DTHP. MOHCD housed 52 tenants evicted from their rent-controlled homes in 2016-2017.

To further protect existing San Francisco residents, Mayor Lee and the Board of Supervisors worked together to adopt the Neighborhood Resident Housing Preference (NRHP), which gives an occupancy priority to residents of the supervisorial district (and people living within a ½ mile radius) in which most new affordable units are created for up to 40% of available units. The goal of the program is to protect community diversity, stem displacement, and allow neighborhood residents to participate in the benefits that come with new and rehabilitated housing. Through NRHP, 30 households in Fiscal Year 2016-2017 were

MOHCD STRATEGIES

able to secure new affordable housing in their own neighborhood. Please see **Appendix Table 6 and 7** for additional information about NRHP activities.

DOWNPAYMENT ASSISTANCE LOAN PROGRAM

MOHCD's various homeownership assistance programs helped 201 households purchase their first home in San Francisco in Fiscal Year 2016-2017:

- 28 low to middle-income families purchased market-rate homes with MOHCD's expanded Downpayment Assistance Loan Program (DALP); through Prop A GO Bond funding and Housing Trust Fund, households earning up to 175% of AMI could access up to \$375,000
- 79 low-income households purchased below market-rate (BMR) homes
- 3 police officers received assistance from the First Responders DALP and Police in the Community Loan Program
- 12 SF Unified School District educators received Teacher Next Door grants
- 122 additional homes purchased with MOHCD first-time homebuyer assistance programs.

In total, the down payment assistance programs distributed \$14,532,339 in deferred loans in Fiscal Year 2016-2017.

CERTIFICATE OF PREFERENCE PROGRAM

The Certificate of Preference (COP) program gives an occupancy preference in affordable housing to persons displaced in the 1960's-1970's by the former Redevelopment Agency's urban renewal programs or at city-wide affordable housing projects assisted with OCII and MOHCD funds. There are currently 599 active COP holders who have not used their certificates. During the reporting period, 43 COP holders secured affordable housing. Please see **Appendix Table 6** for more COP activities.

AFFORDABLE HOUSING LOTTERIES

In 2017, MOHCD conducted 104 housing lotteries. Over 85,000 households applied for 1,210 units of affordable housing through the MOHCD housing lottery system. Low- to moderate-income hopeful homeowners submitted 1,510 applications for 185 units and 83,733 very low- to low-income households applied for 1,025 rentals. For each lottery, MOHCD uploads all applications into a cloud-based database, from which they are sorted in random order.

POST-PURCHASE HOMEOWNER SERVICES

MOHCD provides services that not only assist in the purchase of a household's first home, but also support homeowners to protect their investments and stay in their homes. MOHCD provides access to property rehabilitation and lead remediation services to ensure the health of all San Francisco families. Our

MOHCD STRATEGIES

mortgage assistance loan program assists households in danger of foreclosure due to unaffordable HOA special assessments or mortgage arrears. MOHCD's comprehensive loan servicing team addresses resales, refinancings, loan and grant pay-offs, title changes, and capital improvement requests. MOHCD also monitors program compliance, to ensure that precious housing resources are going where they should, and enforces program rules in collaboration with the City Attorney's Office, Planning Department, the Office of Short-Term Rentals and the Assessor Recorders Office. Non-profit partners greatly assist with the stewardship of the BMR and DALP programs. HomeownershipSF, for example, provides homeownership counseling, quarterly newsletters informing owners of upcoming workshops and programmatic updates, as well as quarterly workshops on a variety of topics of interest to our homeowners. During the reporting period, there were four workshops for Fiscal Year 2016-2017 attended by over 100 people, ranging in topic from estate planning to property maintenance.

STRATEGY 4 – PROMOTE SELF-SUFFICIENCY FOR ALL & PROTECT RIGHTS

FINANCIAL EDUCATION

Projects funded through this program area provide individualized financial education counseling, basic banking services, predatory lending alternatives, and/or financial coaching services, all designed to help individuals achieve self-sufficiency and improve financial security. In 2016-17 MOHCD supported seven community-based organizations that provided 2,178 residents with financial counseling, education and coaching.

SUSTAINABLE HOMEOWNERSHIP

This program area funds counseling and education programs for prospective first-time homebuyers and current homeowners. Services include credit counseling, budgeting, savings, local program application assistance, and mortgage qualification. Grantees are HUD-approved housing counseling agencies that follow the National Industry Standards for Homeownership Education and Counseling. In 2016-17, MOHCD supported eight community-based organizations, which provided pre-purchase education and counseling to 4,006 residents.

EVICTION PREVENTION

To ensure that low- to moderate-income City residents are properly represented, informed, and protected in landlord-tenant actions, MOHCD funds tenant counseling, legal services, rental assistance and other anti-displacement programs. MOHCD's investments in these services have increased significantly since 2012 to match the growing rate of evictions. In 2016-17, the department funded 26 projects with 17 different community-based organizations, for a total of \$6,632,894 in grant funds. These projects provided full legal representation to 4,358 residents, and provided an additional 3,320 households with tenant education and counseling.

LEGAL SERVICES

Additional MOHCD-funded legal services programs aim to reduce barriers to economic self-sufficiency. The programs address employment rights, immigration status, domestic violence and personal safety, benefits advocacy, consumer rights and legal protections, and issues of discrimination. This is another portfolio that has grown significantly in recent years, particularly as immigrant communities have needed greater support and assistance. In 2016-17, MOHCD funded 22 projects with 16 different agencies, for a total of \$5,721,184 in grant funds. The projects provided full legal representation to 2,337 San Francisco residents, and legal counsel and advice to another 3,749 residents.

MOHCD STRATEGIES

SERVICE CONNECTION

MOHCD supports projects that provide both intensive case management and serve as intermediaries to a network of social services through referrals and linkages. Service Connection is designed to connect people with additional support, address the whole range of an individual's or family's needs, and help people build their capacity to improve their lives and move toward self-sufficiency. In 2016-17 we funded 25 projects with 22 different agencies, for a total of \$2,935,753 in grant funds. These projects provided case management, including development of an Individual Service Plan, with 1,301 low- and moderate-income residents.

SKILL DEVELOPMENT, EDUCATIONAL SUPPORT, AND WORKFORCE READINESS

Through this program area, community-based organizations provide training and skills development for low- and moderate-income San Francisco residents. Services are focused on helping individuals achieve economic self-sufficiency, educational success and workforce readiness. In Fiscal Year 2016-17 MOHCD funded 24 projects, with 23 different community-based organizations. Through these projects, over 2,700 residents received training and skill development services.

STRATEGY 5 – FOSTER HEALTHY COMMUNITIES & NEIGHBORHOODS

PLACE-BASED SERVICES IN HOUSING

This program area focuses on service delivery to residents in affordable housing and public housing, such as the HOPE SF projects and the RAD projects described earlier in this report.

In the RAD portfolio's 28 buildings (with 3,500 units), we have worked with owners and property managers to develop and implement a services model that integrates with property management. This model focuses on tenant engagement, community building and service connection, with an emphasis on housing stability, health and wellness, education, economic mobility, and public safety. The first year of implementation (with 1,423 units in full operation) resulted in robust calendars of weekly activities for RAD tenants, as well as 81 rent repayment agreements between owners and residents who fell behind on rent. Thirty-three residents voluntarily moved out of RAD buildings during that period.

DOMESTIC VIOLENCE SERVICES

Survivors of domestic violence are a vulnerable population for whom MOHCD sponsors housing, case management and legal services support. In 2016-17, MOHCD assisted two shelter programs and three legal services projects that serve survivors of domestic violence. The programs assisted 300 individuals in their effort to secure safe, permanent housing and provided legal services to 170 individuals.

SUPPORTIVE HOUSING FOR PERSONS LIVING WITH HIV AND AIDS

Through this program area, MOHCD funds supportive services, case management, and operating costs for long-term facilities that serve people with HIV/AIDS, and also provides deep rent subsidies and housing advocacy/case management services for persons with HIV/AIDS. MOHCD's 2016-17 funding went to nine projects with six different community-based organizations and helped 558 individuals secure more stable housing and supportive services.

COMMUNITY BUILDING AND NEIGHBORHOOD PLANNING

The goal of this program area is to promote the development of social capital and sustainable healthy communities, and to support neighborhood-based capacity building efforts that encourage strategic planning and resident engagement to address collective needs and priorities. In 2016-17, MOHCD supported 17 projects with 13 different community-based organizations, resulting in the facilitation of 279 community meetings, events or workshops with over 4,000 residents attending one or more. Over 400 residents were engaged in more sustained community or neighborhood involvement. In addition, MOHCD awarded 32 community action grants to neighborhood projects through community-led processes.

MOHCD STRATEGIES

IMPROVEMENTS TO COMMUNITY FACILITIES AND PUBLIC SPACE

MOHCD is the primary City agency that funds the rehabilitation or new construction of non-profit facilities that predominately serve low-income families and individuals. In addition to protecting and expanding services, capital funds are used to ensure that these facilities are accessible to all and meet health and safety standards. In 2016-17, our capital program assisted 18 organizations in making significant improvements or repairs to their facilities and brought improvements to six community and public spaces.

SOMA COMMUNITY STABILIZATION FUND

Through the SoMa Community Stabilization Fund, MOHCD funds affordable housing, economic and workforce development, community cohesion, and infrastructure improvements. The Fund was created in 2006 to mitigate the impact of rapid residential development in the South of Market (SoMa) neighborhood. A seven-member Community Advisory Committee meets regularly to advise MOHCD and the Board of Supervisors on expenditures of the Fund. In 2016-17, the SoMa Fund invested approximately \$1.2 million in 22 projects, varying from capacity building to social services and economic development. The Fund also expended \$5 million to stabilize 24 units of affordable housing within a building that has cultural and historical significance for the Filipino community in SoMa.

OTHER PROGRAMMATIC UPDATES

POLICY, LEGISLATIVE & MONITORING UPDATES

LEGISLATION IN 2016-2017

In 2016-2017, the Mayor, the Board of Supervisors and the voters advanced major housing policies through the passage of legislation and ballot initiatives. In November 2016, the voters approved Proposition C, the repurposing of the Seismic Safety Loan Program, to allow unspent funds from the original bond to be used for the preservation of affordable housing. MOHCD expects to use the \$261 million in repurposed funds starting in 2018 for the acquisition and rehabilitation of small and larger rent-controlled sites to keep them as long-term affordable housing.

As described earlier under “Middle-Income Housing” activities, 2017 brought an important expansion of the City’s Inclusionary Housing Program, broadening income eligibility to include households earning approximately 55% AMI through 130% AMI. The “Home SF” program also passed in this fiscal year, which created a local density bonus program that encourages more affordable housing (30% of a new building’s units) by offering additional height for market-rate developments.

And in the ongoing effort to produce affordable housing faster at both the City and state levels, complimentary entitlement streamlining efforts got underway in 2016-2017, with Mayor Lee issuing an Executive Directive to accelerate local permit processing and California passing SB 35, which will exempt certain affordable housing developments in San Francisco from lengthy entitlement processes.

PROP A GENERAL OBLIGATION BOND

As described above, implementation of the voter-approved Prop A Bond funding was fully underway in 2016-2017. Expenditure highlights include:

- \$17 million in Public Housing Loans Agreement executed/ encumbered
- \$7 million in Low-Income Multifamily Loan Agreements executed/ encumbered
- \$6 million in Mission Set Aside Loan Agreements executed/ encumbered
- \$13 million in Low-Income Small Sites Program deals closed
- Middle-Income Downpayment Assistance Loans (DALP) fully subscribed and 4 Teacher Next Door (TND) loans made

STUDENT HOUSING – ANNUAL MONITORING

MOHCD currently monitors two Student Housing Projects. Planning Code Section 415.3(F)(2) exempts Student Housing projects from the Inclusionary Housing requirements if certain criteria are met. Project sponsors must submit to MOHCD an annual monitoring fee and report that addresses the following:

OTHER PROGRAMMATIC UPDATES

1. The Post-Secondary Institution continues to own or control the Student Housing Project for a minimum of 5 years, evidenced by a lease or contractual agreement; and
2. Occupants of the living space in the Student Housing project are students in good standing enrolled at least half time or more in the post-secondary Educational Institution or Institutions.

2016 STUDENT HOUSING MONITORING ASSESSMENT		
Name of Tenant	California College of Arts	California College of Arts
Property Address	Harriet Street Residences 38 Harriet Street	Panoramic Residence 1321 Mission Street
Master Lease	March 8, 2013 to July 31, 2018	December 31, 2013 plus 10 years
Total Number of Units	23 Studio Apartments	80 Units / 120 rooms
Number of Students Enrolled at least Half-time	26 (100%) Assumes double occupancy	182 (100%) Assumes double occupancy
Number of Students in Good Standing	26 (100%) Assumes double occupancy	182 (100%) Assumes double occupancy

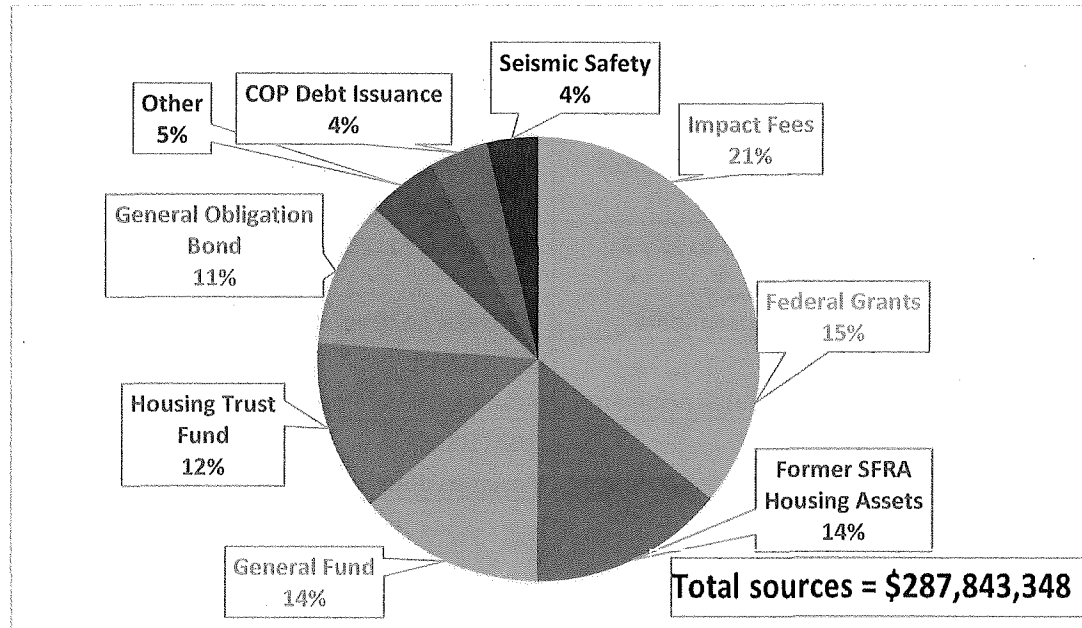
EVICTIONS FROM MOHCD-SUPPORTED HOUSING – ANNUAL MONITORING

The Administrative Code requires MOHCD to annually report the number of tenants receiving eviction notices, unlawful detainer notices filed in court, and the number of tenants who have been evicted from housing for which MOHCD has a loan agreement or lease with an affordable housing provider. In 2016-17, the percent of residents evicted from MOHCD-sponsored developments was .68%. Please see **Appendix Table 10** for additional information.

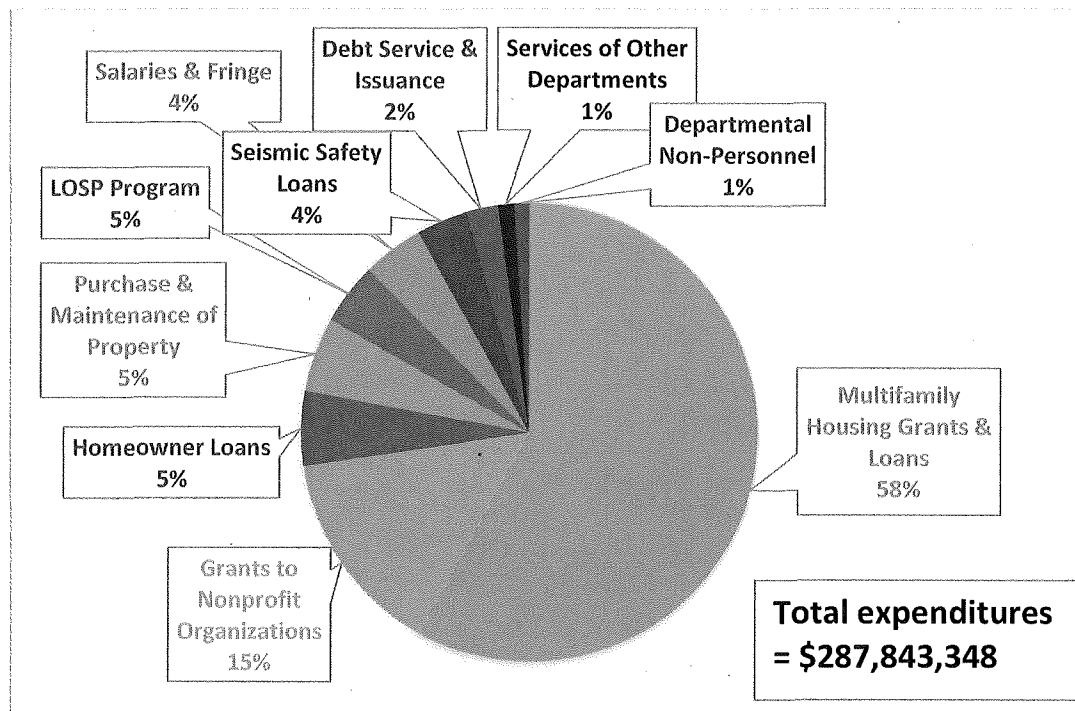
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MOHCD FY2016-2017 FUNDING SOURCES



MOHCD FY2016-2017 CATEGORIES OF EXPENDITURES



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TABLE 1 -- HOUSING TRUST FUND SUMMARY

Housing Trust Fund Summary		
Program Area		FY2016-17
		Expenditures
Downpayment Assistance Loan Program		
	Downpayment Assistance Loan Programs	3,001,403
	First Responders Downpayment Assistance	686,500
	Subtotal DALP	3,687,903
Housing Stabilization Programs		
	Emergency Repair and Energy Efficiency Loans	227,868
	Housing Counseling and Assistance	1,149,725
	Eviction Defense/Prevention and Tenant Housing Stabilization	2,462,537
	Small Site Acquisition/Rehab	746,914
	Subtotal Housing Stabilization	4,587,044
Complete Neighborhoods Infrastructure		
	Grants for neighborhood improvements	25,022
	Subtotal Complete Neighborhoods Infrastructure	25,022
Affordable Housing Development		
	Multifamily Housing Loans and Grants	25,603,796
	Subtotal Housing Development	25,603,796
Program Delivery		2,032,889
TOTAL Housing Trust Fund Expenditures		35,936,654

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TABLE 2 – AFFORDABLE HOUSING FUND SUMMARY

Affordable Housing Fund Summary 2016-2017							
	Inclusionary	Jobs-Housing	Market/ Octavia	Eastern Neighborhood Mission & SOMA	Van Ness Ave	Expedited Condominium Conversion Program	Total
Balances, 07-01-2016	\$ 128,322,147	\$ 54,612,908	\$ 5,794,568	\$ 4,596,463	\$ -	\$ 8,963,200	\$ 202,289,286
Balances, 06-30-2017	\$ 132,937,636	\$ 73,395,275	\$ 5,436,347	\$ 4,609,137	\$ 3,175,920	\$ 7,632,904	\$ 227,187,219
Loan Encumbrances as of 6/30/17:	\$ 10,111,438	\$ 287,293	\$ 123,308	\$ 1,462,347	\$ -	\$ 1,528,358	\$ 13,512,744
FY 2016-2017 Project Expenditures							
1015 Shotwell	\$ 2,579,602						\$ 2,579,602
1296 Shotwell Senior	\$ 836,169						\$ 836,169
1500 Cortland	\$ 677,165						\$ 677,165
1684-1688 Grove Street	\$ 161,151						\$ 161,151
2217 Mission Street	\$ 2,264,152						\$ 2,264,152
308 Turk	\$ 43,323						\$ 43,323
380 San Jose Avenue	\$ 367,279						\$ 367,279
3840 Folsom Street	\$ 859,604						\$ 859,604
462 Green Street	\$ 1,509,536						\$ 1,509,536
4840 Mission Street	\$ 343,963						\$ 343,963
642-646 Guerrero Street	\$ 118,306						\$ 118,306
735 Davis Senior	\$ 443,919						\$ 443,919
88 Broadway Family	\$ 638,087						\$ 638,087
95 Laguna Senior Apartments	\$ 830,800						\$ 830,800
Eddy & Taylor Family	\$ 6,542,921	\$ 1,228,284					\$ 7,771,205
Hunters View - Phase	\$ 171,640						\$ 171,640
John Burton Foundation	\$ 737,082						\$ 737,082
Casa de la Mision		\$ 212,707					\$ 212,707
CF Parcel O Family Housing			\$ 1,846,166				\$ 1,846,166
3329-3333 20th Street						\$ 1,011,642	\$ 1,011,642
Canon Kip Community House						\$ 1,783,152	\$ 1,783,152

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TABLE 3 – AFFORDABLE HOUSING FUND EXPENDITURES

Affordable Housing Fund Loan Expenditures			2016-2017
	Funds Expended	# of Units Assisted	Type of Housing
1015 Shotwell	\$ 2,579,602	10	Small Sites Program
1296 Shotwell Senior Housing	\$ 836,169	94	Senior
1500 Cortland	\$ 677,165	4	Small Sites Program
1684-1688 Grove Street	\$ 161,151	3	Small Sites Program
2217 Mission Street	\$ 2,264,152	8	Small Sites Program
308 Turk	\$ 43,323	20	Small Sites Program
380 San Jose Avenue	\$ 367,279	4	Small Sites Program
3840 Folsom Street	\$ 859,604	4	Small Sites Program
462 Green Street	\$ 1,509,536	6	Small Sites Program
4840 Mission Street	\$ 343,963	114	Family
642-646 Guerrero Street	\$ 118,306	4	Small Sites Program
735 Davis Senior	\$ 443,919	53	Senior
88 Broadway Family Apts	\$ 638,087	125	Family
95 Laguna Senior Affordable Housing	\$ 830,800	79	Senior
Eddy & Taylor Family Housing	\$ 7,771,205	113	Family
Hunters View - Phase 2A	\$ 171,640	107	Public Housing Replacement
John Burton Foundation Housing Complex	\$ 737,082	50	TAY
Casa de la Mision	\$ 212,707	50	Senior
Central Freeway Parcel O Affordable Family Hsg	\$ 1,846,166	108	Family
3329-3333 20th Street	\$ 1,011,642	10	Small Sites Program
Canon Kip Community House	\$ 1,783,152	104	Formerly Homeless

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TABLE 4A – AFFORDABLE HOUSING DISBURSEMENTS

Affordable Housing Production Pipeline Projects receiving City Funding During Fiscal Year	Project Sponsor	Funding Source	City Funds Disbursed FY 2016-2017	Total Development Cost	Total City Commitment	Non-City Funds Leveraged	% City Funds Leveraged	# of units
Non-RAD Projects								
1036 Mission Family Housing	TNDC, 1036 Mi	AHF, HOME, CPM	\$8,036,362	\$50,823,426	\$14,046,092	\$36,777,334	72.4%	83
1296 Shotwell Senior Housing	MEDA, CCDC, 1	AHF Inclusionar	\$836,169	\$3,299,402	\$3,299,402	\$0	0.0%	94
2060 Folsom (17th & Folsom) Family	MEDA, CCDC, 2	CPMC and AHF	\$1,719,482	\$3,500,000	\$3,500,000	\$0	0.0%	127
1950 Mission Street Family Housing	BRIDGE, MHDC	CPMC and AHF	\$1,304,231	\$5,294,562	\$5,294,562	\$0	0.0%	157
1990 Folsom Family Housing	MEDA, TNDC, 1	2015 GO Bonds	\$3,986,861	\$15,492,269	\$7,000,000	\$8,492,269	54.8%	143
4840 Mission Street Family Housing	BRIDGE, 4840 M	2015 GO Bonds	\$3,343,963	\$17,120,874	\$6,000,000	\$11,120,874	65.0%	114
500 Turk Street Family Housing	TNDC, Turk 500	2015 GO Bonds	\$482,750	\$18,577,304	\$3,000,000	\$15,577,304	83.9%	122
735 Davis Senior	BRIDGE and JSC	AHF inclusionar	\$443,919	\$1,500,000	\$1,500,000	\$0	0.0%	52
88 Broadway Family Housing	BRIDGE and JSC	AHF Inclusionar	\$638,087	\$1,500,000	\$1,500,000	\$0	0.0%	130
95 Laguna Senior	Mercy, Laguna	AHF Inclusionar	\$830,800	\$46,576,304	\$19,806,054	\$26,770,250	57.5%	70
Bayside Village	Forest City, Bay	HTF	\$21,680,000	\$21,680,000	\$21,680,000	\$0		172
John Burton Advocates for Youth Foundation Housing	BTW, JSCo, BTW	AHF and HOME	\$737,082	\$29,975,425	\$12,228,947	\$17,746,478	59.2%	50
Canon Kip Community House	ECS, Canon Kip	CDBG, HOME, A	\$1,783,152	\$24,605,167	\$5,743,396	\$18,861,771	76.7%	90
Casa de la Mision Central Freeway	Mercy, Mercy F	AHF	\$212,707	\$500,000	\$500,000	\$0	0.0%	50
Parcel O Affordable	Mercy, 455 Fel	Market Octavia	\$1,846,166	\$66,648,743	\$17,309,250	\$49,339,493	74.0%	20
Eddy & Taylor Family Housing	TNDC, Eddy & T	HOME, HTF, AHF	\$7,771,205	\$73,325,890	\$22,187,436	\$51,138,454	69.7%	113
Hunters View - Phase	HV Partners 2,	MHP, IIG - Infill	\$1,706,469	\$83,527,790	\$7,946,944	\$75,580,846	90.5%	107
Hunters View (Phase	HV Partners 1,	AHP, MHP, IIG li	\$322,259	\$75,112,717	\$12,145,107	\$62,967,610	83.8%	107
Hunters View Phase 2B - Block 10	JSCO, HV Partn	AHF, COPS	\$10,140,422	\$50,224,309	\$19,818,465	\$30,405,844	60.5%	72
HUNTERS VIEW PHASE	JSCO, Hunters	LMIHAF and CO	\$291,954	TBD	\$9,455,027	TBD	TBD	107
Potrero HOPE SF - Phase I - Block X	BRIDGE, Potrer	2015 GO Housi	\$5,419,805	\$69,603,115	\$17,693,093	\$51,910,022	74.6%	72
Potrero Terrace & Potrero Annex	BRIDGE, BRIDG	HOPE SF - Gener	\$696,705	TBD	\$8,126,031	TBD	TBD	
Sunnydale Public Housing - Parcel Q	Related, Sunny	2015 GO Housi	\$5,393,289	\$46,139,212	\$8,905,799	\$37,233,413	80.7%	55
The Dudley	Mercy, Mercy F	Eastern Neighb	\$166,278	\$2,828,625	\$1,628,625	\$1,200,000	42.4%	110
Willie B. Kennedy Apartments (formerly Rosa Parks SF Housing)	TNDC, Rosa Pa	General Funds,	\$327,303	\$49,369,572	\$14,134,123	\$35,235,449	71.4%	98
Accelerator Fund	San Francisco	General Funds,	\$10,000,000	\$30,000,000	\$10,000,000	\$20,000,000	66.7%	
Subtotal Non-RAD			\$90,117,418	\$787,224,706	\$254,448,353	\$532,776,353	67.7%	2315

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TABLE 4B – AFFORDABLE HOUSING DISBURSEMENTS (CONTINUED)

Affordable Housing Production Pipeline Projects receiving City Funding During Fiscal Year	Project Spons	Funding Source	City Funds Disbursed FY 2016-2017	Total Development Cost	Total City Commitment	Non-City Funds Leveraged	% City Funds Leveraged	# of units
<u>RAD Projects</u>								
1068 Palou Ave and 1073 Oakdale Ave - RAD SE Cluster	Hunters Point	General, CPM	\$10,000,000	\$132,370,843	\$9,504,839			211
1750 McAllister	CCDC, 1750	LMIHAF	\$104,352	\$60,371,936	\$970,000	\$59,401,936	98.4%	97
1760 Bush	Mercy, 1760	CPMC, LMIH	\$87,011	\$49,972,653	\$1,918,461	\$48,054,192	96.2%	108
2698 California Street	Mercy, 2698	CPMC, LMIH	\$5,393,289	\$32,853,344	\$5,332,704	\$27,520,640	83.8%	40
350 Ellis	TNDC, Ellis 35	LMIHAF	\$166,278	\$67,376,950	\$7,098,734	\$60,278,216	89.5%	113
3850 18th Street - Mission/Castro - RAD Cluster 6	BRIDGE and M	HTF, LMIHAF	\$327,303	\$24,899,385	\$3,728,290	\$21,171,095	85.0%	50
990 Pacific Avenue	CCDC, Pacific	HTF, LMIHAF	\$0	\$66,693,231	\$11,040,821	\$55,652,410	83.4%	92
938 Ellsworth	BRIDGE and B	LMIHAF	\$0	\$145,914,800	\$3,828,778	\$142,086,022		150
2451 Sacramento St. (JFK Tower)	Mercy and JS	CPMC, LMIH	\$3,670,753	\$32,853,343	\$2,287,082	\$30,566,261	93.0%	40
1855 15th Street - Mission/Castro RAD Cluster 6	BRIDGE and M	HTF, LMIHAF	\$81,853	\$31,846,682	\$1,850,000	\$29,996,682	94.2%	69
655, 711-795 and 895 Pacific Ave. (Ping Yuen)	CCDC, Ping Yu	General, HT	\$28,053	\$172,918,795	\$5,787,522	\$167,131,273	96.7%	107
838 Pacific Ave. (Ping Yuen North)	CCDC, North F	HTF	\$1,478,556	\$159,696,790	\$3,893,831	\$155,802,959	97.6%	234
1150 Scott Street (Robert B. Pitts)	Related and T	CPMC, LMIH	\$3,306,386	\$86,228,336	\$4,169,724.89	\$82,058,611	95.2%	203
1251 Turk Street (Rosa Parks Apartments)	TNDC, RP Ass	HTF, LMIHAF	\$168,902	\$26,652,384	\$2,833,844	\$23,818,540	89.4%	198
40 Harbor Road (Westbrook)	Related and S	CPMC, LMIH	\$1,200,436	\$39,204,753	\$23,827,139	\$15,377,614	39.2%	226
2501 Sutter Street (Westside Courts)	Related and T	LMIHAF, HTF	\$3,828,778	\$98,908,887	\$10,189,576	\$88,719,311	89.7%	136
Subtotal RAD Projects			\$29,841,949	\$1,228,763,112	\$98,261,346	\$1,130,501,766	92.0%	2074

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TABLE 4C – AFFORDABLE HOUSING DISBURSEMENTS (CONTINUED)

Affordable Housing Production Pipeline Projects receiving City Funding During Fiscal Year	Project Sponsor/	Funding Source	City Funds Disbursed FY 2016-2017	Total Development Cost	Total City Commitment	Non-City Funds Leveraged	% City Funds Leveraged	# of units
Small Sites Projects								
1015 Shotwell	MEDA, MEDA Sma	AHF Inclusion	\$2,579,602	\$5,221,000	\$2,981,000	\$2,240,000	42.9%	10
1353 -1357 Folsom	SFCLT, SFCLT	AHF	\$144,666	\$1,808,599	\$1,200,003	\$608,596	33.7%	3
1500 Cortland	MEDA, MEDA Sma	AHF	\$677,165	\$1,762,000	\$1,262,000	\$500,000	28.4%	4
1684-1688 Grove	SFCLT, SFCLT	AHF	\$161,151	\$1,945,970	\$1,274,970	\$671,000	34.5%	3
2217 Mission Street	MEDA, MEDA Sma	AHF Inclusion	\$2,264,152	\$4,688,000	\$2,608,000	\$2,080,000	44.4%	9
269 & 271 Richland	MEDA, MEDA Sma	2015 GO H	\$1,257,595	\$2,690,000	\$2,100,000	\$590,000	21.9%	6
308 Turk	SFCLT, SFCLT	HTF, AHF	\$43,323	\$4,666,456	\$2,569,456	\$2,097,000	44.9%	20
3182 -3198 24th			\$2,478,375	\$0				
3329-3333 20th	MEDA, MEDA Sma	Expedited C	\$1,011,642	\$3,440,000	\$2,540,000	\$900,000	26.2%	10
344-348 Precita	MEDA, MEDA Sma	HTF	\$921,008	\$1,940,000	\$1,200,000	\$740,000	38.1%	3
380 San Jose	MEDA, MEDA Sma	AHF	\$367,279	\$2,083,493	\$1,431,553	\$651,940	31.3%	4
3800 Mission Street	MEDA, MEDA Sma	2015 GO H	\$1,007,249	\$3,119,000	\$2,099,000	\$1,020,000	32.7%	5
3840 Folsom Street	MEDA, MEDA Sma	AHF	\$859,604	\$1,867,000	\$1,367,000	\$500,000	26.8%	4
4042 - 4048 Fulton	SFCLT, SFCLT	2015 GO H	\$1,657,710	\$3,004,000	\$2,125,000	\$879,000	29.3%	5
462 Green Street	CCDC, CCDC Sma	AHF	\$1,509,536	\$2,534,250	\$2,141,000	\$393,250	15.5%	6
63-67 Lapidge	MEDA, MEDA Sma	2015 GO H	\$1,711,660	\$3,019,000	\$1,827,000	\$1,192,000	39.5%	6
642-646 Guerrero	MEDA, MEDA Sma	AHF	\$118,306	\$2,081,014	\$1,600,014	\$481,000	23.1%	4
Pigeon Palace	SFCLT, SFCLT	HTF	\$470,925	\$4,051,266	\$2,496,642	\$1,554,624	38.4%	6
380 San Jose	SFCLT, SFCLT	SOMA Com	\$367,279	\$876,811	\$400,000	\$476,811	54.4%	4
Projects			\$19,608,224	\$50,797,859	\$33,222,638	\$17,575,221		112
and Grant Funds Disbursed for FY2016-2017			\$139,567,592					4501
New Local Operating Subsidy								
N/A								

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TABLE 5 – SMALL SITES REVENUES & COMMITMENTS

Inclusionary Small Sites Program Summary								
Inclusionary Small Sites Revenues & Commitments								
	<u>FY 10-11</u>	<u>FY 11-12</u>	<u>FY 12-13</u>	<u>FY 13-14</u>	<u>FY 14-15</u>	<u>FY 15-16</u>	<u>FY16-17</u>	<u>TOTAL</u>
Fee Rever	6,745	153,668	918,694	3,070,553	2,461,460	9,381,725	3,993,720	19,986,565
Expenditures								
308 Turk St						580,709	43,323	
380 San Jose Ave						1,050,839	367,279	
642-646 Guerrero St						1,481,708	118,306	
70-72C Belcher St						1,581,460		
1684-1688 Grove St						1,102,025	161,151	
1500 Cortland Ave						176,556	677,165	
1015 Shotwell							2,579,602	
2217 Mission							2,264,152	
462 Green							1,509,536	
4840 Folsom							859,604	
Encumbrance Balance at June 30, 2017					687,396	2,406,846	2,669,180	
Balance available								2,763,971

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TABLE 6 – HOUSING PREFERENCE ACTIVITIES

Certificate of Preference Program Activities		2016-2017
Requests for COP Certificates Processed		267
COP Certificates Issued		50
COP Holders Who Secure Rental Housing		33
COP Holders Who Secure Ownership Housing		0
Total Certificate of Preference Holders Housed		33
Displaced Tenants Housing Preference (DTHP) Program Activities		2016-2017
Requests for DTHP Certificates Processed		293
DTHP Certificates Issued		
Ellis Act Eviction Certificates Issued		57
Owner Move In Eviction Certificates Issued		99
Fire Victim Displacee Certificates Issued		16
Total Certificates Issued		172
DTHP Holders Who Secure Rental Housing by Lottery		16
DTHP Holders Who Secure Ownership Housing by Lottery		5
Total Displaced Tenant Housing Preference Certificate Holders Housed		21
Neighborhood Resident Housing Preference (NRHP) Program Activities		2016-2017
New Developments with NRHP		9
Rental		
Developments		5
Units		52
Ownership		
Developments		4
Units		13
Applications Processed		6,004
NRHP Preference Granted in Completed Projects		769
NRHP Applicants Who Secure Rental Housing by Lottery		19
NRHP Applicants Who Secure Ownership Housing by Lottery		11
Total Neighborhood Resident Housing Preference Certificate Holders Housed		30

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TABLE 7 – NEIGHBORHOOD HOUSING PREFERENCE ACTIVITIES BY SUPERVISOR DISTRICT

Neighborhood Resident Housing Preference (NRHP) Program			
District	Projects	Set-a-Side Units	NRHP Applicants
1	0	0	0
2	0	0	0
3	0	0	0
4	0	0	0
5	1	3	12
6	4	85	2477
7	0	0	0
8	3	40	971
9	0	0	0
10	9	60	2641
11	1	7	12
Total	18	195	6113

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TABLE 8A – DEMOGRAPHICS OF NEW BELOW MARKET RATE TENANTS

Demographics for New BMR Rentals*		2016-2017
BMR Tenants FY2016-17		
11 Completed Projects - 438 Units		
	Applicants	Tenants
Not Hispanic/Latino	11,122	157
Hispanic/Latino	3,308	46
Declined to State	11,842	235
TOTAL	26,272	438
American Indian/Alaskan Native	257	5
American Indian/Alaskan Native and Black/African American	201	6
American Indian/Alaskan Native and White	61	2
Asian	10,609	160
Asian and White	148	3
Black/African American	3,145	77
Black/African American and White	134	1
Native Hawaiian/Other Pacific Islander	261	2
Other/Multiracial	1,302	29
White	2,987	54
Declined to State	7,167	99
TOTAL	26,272	438
*Completed Projects		

APPENDICES

TABLE 8B – DEMOGRAPHICS OF NEW BELOW MARKET RATE HOMEOWNERS

Demographics for New BMR Sales*		2016-2017
BMR Homeowners FY2016-17		
6 Completed Projects - 46 Units		
	Applicants	Homeowners
Not Hispanic/Latino	760	42
Hispanic/Latino	64	3
Declined to State	34	1
TOTAL	858	46
American Indian/Alaskan Native	5	0
American Indian/Alaskan Native and Black/African American	0	0
American Indian/Alaskan Native and White	1	0
Asian	469	31
Asian and White	3	0
Black/African American	23	2
Black/African American and White	1	0
Native Hawaiian/Other Pacific Islander	13	0
Other/Multiracial	63	5
White	250	7
Declined to State	30	1
TOTAL	858	46
*Completed Projects		

TABLE 9 – EVICTIONS FROM MOHCD-ASSISTED HOUSING

Evictions from MOHCD-Assisted Portfolio		2016-2017
Number of Projects	279	
Number of Affordable Units in the Projects	18,092	
Number of Households living in the Projects during the Entire Period	21,367	% of number Households
Total Number of Households Receiving Eviction Notices	1,873	8.77%
Total Number of Unlawful Detainer Actions Filed in Court	277	1.30%
Total Number of Households Evicted from the Projects	146	0.68%

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TABLE 10A – PUBLIC SERVICE PROGRAM PERFORMANCE MEASURES

Public Services Program Area	Performance Measures	2016-17 Goal	2016-17 Actual	% of Goal
Domestic Violence Services	Number of survivors of domestic violence receiving shelter, case management and/or legal services	484	470	97%
Eviction Prevention	Number of individuals receiving legal representation	1,000	4,358	436%
Eviction Prevention	Number of individuals receiving tenant education and counseling	2,000	3,320	166%
Eviction Prevention	Number of individuals receiving short-term rental assistance	260	543	209%
Eviction Prevention	Number of individuals whose evictions have been prevented	1,250	3,537	283%
Financial Education	Number of individuals receiving credit counseling and repair services	300	566	189%
Financial Education	Number of individuals provided with financial counseling, education, and coaching	600	2,178	363%
Homeless Services	Number of individuals moved into more stable housing	220	180	82%
Housing Access	Number of individuals receiving assistance in accessing housing, including preparing for successful rental application	2,500	2,770	111%
HOPE SF	Number of residents participating in community building activities across four HOPE SF sites	326	1,044	320%
HOPE SF	Number of public housing residents that achieve 75% of their goals from case management service plans	147	149	101%
HOPWA	Number of individuals more stably housed	500	558	112%
HOPWA	Number of individuals housed in long-term residential care facilities	113	161	142%
Legal Services	Number of individuals receiving full-scope legal representation (does not include eviction prevention clients)	1,400	2,337	167%
Service Connection	Number of individuals receiving case management as an element of service connection	500	1,301	260%
Service Connection	Number of individuals who achieve at least 75% of their service plan	280	992	354%
Skill Development, Educational Support and Workforce Readiness	Number of individuals trained in foundational competencies	500	2,714	543%
Sustainable Homeownership	Number of individuals provided with pre-purchase education and counseling	800	4,006	501%
Sustainable Homeownership	Number of new homeowners created	180	238	132%

APPENDICES

TABLE 10B – OTHER COMMUNITY DEVELOPMENT PROGRAM PERFORMANCE MEASURES

Other Community Development Program Area	Performance Measures: Outcome Indicators	2016-17 Goal	2016-17 Actual	% of Goal
Capital	Number of nonprofit service providers receiving capital improvements to their facilities	12	18	150%
Capital	Number of nonprofit service providers receiving Capital Needs Assessments	12	6	50%
Capital	Number of community and public spaces improved through capital investments	5	6	120%
Community Building & Neighborhood Planning	Number of community based organizations receiving grants through community grantmaking process	14	32	229%
Community Building & Neighborhood Planning	Number of residents engaged in opportunities for neighborhood involvement	340	403	119%

APPENDICES

TABLE 11 –COMMUNITY DEVELOPMENT GRANTEES

AGENCY NAMES
AIDS Legal Referral Panel of the SF Bay Area
APA Family Support Services
APA Family Support Services, fiscal sponsor of Samoan Community Development Center
APA Family Support Services, fiscal sponsor of YMCA of San Francisco (Bayview)
Asian Americans Advancing Justice - Asian Law Caucus
Asian Neighborhood Design, Inc.
Asian Pacific American Community Center
Asian Women's Shelter
At The Crossroads
Bar Association of San Francisco
Bay Area Community Resources, Inc., fiscal sponsor of Excelsior Action Group
Bay Area Community Resources, Inc., fiscal sponsor of Portola Neighborhood Association
Bay Area Legal Aid
Bayview Hunters Point Multipurpose Senior Services, Inc.
Bayview-Hunters Point Center for Arts and Technology
Bernal Heights Neighborhood Center
Booker T. Washington Community Service Center
BRIDGE Regional Partners, Inc.
Build Public Inc. (formerly UP Urban Inc. DBA Build Public)
Catholic Charities CYO of the Archdiocese of San Francisco
Causa Justa :: Just Cause
Central American Resource Center - CARECEN - of Northern California
Central City Hospitality House
Central Market Community Benefit Corporation
Chinatown Community Development Center, Inc.
Chinese for Affirmative Action
Chinese Newcomers Service Center
Chinese Progressive Association, Inc.
Collective Impact, DBA Mo' Magic
Community Awareness & Treatment Services, Inc.
Community Design Center
Community Housing Partnership
Community Initiatives
Community Youth Center of San Francisco
Compass Family Services
Compasspoint Nonprofit Services
Consumer Credit Counseling Service of San Francisco dba BALANCE

APPENDICES

Dolores Street Community Services, Inc.
Donaldina Cameron House
EARN, Inc.
EARN, Inc., fiscal sponsor of the Office of the Treasurer
Episcopal Community Services of San Francisco
Eviction Defense Collaborative, Inc.
Filipino American Development Foundation
Filipino-American Development Foundation, fiscal sponsor of Filipino Community Center
Filipino-American Development Foundation, fiscal sponsor of Pin@y Educational Partnerships (PEP)
Filipino-American Development Foundation, fiscal sponsor South of Market Community Action Network
Five Keys Schools and Programs
FranDelJA Enrichment Center
Friendship House Association of American Indians
Gay, Lesbian, Bisexual, Transgender Historical Society
Good Samaritan Family Resource Center of San Francisco
Goodwill Industries of San Francisco, San Mateo & Marin Counties
Gum Moon Residence Hall
Hamilton Families
Hearing and Speech Center of Northern California
Homebridge, Inc.
Homeless Children's Network
Homeless Prenatal Program, Inc.
Homeownership San Francisco
Homies Organizing the Mission to Empower Youth (HOMEY)
Housing and Economic Rights Advocates
Independent Arts & Media / Code Tenderloin
Independent Living Resource Center--San Francisco
Instituto Laboral de la Raza, Inc.
Justice & Diversity Center of the Bar Association of San Francisco
La Casa de las Madres
La Cocina, Inc.
La Raza Centro Legal, San Francisco
La Raza Community Resource Center, Inc.
Larkin Street Youth Services
Lavender Youth Recreation and Information Center, Inc.
Lawyers' Committee for Civil Rights of the San Francisco Bay Area
Legal Assistance to the Elderly, Inc.
Legal Services For Children, Inc.
Maitri Compassionate Care

APPENDICES

Mercy Housing California XVII, A California Limited Partnership
Mission Area Health Associates
Mission Asset Fund
Mission Bit
Mission Child Care Consortium, Inc.
Mission Economic Development Agency
Mission Hiring Hall, Incorporated
Mission Language and Vocational School
Mission Neighborhood Centers, Inc.
Mujeres Unidas y Activas
MyPath
Nihonmachi Legal Outreach
North of Market Neighborhood Improvement Corporation
Northeast Community Federal Credit Union
Northern California Community Loan Fund
Northern California Presbyterian Homes and Services, Inc.
Ocean Avenue Association
Pacific Community Ventures, Inc.
Portola Family Connection Center, Inc.
Positive Resource Center
Potrero Hill Neighborhood House
Precita Eyes Muralists Association, Inc.
Prevent Child Abuse - California
Providence Foundation of San Francisco
Q Foundation: AIDS Housing Alliance
Rafiki Coalition for Health and Wellness
Rebuilding Together San Francisco
Renaissance Entrepreneurship Center
Renaissance Parents of Success
Richmond District Neighborhood Center, Inc.
San Francisco Community Empowerment and Support Group, Inc.
San Francisco Community Land Trust
San Francisco Conservation Corps
San Francisco Housing Development Corporation
San Francisco Human Services Agency
San Francisco Lesbian Gay Bisexual Transgender Community Center
San Francisco Parks Alliance
San Francisco Small Business Development Center
San Francisco Study Center, Incorporated, fiscal sponsor of the Housing Rights Committee of San Francisco
Self-Help for the Elderly

APPENDICES

SFMade, Inc.

Southeast Asian Community Center

Sunset District Community Development (dba Sunset Youth Services)

Swords to Plowshares: Veterans Rights Organization

Tabernacle Community Development Corporation

Tenants and Owners Development Corporation (TODCO)

Tenderloin Housing Clinic, Inc.

The Arc San Francisco

The Center for Common Concerns, Inc.

The San Francisco AIDS Foundation

The Tides Center, fiscal sponsor of PODER

The Tides Center, fiscal sponsor of the Arab Resource and Organizing Center

TMC Development Working Solutions

Toolworks

United Playaz, Inc.

Upwardly Global

Urban Ed Academy, Inc.

Urban Solutions, Inc.

Veterans Equity Center

Vietnamese Youth Development Center

West Bay Pilipino Multi-Services, Inc.

Women's Audio Mission

Wu Yee Children's Services

Young Community Developers, Inc.

YMCA of San Francisco (Bayview Branch)

YMCA of San Francisco (Bayview Branch), fiscal sponsor of Together United Recommitted Forever (T.U.R.F.)

YMCA of San Francisco (Chinatown Branch)

YMCA of San Francisco (Urban Services Branch)

San Francisco Mayor's Office of Housing and Community Development

One South Van Ness Avenue, 5th Floor, San Francisco, CA 94103

Tel 415-701-5500

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www.sfmohcd.org



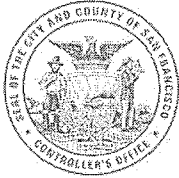
From: Reports, Controller (CON)
Sent: Tuesday, May 15, 2018 2:40 PM
To: Calvillo, Angela (BOS); Mchugh, Eileen (BOS); BOS-Supervisors; BOS-Legislative Aides; Elliott, Jason (MYR); Kirkpatrick, Kelly (MYR); pkilkenny@sftc.org; Docs, SF (LIB); CON-
EVERYONE; MYR-ALL Department Heads; CON-Finance Officers; Leung, Sally (MYR);
Hussey, Deirdre (MYR); Campbell, Severin (BUD); Newman, Debra (BUD); Rose, Harvey
(BUD)
Subject: Issued: City Services Auditor Summary of Implementation Status of Recommendations
Followed up on in the Third Quarter of Fiscal Year 2017-18

The Office of the Controller's City Services Auditor (CSA) today issued a memorandum on the follow-up of its recommendations conducted in the third quarter of fiscal year 2017-18. As reported in the memorandum, of the 79 recommendations followed up on, 43 (54 percent) are now closed.

To view the full memorandum, please visit our website at:
<http://openbook.sfgov.org/webreports/details3.aspx?id=2581>

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 or 415-554-5393 or the CSA Audits Unit at 415-554-7469.

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OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield
Controller
Todd Rydstrom
Deputy Controller

MEMORANDUM

TO: Government Audit and Oversight Committee, Board of Supervisors

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

DATE: May 15, 2018

SUBJECT: City Services Auditor Summary of Implementation Status of Recommendations
Followed up on in Fiscal Year 2017-18, Quarter 3

The City Services Auditor (CSA) of the Office of the Controller (Controller) follows up on all recommendations it issues to departments of the City and County of San Francisco (City) every six months after original issuance. CSA reports on the results of its follow-up activity to the Board of Supervisors' Government Audit and Oversight Committee. This process fulfills the requirement of the San Francisco Charter, Section F1.105, for auditees to report on their efforts to address the Controller's findings and, if relevant, report the basis for deciding not to implement a recommendation.

The regular follow-up begins when CSA sends a questionnaire to the responsible department requesting an update on the implementation status of each recommendation. CSA assigns a summary status to the report or memorandum for each responsible department according to the status of each recommendation. The statuses are described in the table below.

Summary of Follow-Up Statuses

Summary Status	Status of Recommendations	Further Regular Follow-Up?
<i>Closed</i>	All closed	No
<i>Open</i>	At least one open, including any one that the department contests	Yes

Based on its review of the department's response, CSA assigns a status to each recommendation. A status of:

- **Open** indicates that the recommendation has not yet been fully implemented.
- **Contested** indicates that the department has chosen not to implement the recommendation.
- **Closed** indicates that the response described sufficient action to fully implement the recommendation or an acceptable alternative or a change occurred to make the recommendation no longer applicable or feasible.

Also, CSA periodically selects reports or memorandums for a more in-depth, field follow-up assessment, in which CSA tests to verify the implementation status of the recommendations.

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DEPARTMENT ABBREVIATIONS

Abbreviated Name	Full Name
Airport (AIR)	Airport Commission
DCYF	Department of Children, Youth, and Their Families
Controller (CON)	Office of the Controller
CSA	City Services Auditor (part of the Office of the Controller)
HOM	Department of Homelessness and Supportive Housing
Human Services (HSA)	Human Services Agency
MOHCD	Mayor's Office of Housing and Community Development
OEWD	Office of Economic and Workforce Development
Port (PRT)	Port Commission (Port of San Francisco)
Public Health (DPH)	Department of Public Health
Public Library (LIB)	Library Commission (San Francisco Public Library)
Rec and Park (REC)	Recreation and Park Commission (Recreation and Park Department)
SFMTA (MTA)	San Francisco Municipal Transportation Agency
SFPUC (PUC)	San Francisco Public Utilities Commission

REGULAR FOLLOW-UP ACTIVITY - THIRD QUARTER

Summary

During the third quarter of fiscal year 2017-18, CSA followed up on 79 open recommendations from 28 reports or memorandums. Of the 79 open recommendations, departments reported implementing 43 (54 percent). Consequently, CSA closed 19 of the 28 reports or memorandums.

The following table shows the number of recommendations CSA followed up on and their resulting status during the quarter and summarizes the status of reports for each department.

Summary of Recommendation and Report Statuses

Department	Recommendations		Reports Open
	Followed Up On	Closed as of 3/31/2018	
Airport (AIR)	1	1	-
DCYF	4	4	-
HOM	27	10	1
Controller (CON)	1	-	1
Human Services (HSA)	7	3	2
MOHCD	1	1	-
OEWD	1	1	-
Port (PRT)	6	3	1
Public Health (DPH)	1	1	-
Public Library (LIB)	3	-	1
Rec and Park (REC)	5	5	-
SFMTA (MTA)	15	12	2
SFPUC (PUC)	7	2	1
Total	79	43	9

Summary of Follow-ups Closed in the Third Quarter of Fiscal Year 2017-18

Dept.	Issue Date	Document Title	Number of Recommendations
AIR	9/19/17	Airport Commission; Guava & Java Inc. Reported Its Revenues and Paid Rent for 2014 and 2015 per Its Lease but Did Not Retain Some Sales Records and Submitted a Required Annual Report Late	2
DCYF	8/3/17	Larkin Street Youth Services Adequately Identifies Program Expenses but Needs to Strengthen Its Internal Controls	4
DPH	8/3/17	Larkin Street Youth Services Adequately Identifies Program Expenses but Needs to Strengthen Its Internal Controls	1
HSA	8/3/17	Larkin Street Youth Services Adequately Identifies Program Expenses but Needs to Strengthen Its Internal Controls	1
HSA	7/27/17	Human Services Agency: Edgewood Center for Children and Families' Residential Treatment Program Cost Proposal Is Adequately Supported by Its Financial Records	2
MOHCD	8/3/17	Larkin Street Youth Services Adequately Identifies Program Expenses but Needs to Strengthen Its Internal Controls	1
MTA	2/9/15	Citywide Payroll: Eleven Departments Incorrectly Paid Employees, Improperly Approved Time, or Did Not Comply With Citywide Policies and Procedures	7
MTA	9/10/13	San Francisco Municipal Transportation Agency: The Agency Must Improve Staffing Planning and Training to Meet Its Need for Transit Operators	18
MTA	8/20/14	San Francisco Municipal Transportation Agency: City of San Francisco Uptown Parking Corporation Correctly Reported Sutter Stockton Garage Revenues and Expenditures for May 2011 Through April 2013 But Can Improve Controls Over Lease Management	3
MTA	8/20/14	San Francisco Municipal Transportation Agency: City of San Francisco Uptown Parking Corporation Correctly Reported Union Square Garage Revenues and Expenditures for May 2011 Through April 2013 But Can Improve Controls Over Lease Management	5
MTA	7/13/16	San Francisco Municipal Transportation Agency: The Overhead Rate of One Central Subway Project Consultant Must Be Reduced	3
MTA	9/29/16	San Francisco Municipal Transportation Agency: LAZ Parking California LLC Correctly Reported Revenues of the Garage at Zuckerberg San Francisco General Hospital for July 2013 Through June 2015, but a Few Improvements Can Strengthen Its Operations	3

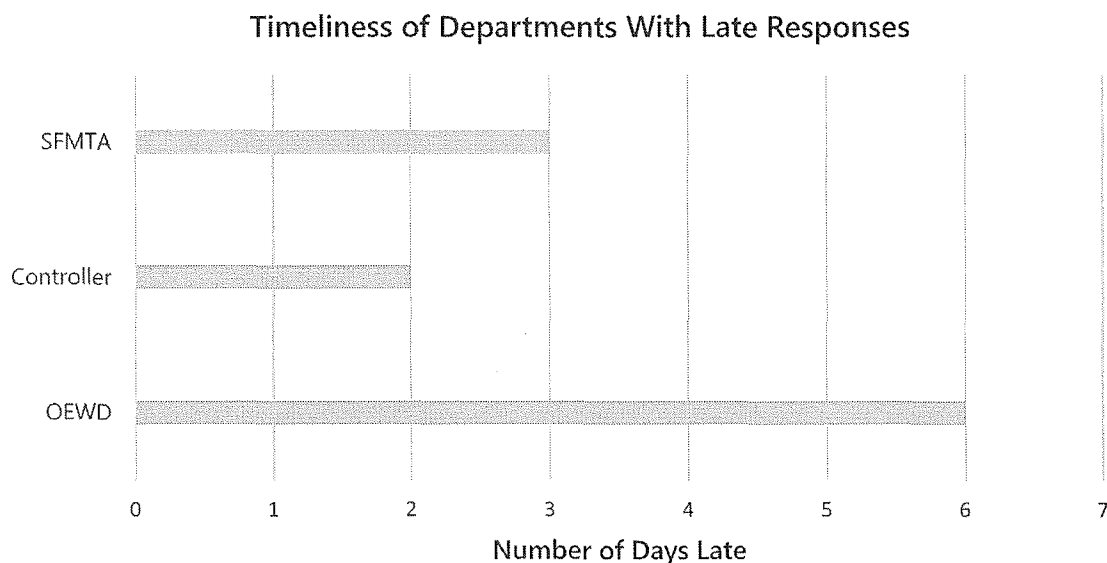
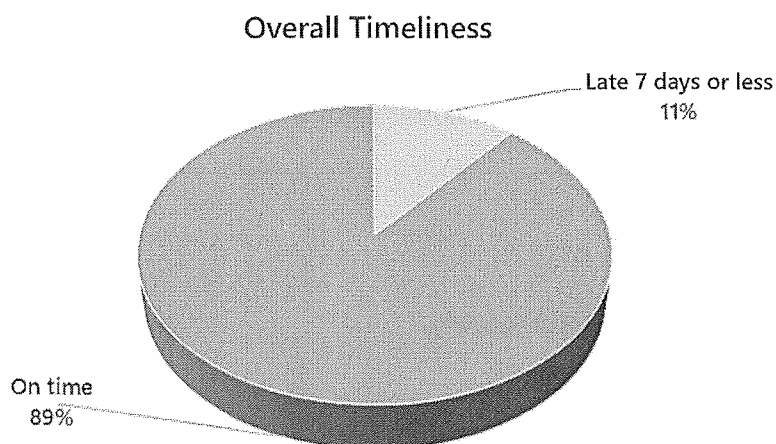
Summary of Follow-ups Closed in the Third Quarter of Fiscal Year 2017-18

Dept.	Issue Date	Document Title	Number of Recommendations
MTA	9/29/16	San Francisco Municipal Transportation Agency: City of San Francisco Japan Center Garage Corporation Needs to Improve Some Operations at the Japan Center Garages	7
OEWD	8/3/17	Larkin Street Youth Services Adequately Identifies Program Expenses but Needs to Strengthen Its Internal Controls	1
PRT	7/10/17	Port Commission: Sitting By, Inc., dba Hi Dive, Underpaid \$5,459 in Rent to the Port for 2011 Through 2013	3
PUC	2/26/15	San Francisco Public Utilities Commission: The Department Needs to Improve Its Management and Monitoring of Telephone Assets and Costs	23
PUC	1/18/17	San Francisco Public Utilities Commission: Most GoSolarSF Incentives Were Paid Correctly, but the Environment Code and Some Program Controls Should Be Improved	14
REC	1/17/17	Recreation and Park Department & Department of Public Works: Department Change Order Processes Increased Risk of Disputes and Delayed Contractor Payment for the Joe DiMaggio Playground Improvement Project	2
REC	3/27/17	Recreation and Park Commission: Yugi Golf Management LLC Correctly Reported Lincoln Park Golf Course Operating Gross Revenues for 2013 and 2014 but Recreation and Park Has Not Adjusted the Minimum Rent Since 1997	3

Response Timeliness

Most department responses were received on time. CSA gives departments two weeks to respond to its follow-up requests and grants extensions upon request. If an extension is granted, timeliness is calculated based on the extended deadline. The chart below shows departments' responsiveness to CSA's follow-up requests.

Timeliness of Departments' Responses to Follow-up Requests in the Third Quarter



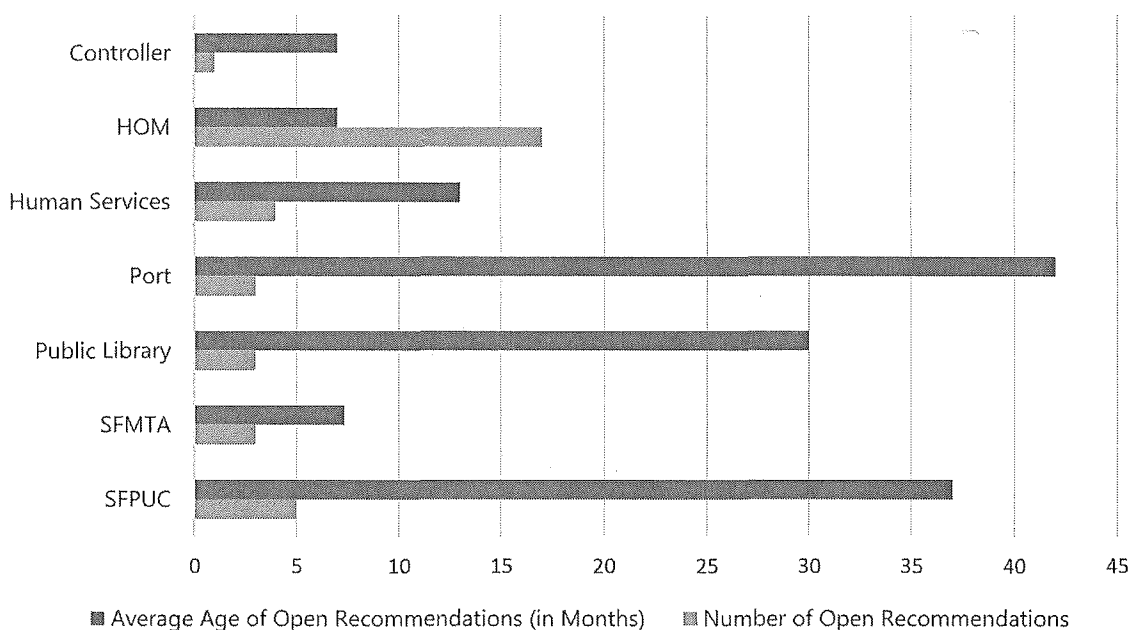
Open Recommendations

Although most of CSA's recommendations are implemented within two years of their issuance, some remain outstanding for longer. The average age of the open recommendations is 16 months, and ages range from 6 to 42 months. Of the 11 open recommendations older than 24 months:

- Three recommendations directed to the Port are 42 months old.
- Five recommendations directed to SFPUC are 37 months old.
- Three recommendations directed to the Public Library are 30 months old.

The chart below shows the number of open recommendations, by department, and their average age.

Number and Average Age of Open Recommendations Followed up on, by Department



In some cases, a department has implemented few or none of CSA's recommendations. This does not necessarily indicate that the department is not trying to resolve the underlying issues. In some instances, the department has not yet had the opportunity because the recommendations relate to events that happen only periodically, such as labor agreement negotiations, or because the recommendations were issued too recently for the department to have achieved full implementation.

The following table summarizes the reasons departments reported for not fully implementing the open recommendations addressed to them.

Summary of Open Reports for the Third Quarter of Fiscal Year 2017-18

Dept.	Issue Date	Report Title	Open Recs.	Reason Reported for Not Yet Implementing Open Recommendations
CON	8/3/17	Larkin Street Youth Services Adequately Identifies Program Expenses but Needs to Strengthen Its Internal Controls	1	Full implementation requires completing an indirect cost analysis and revising vacation pay guidelines for nonprofit organizations. Once the guidelines are finalized and posted, this recommendation will be closed.
HSA	8/24/16	Human Services Agency: Oversight of Arriba Juntos Grants Needs Improvement to Better Ensure Delivery of Services	2	The agency is pilot testing a new invoice review process and will complete implementation of a new, cloud-based, client tracking system by 6/30/18.
HSA	8/28/17	Department of Homelessness and Supportive Housing: Increased Oversight, Fiscal Sponsorship Controls, and Accountability Are Needed to Improve United Council of Human Services' Operations	2	The agency is working with the nonprofit organization to review payroll records and has requested reimbursement for an overcharge.
HOM	8/28/17	Department of Homelessness and Supportive Housing: Increased Oversight, Fiscal Sponsorship Controls, and Accountability Are Needed to Improve United Council of Human Services' Operations	17	Full implementation requires working with the nonprofit organization to ensure it revises and adheres to its bylaws and ensuring the organization's fiscal agent expands its oversight role and files all required tax and audit documents.
LIB	9/16/15	Public Library: The Custodial Services Unit Needs to Better Manage Materials and Supplies	3	The department is planning to use the new PeopleSoft inventory module, which is part of the Financial System Project's Phase Two.
MTA	7/31/17	Cash Fare Collection Procedures and Controls on SFMTA Cable Cars Are Inadequate, Creating Opportunity for Fraud and Theft	2	The agency is evaluating options to move toward eliminating the use of cash on cable cars.
MTA	9/26/17	San Francisco Municipal Transportation Agency: IMCO Parking LLC Correctly Reported Fifth & Mission/Yerba Buena Parking Garage Revenues for July 2014 Through June 2016, but a Few Improvements Can Strengthen Its Operations	1	Full implementation requires changing payment processing systems. The new system will be installed in late 2019 or early 2020.
PRT	9/17/14	Port Commission: Castagnola's Restaurant Had Inadequate Internal Controls Over the Reporting of Gross Receipts to the Port for 2010 Through 2012	3	The department is waiting to receive verified amended returns from the California Board of Equalization to determine whether additional rent and revised monthly reports are due.

Summary of Open Reports for the Third Quarter of Fiscal Year 2017-18

Dept.	Issue Date	Report Title	Open Recs.	Reason Reported for Not Yet Implementing Open Recommendations
PUC	2/17/15	San Francisco Public Utilities Commission: Audit of Department Class One Power Sales to Modesto and Turlock Irrigation Districts in California	5	The department is renegotiating the long-term energy sales agreements with both districts and expects the negotiations to continue through December 2019.

FIELD FOLLOW-UP ACTIVITY - THIRD QUARTER

Any audit report or memorandum may be selected for a more in-depth field follow-up regardless of summary status. Field follow-ups result in memorandums that are also subject to CSA's regular follow-ups.

No field follow-up memorandums were issued in the quarter.

Field Follow-ups in Progress on 3/31/18

Audit or Assessment	Original Issue Date	Recommendations	Expected Follow-up Issuance Date
Airport Commission: The Airport Improved Its Construction Project Oversight, but Change Management and Data Reliability Procedures Must Be Strengthened	5/25/16	17	6/1/18

From: Reports, Controller (CON)
Sent: Monday, May 14, 2018 10:28 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); pkilkenny@sftc.org; Campbell, Severin (BUD); Newman, Debra (BUD); Rose, Harvey (BUD); Docs, SF (LIB); CON-EVERYONE; Forbes, Elaine (PRT); Leung, Tim (PRT); Iwashita, Rod (PRT); Petrucione, Katharine (PRT); Ip, Kally (PRT)
Subject: Issued: The Port Did Not Adequately Follow Close-out Procedures in Its Pier 29 Emergency Contract for Fire Mitigation Work

The Office of the Controller's City Services Auditor (CSA) today issued a memorandum on its audit of the Port Commission (Port). The audit found that the Port did not adequately document adherence to 7 of 12 close-out procedures in its 2012 Emergency Contract for Fire Mitigation Work (Contract 2760) with Turner Construction Company at Pier 29. The final contract amount was \$12,979,612.

To view the memorandum, please visit our website at:
<http://openbook.sfgov.org/webreports/details3.aspx?id=2580>

This is a send-only e-mail address. For questions about the report, please contact Chief Audit Executive Tonia Lediju at tonia.lediju@sfgov.org or 415-554-5393 or the CSA Audits Division at 415-554-7469.

Follow us on Twitter @SFController.



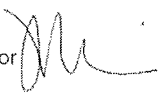


OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield
Controller
Todd Rydstrom
Deputy Controller

MEMORANDUM

TO: Elaine Forbes, Executive Director
Port of San Francisco

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

DATE: May 14, 2018

SUBJECT: The Port Did Not Adequately Document Adherence to the Close-out Procedures
in Its 2012 Emergency Contract for Fire Mitigation Work at Pier 29

Executive Summary

The Port Commission (Port) of the City and County of San Francisco (City) did not adequately document adherence to 7 of 12 close-out procedures in its 2012 Emergency Contract for Fire Mitigation Work (Contract 2760) with Turner Construction Company at Pier 29. The final contract amount was \$12,979,612. The Port concurs with the finding and agrees to implement the recommendation, which is that the Port should follow all close-out provisions outlined in contracts, including emergency contracts, by ensuring all required close-out activities are clearly documented.

Background, Objectives, & Methodology

Background

Basis for Audit. As part of an ongoing program of auditing compliance with construction contract close-out procedures in various city departments, and in accordance with its work plan for fiscal year 2017-18, the Office of the Controller's City Services Auditor (CSA) audited the Port's compliance with close-out procedures in the Pier 29 Emergency Contract for Fire Mitigation Work.

This contract was selected based on a construction contract close-out risk assessment for fiscal years 2014-15 through 2016-17. The risk assessment considered factors such as the original contract amount, project duration, and cost increases as a percentage of the original contract amount.

Close-out Defined. Contract close-out formally ends the construction phase of a capital project and ensures the fulfillment of all contractual and legal obligations before final payment is released to the contractor. By following all close-out procedures, the City can be assured that the contractor has completed the work in accordance with contract terms. Prompt completion of close-out procedures limits the administrative costs that continue to accrue during the close-out period.

Port. The Port of San Francisco is a public enterprise agency, responsible for managing seven-and-a-half miles of waterfront property, including maritime industrial land and piers, marine terminals, and marinas. With an operating budget of \$92.5 million in fiscal year 2017-18, the Port oversees a broad range of maritime, commercial, and public activities, along with a diverse range of business. The Port Commission is the governing body of the Port of San Francisco. The Port's Engineering Division manages and provides design, construction, and regulatory oversight services to ensure safety, health, and barrier-free access for environmentally sustainable facilities dedicated to public purposes.

The Project. The San Francisco Administrative Code (Administrative Code), Section 6.60, details the policies and procedures to be followed for emergency repairs, work, and contracts. Although a department head may declare an emergency and execute a contract necessitated by the emergency in the most expeditious manner, all emergency work estimated to exceed \$250,000 must be approved in writing by either the Mayor, Mayor's designee, or president of the board or commission related to the department before the work commences. Section 6.60 also requires, for emergency work estimated to exceed \$250,000, the department head to obtain approval from the Board of Supervisors and that the approval must be submitted to the Board of Supervisors within 60 days of the emergency declaration from the department head.

On June 21, 2012, acting under the Administrative Code, Section 6.60, the president of the Port Commission issued an emergency authorization to the Port's executive director to execute a contract to immediately mitigate unsafe conditions at Pier 29 resulting from a fire that occurred on June 20, 2012. On June 25, 2012, the Port of San Francisco executed Contract 2760 for \$1,181,245 with Turner Construction Company (Turner). On July 10, 2012, the Board of Supervisors approved the emergency contract and directed the Port to take all necessary and appropriate measures to repair Pier 29 in the most expeditious manner, within the 60-day requirement.

Before the fire, the City had agreed to use Pier 29 as the venue for the 34th America's Cup boating event. The Port needed to restore the building before the start of the America's Cup event in September 2013. Also, due to the state of the pier after the fire, the Port could not determine the cost of restoration until the pier was stabilized. The contract's original scope of work only included the stabilization of the pier. Because of the need to meet the September 2013 deadline, the Port did not have time to reissue a formal contract for the restoration of the building and instead increased the scope of the original contract through multiple change orders. This caused the contract amount to increase by \$11,798,367, from \$1,181,245 to the final amount of \$12,979,612.

Turner reached substantial completion of work on the project on February 28, 2013. The project was completed on time, and the 34th America's Cup event was held at the restored Pier 29 as planned, from July 4 through September 25, 2013.

Objective

The purpose of this audit was to determine whether the Port and Turner complied with the close-out provisions of Contract 2760.

Methodology

To achieve the objective, CSA:

- Reviewed the Port's contract close-out procedures.
- Developed a checklist of requirements for all phases of close-out based on the Port's contract close-out procedures.
- Obtained and reviewed close-out documentation from the Port for Contract 2760.
- Determined whether the Port complied with each close-out requirement applicable to Contract 2760.

CSA discussed the close-out process and specific close-out requirements with employees of the Port's Engineering Division. CSA also obtained documentation from the Port to verify that procedures were followed for substantial completion, final completion, and close-out of the construction phase of the project.

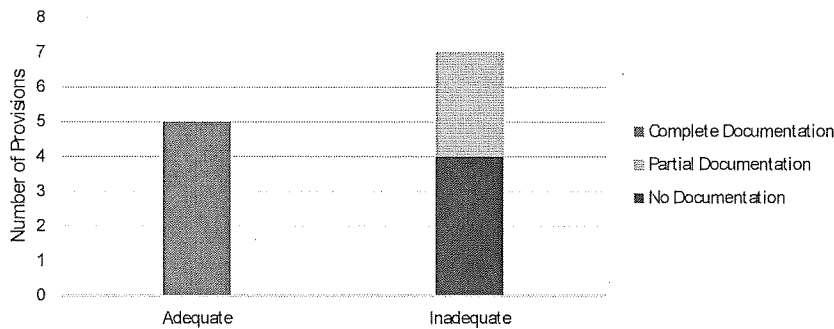
This audit was conducted in accordance with generally accepted government auditing standards. These standards require planning and performing the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for the findings and conclusions based on the audit objectives. CSA believes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

Results

Finding – The Port did not adequately document adherence to seven close-out provisions.

The Port did not adequately document adherence to 7 (58 percent) of 12 close-out provisions in its contract with Turner. For three of the provisions, the Port had partial documentation in the project files. For the remaining four provisions, it had no documentation. The exhibit below illustrates CSA's assessment of the Port's adherence to the contract's close-out provisions.

Exhibit: The Port Did Not Adequately Document Adherence to 7 of 12 Close-out Provisions



Source: CSA's analysis of documentation from Port versus contract close-out provisions (Contract 2760, Section 0700).

The Port has the following documentation to show that it adhered to some close-out provisions in the contract:

- A list of outstanding work to be completed before substantial completion. However, Turner sent the list to the Port, and CSA could not determine whether the Port ever delivered a punch list¹ corresponding with final completion to Turner. The contract requires the Port to provide such a punch list to Turner (Section 00700 – 9.08.F(i)).
- A close-out meeting record. The record indicated that Turner stated it would notify the Port in writing when the punch list was completed and would submit a written certification that contract documents were reviewed. However, the Port has no record of Turner's written notification to request the City to issue a certificate of acceptance. The contract requires Turner to send such a notification/request (Section 00700 – 9.09.A).
- A final punch list with all items marked as complete. However, CSA could not determine who made the determinations or approved the punch list items nor whether an inspection occurred. The contract requires the Port to give such approvals and inspect the work (Section 00700 – 9.09.B).

The Port could not provide adequate documentation for close-out provisions to ensure that it met the following contract requirements:

- Turner shall notify the City in writing when it considers that the work is substantially complete and request that the City inspect the work and prepare a Notice of Substantial Completion (Section

¹ A punch list is the list the project owner (in this case, the City) provides to the contractor (in this case, Turner) identifying items that must be corrected or completed by the contractor before the owner considers the work substantially completed or before final completion.

00700 – 9.08.A). Thus, CSA could not determine whether the Port inspected to verify that work was substantially complete within five working days of receiving the notice, as required by the contract.

- Turner shall request a second inspection by the City to verify that the work is substantially complete (Section 00700 – 9.08.C).
- The City will deliver a written determination as to the division of responsibilities regarding close-out requirements to Turner (Section 00700 – 9.08.F (ii)).
- Turner shall notify the City in writing and request a second inspection once it considers all deficient punch list/final completion items complete (Section 00700 – 9.09.C).

According to the Port, due to the emergency nature of the project along with its shortened timeframe and the various changes in scope, the Port had to focus on completing and delivering the project in time for the America's Cup event rather than focusing on the documentation of close-out procedures.

Not documenting adherence to close-out procedures makes it harder for the City to ensure contractual and legal obligations are fulfilled before final payment to the contractor. This noncompliance may also result in the contractor not completing the work in accordance with the contract terms.

Recommendation

The Port should follow close-out provisions outlined in contracts (including emergency contracts) by ensuring required close-out activities are clearly documented.

The Port's response is attached. CSA will work with the department to follow up on the status of the recommendations in this memorandum. CSA extends its appreciation to you and your staff who assisted with this project. If you have any questions or concerns, please contact me at (415) 554-5393 or tonia.lediju@sfgov.org or Mark de la Rosa at (415) 554-7574 or mark.p.delarosa@sfgov.org.

cc: <u>Port</u>	Board of Supervisors
Rod Iwashita	Budget Analyst
Tim Leung	Citizens Audit Review Board
Kally Ip	City Attorney
	Civil Grand Jury
<u>Controller</u>	Mayor
Ben Rosenfield	Public Library
Todd Rydstrom	
Mark de la Rosa	
Nicole Kelley	
Cherry Bobis	
Salem Chuah	
Matthew Thomas	

APPENDIX: DEPARTMENT RESPONSE



May 7, 2018

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

Subject: Assessment of the Port of San Francisco Compliance with Close-out Procedures for the
2012 Emergency Contract for Fire Mitigation Work at Pier 29

Dear Ms. Lediju:

The Port of San Francisco is in receipt of the Draft Assessment Report for the subject project. We accept the report, and agree with the minor findings. Attached is the required Recommendation and Response Form covering these matters. The Port appreciates the courtesy extended by the City Services Auditor Division (CSA) staff throughout the audit assessment project period.

Sincerely,

Rod Iwashita
Chief Harbor Engineer

Cc: Port
Elaine Forbes, Executive Director
Katharine Petrucione, Deputy Director, Finance and Administration
Tim Leung, Contracts and Construction Manager

Controller's Office
Ben Rosenfield, Controller, City and County of San Francisco
Todd Rydstrom, Deputy Controller, City and County of San Francisco
Mark de la Rosa, Deputy Director of City Audits
Cherry Bobis, City Services Auditor
Salem Chuah, City Services Auditor
Matthew Thomas, City Services Auditor

RECOMMENDATION AND RESPONSE

For each recommendation, the responsible agency should indicate in the column labeled **Agency Response** whether it concurs, does not concur, or partially concurs and provide a brief explanation. 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.

Recommendation	Agency Response	CSA Use Only Status Determination*
The Port should follow close-out provisions outlined in contracts (including emergency contracts) by ensuring required close-out activities are clearly documented.	<div><input checked="" type="checkbox"/> Concur <input type="checkbox"/> Do Not Concur <input type="checkbox"/> Partially Concur</div> <div>The Port will follow close-out provisions outlined in the contracts and provide documentation for those activities.</div>	<div><input checked="" type="checkbox"/> Open</div> <div><input type="checkbox"/> Closed</div> <div><input type="checkbox"/> Contested</div>

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

From: Reports, Controller (CON)
Sent: Thursday, May 10, 2018 3:55 PM
To: Calvillo, Angela (BOS); Mchugh, Eileen (BOS); Elliott, Jason (MYR); Whitehouse, Melissa (MYR); Hussey, Deirdre (MYR); Tugbenyoh, Mawuli (MYR); pkilkenny@sftc.org; Campbell, Severin (BUD); Newman, Debra (BUD); Rose, Harvey (BUD); Docs, SF (LIB); CON-
EVERYONE; Cisneros, Jose (TTX); Shah, Tajel; Shaw, Bob (TTX); alouie@mgocpa.com
Subject: Issued: Office of the Treasurer and Tax Collector: The Treasurer Complied With the Investment Requirements in State Law and the City's Investment Policy for the Year Ended June 30, 2017

The City and County of San Francisco (City), Office of the Treasurer and Tax Collector (Treasurer), coordinates with the Office of the Controller's City Services Auditor (CSA) to conduct quarterly reviews and an annual audit of the City's investment fund, including agreed-upon procedures. CSA has engaged Macias Gini & O'Connell, LLP (MGO) to perform these services.

CSA today issued a report of the agreed-upon procedures for the year ended June 30, 2017. MGO found that the Treasurer complied with the investment requirements in the California Government Code, sections 27130 through 27137, and with the City's investment policy.

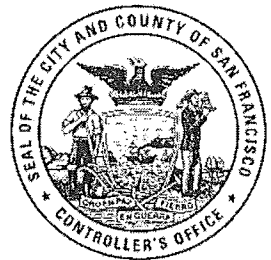
To view the full report, please visit our website at:
<http://openbook.sfgov.org/webreports/details3.aspx?id=2578>

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

Follow us on Twitter @SFController.

The Treasurer Complied With the Investment Requirements in State Law and the City's Investment Policy for the Year Ended June 30, 2017

OFFICE OF THE TREASURER AND
TAX COLLECTOR



May 10, 2018

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

About the Audits Division

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

- Conducting performance audits of city departments, contractors, and functions to assess efficiency and effectiveness of service delivery and business processes.
- Investigating reports received through its whistleblower hotline of fraud, waste, and abuse of city resources.
- Providing actionable recommendations to city leaders to promote and enhance accountability and improve the overall performance and efficiency of city government.

Audit Team:

Mamadou Gning, Principal Auditor

Contractor Team:

Macias Gini & O'Connell LLP

For more information please contact:

Tonia Lediju
Chief Audit Executive
Office of the Controller
City and County of San Francisco
(415) 554-5393



<http://www.sfcontroller.org>



[@sfcontroller](https://twitter.com/sfcontroller)



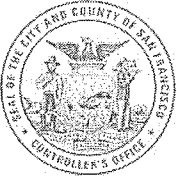
<https://www.linkedin.com/company/sfaudits/>

Audit Authority

CSA conducted this audit under the authority of the Charter of the City and County of San Francisco, Section 3.105 and Appendix F, which requires that CSA conduct periodic, comprehensive financial and performance audits of city departments, services and activities.

Statement of Auditing Standards

This performance 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.



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield
Controller

Todd Rydstrom
Deputy Controller

May 10, 2018

Mr. José Cisneros
Treasurer
Office of the Treasurer and Tax Collector
City Hall, Room 140
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4638

Dear Mr. Cisneros:

The Office of the Controller's City Services Auditor (CSA) presents the results of the agreed-upon procedures evaluating the compliance of the Treasurer and Tax Collector (Treasurer) of the City and County of San Francisco (City) with the California Government Code (Code), sections 27130 through 21737, for the year ended June 30, 2017. The Treasurer complied with the investment requirements in the Code and with the City's investment policy. This engagement was performed under contract by Macias Gini & O'Connell LLP. For this contract, CSA performed the department liaison duties of project management and contractor invoice approval.

CSA appreciates the assistance and cooperation of Treasurer staff during the project. For questions regarding the report, please contact me at Tonia.Lediju@sfgov.org or 415-554-5393 or CSA at 415-554-7469.

Respectfully,

A handwritten signature in black ink, appearing to read "Tonia Lediju".

Tonia Lediju
Chief Audit Executive

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



Certified
Public
Accountants

Independent Accountant's Report on Applying Agreed-Upon Procedures

Honorable Mayor and Members of the Board of Supervisors
City and County of San Francisco, California

We have performed the procedures enumerated below, which were agreed to by the Office of the Treasurer and Tax Collector (Treasury) of the City and County of San Francisco (City), on the Treasury's compliance with California Government Code (Code) Sections 27130 through 27137, which addresses requirements for the Treasury Oversight Committee (Committee), for the year ended June 30, 2017. The Treasury's management and the Committee are responsible for the Treasury's compliance with those requirements. The sufficiency of these procedures is solely the responsibility of the Treasury. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The procedures and associated findings are as follows:

1. We obtained a listing of the current members of the Committee to determine whether the members meet the requirements outlined in Article 6, Section 27132 of the Code.

Finding: No compliance exceptions were noted as a result of our procedures.

2. We obtained confirmations from the Committee members that they are in compliance with Article 6, Section 27132.1 through 27132.3 of the Code.

Finding: No compliance exceptions were noted as a result of our procedures.

3. We obtained the Investment Policy dated May 2016 and verified that it was reviewed by the Committee on April 29, 2016 and included authorized investments; maximum security term; brokers and dealers selection; limits on the receipt of gifts; investment report; cost calculation and apportionment policy; deposit terms and conditions; and funds withdrawal criteria pursuant to Article 6, Section 27133 of the Code.

Finding: No compliance exceptions were noted as a result of our procedures.

4. We verified that City's funds were used to pay for the costs incurred to comply with the investment compliance requirements pursuant to Article 6, Section 27135 of the Code.

Finding: No compliance exceptions were noted as a result of our procedures.

5. We read the City's withdrawal policy in the Investment Policy dated May 2016, which read as follows:

"The Treasurer will honor all requests to withdraw funds for normal cash flow purposes that are approved by the San Francisco Controller. Any requests to withdraw funds for purposes other than cash flow, such as for external investing, shall be subject to the consent of the Treasurer. In accordance with California Government Code Sections 27136 et seq. and 27133(h) et seq., such requests for withdrawals must first be made in writing to the Treasurer. These requests are subject to the Treasurer's consideration for the stability and predictability

of the Pooled Investment Fund, or the adverse effect on the interests of the other depositors in the Pooled Investment Fund. Any withdrawal for such purposes shall be at the value shown on the Controller's books as of the date of withdrawal."

For requests to withdraw funds for purposes other than cash flow, verify that such requests were made in writing to and were approved by the Treasurer.

Finding: Treasury management represented that no such withdrawals were made for purposes other than cash flow, such as external investing, during the period July 1, 2016 through June 30, 2017. Accordingly, we did not perform any verification procedures.

6. We read the Committee's quarterly minutes to determine that the Committee was not directing individual investment decisions, selecting individual investment advisors, brokers or dealers, or impinging on the day-to-day operations of the City's Treasury pursuant to Article 6, Section 27137 of the Code.

Finding: No compliance exceptions were noted as a result of our procedures.

7. We read the Investment Policy dated May 2016 to verify that it indicates the Pooled Investment Fund (Fund) shall be prudently invested to meet the specific objectives of (1) Safety of Principal, (2) Liquidity, and (3) Yield.

Finding: No compliance exceptions were noted as a result of our procedures.

8. We selected the June 2017 investment listing and compared the investments listed to the types of investments authorized per the Code Sections 53600 et seq.

Finding: No compliance exceptions were noted as a result of our procedures.

9. We then summarized the investments listed in the June 30, 2017 investment listing by issuer and by investment type and computed percentages of each to the total portfolio. We compared those percentages to the limits stated in the Investment Policy dated May 2016 to determine the City's compliance. In addition, we summarized investments by type and days to maturity and compared the number of days to the limits stated in the Policy to determine the City's compliance.

Finding: No compliance exceptions were noted as a result of our procedures.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the Treasury's compliance. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the Treasury's management, the Treasury Oversight Committee, and the Board of Supervisors, and is not intended to be and should not be used by anyone other than those specified parties.

Macias Gini & O'Connell LLP

San Francisco, California
February 28, 2018

)

From: Reports, Controller (CON)
Sent: Wednesday, May 09, 2018 11:59 AM
Subject: Issued: San Francisco BenefitsNet improving processes to better serve CalFresh clients

The City Performance Unit of the Controller's Office has issued a report summarizing the process improvement work conducted in partnership with staff from SF BenefitsNet, the City agency that administers CalFresh.

In October 2017, SF BenefitsNet worked with the Controller's Office in a three-day effort to improve their internal processes that would make it easier for CalFresh clients to receive their benefits. This included testing improvements through quick prototypes and soliciting rapid feedback from other SF BenefitsNet staff and agency leadership.

As a result, their initiatives include:

1. Making forms easier for clients to understand;
2. Creating lobby posters so clients know what documents they need;
3. Removing unneeded, confusing materials from the client interview packet and;
4. Establishing a practice of using standard checklists to set clients' expectation for requirements

To view the summary, please visit our website at: <http://openbook.sfgov.org/webreports/details3.aspx?id=2577>

For questions about the summary, please contact Ryan Hunter at ryan.hunter@sfgov.org or 415-554-7533

This is a send-only e-mail address.

Follow us on Twitter @SFController

Helping CalFresh clients understand program rules so they can keep their benefits

October 2017

A partnership between the City Performance Lean Team and the Human Services Agency

PROBLEM STATEMENT

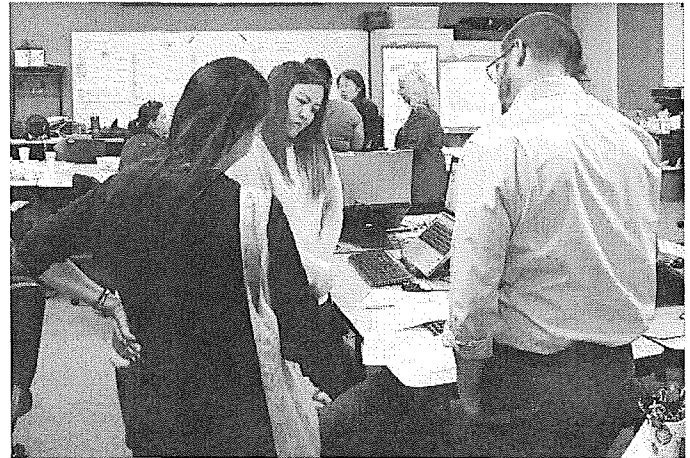
Low-income individuals and families eligible or enrolled in CalFresh (food stamps) face unnecessary burdens and risk losing benefits needed to feed themselves or their families when they miss deadlines or otherwise inadvertently fail to meet CalFresh program requirements. Helping clients avoid confusion would save time for both clients and staff and likely keep clients from falling off benefits.

SOLUTIONS

In the Fall of 2017, ten staff from SF BenefitsNet, the City agency that administers CalFresh, worked over three days to improve their processes. Their initiatives include: (1) making forms easier for clients to understand; (2) creating lobby posters so clients know what documents they need; (3) removing unneeded, confusing materials from the client interview packet; and (4) establishing a practice of using a standard checklist to set clients' expectations for requirements during the year-long benefits renewal cycle.



Clients in the group waiting area wait to speak to a staff person.



Thuy Wong and Randy Mano receive feedback from SFBN eligibility workers on their prototype that explains client expectations following the interview.

EXPERIMENTS

The project team tested improvements through quick prototypes, soliciting rapid feedback from other eligibility workers and from SF BenefitsNet and agency leadership:

- Designing visual examples of documents
- Revising county forms to make them easier
- Drafting appointment reminders and text messages to notify clients when their forms have been received
- Developing standard language for eligibility workers to use on income verification requests to clients
- Creating a method to track how often workers give clients the option to sign applications electronically

ROOT CAUSES OF PROBLEMS

Before designing solutions, the project team determined the root causes for these issues. The team found: **(1) issues with standards:** eligibility workers ask inconsistent questions during client interviews and explain requirements differently; **(2) communications not clear:** language used in notices sent to clients is wordy, complex, vague, and/or misleading; and **(3) lack of communication:** clients are not notified if documents are received, missing, or unacceptable; nor do clients know what is expected of them throughout the benefits cycle.

Controller's Office, City Performance
Human Services Agency, SFBenefitsNet

For questions about this project, contact:
Ryan Hunter (CON) ryan.hunter@sfgov.org or
Mary Adrian (HSA) mary.adrian@sfgov.org

cityperformanceleanprogram.weebly.com



SF BenefitsNet

BOS-17

Commissioners
Eric Sklar, President
Saint Helena
Anthony C. Williams, Vice President
Huntington Beach
Jacque Hostler-Carmesin, Member
McKinleyville
Russell E. Burns, Member
Napa
Peter S. Silva, Member
Jamul

STATE OF CALIFORNIA
Edmund G. Brown Jr., Governor

Valerie Termini, Executive Director
P.O. Box 944209
Sacramento, CA 94244-2090
(916) 653-4899
fgc@fgc.ca.gov
www.fgc.ca.gov

Fish and Game Commission



Wildlife Heritage and Conservation
Since 1870

May 11, 2018

This is to provide you with a copy of the notice of proposed regulatory action relative to amending subsections 300(a)(1)(D)5. And 6.; 300(a)(2)(D)3.; and 300(a)(3)(F)3.; and add Section 716, Title 14, California Code of Regulations, relating to Sage Grouse Preference Points and Draw, which is published in the California Regulatory Notice Register on May 11, 2018.

Please note the dates of the public hearings related to this matter and associated deadlines for receipt of written comments.

Additional information and all associated documents may be found on the Fish and Game Commission website at <http://www.fgc.ca.gov/regulations/>.

Scott Gardner, Senior Environmental Scientist, Department of Fish and Wildlife at (916) 801-6257, has been designated to respond to questions on the substance of the proposed regulations.

Sincerely,


Jon D. Snellstrom
Associate Governmental Program Analyst

Attachment

2018 MAY 11 PM 3:04
STAMPED
FISH & GAME COMMISSION
SACRAMENTO, CA 95814

12

TITLE 14. Fish and Game Commission Notice of Proposed Changes in Regulations

NOTICE IS HEREBY GIVEN that the Fish and Game Commission (Commission), pursuant to the authority vested by Sections 200, 203, 265 and 355 of the Fish and Game Code and to implement, interpret or make specific sections 200, 203, 203.1, 265, 270, 355 and 356 of said Code, proposes to amend subsections 300(a)(1)(D)5. and 6.; 300(a)(2)(D)3.; and 300(a)(3)(F)3.; and add Section 716, Title 14, California Code of Regulations, relating to Sage Grouse Preference Points and Draw.

Informative Digest/Policy Statement Overview

The Department of Fish and Wildlife (Department) proposes to establish an electronic random drawing for sage grouse permits that will include a preference point system similar to the Big Game Preference Point process. Due to the very limited number of sage grouse hunting permits made available annually, the chances of being successfully drawn have been and continue to be very low in a purely random draw. A petition was filed with the Commission (Petition 2016-010) requesting establishment of a preference point component to increase the probability of drawing success for hunters who have previously (often over many years) applied but not been successfully drawn. The addition of preference points for past participants is necessary to fairly credit prior effort and to encourage continued drawing participation for this unique hunting experience. This new process will be conducted through the Automated License Data System (ALDS).

- Section 300 will be amended, deleting the current draw described in subsection 300(a)(1)(D)5 and a reference will be made to the provisions of the new Section 716 Sage Grouse Permit Application and Drawing Process
- Subsection 300(a)(2)(D)6 Falconry Only Permits is deleted and moved to the new Section 716(b)(6).
- Section 716 will be added, setting forth the draw requirements and the addition of preference points for past participants. This new process will be conducted through the Automated License Data System (ALDS).
 - Fifty percent (50%) of the individual zone permit quota shall be awarded using a preference point drawing. This fairly credits prior effort and encourages continued drawing participation for this unique hunting experience.
 - Fifty percent (50%) of the individual zone permit quota shall be awarded using a random drawing. Continuing to have a random draw allows all applicants (with or without points) a chance to be successful in the draw; this encourages the participation of new applicants.

Benefits of the regulations

The Commission anticipates benefits to the health and welfare of California residents. The ALDS provides a single location for the public to apply for all department hunts including big game, upland game special hunts and waterfowl hunting opportunities. Data collected and compiled through the ALDS will be accessible in a consistent format for the Department's use. Adding the sage grouse drawing with preference points to the ALDS will provide the same

benefits of fairness and flexibility as well as important information necessary to properly manage upland game bird populations.

The Commission anticipates benefits to the State's environment in the sustainable management of natural resources. Adoption of regulations to increase sustainable hunting opportunity provides for the maintenance of sufficient populations of game birds to ensure their continued existence.

Consistency and Compatibility with State Regulations

The Fish and Game Commission, pursuant to Fish and Game Code Sections 200 and 203, has the sole authority to regulate hunting in California. Commission staff has searched the California Code of Regulations and has found the proposed changes pertaining to preference points for wild sage grouse hunting opportunities through the ALDS to be consistent with the provisions of Title 14. Therefore the Commission has determined that the proposed amendments are neither inconsistent nor incompatible with existing state regulations.

NOTICE IS GIVEN that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in Resources Building, Auditorium, First Floor, 1416 Ninth Street Sacramento California, on Thursday, June 21, 2018, at 8:00 a.m., or as soon thereafter as the matter may be heard.

NOTICE IS ALSO GIVEN that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the River Lodge Conference Center, 1800 Riverwalk Drive, Fortuna, California, on Thursday, August 23, 2018, at 8:00 a.m., or as soon thereafter as the matter may be heard. It is requested, but not required, that written comments be submitted on or before 5:00 p.m. on August 9, 2018, at the address given below, or by email to FGC@fgc.ca.gov. Written comments mailed (to Fish and Game Commission, PO Box 944209, Sacramento, CA 94244-2090), or emailed to the Commission office, must be received before 12:00 noon on August 17, 2018. All comments must be received no later than August 23, 2018, at the hearing in Fortuna, California. If you would like copies of any modifications to this proposal, please include your name and mailing address.

Availability of Documents

The Initial Statement of Reasons, text of the regulations, as well as all related documents upon which the proposal is based (rulemaking file), are on file and available for public review from the agency representative, Valerie Termini, Executive Director, Fish and Game Commission, 1416 Ninth Street, Box 944209, Sacramento, California 94244-2090, phone (916) 653-4899. Please direct requests for the above mentioned documents and inquiries concerning the regulatory process to Valerie Termini or Jon Snellstrom at the preceding address or phone number. **Scott Gardner, Senior Environmental Scientist, (916) 801-6257**, has been designated to respond to questions on the substance of the proposed Waterfowl hunting regulations. Copies of the Notice of Proposed Action, the Initial Statement of Reasons, and the text of the regulation in underline and strikeout can be accessed through our website at <http://www.fgc.ca.gov>.

Availability of Modified Text

If the regulations adopted by the Commission differ from but are sufficiently related to the action proposed, they will be available to the public for at least 15 days prior to the date of adoption.

Circumstances beyond the control of the Commission (e.g., timing of Federal regulation adoption, timing of resource data collection, timelines do not allow, etc.) or changes made to be responsive to public recommendation and comments during the regulatory process may preclude full compliance with the 15-day comment period, and the Commission will exercise its powers under Section 202 of the Fish and Game Code. Regulations adopted pursuant to this section are not subject to the time periods for adoption, amendment or repeal of regulations prescribed in Sections 11343.4, 11346.4 and 11346.8 of the Government Code. Any person interested may obtain a copy of said regulations prior to the date of adoption by contacting the agency representative named herein.

If the regulatory proposal is adopted, the final statement of reasons may be obtained from the address above when it has been received from the agency program staff.

Impact of Regulatory Action/Results of the Economic Impact Assessment

The potential for significant statewide adverse economic impacts that might result from the proposed regulatory action has been assessed, and the following initial determinations relative to the required statutory categories have been made:

- (a) Significant Statewide Adverse Economic Impact Directly Affecting Businesses, Including the Ability of California Businesses to Compete with Businesses in Other States:

The proposed action will not have a significant statewide adverse economic impact directly affecting businesses, including the ability of California businesses to compete with businesses in other states. The proposed action incorporates the sage grouse permit draw into the existing special hunt drawing process that includes preference points through the use of the ALDS. The proposed action will not impose costs on businesses and is not anticipated to change the number of hunting trips or expenditures thus it will be economically neutral to business.

- (b) Impact on the Creation or Elimination of Jobs Within the State, the Creation of New Businesses or the Elimination of Existing Businesses, or the Expansion of Businesses in California; Benefits of the Regulation to the Health and Welfare of California Residents, Worker Safety, and the State's Environment:

The Commission anticipates benefits to the health and welfare of California residents. Adding the preference point component to the existing sage grouse permit drawing in the ALDS will provide the benefits of fairness and flexibility as well as important information necessary to properly manage sage grouse permits.

The Commission does not anticipate any impacts on the creation or elimination of jobs, the creation of new business, the elimination of existing businesses, or the expansion of businesses in California since the proposed action will not impact costs or revenues to businesses. The Commission does not anticipate any benefits to worker safety since the proposed action will not affect working conditions.

- (c) Cost Impacts on a Representative Private Person or Business:

Upland game bird hunters who choose to participate in the sage grouse hunt draw will

pay a nonrefundable \$2.25 application fee, as currently set forth in subsection 702(c)(1)(X). The application fee was established per statute to recover all reasonable administrative costs of developing and implementing a draw with preference points for upland game bird hunts. The Commission is not aware of any cost impacts that a business would necessarily incur in reasonable compliance with the proposed action.

(d) Costs or Savings to State Agencies or Costs/Savings in Federal Funding to the State:

The proposed action will not induce changes in costs or savings to state agencies or in federal funding to the state. The anticipated sale of 500 to 1,000 items at \$2.25 each may result in an average increase in annual revenue of approximately \$1,688 for the first year and in the following two years. The projected fee revenue is set to recover all reasonable administrative costs to the Department to administer the sage grouse permit draw within the upland game bird system.

(e) Nondiscretionary Costs/Savings to Local Agencies: None.

(f) Programs Mandated on Local Agencies or School Districts: None.

(g) Costs Imposed on Any Local Agency or School District that is Required to be Reimbursed Under Part 7 (commencing with Section 17500) of Division 4, Government Code: None.

(h) Effect on Housing Costs: None.

Effect on Small Business

It has been determined that the adoption of these regulations may affect small business. The Commission has drafted the regulations in Plain English pursuant to Government Code Sections 11342.580 and 11346.2(a)(1).

Consideration of Alternatives

The Commission must determine that no reasonable alternative considered by the Commission, or that has otherwise been identified and brought to the attention of the Commission, would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

FISH AND GAME COMMISSION

Dated: May 11, 2018

Valerie Termini
Executive Director

From: Board of Supervisors, (BOS)
Sent: Tuesday, May 08, 2018 9:25 AM
To: BOS-Supervisors
Subject: FW: Discrimination Alleged by Muslim Police Officer
Attachments: CAIR SFPD Advocacy Letter Board of Supervisors.pdf

From: Jeffrey Wang [mailto:jWang@cair.com]
Sent: Monday, May 07, 2018 6:50 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Discrimination Alleged by Muslim Police Officer

Jeffrey Wang, Esq.
California Bar Foundation Legal Fellow

Council on American-Islamic Relations
San Francisco Bay Area Office
3160 De La Cruz Blvd., Ste. 110
Santa Clara, CA 95054
408.986.9874 | ca.cair.com/sfba

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BOS-11



In the Name of God, The Compassionate, The Merciful

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2018 MAY 11 AM 10:08

Council on American-Islamic Relations
San Francisco Bay Area Office
3160 De La Cruz Blvd., Suite 110 Santa Clara, CA 95054
Tel. 408.986.9874 Fax 408.986.9875 ca.cair.com

May 7, 2018

BY

VIA FIRST CLASS MAIL AND EMAIL

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

RE: Discrimination Alleged by Muslim Police Officer

Dear San Francisco Board of Supervisors:

My name is Jeffrey Wang, and I am an attorney and the California Bar Foundation Legal Fellow at the Council on American-Islamic Relations, San Francisco Bay Area ("CAIR-SFBA") office. I write today regarding the recent news of a Muslim San Francisco Police Department ("SFPD") officer's allegations of the blatant racism and culture of rampant racial and religious bigotry within the SFPD.¹

CAIR-SFBA is disappointed to learn of these allegations of a toxic culture at SFPD. CAIR-SFBA regularly represents members from Arab, Middle Eastern, Muslim, and South Asian ("AMEMSA") communities in important, high-stakes disputes involving the exercise of their civil and religious liberties. It is in this capacity that we are sharing the concerns civil-rights and AMEMSA advocacy groups have with the allegations that the Muslim officer recently brought to light. These allegations reflect an atmosphere of egregious workplace harassment and a troubling lack of departmental oversight and accountability.

CAIR-SFBA is concerned about the discriminatory harassment and abuse directed at the Muslim officer by his colleagues. All individuals should be able to work in environments free of discrimination or harassment, regardless of their race, color, religion, sex, or national origin.

Additionally, CAIR-SFBA is equally concerned about the alleged derogatory remarks and flippant comments made by officers towards minorities in San Francisco.² Unless substantial steps are taken to change the culture of the police force as a whole, these latest allegations will only erode what little faith the public has in SFPD's ability to protect and serve communities of color in a competent and unbiased manner. Time and again, SFPD has proven incapable of policing itself.³ Unfortunately, this latest incident demonstrates that not much has changed since SFPD's most recent race scandal.⁴

¹ See, e.g., Evan Sernoffsky, *Muslim San Francisco cop alleges 'blatant racism' on job*, SFGATE (Apr. 10, 2018), <https://www.sfgate.com/news/article/Muslim-San-Francisco-cop-blatant-sexism-racism-12822700.php>; see also Michael Barba, *Muslim officer blows whistle on 'blatant racism' in SFPD*, SAN FRANCISCO EXAMINER (Apr. 10, 2018), <http://www.sfexaminer.com/muslim-officer-blows-whistle-blatant-racism-sfpd/>.

² See generally Redacted EEO Charge of Discrimination, <http://sfpublicdefender.org/wp-content/uploads/sites/2/2018/04/EEO-Charge-of-Discriminationredacted.pdf> (last visited Apr. 18, 2018).

³ Press Release, Dep't of Justice, Department of Justice Launches Comprehensive Review of the San Francisco Police Department (Feb. 1, 2016), <https://www.justice.gov/opa/pr/departement-justice-launches-comprehensive-review-san-francisco-police-department>.

⁴ Alex Emslie, *More SFPD Officers Sent Bigoted Text Messages, Even During 'Textgate' Scandal*, KQED NEWS (Mar. 31, 2016), <https://www.kqed.org/news/10915530/five-more-sfpd-officers-sent-bigoted-text-messages-even-during-textgate-scandal>.

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To effectuate meaningful change and prevent a further public crisis of confidence, CAIR-SFBA urges SFPD to:

1. Immediately implement Muslim and Middle Eastern cultural-sensitivity education and training in SFPD's periodic training bulletins, as well as in SFPD Academy's curriculum; and
2. Implement independent review mechanisms to ensure that such additions are successfully executed.

We are of course happy to meet with you to discuss these matters more fully or provide additional information. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Wang', with a large, stylized initial 'J' and 'W'.

Jeffrey Wang, Esq.

cc:

San Francisco Police Department Chief of Police William Scott
San Francisco Mayor Mark Farrell
San Francisco Police Commission
San Francisco Department of Police Accountability

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From: Board of Supervisors, (BOS)
Sent: Wednesday, May 09, 2018 8:11 AM
To: BOS-Supervisors
Subject: FW: Proposed Green Benefit District - Inner Sunset

From: Lilian Tsi [mailto:l-tsi@pacbell.net]
Sent: Saturday, May 05, 2018 12:48 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Cityattorney <Cityattorney@sfcityatty.org>; Ethics Commission, (ETH) <ethics.commission@sfgov.org>
Subject: Proposed Green Benefit District - Inner Sunset

Dear Supervisors, City Attorney, and Ethics Commissioner:

Thanks to the efforts of some of my vigilant neighbors, more details are surfacing as to the underbelly of this beast.

The Green Benefit District, proposed by Supervisor London Breed to a few individuals in the Inner Sunset a couple of years ago is a clear dereliction of her duties as an elected official to do real work for her ward. Instead of listening to the concerns of the neighborhood, she shifts and offloads, and proposes a new property assessment program, now dividing the neighborhood. She is not taking calls from concerned residents in the Inner Sunset who are upset about having to pay additional assessments.

A non profit called Build Public sends a \$216,000 proposal to "help" develop this district. The Board of Directors includes Michael Yarne, a well known property developer. The Department of Public Works forks out \$60,000 to initiate this proposal...which, if it fails to get off the ground, is money not spent on true public works for the benefit of the city, but rather, lining the pockets of a dubious non profit.

In this crazy plan...to get trees planted, it will cost more money than under Prop W. This is a classic example of bureaucrats not knowing how to operate in cost effective manner.

The craziest part of this...I grew up in an authoritarian state, where sometimes, elections might be arranged to favor certain outcomes, and in trying to learn more about how this GBD could be formed, I am appalled. This is truly a masterclass in Gerrymandering at it's best, and how to rig the result you want.

I searched the internet, and had so many confusing turns, I decided it was time to visit City Hall. On Tuesday, May 1st, 2018, I went to the Department of Elections, to ask, how does the petition process work, what are the rules. A nice young man referred me to see Chris at room 428, upon hearing that this inquiry was about Green Benefit Districts. I went to room 428, and Chris was not available, but someone else said..."Oh, this is Dept. of Public Works" and told me the nearest DPW office was at 1155 Market Street, I took a short walk there, and was told..."Oh, you have to talk to Jonathan Goldberg"

Nothing against Jonathan Goldberg personally, but he is the one employee decked by DPW to instigate GBD's. It is his job to get neighborhoods together to form these quasi government entities and collect additional taxes. I see a major ethical flaw in allowing Mr. Goldberg to also be the one to keep score of petition votes, and be the one to set datelines (and not keep them as documents in the formation of the Dogpatch GBD shows). There is no independent audit of the votes to be collected, there is no procedure stipulated on timelines, and it really is made up as we go along. In the formation of the Dogpatch GBD, Mr. Goldberg sent out petition forms with instructions that they are to be returned by April 28th. By April 28th, only 22% of votes were returned in favor of the creation of a GBD. Mr. Goldberg, and team must have then made phone calls to property owners, and by May 8th, 30.5% of the weighted vote was achieved. What's the point of setting a dateline of April 28th? Even Third World countries have elections which are more honest than this. SHAME on Board of Supervisors for allowing such shenanigans to take place.

Think about the salary you pay Mr. Goldberg, the grants DPW sends out to Build Public, you could have used all this money to put a few more trash cans on Irving Street, and there would be less trash on the streets. Sometimes, it is that simple to keep streets clean. You don't have to pay consultants in dubious non profits to figure that out.

What can you do? As the Board of Supervisors - step up and amend the legislation in place. Put in the checks and balances, and require audits and independent vote counting procedures. The Department of Elections already exist...you don't have to create more bureaucracy.

Sincerely
Lilian Stielstra
1382 6th Avenue
San Francisco, Ca 94122

From: Board of Supervisors, (BOS)
Sent: Wednesday, May 09, 2018 8:17 AM
To: BOS-Supervisors
Subject: FW: support people over parking

From: Frances Taylor [mailto:duck.taylor@yahoo.com]
Sent: Saturday, May 05, 2018 10:36 AM
To: Tang, Katy (BOS) <katy.tang@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; mtaboard@sfmta.org; Jodie Medeiros <jodie@walksf.org>
Subject: support people over parking

Dear Supervisors --

As the cochair of CC Puede, the community organization that led the effort to transform Cesar Chavez Street, toiling in the wilderness for several years before City agencies came on board and even then enduring years of delay, I have experienced firsthand the frustration of waiting, waiting, waiting for important improvements to our streets. Haggling over this parking space or that vehicle travel lane slowed progress and endangered lives while our neighbors, often children attending the many schools along Cesar Chavez or patients seeking care at St. Lukes Hospital, faced a menacing six lanes of speeding traffic.

Surely, no one on the Board of Supervisors truly believes that a parking space is more important than a child's life, but that can be the message conveyed by excessive sympathy toward drivers worried about storage of their personal vehicles coupled with a lack of urgency toward the changes necessary to make our streets safer. Reliance on enforcement is expensive and invites racial profiling and other unfortunate consequences. Engineering solutions -- yes, including many that reduce parking availability -- offer a better path to saving the lives and limbs of pedestrians and bicyclists, the most frequent victims of traffic violence.

Although the number of traffic-related deaths on San Francisco's streets went down significantly in 2017, almost all of that reduction involved car drivers and passengers. Pedestrians and bicyclists suffered almost identical harm as in previous years. Our emphasis must remain on the safety of our people and not on the minor inconveniences that safe streets improvements may create.

Please reject the proposed changes to the Transportation Code (File No. 180089) that would hamstring the SFMTA's ability to help those of us working toward Vision Zero save lives.

Thank you,
Fran Taylor
Cochair, CC Puede

From: Board of Supervisors, (BOS)
Sent: Wednesday, May 09, 2018 8:18 AM
To: BOS-Supervisors
Subject: FW: On Behalf of the Voter Approved Performing Arts and Education Center at San Francisco City College.

From: gosscience@aol.com [mailto:gosscience@aol.com]
Sent: Friday, May 04, 2018 6:51 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: On Behalf of the Voter Approved Performing Arts and Education Center at San Francisco City College.

Dear Supervisors,

I am writing to you to enlist your support for following through on voter approved funding for construction of the Performing Arts and Education Center at San Francisco City College. As a person with a post-graduate education with a successful career in both the sciences (research chemist, technical consultant, science and technology writer and journalist) and the arts (advertising and marketing communications writer, copywriter and creative director) I think I know a valuable educational resource when I experience one. BTW: I also have a teaching credential for the California Community Colleges, although never used.

As a life-long learner, it has been my privilege and good fortune to attend classes at City College in areas as diverse as short story writing, Russian, French, Mandarin, jazz and Afro-Haitian dance, not to mention a variety of classes in music instruction and composition. Believe me when I tell you that the quality, not only of the instruction, but the amazing skill set of the faculty I have experienced are the equal of any graduate study I have been involved with.

So when some devolved bureaucrats, with a display of dystopian ignorance, tried recently to deny accreditation to CCSF, the situation began to resemble a world turned upside down, where the illiterates make the rules and the qualified are deemed unnecessary. The hurt to San Francisco's educational pedigree and the loss to potential students and our collective future was beyond measure.

Now, something of a comparable nature is about to occur. A vitally needed arts center, for which funding has twice been approved by San Francisco voters, is about to be jettisoned by the Chancellor of CCSF in what can only be termed an act of civic theft and lawlessness akin to the kleptocracy of the Trump Administration in Washington, D.C. The excuse for this abrogation of responsibility and sworn oaths to follow the will of the voters is the need for "affordable housing" to be built at the site of the proposed and funded Performing Arts Center.

This supposed community benefit is merely a ruse to monetise for developers a project which will not be affordable, especially by CCSF students, who for the most part can hardly afford textbooks, let alone what passes as "affordable" rents, but also comprises what amounts to a secret swindle in that half of the housing will be at "market rates." Tech elites at Facebook and Google are just champing at the bit to move in and rain profit on the so-called socially aware developers and their enablers at City Hall.

Meanwhile, a facility that could contribute enormously to the perfection of skills of students and provide a venue of performance excellence of which the community could be justly proud will instead go to feed the coffers of the outwardly sanitized but internally corrupt enablers of theft of Bay Area excellence; this under the guise of providing what amounts to a Potemkin Village of community housing for students who can't afford even Bayview rents. It is a travesty and as our elected representative, I charge you to do your duty and stop this theft of a public good by a small group of venial actors and their elected or appointed office-holding enablers.

Sincerely,

Alan Schein
415-771-7700 (voice) 415-771-7722
E: goscience@aol.com
1701 North Point St., #105
San Francisco, CA 94123

cc: Madeline Mueller, Chairperson, CCSF Music Department
Rebecca Mauleon-Santana, Prof. of Music instruction, CCSF Music Dept and Education Director SF Jazz Center

From: Board of Supervisors, (BOS)
Sent: Wednesday, May 09, 2018 8:24 AM
To: BOS-Supervisors
Subject: FW: SAVE SECOND STREET!!!!!!!!!!!!!!!!!!!!!!

From: jerbo43 [mailto:jerbo43@aol.com]
Sent: Wednesday, May 09, 2018 12:00 AM
To: aross@sfchronicle.com; ganderson@sfexaminer.com; jdiaz@sfchronicle.com
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: SAVE SECOND STREET!!!!!!!!!!!!!!!!!!!!!!

All over San Francisco one sees streets partially or entirely blocked by construction. The long-standing impacts of the CCSF's Central Subway project on Stockton, Washington and 4th Streets, and the CCSF's Van Ness BRT on Van Ness Avenue are particularly dramatic. But other impacts from assorted other projects including many highrise buildings are apparent all over the downtown area and elsewhere.

That notwithstanding, certain Supervisors have sallied forth astride white horses to defend Second Street. Second street, used mainly for local circulation, sports traffic that is neither fast nor particularly heavy. Yet it has been targeted as the one street in SF in need of special Supervisorial protection.

The Supervisors apparently don't realize that only the sections that tunneling experts have deemed to be prohibitively expensive would be cut and cover. And they apparently also don't realize that even those sections would be supported by wooden decking and therefore returned to normal functionality for most of the construction period. Apparently the fact that their tunneling demands would unnecessarily push up DTX costs by \$100 million to \$300 million are of no consequence to these Supervisors.

Ben Hayaishi

San Francisco

From: Board of Supervisors, (BOS)
Sent: Wednesday, May 09, 2018 4:24 PM
To: BOS-Supervisors
Subject: FW: SF Planning - Stonestown Article (SocketsiteSF) - keep the ideas open and not "boxed-in".....

From: Aaron Goodman [mailto:amgodman@yahoo.com]
Sent: Wednesday, May 09, 2018 9:17 AM
To: Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; MTABoard <mtaboard@sfmta.com>; Rahaim, John (CPC) <john.rahaim@sfgov.org>
Subject: SF Planning - Stonestown Article (SocketsiteSF) - keep the ideas open and not "boxed-in".....

SF Planning Commissioners, SFBOS, SFMTA Board

Stonestown needs a transit boost, a connection direct to the L-Taraval, and out to Daly City BART on the M

There are inventive solutions discussed prior with the SFMTA staff, on the 19th Ave Traffic concepts, but you need to think bigger and solve for connections and not just the boxes of retail growth. Whole foods targeting Macy's and Target moving in showcase a concern that retail is making moves here for growth, but is transit lagging in the development of solutions on the westside..?

The opposite side of the site Pet-Store YMCA annex, and Macy's Parking areas could be where a tunnel emerges and goes up to grade or aerial and gets south faster than tunneling under ocean and neighborhoods on the east side of 19th. Look at the maps, it makes perfect sense, with access at the pumpkin patch for a mixed use access point also at Stern Grove to support music festivals, tunneling down along Sloat to get underground with less impact on 19th Traffic, and burrowing under homes on the existing planned route from St. Francis Circle... Have the engineers look at the linkage and feasibility up front now!

By linking the M-Line and L-Taraval from the Zoo back up 1.8 miles of track approx. you have a LINK/LOOP in the muni system. and can route trains south to daly city on the west-side of Stonestown/Parkmerced/SFSU-CSU and solve traffic issues and connections.

Think a little about what is being proposed here, Target and big-chains trying to capitalize on housing development yet no money for transit infrastructure changes....Cross city transit between D10/D11/D7 must be equitably improved or we get nowhere fast. Its already gridlock... It will get worse unless planners and the SFMTA solve for the bigger problems up front.

Not a good formula for success...unless you can catch a ride to the mall from the westside of D7 to the east side of D10.... (D11 is the intermodal hub at Glen Park) so plan for upgrading the trains on Geneva Harney and getting people onto transit even a trackless rail solution could be built quicker and implemented sooner to Daly City and Bi-County regional growth can help assist paying for it.

Those opposed to housing on this site, were mostly supportive of destroying Parkmerced... I dont believe they should be opposed to density here, and the Planning Commissioners prior asked why this site was not seriously

being considered for housing density. I support the moves for increased density here, but once again strongly suggest that it be implemented alongside a heavy dose of mass-transit improvement.

A.Goodman D11

SocketSite™ | Plans for Stonestown Galleria Redevelopment Formalized



**SocketSite™ | Plans for Stonestown Galleria
Redevelopment Formalized**

As we first reported early last year, Macy's was in contract to sell
its 280,000-square-foot Stonestown Galleria...

From: Board of Supervisors, (BOS)
Sent: Thursday, May 10, 2018 3:44 PM
To: BOS-Supervisors
Subject: FW: Paying More Than Half Of Rent In City Funded Supportive Housing

From: Jordan Davis [mailto:jodav1026@gmail.com]
Sent: Thursday, May 10, 2018 10:43 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Paying More Than Half Of Rent In City Funded Supportive Housing

To whom it may concern,

As the budget season approaches, I have to pose a question. If some of these housing exits such as the Tenderloin Housing Clinic are supposedly subsidized and city funded, then why are we paying more than half of our income on a flat rate rent.

The current rental rates for most Tenderloin Housing Clinic hotels is \$500/month. This may not seem like much, but many of those tenants like us get less than \$1000 a month AND don't get food stamps AND have to deal with nutritionally inadequate food banks with long lines.

According to last month's Budget And Finance Committee meeting, only 3% of the total city budget goes to homelessness and supportive housing programs, and giving us all a subsidy at 30% of our income would be only \$227 per month per resident extra (assuming SSI and \$500 flat rate). It would likely be a fraction of a percent of the total city budget.

It's time for these issues to finally be addressed and for the rents of the most vulnerable to be lowered. Supervisor Kim has pushed so many major major economic justice programs, however, I am surprised that she has overlooked about this major issue affecting many residents of her district.

Please address this, people are suffering, and we have had to deal with tenant organizers telling us that basic amenities would raise our rent, despite the fact we receive city funding and serve people who receive disability benefits.

Sincerely,

-Jordan Davis
Tenant Representative, SRO Task Force
*For ID Purposes Only

Bas...
PSN's Clerk

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2018 MAY 11 PM 4:42

BY RLB

MARK E. RENNIE
ATTORNEY AT LAW
870 MARKET STREET
THE FLOOD BUILDING, SUITE 1260
SAN FRANCISCO, CALIFORNIA 94102

(415) 981-4500
TELECOPIER (415) 981-3334

May 4, 2018

Angela Calvillo
Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Via Messenger

Re: Kevin Chi Duong
California ABC Liquor License [Premise to Premise] Transfer
1706 Post Street, San Francisco, CA 94115
Public Convenience and Necessity Determination Request
ABC Type 48 License—On-Sale General Public Premises
Transfer(Expansion) from 1706 Post Street SF CA to 1706 Post Street, SF CA

Dear Ms. Cavillo:

This office represents Kevin Chi Duong. My client recently purchased Ichipub, a bar and karaoke lounge located at 1706 Post Street in Japantown. During the course of the purchase and ABC transfer of the Ichipub business to Mr. Duong in January 2018, it was discovered that the existing mezzanine section of the premises was not licensed by the ABC and had been operating for the past nine years without approval by the ABC. In March 2018 the California Department of Alcoholic Beverage Control ("ABC") approved the transfer of the license and business to my client but required that he file a second application to legalize the mezzanine prior to using that portion of the premises. We have submitted a Premises-to- Premises application with ABC to allow a small expansion of the business into the existing mezzanine. This proposed expansion will allow Ichipub to offer two new Karaoke rooms with state-of -art- sound systems and amenities and comfortable mezzanine seating.

Ichipub under the previous ownership was a local business that had been serving the community since 2011. This proposed expansion is now being vetted by the San Francisco Planning Department. My client is now doing community outreach and will meet with his district Supervisor's staff regarding this proposed expansion transfer.

(19)

Mr. Duong intends to offer the space at no cost for community meetings, fundraisers and events. An expanded Ichipub will be a great asset to the local neighborhood and the greater San Francisco Community. It will bring increased business to other small businesses in the area and put more "eyes on the street" which will make the neighborhood safer. It will furthermore serve as a local community meeting spot.

There have been no noise complaints and minimal police issues since the current Ichipub business has been in operation and during the past seven years under previous owners. My client will continue to be respectful to the neighborhood and to its customers. Ichipub is committed to providing an excellent experience for their customers and will strive to make its Post Street area safe and crime free. Foremost, it will be Good Neighbors.

The requested expansion, if approved, will allow Ichipub to offer more of what they are now becoming known for: friendly service and great karaoke in a relaxed, and social atmosphere. Ichipub will continue to provide jobs in the service industry that support and enhance opportunity for local residents and support other local businesses in Japantown neighborhood.

The approval by the Board of Supervisors of the minor expansion of this existing ABC license would not have any detrimental effect on the surrounding neighborhood or the City of San Francisco. The clientele of this operation typically lives in the neighborhood and poses no public safety problems.

For the reasons outlined above, applicant Kevin Chi Duong dba Ichipub respectfully requests that this letter be forwarded to the Public Safety & Neighborhood Services Committee of the Board and that this Committee and the full Board of Supervisors make a determination under California Business and Professions Code Section 23958.4 that the public need or convenience would be served by the premise-to-premise transfer of this liquor license to a new location at 1706 Post Street.

Thank you for your consideration of this request.

Yours truly,



Mark E. Rennie

MER/mb

Cc: Kevin Duong
(Acting) Lt. Nelly Gordon, Officer-in-Charge SFPD ALU



NORTHERN CALIFORNIA
CARPENTERS
REGIONAL COUNCIL

BOARD OF SUPERVISORS
SAN FRANCISCO

2018 MAY 14 PM 2:53

May 10, 2018

BY AK

Angela Calvillo
Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Dear Ms. Calvillo:

On behalf of the Carpenters Union, I am writing to oppose the San Francisco Building and Construction Trades Council's (SFBTC) proposed ordinance applying the 2016 San Francisco Building Standards Code in its entirety to factory-built housing. The ordinance would require that all factory-built multi-story housing containing four or more dwelling units comply with the City's building code, residential code, electrical code, mechanical code, and plumbing code. The proposed ordinance violates the Factory-Built Housing Law, Health and Safety Code 19960, *et seq.* The ordinance attempts to completely occupy an area of law that is occupied by state law, and would cause the carve outs set forth in Cal. Health and Safety Code section 19993 to completely swallow legislation set forth in Health and Safety code section 19990, whereby the State Department of Housing and Community Development is tasked with adopting rules and regulations in the exact same legislative area in which the proposed SF ordinance would apply.

The California Legislature unanimously adopted the Factory-Built Housing Law in 1969. It was the intention of the Legislature to specifically prohibit local jurisdictions from maintaining ordinances regulating factory-built housing. In an August 7, 1969 memorandum Charles LeMenager, Director of the California Department of Housing and Community Development, explained the bill and urged the Governor to sign it. LeMenager argued:

"AB 1971 is the single most important piece of housing legislation adopted this year. Private enterprise's attempts to factory build housing in the past have been stifled due to lack of uniformity and local building codes. AB 1971 tears down that barrier through state preemption.... This bill provides for state preemption in the manufacture of "factory-built" housing by regulation, inspection and certification by the Department of Housing and Community Development."

The legislative finding in the statute reflects this intent. Health and Safety Code section 19961 provides in part:

“... the mass production of housing, consisting primarily of factory manufacturer of dwelling units or habitable wounds thereof, presents unique problems with respect to the establishment of uniform health and safety standards and inspections procedures. The Legislature further finds and declares that by minimizing the problems of standards and inspection procedures, it is demonstrating its intention to encourage [the use of factory-built housing]”.

As is shown below, the intent and function of the statute is absolutely clear. The building code standards for the manufacture of factory-built housing are occupied entirely by the State. Local jurisdictions maintain the responsibility to inspect the site to be sure that the installation follows the manufacturer’s instructions, but plan review, application of local building codes and inspection of the manufactured product itself is strictly forbidden by the statute. The reasons laid out in the proposed ordinance are dishonest subterfuge which, if enacted, will place the City in protracted litigation which the City will surely lose.

The ordinance sets forth four justifications for placing new requirements on multi-story housing containing four or more dwelling units. First, the proposed ordinance indicates that the amendments set are “reasonably necessary because of local conditions caused by climate, geology and topography.” (Sec. 2(j)) Next, the ordinance argues that the amendments are “architectural requirements within the meaning of Health and Safety Code section 19993, and are therefore not precluded by the Factory-Built Housing Law.” (Sec. 4(g)) Third, the proposed ordinance argues that the original statute did not contemplate multi-story factory-built housing. Lastly, the proposed ordinance asserts that because the City is a Charter City, the amendments are permitted under the Home Rule doctrine. (Sec. 4(h-K)) This is magical thinking, and as shown at the end of this letter, invites the City and its individual Building Inspectors to commit a crime. This letter refutes the arguments in turn.

Regarding the ordinance’s first argument, there is no provision in the factory-built housing section of the Health and Safety Code that specifically allows a municipality to adopt regulations, “because of local conditions caused by climate, geology, and topography.” Instead, Section 4(d) of the ordinance relies on provisions of the general Building Code and grafts them into the factory-built housing portions of the code. (See Cal. Health and Safety Code 17958.5) Specifically, the proposed ordinance asserts that since the Factory Built Housing law uses the Building Code’s definition of “building standard” in Cal. Health and Safety Code 18909, “Section 18909 expressly allows amendments to the California Building Code Standards Code based on local conditions.” Section 18909 does no such thing. Instead this section merely defines building standard. There is no language in this section that authorizes amendments based on local conditions. In fact, Section 19990 specifically identifies the various uniform building codes that the State must use to create building standards for factory-built housing. It does not include Thus, contrary to the proposed ordinance’s assertion, there is no language in the Factory-built housing portion of the code that allows municipalities to amend their code based on local conditions caused by climate, geology and topography.

In the most recent amendments in 1993 and 2003 to the Factory-Built Housing Law, the Legislature remained consistent with its original intent. In the 1993 legislation, the Business, Transportation and Housing Agency explained to the legislature in relevant part:

“This bill would encourage innovative uses of manufactured housing to provide affordable multi-family housing; clarify existing law to remove local government barriers to housing; and require uniform standards for agencies which test and list building products in Roll Build Report, AB 765, September 13, 1993.

...

Existing law contained in the State Housing Law, as well as uniform building codes adopted pursuant thereto, require materials, appliances, and equipment used in housing to be tested and listed by independent testing and listing agencies to insure compliance with product standards.

This bill would establish a statutory definition of “testing and listing agency” and related terms to provide certainty to builders and local governments concerning whether a building product has been tested by an approved testing and listing agency.”

Bill Analysis, AB 765, Transportation and Housing Agency, September 13, 1993

The 2003 legislation made no changes to the pre-emptive provisions of the statute. There is no possible way that the Legislature would have intended an architectural exception that completely eliminates the entire regime of state-created rules, regulations and testing procedures.

Second, the proposed ordinance claims it involves only “architectural requirements within the meaning of Health and Safety code 19993.” (Sec. 4(g)) Here, the ordinance makes this conclusion without any reasoning, analysis, or evidence that any of the amendments involve architectural requirements. Moreover, the amendments are so broad, that authorizing the amendments under the “architectural requirements” provision of section 19993, would render Section 19990, along with all of the other substantive sections of the Factory Built Housing Law meaningless.

In Section 19961, the legislature found that, “by minimizing the problems of standards and inspection procedures, it is demonstrating its intention to encourage the reduction of housing construction costs and to make housing and home ownership more feasible for all residents of the state.” To that end, the Factory built Housing Law includes section 19990 which requires the Department of Housing and Community Development to:

[A]dopt rules and regulations to interpret and make specific this part. The department shall adopt and submit building standards for approval...for purposes described in this section. Standards adopted, amended or repealed from time to time by the department pursuant to this chapter shall include provisions imposing requirements reasonably consistent with recognized and accepted standards contained in the most recent editions

of the following international or uniform industry codes as adopted or amended from time to time by the organizations specified:

- (1) The Uniform Housing Code of the International Conference of Building Officials.
- (2) The International Building Code of the International Code Council.
- (3) The International Residential Code of the International Code Council.
- (4) (4) The Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials.
- (5) The Uniform Mechanical Code of the International Association of Plumbing and Mechanical Officials.
- (6) The National Electrical Code of the National Fire Protection Association.

In short, in Section 19990, the legislature tasked the Department of Housing and Community Development with developing rules, regulations, and building standards related to factory built housing in the areas of the housing, building, residential, plumbing, mechanical, and electrical codes.

Section 19990 also states that “in the event of any conflict with respect to factory-built housing between Part 1.5 (commencing with Section 17910) and this part, the requirements of this part shall control.” Part 1.5 of the Health and Safety Code is the “State Housing Law.” It is clear that the legislature considered that there might be conflicts between the Factory Built Housing law and the State Housing Law, thus the need to explicitly mandate that the Factory Built Housing Law shall control.

The Legislature did allow a very narrow role for local regulation. The primary reason for this is to comply with local zoning requirements and to use local building inspectors to require that contractors install the factory-built housing products in accordance with manufacturer’s instructions. Section 19993 provides:

Local use zone requirements, local snow load requirements, local wind pressure requirements, local fire zones, building setback, front and rear yard size requirements, site development and property line requirements, as well as the review and regulation of architectural and aesthetic requirements are hereby specifically and entirely reserved to local jurisdictions notwithstanding any requirement of this part.

San Francisco’s proposed ordinance relies on the above-noted section, particularly the “architectural” requirement clause to amend the City’s Building Code. The proposed amendments cover the entire spectrum of rules, regulations and building standards that the

Legislature delegated to the Department of Housing and Community Development. Specifically, Section 5 of the proposed ordinance provides:

Application of the 2016 San Francisco Building Code to Multi-Story Factory-Built Housing Containing Four or More Dwelling Units.

- (a) Factory-Built Housing containing four or more dwelling units and two or more stories shall comply with the 2016 San Francisco Building Code, consisting of the 2016 California Building Code with San Francisco's local amendments.
- (b) Factory-Built Housing containing four or more dwelling units and two or more stories shall comply with the 2016 San Francisco Residential Code, consisting of the 2016 California Residential Code with San Francisco's local amendments.
- (c) Factory-Built Housing containing four or more dwelling units and two or more stories shall comply with the 2016 San Francisco Electrical Code, consisting of the 2016 California Electrical Code with San Francisco's local amendments.
- (d) Factory-Built Housing containing four or more dwelling units and two or more stories shall comply with the 2016 San Francisco Mechanical Code, consisting of the 2016 California Mechanical Code with San Francisco's local amendments.
- (e) Factory-Built Housing containing four or more dwelling units and two or more stories shall comply with the 2016 San Francisco Plumbing Code, consisting of the 2016 California Plumbing Code with San Francisco's local amendments.

The ordinance reads Health and Safety Code section 19993 entirely out of context. The purpose of this section is to allow the inspection of the installation, the site and other uniformly applied zoning requirements. One of the Attorney General opinions the ordinance relies on for the proposition that a local entity can impose uniformly applied architectural requirements actually says that a local government cannot do exactly what the proposed San Francisco ordinance would do. In that case, the local ordinance was invalid because its "architectural and aesthetic consideration" rules were combined with an application for a use permit and the possible requirement of a public hearing. Since this functioned only to apply to factory-built housing, the Attorney General argued that the local ordinance violated the statute. (*City of South Lake Tahoe*, 55 Ops.Cal.Atty. Gen 234, 235.) 1973 Cal. A.G. LEXIS 63. Here, the San Francisco ordinance would apply only to multi-story factory-built housing, thus, excluding single story housing, mobile homes and "tiny houses." This is exactly the kind of uneven application the Attorney General objected to in *City of South Lake Tahoe*.

Third, the proposed ordinance also asserts that proposed amendments are permissible under the “Home Rule” doctrine. The reasoning in the ordinance is frivolous. Factory-built housing is a matter of state-wide concern. Health and Safety Code section 19961. The California Supreme Court case the ordinance cites indicating regulation of multi-unit housing has been recognized to be a municipal affair subject to home rule does not stand for that proposition and even if it did, it has been superseded by statute. (*Bishop v. San Jose* (1969) 1 Cal.3d 56, 63.) The question in *Bishop* was whether the prevailing wage requirements of the Labor Code apply when a City uses its own employees to perform construction work. The Court correctly rejected the plaintiff’s argument. In determining whether the prevailing wage statute is a matter of state-wide concern and therefore, not subject to the Home Rule Doctrine, the Court made the following observation:

“In exercising the judicial function of deciding whether a matter is a municipal affair or of state-wide concern, the courts will of course give great weight to the purpose of the Legislature in enacting general laws which disclose an intent to preempt the field to the exclusion of local regulation.”

1 Cal.3d at 63. (emphasis added.)

To the extent that *Bishop* stands for the proposition that regulation of multi-unit housing is a matter of Home Rule, it has been legislatively superseded. The Supreme Court decided *Bishop* on October 30, 1969. Although the Factory-Built Housing Act had been adopted by the Legislature and signed by the Governor earlier that summer, it did not take effect until the Commission created in former Section 19994 had met and made recommendations for the promulgation of rules and regulations to be adopted by the State. Worse yet for the proposed ordinance, one of the Attorney General opinions that the ordinance relies on provides that factory-built housing is a matter of general and state-wide concern. (*City of Torrance*, 53 Ops. Cal. Atty. Gen 354, 355.) Cal. A.G. LEXIS 92

Section 4c. of the ordinance argues that the Factory-Built Housing law does not contemplate anything beyond small, single story residential developments and the Legislature did not contemplate multi-story large developments. The statement in the proposed ordinance is false because it does not report that the context of the discussion was comparing mobile home manufacture with modular unit manufacture.

The Assembly Committee on Urban Affairs and Housing met to further investigate factory built housing on April 12, 1969. The meeting occurred in the premises of Boise Cascade Building Company on Airport Boulevard in Los Angeles. A Boise Cascade official, Robert Swafield compared mobile homes with modular factory built housing. The full context of the discussion follows:

“We can convert from the mobile home category into some form of factory relocatable product. When we talk of sectionalized house, we are speaking of a single story unit of two or more pieces that are joined --- two models of ten or twelve put together.

Modular units are both on the production line, but they go up. We can do L's or H's or that type of thing.

We have built field perimeter-type units for apartment houses. We are currently involved in Chicago in townhouse construction which will be wood perimeter frame – two story. In the South, we are building single story sectionalized housing. We are currently building in Woodland, California vacation homes for the rapidly expanding vacation homes market. Urban Affairs and Housing Committee meeting, April 12, 1969, p. 3.

This shows that the Committee that sponsored the legislation knew that modular factory built housing products could go “up” while mobile homes cannot. The Legislature knew that factory-built housing was capable of multi-story construction at the time of enactment in 1969.

Further, the State has been regulating multi-story modular construction since the Legislature passed the Factory-Built Housing statute in 1969. Since 1969, factory-built multi-story projects have been constructed throughout California. For example, in 1972, the GreenFair Apartments project in Sacramento was completed. GreenFair is a nine-story apartment building at 701-702 Fairground Drive, currently managed by Sacramento Self Help Housing. The building was constructed using factory built modules that were built in Ohio, shipped by rail and truck, and installed on site. GreenFair was part of a Department of Housing and Urban Development project, “Operation Breakthrough,” which was “launched... in 1969 to stimulate volume production of quality housing for all income levels. Factory built housing offered a logical means – then as it does now—for the housing industry to grow and prosper.”¹

Since the construction of the GreenFair Apartment, the Legislature has taken four additional opportunities to modify the factory-built housing statute. Neither in the changed statutory language nor in the legislative history, is there any mention of restricting factory-built housing to a single story.

Finally, the enactment of this ordinance would be a crime. Section 19997 provides:

“Any person who violates any of the provisions of this part or any rules or regulations adopted pursuant to this part is guilty of a misdemeanor, punishable by a fine not exceeding \$500 or by imprisonment not exceeding thirty days, or both such fine and imprisonment.”

At the behest of the San Francisco Building Trades Council this proposed ordinance is an attempt to interfere and obstruct our recently unionized factories from providing much needed

¹ "Operation Breakthrough. Phase II. Prototype Construction and Demonstration. Volume 4. U.S. Department of Housing and Urban Development. Office of Policy Development and Research. https://www.huduser.gov/portal/publications/destech/pro_cons_brkthr.html. Accessed May 3, 2018

housing to San Franciscans at all income levels. The arguments of the SFBCTC included in the proposed ordinance will not withstand legal attack, are based in misrepresentation of facts, are defamatory statements about the quality of the products and invites the individual building inspectors and their bosses to commit crimes. We will continue to do everything in our power to defend our members in the factories and these employers that are creating local middle class jobs.

For over one hundred years the Carpenters Union has been delivering the highest quality construction of all types to the citizens of San Francisco and we will continue to do so with our factory built housing.

The Carpenters Union urges the City not to entertain this false, misleading and illegal proposed ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jay Bradshaw', with a long horizontal flourish extending to the right.

Jay Bradshaw
Director of Organizing
Northern Carpenters Regional Council

