

File No. 190378

Petitions and Communications received from April 1, 2019, through April 8, 2019, for reference by the President to Committee considering related matters, or to be ordered filed by the Clerk on April 16, 2019.

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 appointment: Copy: Each Supervisor. (1)

Mary Hao - Health Service Board - term ending May 15, 2023

From the Planning Department, pursuant to Ordinance No. 53-15, submitting the Housing Balance Report No. 8, January 1, 2009 - December 31, 2018. Copy: Each Supervisor. (2)

From the Office of the Controller, submitting the Annual Overtime Report, Fiscal Year 2017-2018. Copy: Each Supervisor. (3)

From the Office of Labor Standards Enforcement, pursuant to Police Code, Section 4909(f), submitting the report on enforcement of the Fair Chance Ordinance. Copy: Each Supervisor. (4)

From Richard Drury, Lozeau Drury LLP, regarding Outside Lands CEQA Appeal. File No. 190198. Copy: Each Supervisor. (5)

From Arnold Cohn, regarding CEQA Appeal for 3620 Buchanan Street. File No. 190275. Copy: Each Supervisor. (6)

From Lydia B. Zaverukha, regarding Arnautoff murals at George Washington High School. Copy: Each Supervisor. (7)

From concerned citizens, regarding the proposed Navigation Center in District 6. 52 Letters. Copy: Each Supervisor. (8)

From David H. Blackwell of Allen Matkins Leck Gamble Mallory & Natsis LLP, on behalf of the Bay Area Housing Advocacy Coalition, regarding inclusionary housing fee. Copy: Each Supervisor. (9)

From concerned citizens, regarding California State Senate Bill No. 50 (Wiener). 45 Letters. File No. 190319. Copy: Each Supervisor. (10)

From Jim Pugh, regarding a Conditional Use Authorization for 1052-1060 Folsom Street and 190-194 Russ Street. File No. 190097. Copy: Each Supervisor. (11)

From concerned citizens, regarding SRO Taskforce appointments. 23 Letters. File No. 190379. Copy: Each Supervisor. (12)

From: [Mchugh, Eileen \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Carroll, John \(BOS\)](#); [Nevin, Peggy \(BOS\)](#); [Gulbengay, Kay \(BOS\)](#); [BOS Legislation \(BOS\)](#); [Young, Victor \(BOS\)](#); [Tugbenyoh, Mawuli \(MYR\)](#); [Karunaratne, Kanishka \(MYR\)](#); [Givner, Jon \(CAT\)](#)
Subject: TIME SENSITIVE: Mayoral Appointments, Charter 3.100(18)
Date: Saturday, April 6, 2019 11:02:00 AM
Attachments: [Clerk's Memo 4.6.19.pdf](#)
[Mayoral Appointment.pdf](#)

Hello,

The Office of the Mayor submitted the attached complete appointment package, pursuant to Charter Section 3.100(18). Please see the attached memo from the Clerk of the Board for more information and instructions.

Thank you,

Eileen McHugh
Executive Assistant
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

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: April 6, 2019
To: Members, Board of Supervisors
From: *ACE* Angela Calvillo, Clerk of the Board
Subject: Mayoral Appointment

On April 5, 2019, the Mayor submitted the following complete appointment package, pursuant to Charter, Section 3.100(18):

- **Mary Hao** - Health Service Board - term ending May 15, 2023

This appointment is effective immediately unless rejected by a two-thirds vote of the Board of Supervisors. Pursuant to Board Rule 2.18.3, a Supervisor may request a hearing on a Mayoral 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).

If you are interested in requesting a hearing on this appointment, please notify me in writing by **5:00 p.m., Friday, April 12, 2019.**

(Attachments)

c: John Carroll - Acting Legislative Deputy
Victor Young - Rules Clerk
Jon Givner - Deputy City Attorney
Sophia Kittler - Mayor's Legislative Liaison

OFFICE OF THE MAYOR
SAN FRANCISCO



LONDON N. BREED
MAYOR

Notice of Appointment

April 4, 2019

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

Honorable Board of Supervisors:

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

Mary Hao to the vacant seat on the Health Service Board formerly held by Jean Fraser for a five year term ending May 15, 2023.

I am confident that Ms. Hao will serve our community well. Attached are her qualifications to serve, which demonstrate how her appointment represents the communities of interest, neighborhoods and diverse populations of the City and County of San Francisco.

Should you have any question about this appointment, please contact my Director of Appointments, Mawuli Tugbenyoh, at 415.554.6298

Sincerely,

A handwritten signature in blue ink that reads "London Breed".

London N. Breed
Mayor, City and County of San Francisco

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2019 APR -5 PM 2:44
BY AK



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Notice of Electronic Transmittal


Planning Department Report *Housing Balance Report No. 8* 1 April 2019

DATE: 1 April 2019
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. 8*
HEARING DATE: To be arranged. Informational item

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. 8* in digital format.

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

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

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2019 APR -4 PM 3:20
BY 



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

1 April 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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 eighth installment of the City's *Housing Balance Report*. This report covers the ten-year period from 1 January 2009 through 31 December 2018.

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 25% of all new net housing units built in the reporting period.

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

1. $6,572$ (new affordable units) + $3,652$ (affordable units that have received approvals) + $1,512$ (acquisitions and rehabs) + $3,483$ (RAD program) – $4,218$ (units removed from protected status) = **11,001**
2. $26,644$ (net new housing) + $16,850$ (net units that have received approvals) = **43,494**
3. $11,001 / 43,494 = 25.3\%$

The Housing Balance for 2008 Q1 -2017 Q4 was also 25%. The next annual hearing on the Housing Balance is being scheduled to be heard before the Land Use and Transportation Committee meeting.

Sincerely,

John Rahaim
Director of Planning

attachment

Memo

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2019 APR -4 PM 3:20
BY [signature]



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: 01 April 2019
TO: Honorable Members of the
San Francisco Board of Supervisors
FROM: John Rahaim, Director of Planning
RE: HOUSING BALANCE REPORT No. 8
1 January 2009 – 31 December 2018

STAFF CONTACT: Teresa Ojeda, 415 558 6251

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 2009 through 31 December 2018.

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 2009 Q1 -2018 Q4 Housing Balance Period, about 25% of net new housing produced was affordable. By comparison, the expanded Citywide Cumulative Housing Balance is also 25%, although this varies by districts. Distribution of the expanded Cumulative Housing Balance over the 11 Board of Supervisor Districts ranges from -261% (District 4) to 65% (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 20%. 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 21,450 net units, including some 4,920 affordable units; this would increase the projected housing balance to 22% 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 2009 (Q1) through December 2018 (Q4).

Table 1A below shows the Cumulative Housing Balance for 10-year 2009 Q1 – 2018 Q4 period is 17% Citywide. With the addition of RAD units, the expanded Cumulative Housing Balance is 25%. The expanded Cumulative Housing Balance for the previous 10-year 2009 Q1 – 2018 Q4 period was similarly at 25%. In 2016, the Board of Supervisors 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, 2009 Q1 – 2018 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	229	21	(500)	4	330	297	-39.2%
BoS District 2	82	24	(298)	6	920	211	-16.4%
BoS District 3	134	6	(308)	68	844	330	-8.5%
BoS District 4	21	-	(479)	7	34	139	-260.7%
BoS District 5	617	185	(345)	197	1,330	916	29.1%
BoS District 6	3,323	1,101	(145)	1,541	15,335	8,481	24.4%
BoS District 7	116	-	(235)	-	545	1,115	-7.2%
BoS District 8	303	28	(602)	93	1,384	371	-10.1%
BoS District 9	247	126	(612)	735	945	1,630	19.3%
BoS District 10	1,455	-	(296)	1,001	4,793	3,092	27.4%
BoS District 11	45	21	(398)	-	184	268	-73.5%
TOTALS	6,572	1,512	(4,218)	3,652	26,644	16,850	17.3%

Table 1B below shows the Expanded Cumulative Housing Balances for Board of Supervisor Districts ranging from -261% (District 4) to 29% (District 5). Negative balances in Districts 1 (-39%), 2 (16%), 3 (9%), 7 (-2%), 8 (-10%), and 11 (-74%) 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, 2009 Q1 – 2018 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	229	21	144	(500)	4	330	297	-16.3%
BoS District 2	82	24	251	(298)	6	920	211	5.7%
BoS District 3	134	6	577	(308)	68	844	330	40.6%
BoS District 4	21	-	-	(479)	7	34	139	-260.7%
BoS District 5	617	185	806	(345)	197	1,330	916	65.0%
BoS District 6	3,323	1,101	561	(145)	1,541	15,335	8,481	26.8%
BoS District 7	116	-	110	(235)	-	545	1,115	-0.5%
BoS District 8	303	28	330	(602)	93	1,384	371	8.7%
BoS District 9	247	126	268	(612)	735	945	1,630	29.7%
BoS District 10	1,455	-	436	(296)	1,001	4,793	3,092	32.9%
BoS District 11	45	21	-	(398)	-	184	268	-73.5%
TOTALS	6,572	1,512	3,483	(4,218)	3,652	26,644	16,850	25.3%

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 2018 is 20%; the previous 10-year reporting period, this projected balance was 16%. The projected balance is also 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 21,450 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, 2018 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	-	-	-	-	-	7	0.0%
BoS District 2	-	-	-	3	3	145	2.1%
BoS District 3	-	-	8	-	8	99	8.1%
BoS District 4	-	-	-	-	-	12	0.0%
BoS District 5	-	-	-	3	3	625	0.5%
BoS District 6	-	105	104	685	894	5,226	17.1%
BoS District 7	-	-	-	-	-	3	0.0%
BoS District 8	-	-	17	2	19	177	10.7%
BoS District 9	-	-	19	46	65	304	21.4%
BoS District 10	-	563	72	1,912	2,547	11,556	22.0%
BoS District 11	-	-	-	131	131	131	0.0%
TOTALS	-	668	220	2,782	3,670	18,285	20.1%

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 2009 Q1 and 2018 Q4. This ten-year period resulted in a net addition of over 26,640 units to the City's housing stock, including 6,570 affordable units (or almost 25%). Most of the net new housing units and affordable units built in

the ten-year reporting period were in District 6 (15,335 and 3,320 respectively). District 10 follows with over 4,790 net new units, including 1,455 affordable units.

The table below also shows that over 25% of net new units built between 2009 Q1 and 2018 Q4 were affordable units, over half of which were in District 6 (51%). While Districts 1 and 2 saw modest gains in net new units built, majority of these were affordable (70% and 62% respectively).

Table 3
New Housing Production by Affordability, 2009 Q1 – 2018 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	-	59	-	229	330	69.4%
BoS District 2	-	-	82	-	82	920	8.9%
BoS District 3	74	2	58	-	134	844	15.9%
BoS District 4	-	-	21	-	21	34	61.8%
BoS District 5	335	183	99	-	617	1,330	46.4%
BoS District 6	1,429	1,397	474	23	3,323	15,335	21.7%
BoS District 7	70	29	17	-	116	545	21.3%
BoS District 8	131	92	80	-	303	1,384	21.9%
BoS District 9	138	40	69	-	247	945	26.1%
BoS District 10	671	590	194	-	1,455	4,793	30.4%
BoS District 11	2	-	43	-	45	184	24.5%
TOTAL	3,020	2,333	1,196	23	6,572	26,644	24.7%

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 2009 Q1 and 2018 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, 2001 Q1 – 2018 Q4

BoS District	No. of Buildings	No. of Units
BoS District 2	1	24
BoS District 5	1	182
BoS District 6	10	1,044
BoS District 9	1	35
TOTALS	13	1,285

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 29 buildings with 227 units have been acquired.

Table 4b
Small Sites Program, 2014-2018 Q4

BoS District	No. of Buildings	No. of Units
BoS District 1	2	21
Bos District 3	1	6
BoS District 5	1	3
BoS District 6	5	57
BoS District 8	6	28
BoS District 9	13	91
BoS District 11	1	21
TOTALS	29	227

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, 2015-2018 Q4

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 2009 and December 2018. Eviction notices have been commonly used as proxy for evictions. Owner Move-In and Ellis Out notices made up most of no-fault evictions (59% 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, 2009 Q1 – 2018 Q4

BoS District	Condo Conversion	Demolition	Ellis Out	Owner Move-In	Units Removed from Protected Status
BoS District 1	2	22	140	336	500
BoS District 2	18	9	79	192	298
BoS District 3	7	10	169	122	308
BoS District 4	-	71	84	324	479
BoS District 5	14	15	94	222	345
BoS District 6	1	75	57	12	145
BoS District 7	-	28	61	146	235
BoS District 8	22	29	228	323	602
BoS District 9	5	50	220	337	612
BoS District 10	2	26	55	213	296
BoS District 11	-	65	65	268	398
TOTALS	71	400	1,252	2,495	4,218

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 2018. Half of these units are being built in or will be built in District 6 (50%). Twenty-two percent of units that have received Planning entitlements and site permits from the DBI will be affordable.

Table 7
Permitted Units, 2018 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	297	1.3%
BoS District 2	-	-	6	-	6	211	2.8%
BoS District 3	-	10	-	58	68	330	20.6%
BoS District 4	-	-	7	-	7	139	5.0%
BoS District 5	-	130	58	9	197	916	21.5%
BoS District 6	-	892	302	347	1,541	8,481	18.2%
BoS District 7	-	-	-	-	-	1,115	0.0%
BoS District 8	-	85	8	-	93	371	25.1%
BoS District 9	-	657	37	41	735	1,630	45.1%
BoS District 10	-	233	66	702	1,001	3,092	32.4%
BoS District 11	-	-	-	-	-	268	0.0%
TOTALS	-	2,007	488	1,157	3,652	16,850	21.7%

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. 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 ~~strike through italics Times New Roman font~~. Board amendment additions are in double-underlined Arial font. Board amendment deletions are in ~~strike through 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

Supervisor Kim
BOARD OF SUPERVISORS

Page 1

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-*

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.

Supervisor Kim
BOARD OF SUPERVISORS

Page 3

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 Shipyard 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

Supervisor Kim
BOARD OF SUPERVISORS

Page 7

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 103 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.

Supervisor Kim
BOARD OF SUPERVISORS

Page 8

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
23
24
25

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

21 n:\vegana\as2015\1500366-01003068.doc

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 94102-4689

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

Date Approved

APPENDIX B

CUMULATIVE HOUSING BALANCE REPORT No 5 TABLES BY PLANNING DISTRICTS

Table 1A
Cumulative Housing Balance Calculation, 2009 Q1 – 2018 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	284	21	(557)	4	556	150	-35.1%
2 Marina	27	24	(181)	6	266	183	-27.6%
3 Northeast	126	6	(325)	54	687	235	-15.1%
4 Downtown	1,453	952	(120)	545	5,276	3,350	32.8%
5 Western Addition	538	185	(179)	159	1,529	722	31.2%
6 Buena Vista	200	5	(202)	123	903	497	9.0%
7 Central	150	-	(345)	5	410	131	-35.1%
8 Mission	381	123	(549)	884	1,513	2,877	19.1%
9 South of Market	2,077	149	(133)	1,679	12,546	6,356	20.0%
10 South Bayshore	1,140	-	(106)	179	2,086	689	43.7%
11 Bernal Heights	9	26	(187)	-	44	48	-165.2%
12 South Central	25	21	(478)	7	157	330	-87.3%
13 Ingleside	126	-	(192)	-	546	1,090	-4.0%
14 Inner Sunset	16	-	(186)	-	94	56	-113.3%
15 Outer Sunset	20	-	(478)	7	31	136	-270.1%
TOTALS	6,572	1,512	(4,218)	3,652	26,644	16,850	17.3%

Table 1B

Expanded Cumulative Housing Balance Calculation, 2009 Q1 – 2018 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	284	21	144	(557)	4	556	150	-14.7%
2 Marina	27	24	138	(181)	6	266	183	3.1%
3 Northeast	126	6	577	(325)	54	687	235	47.5%
4 Downtown	1,453	952	285	(120)	545	5,276	3,350	36.1%
5 Western Addition	538	185	919	(179)	159	1,529	722	72.1%
6 Buena Vista	200	5	132	(202)	123	903	497	18.4%
7 Central	150	-	107	(345)	5	410	131	-15.3%
8 Mission	381	123	91	(549)	884	1,513	2,877	21.2%
9 South of Market	2,077	149	276	(133)	1,679	12,546	6,356	21.4%
10 South Bayshore	1,140	-	436	(106)	179	2,086	689	59.4%
11 Bernal Heights	9	26	268	(187)	-	44	48	126.1%
12 South Central	25	21	-	(478)	7	157	330	-87.3%
13 Ingleside	126	-	-	(192)	-	546	1090	-4.0%
14 Inner Sunset	16	-	110	(186)	-	94	56	-40.0%
15 Outer Sunset	20	-	-	(478)	7	31	136	-270.1%
TOTALS	6,572	1,512	3,483	(4,218)	3,652	26,644	16,850	25.3%

Table 2
Projected Housing Balance Calculation, 2018 Q4

Planning Districts	Very Low Income	Low Income	Moderate	TBD	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond	-	-	-	3	3	118	2.5%
2 Marina	-	-	-	-	-	29	0.0%
3 Northeast	-	-	8	-	8	84	9.5%
4 Downtown	-	73	61	13	147	1,692	8.7%
5 Western Addition	-	-	-	3	3	326	0.9%
6 Buena Vista	-	-	3	-	3	336	0.9%
7 Central	-	-	-	2	2	14	14.3%
8 Mission	-	11	33	155	199	1,756	11.3%
9 South of Market	-	417	43	1,499	1,959	5,900	33.2%
10 South Bayshore	-	-	72	668	740	6,940	10.7%
11 Bernal Heights	-	-	-	1	1	1	100.0%
12 South Central	-	167	-	438	605	1,073	56.4%
13 Ingleside	-	-	-	-	-	-	0.0%
14 Inner Sunset	-	-	-	-	-	4	0.0%
15 Outer Sunset	-	-	-	-	-	12	0.0%
TOTALS	-	668	220	2,782	3,670	18,285	20.1%

Table 3
New Housing Production by Affordability, 2009 Q1 – 2018 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	65	-	284	556	51.1%
2 Marina	-	-	27	-	27	266	10.2%
3 Northeast	74	2	50	-	126	687	18.3%
4 Downtown	763	473	194	23	1,453	5,276	27.5%
5 Western Addition	266	171	101	-	538	1,529	35.2%
6 Buena Vista	71	74	55	-	200	903	22.1%
7 Central	92	18	40	-	150	410	36.6%
8 Mission	214	62	105	-	381	1,513	25.2%
9 South of Market	590	1,147	340	-	2,077	12,546	16.6%
10 South Bayshore	671	345	124	-	1,140	2,086	54.7%
11 Bernal Heights	-	-	9	-	9	44	20.5%
12 South Central	-	2	23	-	25	157	15.9%
13 Ingleside	70	29	27	-	126	546	23.1%
14 Inner Sunset	-	-	16	-	16	94	17.0%
15 Outer Sunset	-	-	20	-	20	31	64.5%
TOTALS	3,018	2,335	1,196	23	6,572	26,644	24.7%

Table 4a
Acquisitions and Rehabilitation of
Affordable Housing, 2009 Q1 – 2018 Q4

Planning District	No. of Buildings	No. of Units
2 Marina	1	24
4 Downtown	7	927
5 Western Addition	1	182
8 Mission	1	35
9 South of Market	3	117
TOTALS	13	1,285

Table 4b
Small Sites Program Acquisitions, 2014 - 2018

Planning District	No. of Buildings	No. of Units
1 Richmond	2	21
3 Northeast	1	6
4 Downtown	2	25
5 Western Addition	1	3
6 Buena Vista	1	5
8 Mission	12	88
9 South of Market	3	32
11 Bernal Heights	6	26
12 South Central	1	21
TOTALS	29	227

Table 5
RAD Affordable Units, 2015 – 2018

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, 2009 Q1 – 2018 Q4

Planning District	Condo Conversion	Demolition	Ellis Out	Owner Move-In	Total Units Permanently Lost
1 Richmond	4	26	162	365	557
2 Marina	11	4	40	126	181
3 Northeast	12	11	168	134	325
4 Downtown	-	68	48	4	120
5 Western Addition	7	8	35	129	179
6 Buena Vista	4	4	76	118	202
7 Central	18	16	100	211	345
8 Mission	2	29	270	248	549
9 South of Market	3	18	38	74	133
10 South Bayshore	-	11	13	82	106
11 Bernal Heights	5	24	54	104	187
12 South Central	-	62	75	341	478
13 Ingleside	-	35	29	128	192
14 Inner Sunset	5	13	60	108	186
15 Outer Sunset	-	71	84	323	478
Totals	71	400	1,252	2,495	4,218

Table 7
Entitled and Permitted Units, 2018 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	150	2.7%
2 Marina	-	-	6	-	6	183	3.3%
3 Northeast	-	-	2	52	54	235	23.0%
4 Downtown	-	283	70	192	545	3,350	16.3%
5 Western Addition	-	126	28	5	159	722	22.0%
6 Buena Vista	-	89	30	4	123	497	24.7%
7 Central	-	-	5	-	5	131	3.8%
8 Mission	-	767	55	62	884	2,877	30.7%
9 South of Market	-	668	276	735	1,679	6,356	26.4%
10 South Bayshore	-	72	-	107	179	689	26.0%
11 Bernal Heights	-	-	-	-	-	48	0.0%
12 South Central	-	-	7	-	7	330	2.1%
13 Ingleside	-	-	-	-	-	1,090	0.0%
14 Inner Sunset	-	-	-	-	-	56	0.0%
15 Outer Sunset	-	-	7	-	7	136	5.1%
TOTALS	-	2,005	490	1,157	3,652	16,850	21.7%

From: [Reports, Controller \(CON\)](#)
To: [Calvillo, Angela \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Elsbernd, Sean \(MYR\)](#); [Fay, Abigail \(MYR\)](#); [Power, Andres \(MYR\)](#); [Kirkpatrick, Kelly \(MYR\)](#); [Cretan, Jeff \(MYR\)](#); [Lynch, Andy \(MYR\)](#); [Rose, Harvey \(BUD\)](#); [CON-EVERYONE](#); [MYR-ALL Department Heads](#); [CON-Finance Officers](#); [Karunaratne, Kanishka \(MYR\)](#); [Campbell, Severin \(BUD\)](#); [Goncher, Dan \(BUD\)](#); [Rose, Harvey \(BUD\)](#); [Docs, SF \(LIB\)](#); [ajohn-baptiste@spur.org](#); [thart@sfchambers.com](#); [jballesteros@sanfrancisco.travel](#)
Subject: Issued: Fiscal Year 2017-18 Annual Overtime Report
Date: Tuesday, April 2, 2019 10:44:37 AM

Citywide overtime hours increased 5.4% from the prior year, from 3.33 to 3.51 million hours. Compensatory time off balances increased by more than 57,000 hours, or 9.1%. Of the five high-overtime departments, overtime hours fell at the Fire Department by 10.5%. Total overtime hours increased 10.5% at MTA, 12.9% at the Police Department, 3.4% at the Sheriff's Department, and 7.3% at the Department of Public Health.

To view the full report, please visit our Web site at: <http://openbook.sfgov.org/webreports/details3.aspx?id=2690>

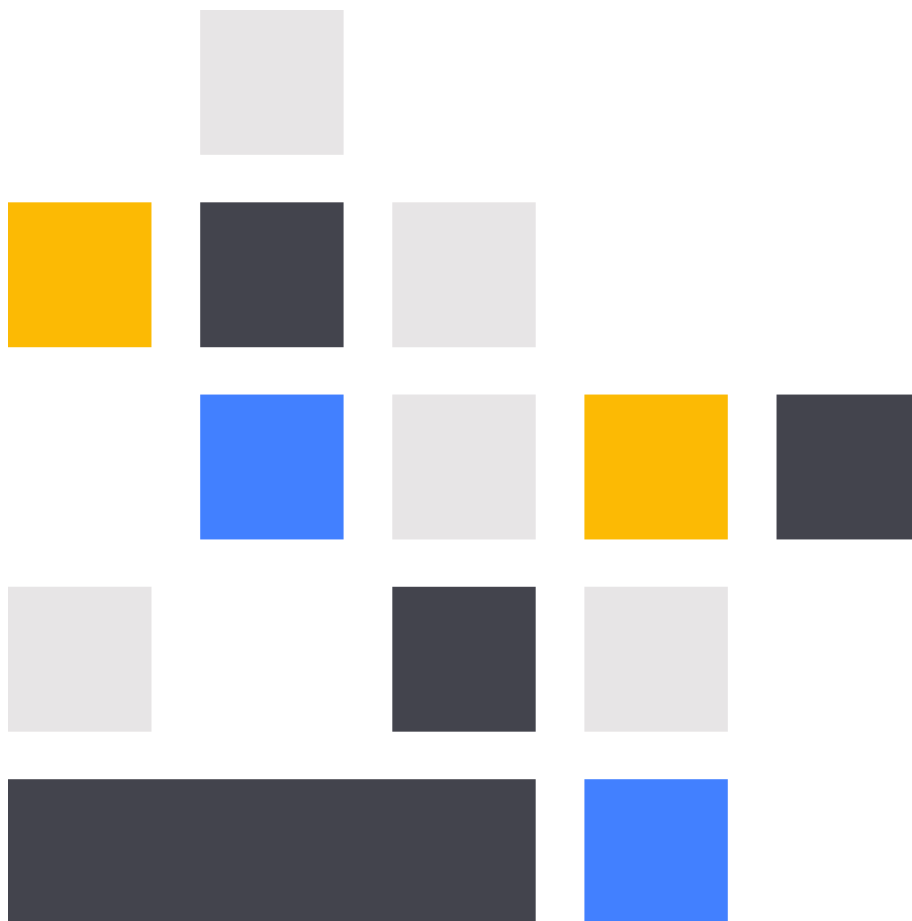
This is a send-only e-mail address.

For questions about the report, please contact Michael Mitton (michael.mitton@sfgov.org)

Follow us on Twitter @SFController

Fiscal Year 2017-18 Annual Overtime Report

Administrative Code Section 18.13-1(f) requires the Controller submit overtime reports to the Board of Supervisors annually and with the Six-month and Nine-month Budget Status Reports. For the Annual Report, the Controller is required to report the causes and potential solutions for excessive overtime spending in the five departments with the highest overtime use. The Controller is also required to report on compliance with the statutory limits on employees' total annual overtime and total hours worked per week.



April 2, 2019

City & County Of San Francisco
Office of the Controller
Budget & Analysis Division

Highlights

In fiscal year (FY) 2017-18, Citywide overtime hours increased 5.4% from the prior year, from 3.33 to 3.51 million hours. Overtime hours as a percent of total hours worked was 4.9%, up from 4.7% in FY 2016-17. Citywide overtime spending increased 13.0%, from \$219.9 million to \$248.4 million. The rate of increase in spending exceeds the rate of increase in hours mostly due to negotiated wage increases.

Citywide compensatory time off balances increased by over 57,000 hours, or 9.1% in FY 2017-18. Approximately 25,000 hours were earned by Fire Department employees, 12,800 hours by Department of Public Health employees, and 21,000 were by employees at departments outside of the five with the highest overtime use. Balances at the Sheriff's and Police Departments fell.

The five City departments with the highest overtime use were the Municipal Transportation Agency (MTA) and the Fire, Police, Public Health, and Sheriff's departments. These departments were collectively responsible for 82% of Citywide overtime spending. Overtime hours increased at the MTA, Police, Sheriff's, and Public Health departments and decreased at the Fire department, as shown in Table 1.

Figure 1
Ten-Year History of Citywide Overtime Expenditures and Hours

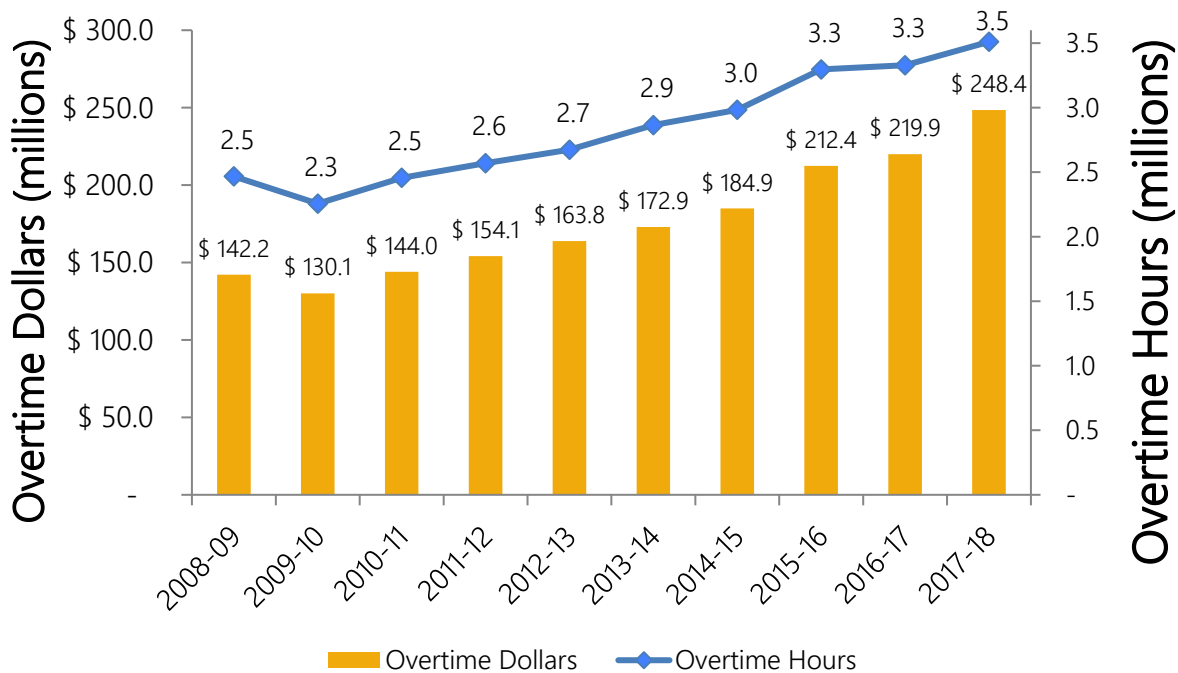


Table 1
Overtime Hours in the Five High Overtime Departments

Department	Overtime Hours FY 2016-17	Overtime Hours FY 2017-18	Percent Change
Municipal Transportation Agency	1,150,588	1,271,111	10.5%
Fire Department	538,910	482,237	-10.5%
Police	447,331	504,854	12.9%
Sheriff	364,715	377,061	3.4%
Public Health	341,316	366,155	7.3%

Key points regarding overtime use in these departments include:

- **Municipal Transportation Agency (MTA):** Overtime expenditures increased 16%, or more than \$10 million, over the prior fiscal year, a rate significantly higher than MTA has had in the previous four fiscal years due to increased demands from events and construction and training to maintain new vehicles. As new vehicles continue to replace the aging fleet, the Department should experience less pressure for additional overtime.
- **Fire Department:** The department continued its significant decline in overtime this fiscal year. In FY 2016-17, overtime expenditures fell 17%. For the current fiscal year, expenditures are down an additional 7%. The primary reason for the decline is that the department has added almost 200 FTEs of additional staff in the past two years.
- **Police Department:** After a small decline in overtime in FY 2016-17, overtime hours increased almost 13% in FY 2017-18. The overall increase was driven by increased demands for services from other departments, including the Airport, and special revenue (10B) requests, where external entities request and reimburse the City for police services. General Fund overtime hours fell in FY 2017-18.
- **Sheriff's Department:** In Fiscal Years 2015-16 and 2016-17, overtime hours increased by an average of 28% each year. In FY 2017-18, however, overtime hours increased only 3.4% to about 380,00 hours. The Department filled almost all its vacancies for the fiscal year, holding the average overtime hours per FTE steady at about 375.
- **Department of Public Health:** Overtime spending fell 1% at Zuckerberg San Francisco General Hospital (ZSFGH) where service demands were level over the prior year. But, overtime increased almost 16% at Laguna Honda Hospital (LHH) due to increased one-on-one patient care and higher staff vacancy rates.

Citywide Overtime

Citywide overtime hours increased from 3.3 million hours in FY 2016-17 to 3.5 million hours in FY 2017-18, a 5.4% increase.

Figure 1 shows Citywide overtime hours and expenditures for the past ten fiscal years. FY 2017-18 overtime increased somewhat to 3.3 million hours, while spending increased to \$248.4 million. The increase in overtime hours this fiscal year is similar to the increases seen since FY 2009-10, except for FY 2016-17 when overtime hours increased only slightly.

Figure 1
Ten-Year History of Citywide Overtime Expenditures and Hours

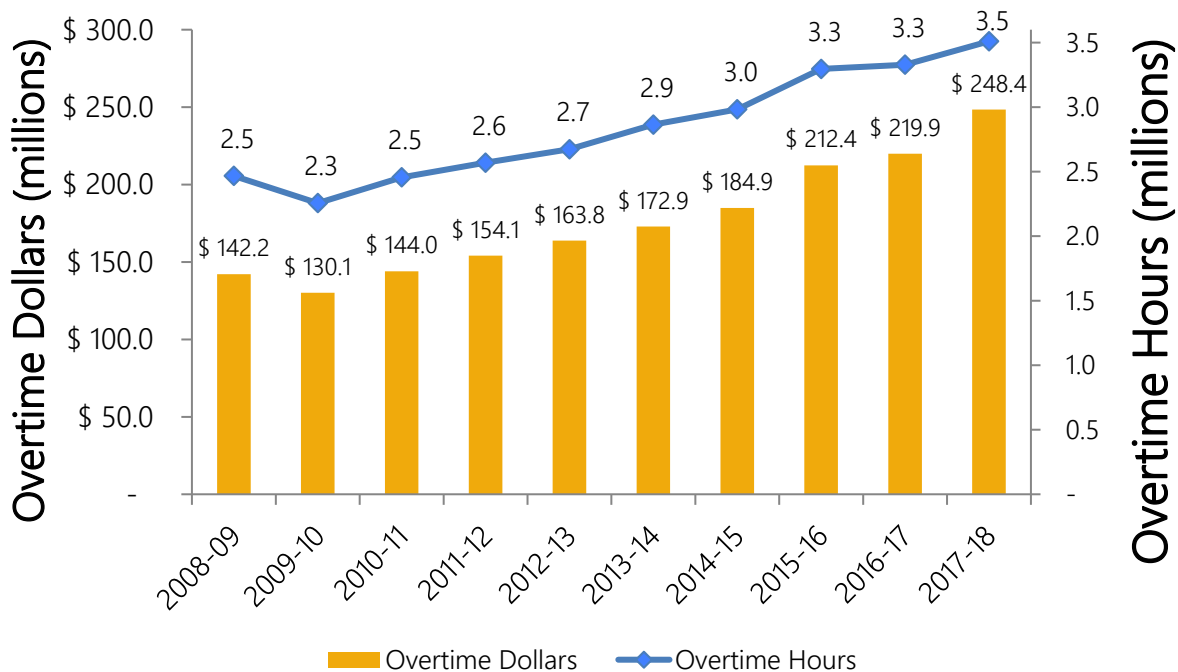
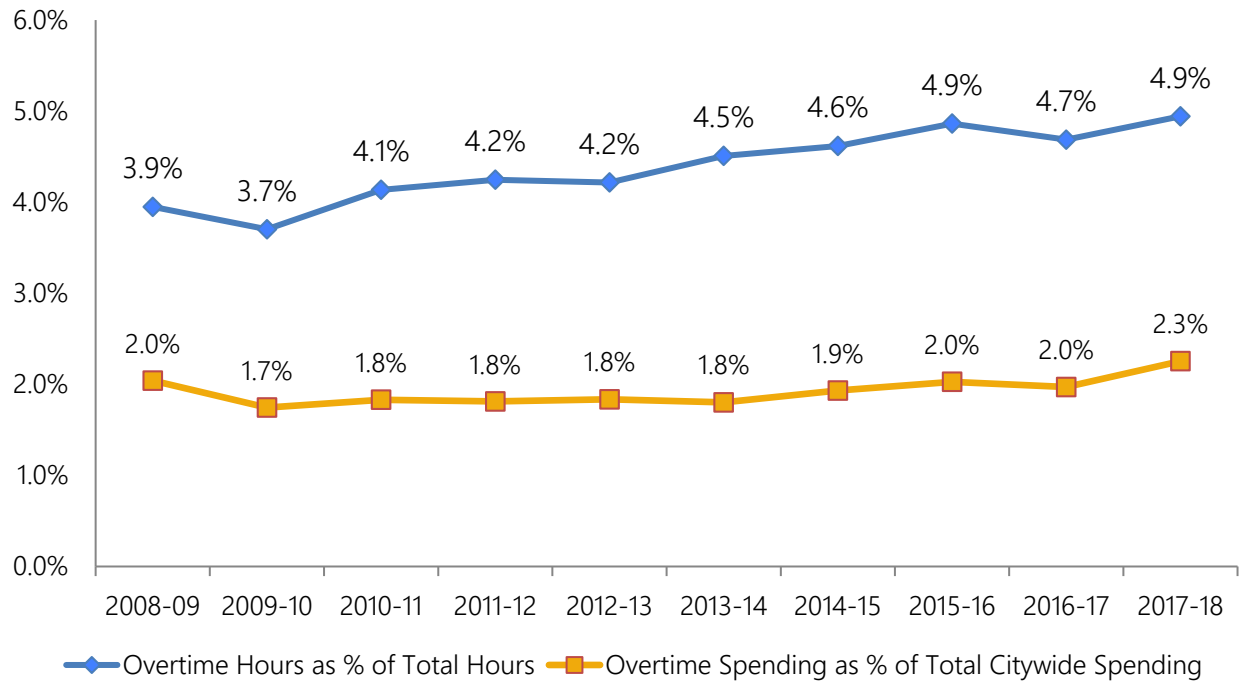


Figure 2 shows the ten-year history of Citywide overtime hours as a percent of total hours and overtime spending as a percent of total spending. Overtime hours were 4.7% of total hours in FY 2016-17 and increased to 4.9% in FY 2017-18. Overtime spending was 2.3% of total Citywide spending in FY 2017-18, up from 2.0% in the prior year.

Figure 2
Ten-Year History of Overtime as a Percent of Total Hours and Citywide Spending



Overtime and Compensatory Time in the Five High Overtime Departments

As shown in Table 2, MTA, Fire, Police, Sheriff, and Public Health were the five departments with the highest overtime expenditures in FY 2017-18. These five departments accounted for almost 82% of all Citywide overtime, which is slightly higher than FY 2016-17.¹

Table 2
FY 2016-17 Overtime Budgets and Actual Expenditures by Department

Department	Revised Overtime Budget (\$ millions)	Actual Overtime Expense (\$ millions)	Budget vs. Actual (\$ millions)	Average Overtime Expense per FTE
Municipal Transportation Agency	36.9	73.5	(36.6)	13,744
Fire	39.3	35.8	3.5	17,766
Police	44.4	46.0	(1.6)	16,085
Sheriff	30.2	28.6	1.5	28,723
Public Health	20.9	20.2	0.6	3,012
All Other Departments	22.0	44.3	(22.3)	3,051
Total	193.7	248.4	(54.8)	8,477

Factors that contribute to overtime use include:

- FTE attrition or growth that does not keep pace with service levels
- Unplanned absences in functions with minimum staffing requirements or 24-hour operations
- Labor contract provisions that reduce flexibility in scheduling
- Unexpected events that exceed available regular time resources.

¹ See the Appendix for a breakdown of overtime expenditures by operational unit at these five departments as well as expenditures for certain other departments.

In many situations, paying overtime is less expensive than hiring additional full-time staff, as there are no additional health and retirement benefits or paid leave hours incurred. As a result, departments may choose to use overtime to manage costs while maintaining service levels. In addition, some overtime hours are paid at straight-time rather than time-and-a-half if hours worked do not exceed 40 per week. The percentages of overtime hours paid as straight-time are summarized in Table 3.

Table 3
FY 2017-18 Straight-Time Overtime Hours as a Percent of Total Overtime

Department	Total Overtime Hours	Overtime at Time-and-a-Half (1.5x) Rate	Overtime at Straight (1.0x) Rate	Straight-Time as % of Total
Municipal Transportation Agency	1,271,111	1,171,696	99,415	8%
Fire Department	482,237	353,223	129,014	27%
Police	504,854	497,802	7,052	1%
Sheriff	377,061	337,290	39,770	11%
Public Health	366,155	292,190	73,964	20%
Total of Five Departments	3,001,417	2,652,202	349,215	12%
All Other	508,561	487,028	21,533	4%

A portion of overtime expenses at the Police and Sheriff's Departments are incurred and paid for at the request of other departments within the City or third parties outside the City. In FY 2017-18, other City departments accounted for overtime expenses of \$4.0 million (9% of total) at the Police Department and \$5.3 million (19%) at the Sheriff's Department. These departments typically view overtime that results from these requests as non-discretionary. Further, since some portion of these service requests are not part of the department's standard services, they are not budgeted and are fulfilled through overtime hours worked by existing staff.

In addition, 33% of Police overtime expenditures, or \$15 million, were funded by entities outside the City requesting Police support at special events such as concerts, dignitary visits, or sporting events.

Depending on job classification and union, many employees are not eligible for paid overtime and instead receive compensatory time off in lieu of overtime pay. Other employees are given a choice between overtime and compensatory time. Generally, employees receive an hour and a half of compensatory time for every hour worked exceeding their normal schedule. In contrast to

overtime, where the City must immediately pay employees for working the additional hours, the cost of compensatory time is realized when the time off is expended, not when the hours are worked.

Counterintuitively, strict limits on the amount of compensatory time employees are permitted to earn can reduce total overtime hours and spending, especially in departments with minimum staffing levels where absences must be backfilled, generally with overtime. For example, suppose an employee in such a department works one hour of overtime and elects to receive 1.5 hours of compensatory time in lieu of overtime pay. When the employee uses her compensatory time, that creates a gap of 1.5 hours that may be backfilled with overtime. In this way, the first hour of overtime paid as compensatory time generated an additional 1.5 hours overtime.

If the employee in this example has an hourly wage of \$20 and works an hour of overtime, she could either be paid \$30 or receive 1.5 hours of compensatory time. In the latter case, when the employee takes the 1.5 hours off work, the department may need to backfill that time with 1.5 hours at an overtime rate, for a total cost of \$45. Compensatory time turned what could have been a \$30 overtime expense into a \$45 overtime expense.

Accumulation of compensatory time balances represents a form of “credit card” spending, in which the benefit of hours worked today creates a liability that must be paid in the future. To address this unfunded liability, the City should consider options to reduce compensatory time banks, such as caps, cash-outs, and other methods, to address this unfunded liability.

Table 4 shows compensatory time earned, used, and paid in the last three fiscal years. Whereas overtime hours increased 5.4% in FY 2017-18, Citywide compensatory time earned increased 9% over the prior fiscal year, and 25% over FY 2015-16. Compensatory time paid (either used as time off or paid out) increased 11% over the prior fiscal year and 25% over FY 2015-16.

Of the five high overtime departments, MTA uses the least compensatory time relative to overtime at 3.0%. The Fire department reduced its overtime hours in FY 2017-18 but compensatory time earned increased 13%, although the decline in overtime hours exceeded the increase in compensatory time earned. Among the five high overtime departments, the Sheriff's Department continues to have the highest utilization of compensatory time worked at 25.3% of overtime hours. For the group of All Other Departments, compensatory hours worked were 40% of overtime hours. Relative to the five high overtime departments, the other departments typically have fewer job classes that are eligible to receive paid overtime.

Table 4
Compensatory Time Earned and Paid, FYE 2016-2018²

Department	Year	Comp Time Hours Earned	Comp Time Hours Used	Comp Time One-Time Payout Hours	Total Comp Time Hours Paid	Comp Time Hours Worked as % of Overtime Hours	Year-End Comp Time Balance	% Change from Prior Year
Municipal Transportation Agency	2016	53,179	45,851	2,692	48,543	3.2%	46,033	
	2017	51,856	45,896	3,268	49,164	3.1%	46,891	2%
	2018	56,092	47,289	2,417	49,705	3.0%	50,426	8%
Fire Department	2016	46,786	37,838	6,799	44,637	6.6%	73,389	
	2017	56,460	45,850	9,327	55,177	9.8%	76,161	4%
	2018	63,796	50,239	8,603	58,842	12.5%	100,883	32%
Police	2016	66,138	30,055	37,657	67,712	9.7%	163,796	
	2017	63,889	34,555	17,740	52,295	9.6%	180,070	10%
	2018	57,691	36,583	20,451	57,034	7.7%	177,369	-2%
Sheriff	2016	94,416	83,483	4,005	87,487	23.7%	45,440	
	2017	132,946	117,321	5,662	122,983	25.3%	53,849	19%
	2018	137,815	134,607	4,935	139,542	25.3%	51,612	-4%
Public Health	2016	63,247	48,182	3,785	51,967	14.9%	66,290	
	2017	63,070	54,947	5,462	60,409	12.7%	70,032	6%
	2018	75,392	59,161	5,660	64,821	14.2%	82,865	18%
All Other Departments	2016	219,632	198,480	9,545	208,026	32.4%	178,293	
	2017	256,940	221,545	12,527	234,072	37.0%	205,403	15%
	2018	290,689	248,641	18,375	267,016	39.9%	226,580	10%
Citywide Total	2016	543,398	443,890	64,482	508,372	11.8%	573,242	
	2017	625,161	520,114	53,986	574,100	13.4%	632,407	10.3%
	2018	681,474	576,520	60,440	636,960	13.9%	689,736	9.1%

As determined by rules in labor agreements, some employees can carry a balance of compensatory time into future fiscal years. Widely varying by union, these rules determine the number of hours employees can accrue, how much they can transfer to different job classes or departments, and whether compensatory time can be paid as earnings. Table 4 shows the total FY 2017-18 year-end balance of compensatory time for all employees in the department.

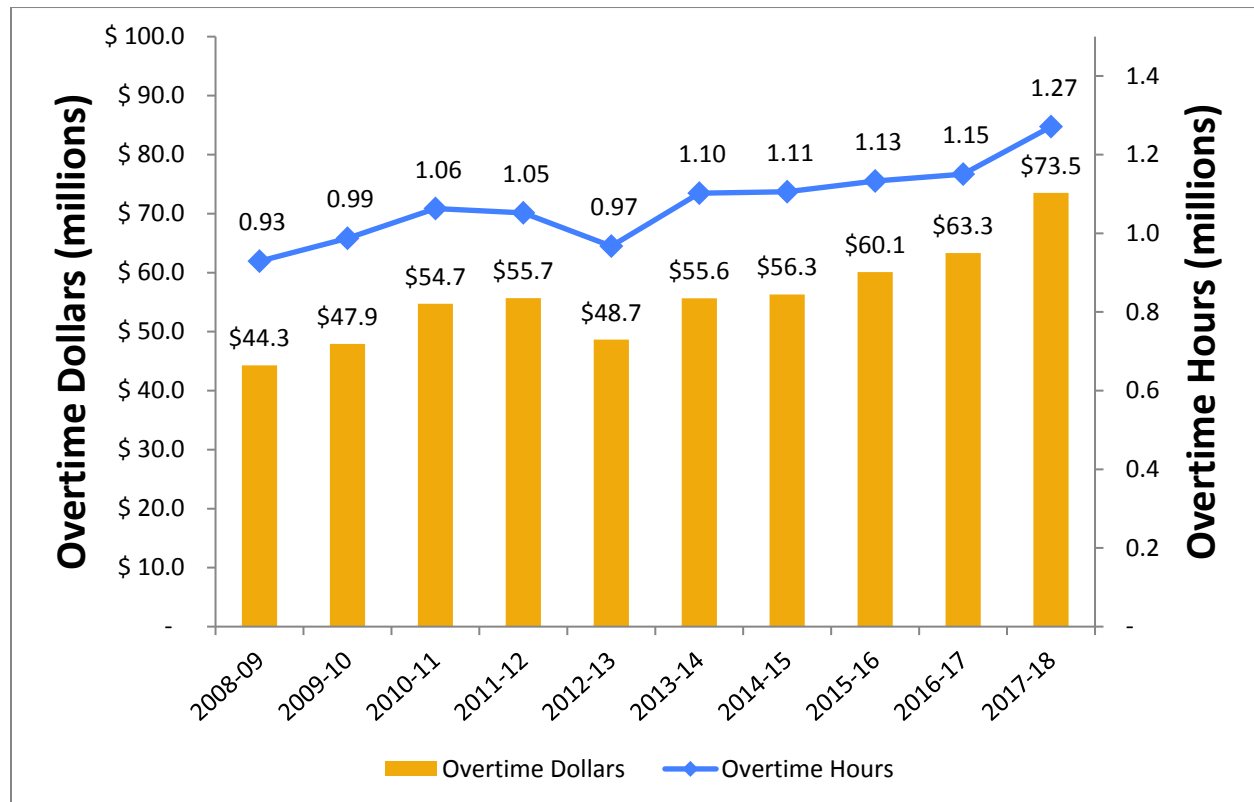
² The change in year-end balance will not equal the difference between compensatory time earned and used. The table excludes technical adjustments made to compensatory hours. For example, in some circumstances, certain employees may lose unused compensatory time at the end of a fiscal year or upon separation from the City. Additionally, the table compiles data from multiple sources that may differ in how and when compensatory time is recorded.

Overtime Details at the Five High Overtime Departments

MUNICIPAL TRANSPORTATION AGENCY

Total overtime hours and expenditures at MTA increased in FY 2017-18. Figure 3 below shows MTA overtime expenditures and hours for the past ten years. At 1.27 million in expenditures this year, overtime use is at a ten-year peak. Overtime hours grew by 10.5% and expenditures by 16.1%, which are significant increases in growth rates from the prior fiscal year.

Figure 3
Ten-Year History of MTA Overtime Expenditures and Hours



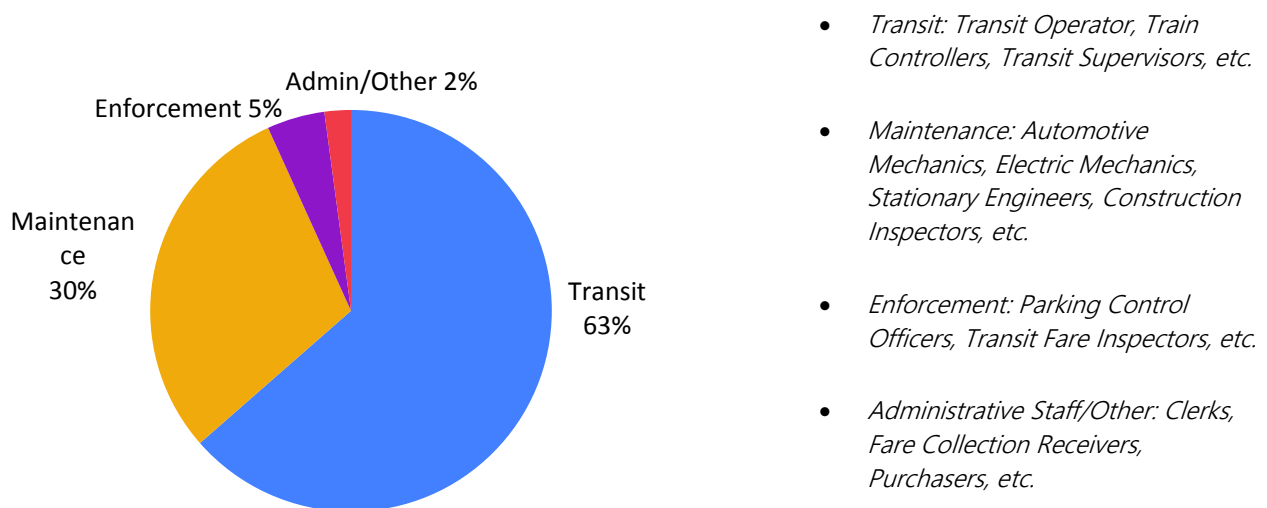
The number of FTEs at MTA declined slightly from the prior fiscal year, from 5,363 FTEs to 5,348 FTEs. The number of overtime hours per FTE jumped from 215 in FY 2016-17 to 238 in FY 2017-18. This is the highest level of overtime per FTE since FY 2013-14 when it was 243.

Overtime at MTA is concentrated in a few job classes. The largest job class, Transit Operators, accounts for 43% of all regular hours at MTA but 55% of all overtime hours. Structural constraints on operations often make hiring a new FTE more expensive than using overtime. For example, when run times do not match a standard eight-hour shift, keeping an operator on for additional time, even if it is overtime, can be cheaper than using an additional driver for a partial shift. This is especially true given labor contracts that guarantee an operator at least 3.5 hours of work whenever a part-time operator is called in.

Figure 4 below divides overtime hours at MTA into five main classification groups. Transit and maintenance classifications combined make up 93% of overtime hours at MTA.

Figure 4

MTA FY 2016-17 Overtime Hour Share by Employee Classification Groups



The Department has a high level of overtime because it continues to rely on scheduled overtime for Transit Operators to improve operational efficiencies. The increase in overtime is attributed to increasing demand for services related to special events and construction projects. With a shortage of Transit Operators, the increased demands have been covered by operators working additional overtime hours. For the maintenance division, increased overtime was driven by training to service the new rail vehicles and radio system, and the opening of a new bus division at Islais Creek in April 2018.

FIRE DEPARTMENT

As shown below in Figure 5, overtime use at the Fire Department continued to drop in FY 2017-18. The Department had 480,000 overtime hours and \$35.8 million in expenditures in FY 2017-18, declines of about 11% and 7%, respectively, from the prior fiscal year.

Figure 5
Ten-Year History of Fire Department Overtime Expenditures and Hours

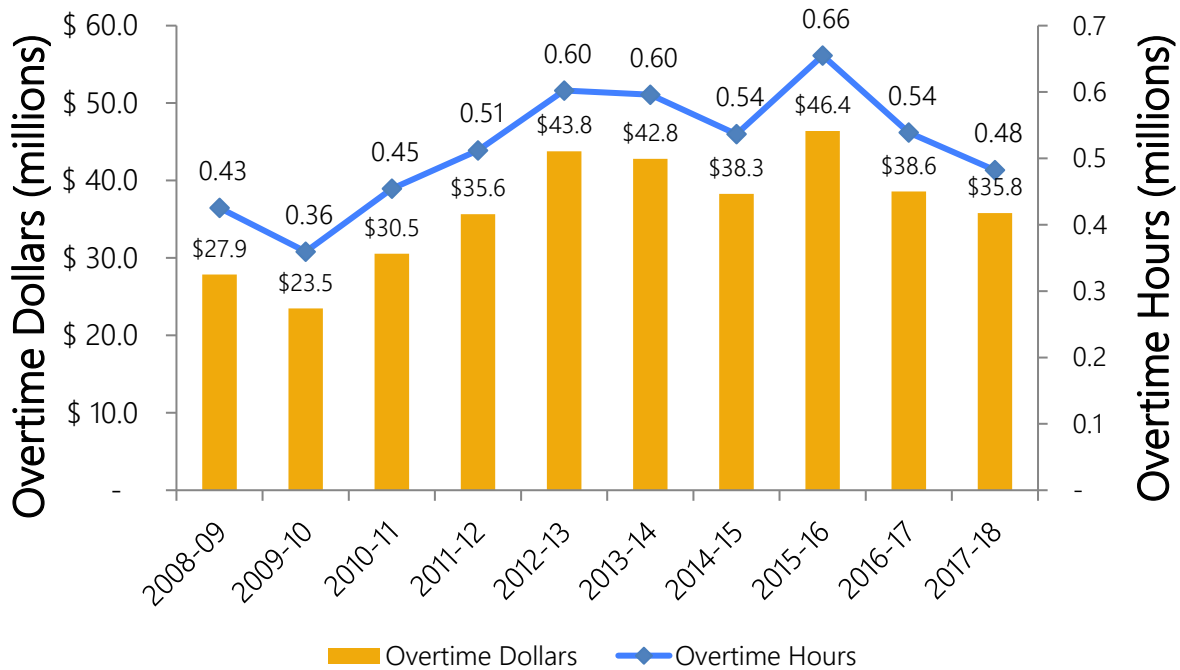
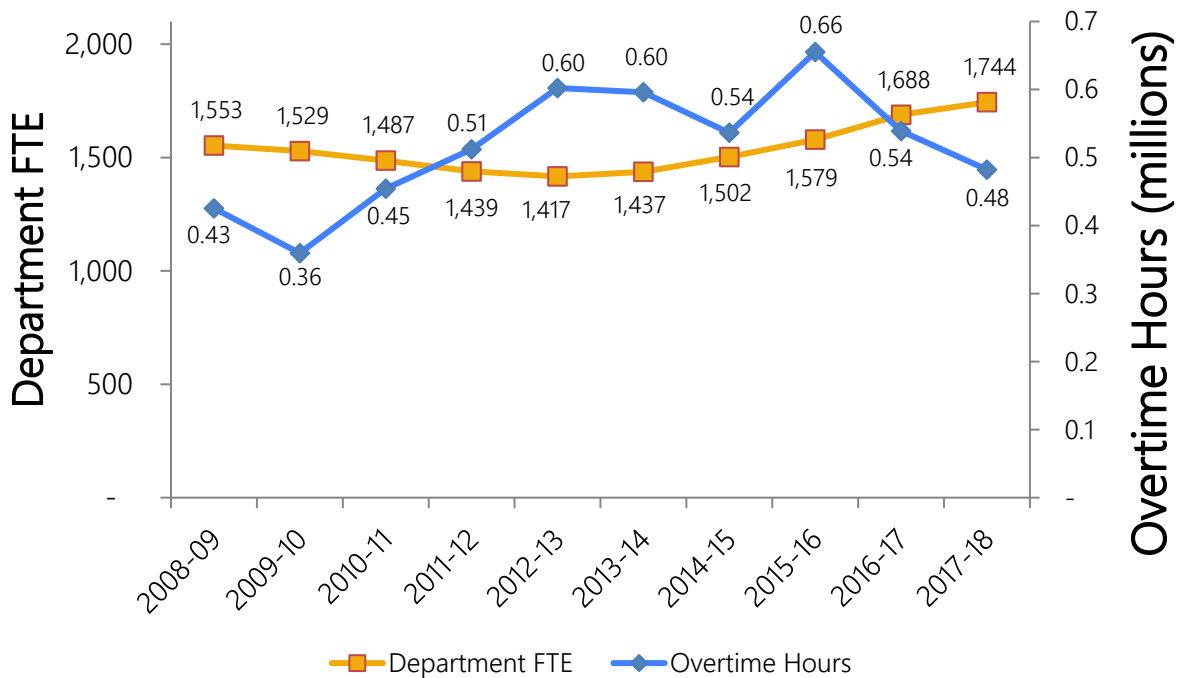


Figure 6 compares overtime hours and FTEs at the Fire Department for the past ten years. From FY 2008-09 to FY 2012-13, FTEs declined each year. As expected in a department with locally-mandated minimum staffing levels, overtime hours generally increased over this same period.

Figure 6
Ten-Year History of Fire Department Staffing Levels and Overtime



In FY 2015-16, the Department had a large increase in overtime as it opened a new fire station and had not yet hired enough fire fighters to staff all open positions. But from FY 2015-16 to FY 2017-18, total FTEs in the Department have increased more than 10% and overtime hours decreased 26%. Overtime expenditures fell 23%, which is slightly less than the decline in hours because of wage increases. The Department has added additional Fire Academies in the past two fiscal years and will add additional academies in FY 2018-19 as well.

The Department finds that the cost of the additional FTEs is greater than the savings in overtime hours because, as discussed above, no additional benefits are paid on the overtime hours. The Department has incorporated some level of overtime into its staffing model, resulting in both fiscal and operational efficiencies.

The Department expects continued declines in overtime expenditures with the additional staffing. However, two factors could counter this trend. First, over the next few years, the Department's demographics suggest there will be more retirements than hires. Second, the Department will continue to respond to mutual aid requests for wildfires, as it did in in FY 2017-18 and the fall of 2018.

POLICE DEPARTMENT

As shown in Figure 7, overtime use at the Police Department increased from 450,000 hours in FY 2016-17 to 500,000 hours in FY 2017-18, or approximately 13%. This increase follows a decline in FY 2016-17. Overtime spending increased about 9% to \$46.0 million. Year-end compensatory time balances fell about 3,000 hours, or 2%, in FY 2017-18 from the prior year.

Figure 7
Ten-Year History of Police Department Overtime Expenditures and Hours

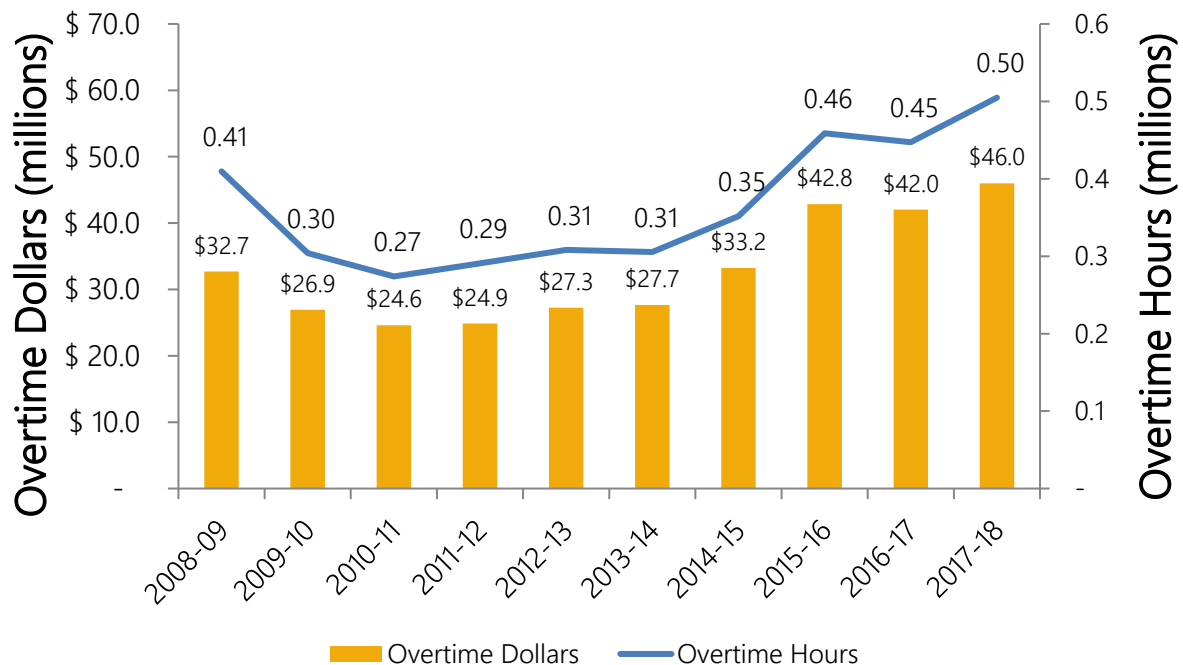
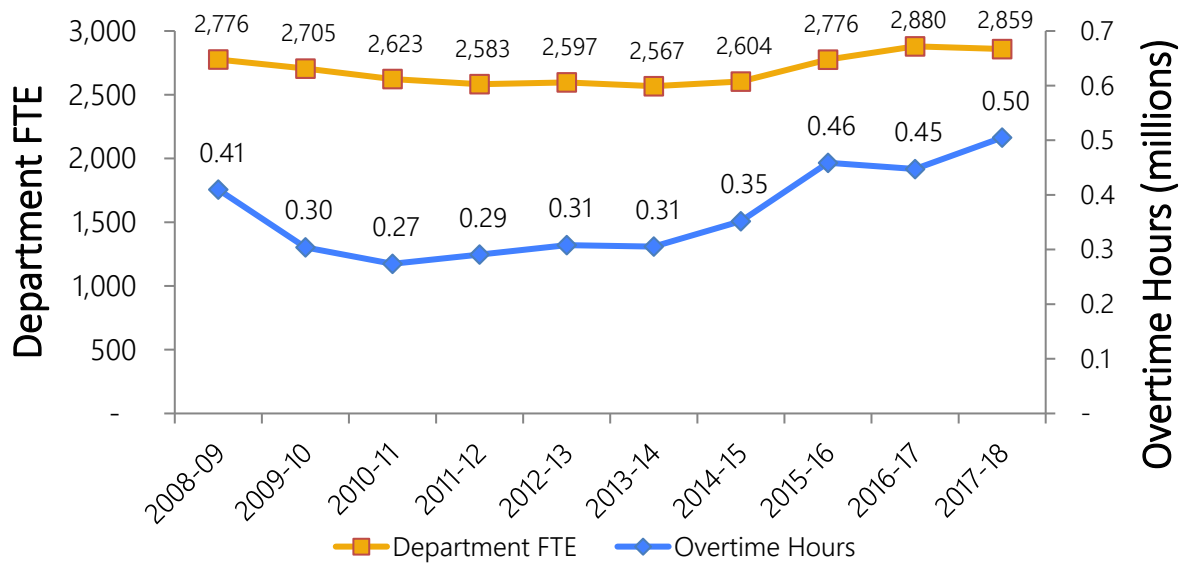


Figure 8 shows Police Department overtime hours with Department FTEs. Between FY 2013-14 and FY 2016-17, total FTEs at the Department increased from 2,567 to 2,880 (12.2%). In FY 2017-18, FTEs declined slightly to 2,859, or less than 1%.

Figure 8
Ten-Year History of Police Department Staffing Levels and Overtime



The Police Department is not a fixed-post department, which means it does not backfill positions during employee absences. Consequently, changes in overtime hours are not as closely tied to FTE changes where absences must be backfilled, such as deputy sheriffs or transit operators. Most overtime use at the Department is the result of work orders from other departments, grants, and services requested by non-city entities:

- 33% of overtime is funded through Special Law Enforcement Services (10B) where a third-party requests Police support at events such as dignitary visits, parades, festivals, or sporting events. This category of overtime is not budgeted.
- 9% of total overtime—or 13% of General Fund overtime—is funded through work orders from other city departments.
- 8% of total overtime is funded from grants and other non-10B revenues.

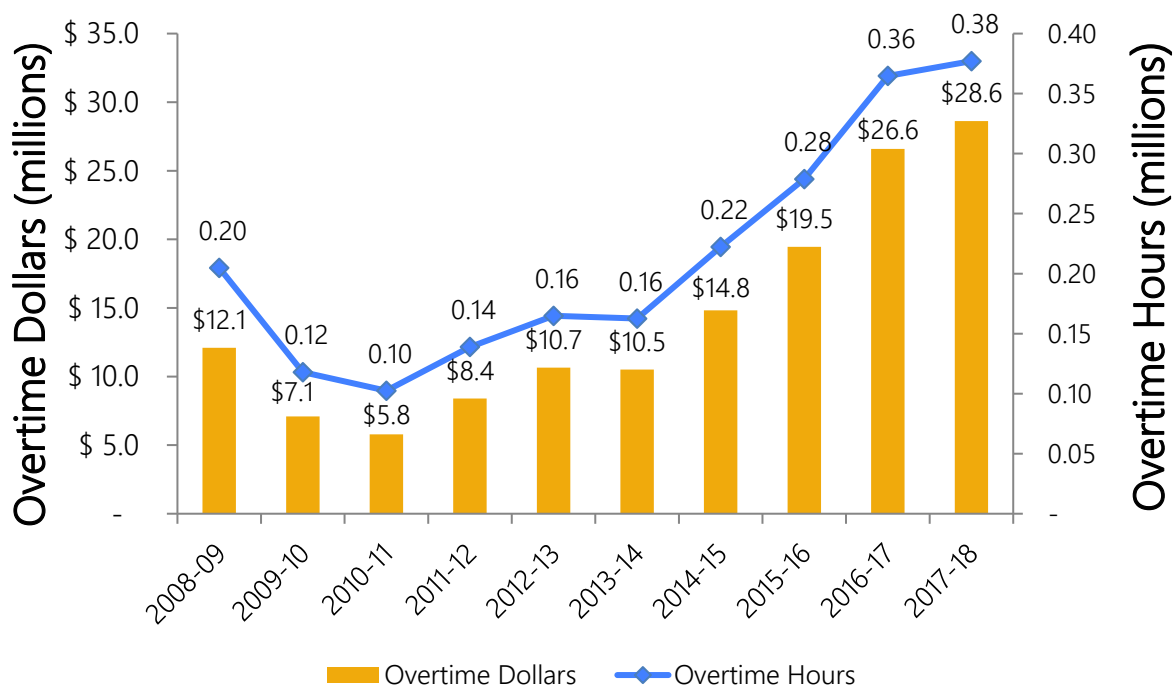
General Fund overtime expenditures (excluding work orders) fell from \$25.4 million in FY 2016-17 to \$20.6 million in FY 2017-18. The increase in overtime hours was driven by an increased number of requests from other departments and from private payers (10B overtime). The Department expects significant growth in service requests in future fiscal years. In particular, the Department anticipates a large number of service requests to cover the 250 events per year at the Chase Center, which will open in FY 2019-20.

The Department allocates an overtime budget to each of its four bureaus at the beginning of the fiscal year. This process has been successful in managing overtime. In addition, budget staff run a report every pay period to track whether overtime spending is on budget. Staff also closely monitor employees' overtime to ensure that they do not exceed the annual overtime limits.

SHERIFF'S DEPARTMENT

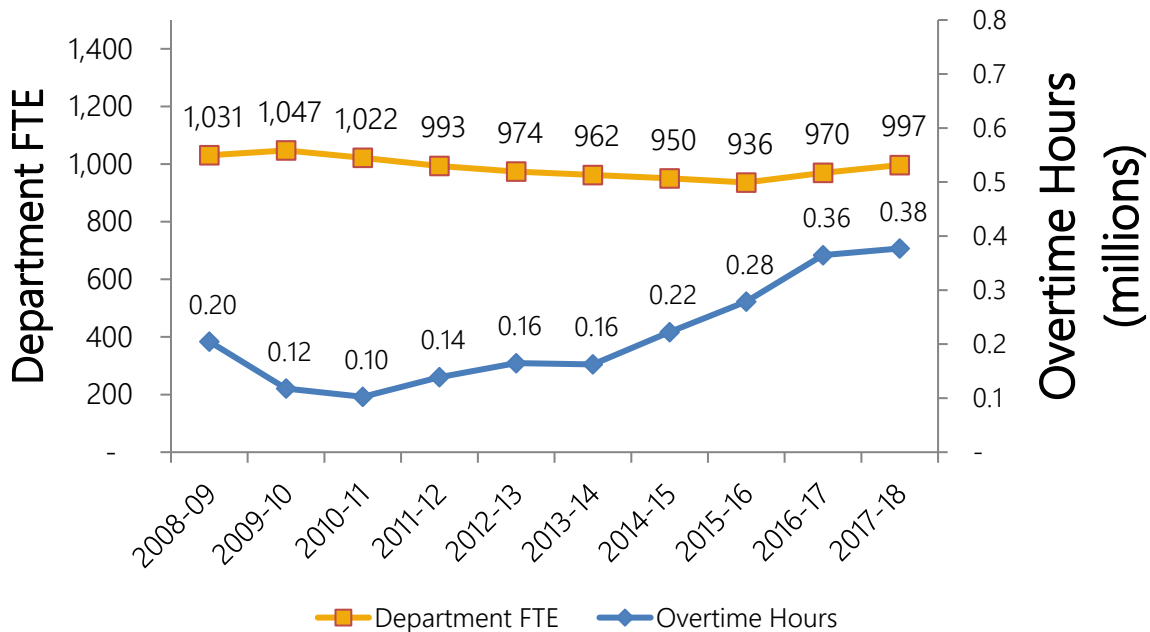
Figure 9 presents the Sheriff's Department overtime hours and expenditures for the past ten years. The rise in overtime use that began in FY 2011-12 continues, but the rate of increase declined significantly in FY 2017-18. In FY 2017-18, total overtime hours increased 3.4% from the prior year to 380,000, and spending increased from \$26.6 million to \$28.6 million, or 7.6%. Over 20% of expenditures are recoverable through work orders with other departments or third-party payers, such as private events at City Hall.

Figure 9
Ten-Year History of Sheriff's Department Overtime Expenditures and Hours



As shown in Figure 10, FTE counts are up 6.5% since FY 2015-16. The Department reports that it filled most of its budgeted positions in FY 2017-18, which has allowed the Department to slow its growth rate of overtime hours. Additionally, on the demand side, two sources of overtime growth in the past two years—work requirements at Zuckerberg San Francisco General Hospital and increased training—have stabilized.

Figure 10
Ten-Year History of Sheriff's Department Staffing Levels and Overtime



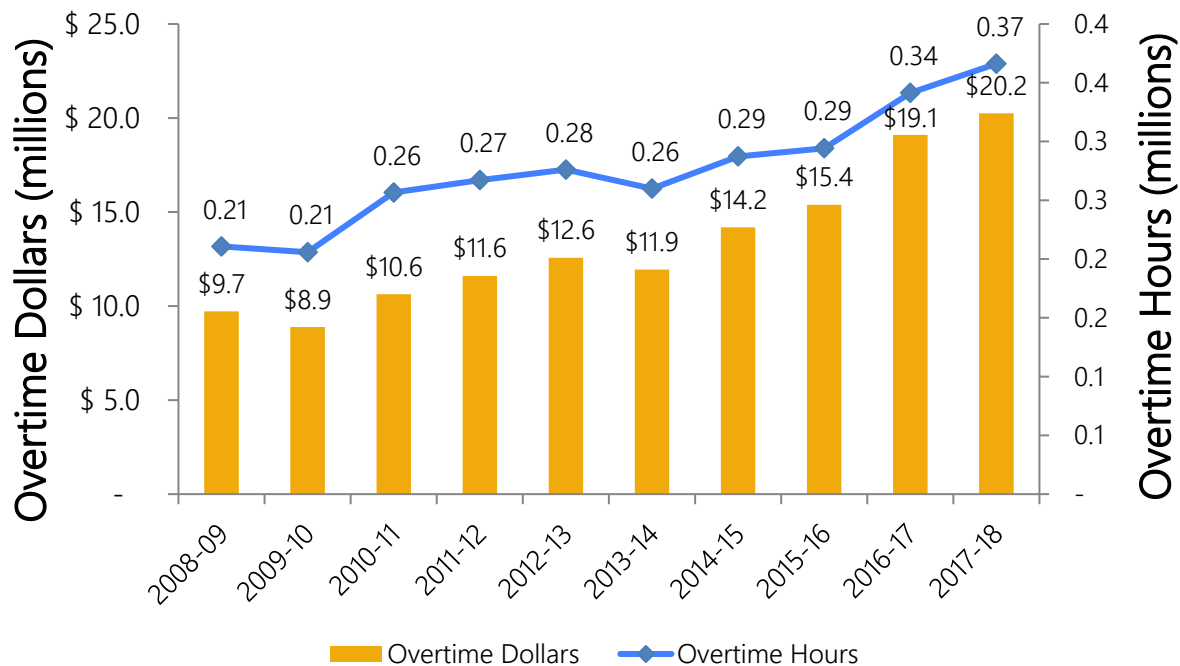
The Department also notes that the cost of an overtime hour is currently less expensive than an additional regular, full-time hour with benefits. That is, using overtime in lieu of additional staff working straight time has very little direct impact on the Department's budget. However, overtime does present significant operational, policy, and fairness concerns, all of which suggest the need to reduce overtime. The distribution of overtime in the Department is highly skewed. In FY 2017-18, the top ten percent of employees worked 35% of the total overtime hours Department-wide. The top 5% of employees worked 22% of the total overtime hours. Seven employees worked more than 2,080 hours of overtime each, which means they worked more overtime hours than regular time hours. The Department notes, however, that the willingness of some employees to work significant overtime hours reduces the amount of mandatory overtime for employees who do not want to work additional hours.

Provisions in labor agreements may affect compensatory time usage within the Department. For example, based on its interpretation of the Deputy Sheriff's Association's (DSA) labor agreement, during the first half of FY 2018-19, Department policy limited employees to earning no more than 160 compensatory time hours in a fiscal year. However, under the terms of a settlement agreement between the DSA and the City, employees may earn unlimited compensatory time between 2/9/2019 and 6/30/2019 as long as their balance remains below 160 hours. The Department reports that in the two pay periods that followed the implementation of this agreement, compensatory time earned increased 50%.

DEPARTMENT OF PUBLIC HEALTH

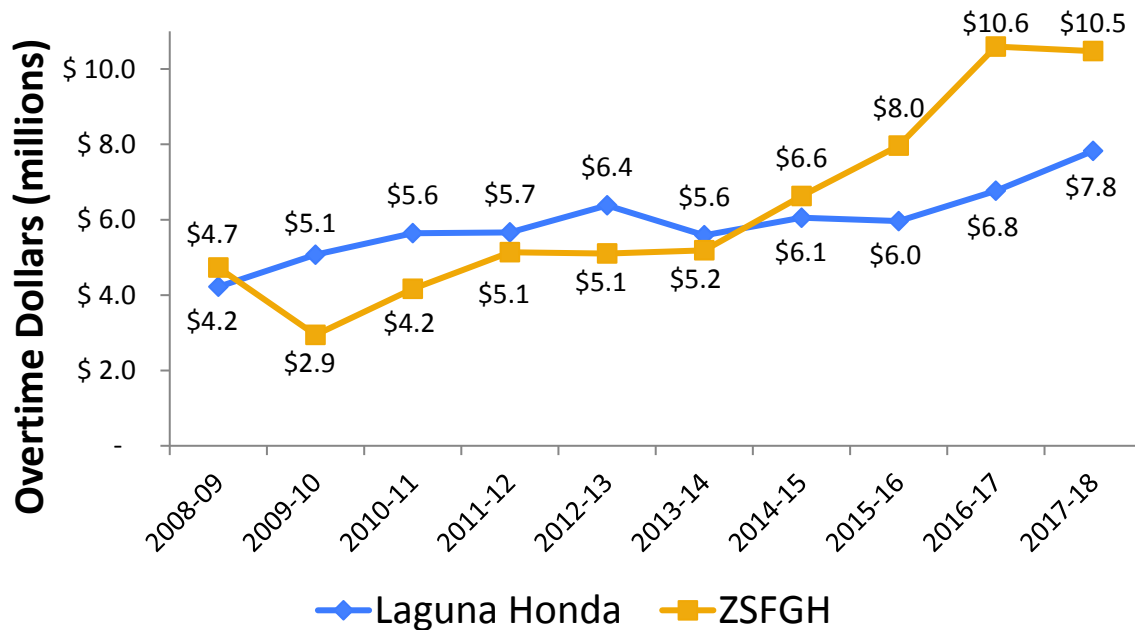
As shown in Figure 12, overtime hours increased to 370,000 in FY 2017-18, an increase of 7.3% over the prior year and expenditures increased to \$20.2 million, a 6.0% increase. The larger increase in the prior fiscal year was driven by the completion of Zuckerberg San Francisco General Hospital. This year, the rate of increase returned to the average rate over the past five years.

Figure 12
Ten-Year History of the Department of Public Health Overtime Expenditures and Hours



More than 90% of Department overtime expenditures were associated with the two City hospitals, Zuckerberg San Francisco General Hospital (ZSFGH) and Laguna Honda Hospital (LHH). Figure 13 below gives the overtime expenditures at each hospital over the past ten years. In contrast to the prior fiscal year, when ZSFGH was the main cause of increased overtime expenditures, overtime expenditures fell slightly at ZSFGH. Overtime spending increased almost 16% at LHH.

Figure 13
Ten-Year History of Overtime Expenditures at DPH Hospitals



Overtime expenses per FTE at LHH increased from \$5,146 in the prior fiscal year to \$5,835 in the current year, even while total FTE increased from 1,315 to 1,341. Overtime expenses per FTE at ZSFGH declined from \$3,649 to \$3,455, while total FTE increased from 2,904 to 3,032. Overtime expense per FTE for the current year is in Table 5.

Table 5
Overtime Expense per FTE at DPH Hospitals

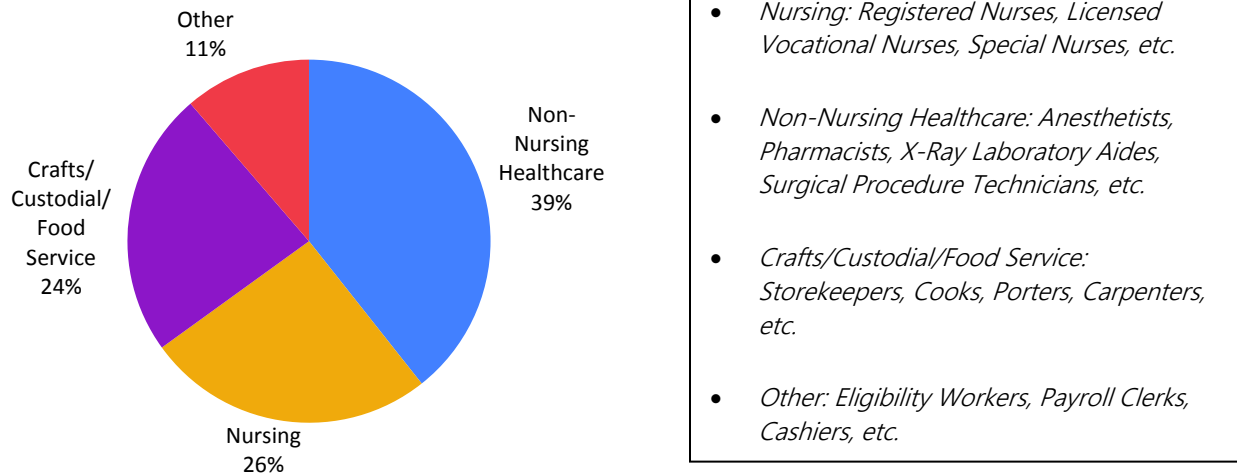
Hospital	Total FTE	Overtime Expense	Overtime Expense Per FTE
Zuckerberg San Francisco General Hospital	3,032	\$10,473,463	\$3,455
Laguna Honda Hospital	1,341	\$7,825,224	\$5,835

The Department reports that overtime fell slightly at ZSFGH because the number of patients at the hospital, or "census," was essentially the same as the prior fiscal year. In contrast, higher overtime at LHH was driven by increased service demands at LHH. To provide a therapeutic and safe environment, LHH added additional, 24-hour one-on-one patient coaches for residents that

have safety and health needs exceeding routine care. Additionally, staff vacancy rates increased from 3% to 5% in FY 2017-18, requiring additional overtime hours to backfill the vacancies.

Figure 14 below shows the distribution of overtime across employee classification groups. In FY 2017-18, the nursing category was 26% of total overtime expenditures, down from 30% in the prior fiscal year. Direct patient care, including nurses and other healthcare workers, accounts for 75% of the Department's overtime expenditures, an increase of 2% over last year.

Figure 14
FY 2017-18 Overtime Hour Share by Employee Classification Groups at DPH



Annual Overtime Limits and Weekly Limit on Hours Worked

Administrative Code section 18.13-1 restricts all City employees from working overtime that exceeds 25% of their regularly scheduled hours. By approval of the City's Department of Human Resources (DHR) or the Municipal Transportation Agency's Department of Human Resources when appropriate, specific job classes or individuals in a department can receive approval to exceed the 25% limit. Overtime hours for which the City bears no direct or indirect costs, such as the Police Department's Special Law Enforcement Services (10B), are not counted toward the 25% limit.

As noted in Section 2 above, some overtime hours pay at a straight-time rate rather than time-and-a-half. Overtime that is paid at the straight-time wage rate is excluded from the overtime totals used to check adherence to the 25% limit. This is consistent with DHR procedures used to analyze exemption requests.

Table 6 below counts the number of employees, by department, that exceeded the annual 25% overtime limit in FY 2017-18, and shows how each department performed compared to the limit.

Table 6
Number of Employees Exceeding Maximum Allowed Annual Overtime

Department	Employees Above Default Limit	Employees Exempt	Employees Not Exempt	Average Overtime as % of Regular Hours
General Services Agency - City Admin	15	0	15	30%
Airport	11	10	1	28%
District Attorney	1	0	1	30%
Emergency Management	37	31	6	38%
Public Health	127	0	127	33%
General Services Agency - Public Works	3	0	3	31%
Fire Department	50	0	50	31%
Human Services	3	0	3	29%
Juvenile Probation	11	4	7	29%
Library	2	0	2	46%
Municipal Transportation Agency	584	0	584	35%
Police	36	22	14	27%
Port	1	0	1	29%
Public Utilities Commission	18	0	18	31%
Elections	10	0	10	35%
Sheriff	208	0	208	42%
War Memorial	1	0	1	26%
Total	1,117	67	1,050	36%

In FY 2017-18, a total of 1,117 employees Citywide had total overtime hours that exceeded the 25% limit. This is an increase of 229 employees (26%) over FY 2016-17. DHR granted exemptions to certain job classes or individuals at Airport, Emergency Management, Juvenile Probation, and Police. These exemptions account for 67 of the 1,117 employees who exceeded the annual overtime limit. No other departments requested exemptions from DHR.

Exemptions from DHR do not remove all restrictions on overtime use. DHR still imposes an absolute maximum amount of overtime above the 25% limit. For example, DHR restricted certain job classes at the Department of Emergency Management to a maximum of 1,000 overtime hours, and two job classes at the Airport received exemptions up to 700 overtime hours. Moreover, DHR's exemptions also generally specify that any employee's overtime exceeding the 25% limit must be either involuntary or else must enable another employee to avoid involuntary overtime. This report does not evaluate adherence to this restriction.

In many job classes, overtime hours are heavily concentrated among a relatively small number of individuals. There may be varied reasons for this concentration, including union rules that favor seniority in allocating overtime or a small number of employees that repeatedly volunteer for overtime when others do not. For example, in FY 2017-18, ten percent of employees in the Sheriff's Department accounted for 35% of the overtime hours.

Skewed distributions of overtime hours raise questions of efficiency and fairness. Can employees perform their jobs effectively if they work excessive overtime? Do union rules reserve overtime for senior employees? Are there informal practices that might exclude employees that would choose additional overtime? Such questions are a matter of a union-by-union, department-by-department, and job class-by-job class analysis.

Administrative Code section 18.13-1(a) requires that employees work no more than 72 hours per week, or 144 hours in a pay period. (The Code excludes certain Fire Department employees from this requirement.) Other than disasters or public safety emergencies, the Code does not allow any exemptions to this requirement. Table 7 shows, by department, the total occurrences of an employee exceeding 144 working hours in a pay period, the number of employees who exceeded 144 hours at least once during the year, and the number of pay periods in which at least one employee exceeded 144 hours.³

³ Data used for Table 7 do not include all payroll revisions. Table 7 excludes employees in pay periods that received revisions for prior pay periods.

Table 7
Number of Employees Exceeding 144 Working Hours in a Pay Period

Department	Total Number of Times Employees Exceeded 144 Hours	Number of Employees who Exceeded 144 Hours at Least Once	Number of Pay Periods with an Employee above 144 Hours	Average Number of Hours Exceeding 144
General Services Agency - City Admin	8	6	8	16
Airport Commission	8	4	6	5
Emergency Management	26	10	17	10
Public Health	130	51	26	12
General Services Agency - Public Works	2	2	2	11
Human Services	7	4	7	11
Juvenile Probation	5	4	3	6
Library	4	2	4	15
Municipal Transportation Agency	308	137	26	10
Police	8	8	5	23
Port	3	3	1	11
Public Utilities	7	6	4	7
Recreation and Park	3	3	1	29
Elections	20	19	2	14
Sheriff	195	78	25	16
Total	734	337	137	13

Appendix

Four Year History of Overtime Spending by Department (\$ Millions)

	FY 2014-15	FY 2015-16	FY 2016-17		FY 2017-18		FY 2017-18 Change from Prior Year Actual	
Department	Actual	Actual	Actual	Revised Budget	Actual	Budget vs Actual	\$ Million	Percent
Municipal Transit Agency - Total	56.3	60.1	63.3	36.9	73.5	(36.6)	10.2	16.1%
Police								
General Fund (Excl. Work Orders)	19.3	24.6	25.4	20.5	20.6	(0.1)	(4.8)	-19%
General Fund Work Orders	3.9	3.9	3.6	4.1	4.0	0.1	0.5	13%
Airport	1.2	2.0	1.9	3.0	2.3	0.7	0.4	19%
Special Law Enforcement Services (10B)	10.5	13.0	13.1	15.1	15.1	-	2.0	15%
Other	2.3	3.2	1.6	1.7	4.0	(2.3)	2.4	149%
<i>Total</i>	37.1	46.7	45.6	44.4	46.0	(1.6)	0.4	1%
Public Health								
ZSF General	6.6	8.0	10.6	10.6	10.5	0.1	(0.1)	-1%
Laguna Honda	6.1	6.0	6.8	8.2	7.8	0.4	1.1	16%
Non-Hospital Ops.	1.6	1.5	1.7	2.0	2.0	0.1	0.2	12%
<i>Total</i>	14.2	15.4	19.1	20.9	20.2	0.6	1.1	6%
Fire								
General Fund	33.7	42.0	33.4	31.2	26.9	4.3	(6.6)	-20%
Airport	3.9	4.0	4.8	6.0	4.6	1.4	(0.2)	-3%
Other	0.6	0.3	0.4	0.4	0.4	0.0	0.0	0%
Special Revenue	-	-	-	1.7	3.9	(2.2)		
<i>Total</i>	38.3	46.4	38.6	39.3	35.8	3.5	(2.8)	-7%
Sheriff								
General Fund (Excl. Work Orders)	14.2	19.0	26.1	26.2	22.6	3.7	(3.6)	-14%
General Fund Work Orders	2.5	3.5	5.1	3.1	5.3	(2.3)	0.2	4%
Other	0.6	0.4	0.4	0.4	0.2	0.1	(0.2)	-45%
Special Revenue	-	-	-	0.5	0.5	-		
<i>Total</i>	17.3	23.0	31.7	30.2	28.6	1.5	(3.1)	-10%
Subtotal - Top 5 Departments	163.3	191.6	198.3	171.7	204.2	(32.5)	5.9	3%
Public Utilities	6.9	6.7	7.4	4.9	4.8	0.1	(2.6)	-35%
Airport	3.9	3.3	3.3	2.1	5.5	(3.4)	2.2	67%
Emergency Management	2.6	3.5	4.0	4.7	4.7	0.0	0.7	18%
Public Works	2.8	2.2	2.8	3.0	4.2	(1.2)	1.4	52%
Admin Services	1.4	1.9	2.1	1.0	2.7	(1.8)	0.6	29%
Human Services	3.8	3.7	3.0	0.5	2.6	(2.1)	(0.4)	-14%
Juvenile Probation	1.6	1.6	1.5	1.2	1.8	(0.6)	0.3	19%
Recreation and Park	1.2	1.0	1.3	1.2	1.7	(0.5)	0.4	27%
Technology	1.0	0.9	1.3	0.5	1.1	(0.6)	(0.2)	-13%
Fine Arts Museum	0.9	1.1	0.9	1.2	0.7	0.5	(0.2)	-19%
All Other Departments	2.0	2.4	2.7	1.6	14.4	(12.8)	11.7	433%
Citywide Total Overtime	191.4	219.8	228.6	193.7	248.4	(83.1)	5.2	2%
Top 5 Departments as a % of Total	85%	87%	87%	89%	82%			

STAFF CONTACTS

Michelle Allersma, Director of Budget & Analysis, Michelle.Allersma@sfgov.org

Michael Mitton, Principal Administrative Analyst, Michael.Mitton@sfgov.org

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#); [Young, Victor \(BOS\)](#); [Carroll, John \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Subject: FW: Criminal History in Employment - Annual Report
Date: Wednesday, April 3, 2019 12:56:00 PM
Attachments: [2019 OLSE FCO Enforcement Report.pdf](#)
Importance: High

From: Fair Chance Ordinance (ADM) <fco@sfgov.org>
Sent: Monday, April 1, 2019 1:45 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Cc: Mulligan, Pat (ADM) <pat.mulligan@sfgov.org>
Subject: FW: Criminal History in Employment - Annual Report
Importance: High

Dear Clerk of the San Francisco Board of Supervisors,

Please find the Office of Labor Standards Enforcement's report on Fair Chance Ordinance attached. The report summarizes complaints filed with the OLSE regarding consideration of criminal history in employment, as required by Ordinance No. 54-18 (File No. 171170).

Please disseminate the report to all members of the Board of Supervisors.

If any member of the Board of Supervisors has questions regarding the report or the enforcement of the Fair Chance Ordinance, please contact OLSE Director Patrick Mulligan at pat.mulligan@sfgov.org.

Sincerely,

Fair Chance Ordinance Compliance Team
 Office of Labor Standards Enforcement
 City and County of San Francisco
 City Hall, Room 453
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102-4685
www.sfgov.org/olse/fco

Fair Chance Ordinance Enforcement

Report to the San Francisco Board of Supervisors

Office of Labor Standards Enforcement

April 1, 2019

EXECUTIVE SUMMARY

The Office of Labor Standards Enforcement (OLSE) respectfully submits this report on enforcement of the Fair Chance Ordinance (FCO) to the San Francisco Board of Supervisors pursuant to Police Code Section 4909(f).

OLSE has initiated 80 investigations regarding alleged violations of the Fair Chance Ordinance since 2014, including 12 in the current fiscal year. The agency has completed 68 total investigations, with six of those concluded in this fiscal year. Twelve cases are currently pending.

OLSE has identified a violation of the FCO in 43 investigations, or 62% of cases. The employer under investigation has taken some type of corrective action in all of those cases. The most common types of corrective action were removing a prohibited question from a job application (17 cases) or correcting their hiring procedures (22 cases). In some instances, employers have also reinstated or hired the complainant (10 cases) or paid back wages or penalties (7 cases).

The FCO amendment, passed by the Board of Supervisors in April 2018, became operative on October 1, 2018. Among other changes, the amendment included enhanced penalties provision. Since the implementation of the FCO amendment on October 1, 2018, OLSE has collected \$1,500 in penalties. Prior to that date, OLSE had collected a total of \$50 in FCO penalties.

SAN FRANCISCO FAIR CHANCE ORDINANCE

The San Francisco Board of Supervisors unanimously passed the Fair Chance Ordinance (FCO) in February 2014, and the FCO became operative on August 13, 2014. The Ordinance is codified as Article 49 of the San Francisco Police Code and Chapter 12T of the San Francisco Administrative Code.

The FCO regulates when and how employers and affordable housing providers conduct background checks or inquire into conviction or arrest records. The San Francisco OLSE enforces employment provisions, including those that apply to employers throughout San Francisco (Police Code Art. 49) and those that apply to City contractors and lessees (Admin Code Ch. 12T). The San Francisco Human Rights Commission enforces the affordable housing provisions of the FCO. This report focuses on the employment provisions that OLSE enforces.

FCO AMENDMENT AND REPORTING REQUIREMENT

The Board of Supervisors amended the Fair Chance Ordinance in April 2019, and the amendment became operative on October 1, 2018. The amended ordinance:

- Lowers the threshold for employers to be covered by the law from 20 employees to 5 employees;
- Prohibits employers from inquiring about or considering any convictions that have been decriminalized, such as the noncommercial use or cultivation of cannabis;
- Incorporates enhanced penalty provisions;
- Authorizes the payment of penalties to the victims of those violations; and
- Creates a private right of action for victims.

The amended FCO also requires OLSE to report on “the number and types of complaints it receives alleging violations of [the FCO], and the resolution of those complaints” by April 1, 2019. The agency is required to report annually thereafter. (S.F. Police Code §4909(f))

FCO COMPLAINTS AND INVESTIGATIONS

OLSE initiates investigations based on complaints from job applicants and current employees. Compliance staff answer a public FCO hotline (415-554-5192) and respond to email inquiries sent to fco@sfgov.org. Through March 20, 2019, OLSE has responded to a total of 271 calls and 276 emails about the FCO. A small subset of these calls and emails, around 7%, are from applicants or employees who wish to report a violation of the law. If OLSE determines during a brief screening that the employee is likely to be covered by the law, OLSE logs the complaint and initiates an investigation. Many of the calls that are not included in the tally of complaints below are from people applying for jobs outside of San Francisco (in locations as far away as Atlanta and North Dakota).

OLSE has received a total of 80 complaints from applicants or employees who appeared to be covered by the FCO after an initial screening. OLSE has initiated an investigation in each of those 80 instances.

Fiscal Year	Complaints
FY 14-15	22
FY 15-16	17
FY 16-17	17
FY 17-18	12
<i>FY 18-19 thru March 20, 2019</i>	<i>12</i>
Total	80

Three of the 12 cases that OLSE opened in Fiscal Year 18-19 precede the implementation of the FCO amendment on October 1, 2018; nine complaints allege violations after that date.

Employer Industries

OLSE receives complaints from across a range of industries. The table below shows all investigations since August 2014 by employer industry.

Employer Industry	Investigations	% of Total
Information Technology	14	18%
Hospitality	10	13%
Retail	9	11%
Transportation*	8	10%
Employment / Staffing	8	10%
Nonprofit	8	10%
Business Services	5	6%
Services to Children/Seniors/Disabled*	5	6%
Financial*	4	5%
Background Check	1	1%
Utilities	1	1%
Security	1	1%
Personal Services	1	1%
Other	5	6%
Total	80	100%

* Sectors in which some or all FCO provisions may be preempted by federal or state law.

Types of Alleged Violations

FCO complaints that OLSE has received to date allege violations that fall into the categories below.

Prohibited Question on Job Application:

- The employer included question(s) about convictions on a job application.

Off-limits Inquiry:

- The employer inquired about arrests or convictions prior to a live interview (prior to 10/1/2018).
- The employer inquired about arrests or convictions prior to a conditional offer of employment (on or after 10/1/18).
- The employer inquired into a type of arrest or conviction that is off limits (often convictions more than 7 years old).

Improper Procedures when Considering Adverse Action:

- The employer failed to provide the complainant with a copy of the background check and/or failed to identify the reason for the adverse action.
- The employer failed to give the complainant 7 days to respond to a notice of potential adverse action with corrections, evidence of rehabilitation, or mitigating information.

No FCO Notice:

- The employer failed to provide and/or post the required FCO notice.

Retaliation:

- The employer retaliated against the complainant for asserting rights under the FCO.

Many cases involve more than one type of alleged violation. For example, an employer may have inquired about an item that is off-limits, such as convictions that are more than 7 years old, and also failed to provide the required FCO Notice. The number of complaints that fall into each category as are below. Complaints with multiple types of alleged violations are listed in more than one row.

Complaint Category	Complaints	% of Total Complaints
Prohibited Question on Job Application	29	36%
Off-limits Inquiry	25	31%
Improper Procedures when Considering Adverse Action	44	55%
No FCO Notice	5	6%
Retaliation	1	1%

FCO CASE RESOLUTIONS

OLSE has completed between 11 and 18 FCO cases in each fiscal year.

Fiscal Year	Cases Opened	Cases Closed	Cases Active at Fiscal Year-end
FY 14-15	22	16	6
FY 15-16	17	17	6
FY 16-17	17	18	5
FY 17-18	12	11	6
<i>FY 18-19 thru 3/20/19</i>	<i>12</i>	<i>6</i>	<i>n/a</i>
Total	80	68	

Of the 68 cases closed to date, OLSE identified evidence of a violation in 42 cases, or 62%.

Fiscal Year	Closed – Violation	Closed – No Violation Found	Total Cases Closed
FY 14-15	12	4	16
FY 15-16	11	6	17
FY 16-17	12	6	18
FY 17-18	4	7	11
<i>FY 18-19 thru 3/20/19</i>	<i>3</i>	<i>3</i>	<i>6</i>
Total	42	26	68

The most common reasons that OLSE compliance staff closed a case without finding a violation were:

- The employer was not covered by the FCO (often because of employer size or due to state or federal preemption).
- The applicant was not covered (typically because the job was located outside of San Francisco).
- The employer fully complied with the FCO.
- The complainant withdrew the complaint or stopped communicating with OLSE staff.

When OLSE did identify a violation, the agency required the employer to take one or more steps to correct the violation. The required corrective actions, and the number of employers who completed each, are as follows:

Corrective Action Completed	Number of Employers
Removed a prohibited question from a job application	17
Corrected background check and/or hiring procedures	22
Reinstated an employee or offered employment to an individual who was improperly denied employment	10
Paid back wages	5
Paid penalties	2

OLSE has collected more in FCO penalties from employers since the implementation of amended penalty provisions in October 2018. Despite the increase, the total dollar amount is still extremely modest compared to penalties collected in the other laws that OLSE enforces. The total that OLSE collected in back wages and FCO penalties is as shown below.

Fiscal Year	Back Wages	Penalties*
FY 14-15		
FY 15-16	\$18,750.00	\$50.00
FY 16-17	\$ 11,455.76	
FY 17-18	\$ 1,728.00	
FY 18-19 thru 3/20/19		\$1,500.00
Total	\$31,933.76	\$1,550.00

*Penalties prior to 10/1/2018 were payable to the City. Penalties for violations that date and later are payable to the claimant.

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Outside Lands CEQA Appeal SF BOS File #: 190117
Date: Tuesday, April 2, 2019 12:02:00 PM
Attachments: [2019 04 02 OL Cat Ex App-Resp to Staff Rpt3-FINAL2.pdf](#)

From: Richard Drury <richard@lozeaudrury.com>

Sent: Tuesday, April 2, 2019 10:29 AM

To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Jalipa, Brent (BOS) <brent.jalipa@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Peter Prows <pprows@briscoelaw.net>

Cc: Andrew Solow <alsolow@earthlink.net>; Stephen Somerstein <ssomerstein@gmail.com>

Subject: Outside Lands CEQA Appeal SF BOS File #: 190117

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Board President Yee and Honorable Members of the Board of Supervisors:

Attached please find the response of Appellants Andrew Solow and Stephen Sommerstein to the March 31, 2019 letter from Another Planet Entertainment, and the March 29 supplemental staff report concerning the Outside Lands CEQA appeal, BOS File 190117. Thank you.

Richard Drury

--

Richard Drury
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
(510) 836-4200
richard@lozeaudrury.com



T 510.836.4200
F 510.836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

BY E-MAIL AND HAND DELIVERY
ORIGINAL, 2 HARD COPIES, and ELECTRONIC COPY (PDF)

April 2, 2019

San Francisco Board of Supervisors
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102-4689
Email: Board.of.Supervisors@sfgov.org;
Norman.Yee@sfgov.org;
Vallie.Brown@sfgov.org;
Matt.Haney@sfgov.org;
Gordon.Mar@sfgov.org;
Sandra.Fewer@sfgov.org;
Aaron.Peskin@sfgov.org;
Hillary.Ronen@sfgov.org;
Ahsha.Safai@sfgov.org;
Catherine.Stefani@sfgov.org;
Rafael.Mandelman@sfgov.org;
Shamann.Walton@sfgov.org;
bos.legislation@sfgov.org;
brent.jalipa@sfgov.org

Lisa Gibson
Environmental Review Officer
San Francisco Planning Department
1650 Mission St.
San Francisco, CA 94103
Email: lisa.gibson@sfgov.org

Joy Navarrete, Principal Planner
Environmental Planning
San Francisco Planning Department
1650 Mission St.
San Francisco, CA 94103
Email: joy.navarrete@sfgov.org

Subject: Appeal of CEQA Categorical Exemption for the
Outside Lands Festival Use Permit – Response to
Supplemental Letter from Another Planet Entertainment
and Supplemental Staff Report

SF Plng Case #: 2019-000684PRJ
SF BOS File #: 190117

Board President Yee and Honorable Members of the Board of Supervisors:

On behalf of San Francisco residents Andrew Solow and Stephen Somerstein (“Appellants”), I hereby submit this letter to respond to the March 31, 2019 letter from counsel for Another Planet Entertainment (“APE”), and to the March 29, 2019 supplemental Staff Report concerning our appeal of the CEQA Categorical Exemption

issued for the 10-year use permit for the Outside Lands Festival. (Planning Dept. Case No. 2019-000684PRJ; Board of Supervisors File # 190117). We incorporate our prior comments in full by reference.

I. INTRODUCTION

“AS REQUIRED” IS NOT A NOISE LIMIT: The subject 10-year Use Permit Extension does not contain any quantitative noise standards. The Permit simply requires Another Planet Entertainment (“APE”) to monitor noise levels and adjust **“as required.”** (Outside Lands Permit ¶47). “As required” is not defined, and is an unenforceable permit condition. In short, there is no numerical decibel limit for the Outside Lands Festival that is simply “too loud.”

SHARON MEADOW NOISE POLICY: The appellants propose that the City adopt the reasonable Sharon Meadow noise policy and apply it to Outside Lands. The Sharon Meadow Policy requires, among other provisions, that the maximum levels at the mixing board shall not exceed a 5-minute average sound level of 96 dBA or instantaneous maximum sound level of 102 dBA. Even if the City determines that these levels are not appropriate for Outside Lands, some numerical decibel limit should be required.

II. RESPONSE TO MARCH 31 APE LETTER AND MARCH 29, 2019 SUPPLEMENTAL STAFF REPORT

A. Outside Lands May Not be Categorically Exempted from CEQA Review Because it will have Significant Impacts.

APE’s main argument in its March 31, 2019 letter is that “because categorical exemptions apply, there are no significant environmental impacts as a matter of law.” This position fundamentally misstates black letter CEQA law. The Supreme Court has held that a CEQA categorical exemption may not be used for a project that may have significant adverse environmental impacts due to unusual circumstances. The project opponent may “establish an unusual circumstance with evidence that the project will have a significant environmental effect.” *Berkeley Hillside Pres. v. City of Berkeley*, 60 Cal. 4th 1086, 1105 (2015). Since the Outside Lands Festival has significant impacts on noise, traffic, historic resources, the coastal zone and public services such as MUNI, it may not be exempted from CEQA.

APE’s counsel appears to be conflating categorical exemptions with statutory exemptions. Statutory exemptions are created by the legislature. Projects that are subject to a statutory exemption are exempt from CEQA regardless of the presence of significant impacts. By contrast, categorical exemptions are created by the Resources Secretary and may be overcome with evidence of significant impacts. *Berkeley Hillside, supra*. Since there is no statutory exemption for Outside Lands, and the City invokes only categorical exemptions, APE’s argument is simply wrong.

B. Temporary Noise, Traffic and Coastal Zone Impacts Preclude a Temporary CEQA Exemption.

The March 29, 2019 Staff Report argues that the Festival will not have significant impacts because any impact will be “temporary.” This is a classic example of a “circular argument.” The City invokes subsection “e” of the Class 4 exemption that allegedly applies to temporary events. Then the City contends that any noise, traffic and other impacts cannot be significant because they are “temporary.” Under the City’s reading, the temporary CEQA exemption could never be overcome by significant impacts because those impacts will necessarily be temporary. This flies in the face of well-established CEQA law that categorical exemptions are not absolute and can be overcome with evidence of significant impacts. Furthermore, for the same reason, the City’s admission that the Project will involve construction in the Coastal Zone, precludes application of the Class 4 exemption – regardless of the fact that the construction is “temporary.”

C. Appellant’s Experts are Properly Qualified.

The City and APE argue that Appellants experts are not properly qualified to issue opinions on the Festival’s traffic and noise impacts on historic resources in Golden Gate Park. Wilson Ihrig is one of the preeminent acoustical consulting firms in the nation, and Derek Watry is one of their principals, with over twenty-five years of acoustical engineering experience. Mr. Watry has a Master’s degree in mechanical engineering from the University of California at Berkeley, and is a member of the National Council of Acoustical Consultants. Mr. Watry is clearly qualified to issue an opinion on the significant noise impacts of the Outside Lands Festival, as well as its noise impacts on the historic resources of Golden Gate Park and the Coastal Zone. (Exhibit A).

Daniel T. Smith, PE, of Smith Engineering and Management is a Professional Engineer certified in traffic engineering with over forty years of traffic engineering experience. He holds a Bachelor of Science in Engineering from Yale University and Master of Science in Transportation Planning from the University of California at Berkeley. He is clearly qualified to issue an opinion on the Festival’s significant traffic impacts, including its impacts on historic resources and the Coastal Zone. (Exhibit B).¹

D. CEQA does not allow mitigated categorical exemptions.

APE and the City contend that the Outside Lands Permit does not constitute a prohibited “mitigated categorical exemption.” As we have discussed, a project that requires mitigation measures cannot be exempted from CEQA. *Salmon Pro. &*

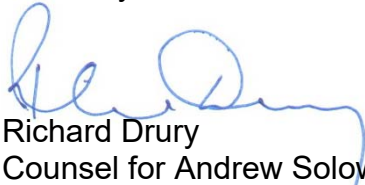
¹ The City argues that it has passed an ordinance declaring that traffic impacts are never significant in San Francisco. Under CEQA, it is well-established that traffic impacts are significant impacts. Therefore, any interpretation of the City’s ordinances that declares traffic impacts to be categorically insignificant is preempted by State law.

Watershed Network v. County of Marin (2004) 125 Cal.App4th 1098, 1102. The City's argument ignores the fact that the permit imposes dozens of mitigation measures to address the Festivals noise, traffic, litter, and other impacts. Yet none of these measures have ever been analyzed under CEQA to determine their adequacy or effectiveness.

In consideration of the foregoing, we request that:

- **The City withdraw its deficient CEQA Categorical Exemption.**
- **The City promulgate quantitative noise standards that are appropriate for the Outside Lands Festival and other music performance events in Golden Gate Park, similar to the Policy already adopted for Sharon Meadow.**
- **The City conduct a CEQA process leading to Quantitative Noise Limits and other feasible noise mitigation measures.**

Sincerely,



Richard Drury
Counsel for Andrew Solow and Stephen Somerstein



WILSON IHRIG & ASSOCIATES

ACOUSTICAL AND VIBRATION CONSULTANTS

CALIFORNIA

NEW YORK

WASHINGTON

6001 SHELLMOUND STREET
SUITE 400
EMERYVILLE, CA 94608

Tel: 510-658-6719

Fax: 510-652-4441

www.wiai.com

DEREK L. WATRY

Principal & CEO

Experience

Wilson, Ihrig & Associates, Inc. (1992 to Present)

Mr. Watry is experienced in all aspects of acoustics, including environmental noise, building acoustics, and mechanical system noise. He has measured and analyzed both noise and vibration for hundreds of projects. Examples of community noise issue experience includes construction noise and vibration, highway and rapid transit noise, sports facility noise, and low-frequency music noise. He has both created and critiqued dozens of environmental assessment documents over his 22 year career. Mr. Watry has helped resolve complex community noise issues, interpreted local Noise Ordinances, established acceptability criteria, and analyzed sound transmission both in the outdoor environment and in buildings. Mr. Watry has served as an expert witness at trial and mediation sessions related to noise disputes and accidents.

University of California, Berkeley (1988 - 1992)

Graduate Teaching Assistant (Fundamentals of Acoustics)

Legal Case Experience

Trial Testimony: Anderson v Carneiro, Calif. State Sup. Ct., Solano County

(Case No. N/A)

Noise complaint in multifamily building regarding replacement of carpet with oak floor.

Testified for plaintiff. Result of bench trial unknown.

Trial and Deposition Testimony: Frost v Sweeney, Calif. State Sup. Ct., Alameda County

(Case No. VG05218793)

Noise complaint regarding new, backyard basketball court. Testified for plaintiff.

Plaintiff prevailed at jury trial.

Trial Documents: Scott v Mex Rico, Calif. State Sup. Ct., San Francisco County

(Case No. CGC08-471804)

Resident Scott sued landlord Mex Rico over noise from upstairs neighbor. Prepared

defense documents for defendant. Case dropped by plaintiff.

Trial and Deposition Testimony: Weisbrot v Lewin, Calif. State Sup. Ct., San Francisco Co.

(Case No. CGC-09-488562)

Tenant Weisbrot sued landlord for relief from noisy neighbor. Testified for plaintiff.

Plaintiff prevailed at jury trial.

Binding Arbitration Testimony: Pham v Robson Homes, Judicial Arbitration and Mediation Service, San Jose, Calif. (JAMS Ref. No. 1110013181)

Homeowners filed for rescission of homes purchase contracts on grounds that developer and real estate agents failed to disclose excessive train vibration. Testified for claimants. Matter settled.

Trial and Deposition Testimony: Dhillon v Tersini, Calif. State Sup. Ct., Santa Clara County (Case No. 109CV137134)

Condominium owner Dhillon sued for rescission of home purchase contracts on grounds that developer and real estate agents failed to disclose noise issues. Expert witness for plaintiff. Bench rulings in favor of plaintiff.

Expert Consultant: Shaughnessy v Raintree HOA, Alameda Co. Sup. Ct., Calif. (Case No. VG10534464)

Downstairs condo owner Shaughnessy sued both HOA and upstairs owner to compel replacement of hardwood flooring with carpet. Expert witness for defense (both upstairs owner and HOA jointly). Claim dropped at mediation session.

Trial and Deposition Testimony: Brady v Snapp, Calif. State Sup. Ct., Kern County (Case No. S-1500-CV-271675-SPC)

Motorist Brady was struck by in-service ambulance at 60 mph at intersection. Acoustical opinion of whether Brady could have reasonably heard siren with time to react. Expert witness for plaintiff. Plaintiff prevailed at jury trial.

Expert Witness: Cobb v TEC, Calif. State Sup. Ct., San Mateo County (Case No. CIV 505670)

Plaintiff Cobb making various damage claims stemming from noise emission from Tyco Electronics facility. Expert witness for defendant. Matter settled; settlement details not disclosed.

Expert Consultant: Tjandra v Kang, Calif. State Sup. Ct., San Francisco County (Case No. CGC-13-528647)

Downstairs condo owner Tjandra suing upstairs owners Kang, et al over increased noise exposure resulting from the replacement of wood floor with marble floor. Expert consultant for defense. Matter settled.

Trial and Deposition Testimony: Garbar v CHT HOA, Calif. State Sup. Ct., San Francisco Co. (Case No. CGC-04-432069)

Plaintiff claiming excessive heat and noise from penthouse mechanical room above 24th floor condominium. Cross-complaint claims effects due to plaintiff altering ceiling, encroaching on condo common space. Expert for defense. Bench rulings pending.

Expert Consultant: Keating v Omran, Calif. State Sup. Ct., San Francisco Co. (Case No. CGC-13-531010)

Upstairs tenant Keating complaint about construction (remodel) noise and music noise from downstairs owner/defendant unit. Expert for defense. Matter settled.

Expert Consultant: Train Grade Crossing Accident, Iowa

Freight train struck automobile at a grade crossing with complex visual, aural, and situational environment. Assessed ability of automobile driver to hear train horn. Expert for defense. Matter settled before formal claim was filed.

Professional Associations

Member, Acoustical Society of America

Member, National Council of Acoustical Consultants

Education

M.B.A. (2000), Saint Mary's College of California, Moraga, California

Dean's Award Recipient

M.S. (1991) in Mechanical Engineering, University of California at Berkeley

National Science Foundation Fellowship Recipient

B.S. (1988) in Mechanical Engineering, University of California at San Diego

Summa Cum Laude



SMITH ENGINEERING & MANAGEMENT

DANIEL T. SMITH, Jr. **President**

EDUCATION

Bachelor of Science, Engineering and Applied Science, Yale University, 1967
Master of Science, Transportation Planning, University of California, Berkeley, 1968

PROFESSIONAL REGISTRATION

California No. 21913 (Civil) Nevada No. 7969 (Civil) Washington No. 29337 (Civil)
California No. 938 (Traffic) Arizona No. 22131 (Civil)

PROFESSIONAL EXPERIENCE

Smith Engineering & Management, 1993 to present. President.
DKS Associates, 1979 to 1993. Founder, Vice President, Principal Transportation Engineer.
De Leuw, Cather & Company, 1968 to 1979. Senior Transportation Planner.
Personal specialties and project experience include:

Litigation Consulting. Provides consultation, investigations and expert witness testimony in highway design, transit design and traffic engineering matters including condemnations involving transportation access issues; traffic accidents involving highway design or traffic engineering factors; land use and development matters involving access and transportation impacts; parking and other traffic and transportation matters.

Urban Corridor Studies/Alternatives Analysis. Principal-in-charge for State Route (SR) 102 Feasibility Study, a 35-mile freeway alignment study north of Sacramento. Consultant on I-280 Interstate Transfer Concept Program, San Francisco, an AA/EIS for completion of I-280, demolition of Embarcadero freeway, substitute light rail and commuter rail projects. Principal-in-charge, SR 238 corridor freeway/expressway design/environmental study, Hayward (Calif.) Project manager, Sacramento Northeast Area multi-modal transportation corridor study. Transportation planner for I-80N West Terminal Study, and Harbor Drive Traffic Study, Portland, Oregon. Project manager for design of surface segment of Woodward Corridor LRT, Detroit, Michigan. Directed staff on I-80 National Strategic Corridor Study (Sacramento-San Francisco), US 101-Sonoma freeway operations study, SR 92 freeway operations study, I-880 freeway operations study, SR 152 alignment studies, Sacramento RTD light rail systems study, Tasman Corridor LRT AA/EIS, Fremont-Warm Springs BART extension plan/EIR, SRs 70/99 freeway alternatives study, and Richmond Parkway (SR 93) design study.

Area Transportation Plans. Principal-in charge for transportation element of City of Los Angeles General Plan Framework, shaping nations largest city two decades into 21st century. Project manager for the transportation element of 300-acre Mission Bay development in downtown San Francisco. Mission Bay involves 7 million gsf office/commercial space, 8,500 dwelling units, and community facilities. Transportation features include relocation of commuter rail station; extension of MUNI-Metro LRT; a multi-modal terminal for LRT, commuter rail and local bus; removal of a quarter mile elevated freeway; replacement by new ramps and a boulevard; an internal roadway network overcoming constraints imposed by an internal tidal basin; freeway structures and rail facilities; and concept plans for 20,000 structured parking spaces. Principal-in-charge for circulation plan to accommodate 9 million gsf of office/commercial growth in downtown Bellevue (Wash.). Principal-in-charge for 64 acre, 2 million gsf multi-use complex for FMC adjacent to San Jose International Airport. Project manager for transportation element of Sacramento Capitol Area Plan for the state governmental complex, and for Downtown Sacramento Redevelopment Plan. Project manager for Napa (Calif.) General Plan Circulation Element and Downtown Riverfront Redevelopment Plan, on parking program for downtown Walnut Creek, on downtown transportation plan for San Mateo and redevelopment plan for downtown Mountain View (Calif.), for traffic circulation and safety plans for California cities of Davis, Pleasant Hill and Hayward, and for Salem, Oregon.

TRAFFIC • TRANSPORTATION • MANAGEMENT

5311 Lowry Road, Union City, CA 94587 tel: 510.489.9477 fax: 510.489.9478

Transportation Centers. Project manager for Daly City Intermodal Study which developed a \$7 million surface bus terminal, traffic access, parking and pedestrian circulation improvements at the Daly City BART station plus development of functional plans for a new BART station at Colma. Project manager for design of multi-modal terminal (commuter rail, light rail, bus) at Mission Bay, San Francisco. In Santa Clarita Long Range Transit Development Program, responsible for plan to relocate system's existing timed-transfer hub and development of three satellite transfer hubs. Performed airport ground transportation system evaluations for San Francisco International, Oakland International, Sea-Tac International, Oakland International, Los Angeles International, and San Diego Lindberg.

Campus Transportation. Campus transportation planning assignments for UC Davis, UC Berkeley, UC Santa Cruz and UC San Francisco Medical Center campuses; San Francisco State University; University of San Francisco; and the University of Alaska and others. Also developed master plans for institutional campuses including medical centers, headquarters complexes and research & development facilities.

Special Event Facilities. Evaluations and design studies for football/baseball stadiums, indoor sports arenas, horse and motor racing facilities, theme parks, fairgrounds and convention centers, ski complexes and destination resorts throughout western United States.

Parking. Parking programs and facilities for large area plans and individual sites including downtowns, special event facilities, university and institutional campuses and other large site developments; numerous parking feasibility and operations studies for parking structures and surface facilities; also, resident preferential parking .

Transportation System Management & Traffic Restraint. Project manager on FHWA program to develop techniques and guidelines for neighborhood street traffic limitation. Project manager for Berkeley, (Calif.), Neighborhood Traffic Study, pioneered application of traffic restraint techniques in the U.S. Developed residential traffic plans for Menlo Park, Santa Monica, Santa Cruz, Mill Valley, Oakland, Palo Alto, Piedmont, San Mateo County, Pasadena, Santa Ana and others. Participated in development of photo/radar speed enforcement device and experimented with speed humps. Co-author of Institute of Transportation Engineers reference publication on neighborhood traffic control.

Bicycle Facilities. Project manager to develop an FHWA manual for bicycle facility design and planning, on bikeway plans for Del Mar, (Calif.), the UC Davis and the City of Davis. Consultant to bikeway plans for Eugene, Oregon, Washington, D.C., Buffalo, New York, and Skokie, Illinois. Consultant to U.S. Bureau of Reclamation for development of hydraulically efficient, bicycle safe drainage inlets. Consultant on FHWA research on effective retrofits of undercrossing and overcrossing structures for bicyclists, pedestrians, and handicapped.

MEMBERSHIPS

Institute of Transportation Engineers Transportation Research Board

PUBLICATIONS AND AWARDS

Residential Street Design and Traffic Control, with W. Homburger *et al.* Prentice Hall, 1989.

Co-recipient, Progressive Architecture Citation, *Mission Bay Master Plan*, with I.M. Pei WRT Associated, 1984.

Residential Traffic Management, State of the Art Report, U.S. Department of Transportation, 1979.

Improving The Residential Street Environment, with Donald Appleyard *et al.*, U.S. Department of Transportation, 1979.

Strategic Concepts in Residential Neighborhood Traffic Control, International Symposium on Traffic Control Systems, Berkeley, California, 1979.

Planning and Design of Bicycle Facilities: Pitfalls and New Directions, Transportation Research Board, Research Record 570, 1976.

Co-recipient, Progressive Architecture Award, *Livable Urban Streets, San Francisco Bay Area and London*, with Donald Appleyard, 1979.

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: File No. 190275 3620 Buchanan
Date: Tuesday, April 2, 2019 2:14:00 PM

From: Arnold Cohn <sfamc2@gmail.com>
Sent: Tuesday, April 2, 2019 11:41 AM
To: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Subject: File No. 190275 3620 Buchanan

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

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

RE: Appeal of 2016-010079CUA **3620 Buchanan Street** (Project) **File No. 190275**

Dear Ms Calvillo:

The entire area of Block 459 Lot 3 which includes 3620, 3636 and 3640 Buchanan, and 1595 North Point (the Project site) has been designated an important historic landmark by the Board of Supervisors

in Ordinance No. I2-74 on January 4, 1974, known as Merryvale Antiques (Historical Landmark No. 58). The proposed 3620 Demolition and Construction Project (Project) violates the Planning Code in numerous ways, and the design ignores various Residential Design Guidelines. In addition, as the Project would have a substantial adverse effect on an historic resource (Landmark No. 58), it must be reviewed under the California Environmental Quality Act (CEQA) before any City approvals can occur.

The Project's Historic Resource Evaluation prepared by Page and Turnbull dated May 20, 2016 (HRE) attempts to obfuscate the fact that the entire lot, which includes the Merryvale Antiques building, the courtyard, and the garden house, is designated as part of Historical Landmark No. 58. The various addresses assigned to the buildings located on the lot do not change the fact that the designation of Landmark No. 58 applies to the entirety of the location and boundaries of the Project site.

Furthermore, in Ordinance No. I2-74, "the equally impressive garden shop to the south, which is directly accessible from the main building," is referred to as part of the special character and special historical, architectural and aesthetic interest justifying the designation of Landmark No. 58. The garden shop is precisely the building which will be demolished as a result of the Project. The existing landscaped courtyard, which is also referred to as part of the "handsomely landscaped

and spacious areas between the buildings” in Ordinance No. 12-74, will also be significantly diminished by approximately 25% to 33%, which will impact the spatial relationships between the Merryvale Antiques historic building and the proposed Project. A substantial adverse change in the significance of the historic resource includes any “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired,” See CEQA Guidelines 15064.5(b)(1). Considering the historic resources present, any partial or full demolition of any element of the Landmark No. 58, which includes the landscaped courtyard and the garden house, will be a significant impact under CEQA. The Planning Department should require the Project to undergo further environmental review, including the preparation of an initial study and a focused environmental impact report to address this issue.

Please stop the proposed 3620 Buchanan demolition construction project.

Sincerely,

Arnold Cohn
1550 Bay Unit B126
S.F., CA. 94123

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Arnautoff murals at GWHS
Date: Wednesday, April 3, 2019 12:46:00 PM
Attachments: [Arnautoff ltr.pdf](#)

From: Zaverukhasf <zaverukhasf@sbcglobal.net>
Sent: Wednesday, April 3, 2019 11:31 AM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; ART-Info <ART-Info@sfgov.org>
Subject: Arnautoff murals at GWHS

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Honorable Mayor Breed and Members of the Board of Supervisors and Arts Commission:

I am forwarding my letter to SFUSD to you to bring your attention to a potential destructive action that the SF Board of Education is considering regarding the Arnautoff murals at George Washington High School. The concerns of Native Americans and African Americans are painfully and fully legitimate, but I would ask that in San Francisco, a city that prides itself on a progressive, embracing philosophy, that other concerns also be weighed with merit. I thank you for your attention to this urgently pressing matter.

Lydia B. Zaverukha

March 27, 2019

Dr. Vincent Matthews, Superintendent
Members, San Francisco Board of Education
555 Franklin Street
San Francisco, CA 94102

Dr. Matthews and Board Members:

I am writing to urge you to find a compromise position regarding the Arnautoff mural at George Washington High School – a position that honors the deeply felt objections of those offended by certain images on the mural and one that balances the preservation of the legacy of the local Russian-American community.

I am a native San Franciscan and the daughter of Russian immigrants. I have long been active in the local Russian-American community and am co-author of the book, *Russian San Francisco*, part of the "Images of America" photographic history series.

Russian immigrants have a long history in the San Francisco Bay Area. Three major waves of immigration took place in the 20th century, each of them resulting from the oppression this population experienced in Russia and the former Soviet Union. The first wave fled Russia as it succumbed to the Communist Revolution in the early 1900's – 1920's; the second wave fleeing during World War II, when the US took in so many displaced from this fascist war and the third wave, in the 1970's, was the Jews, fleeing the religious oppression of the Soviet Union.

My own father was a civilian prisoner in a Nazi forced labor camp. He was captured as a teenager and taken from his mother. Each were put on separate trains in the Ukraine and shipped off to forced labor camps in Nazi Germany. My father survived and remained imprisoned until the end of the war, when the US Army liberated his camp. This to say, that the experience of oppression has been felt at so many tragic junctures in humanity's history.

It is given this shared experience of oppression that I ask the Board to consider a way to preserve all the history in these murals. I am in no way equating any of these experiences of oppression. The mural is a piece of local Russian-American heritage and I would hope it could be respected, while also strongly recognizing those that are offended by the images on the mural.

I have seen suggestions that those portions of the mural that are offensive be covered up, available to be uncovered when appropriate context can be given to those viewing the mural. I heartily endorse this compromise and hope for a solution that embraces a deep respect for all cultures. After all, as the Board likely knows, Arnautoff's intent was to expose these injustices, not glorify them.

I thank you for your attention to this matter.

Sincerely,



Lydia B. Zaverukha
1222 26th Avenue SF, CA 94122

From: [Alison Polton-Simon](#)
To: [Haneystaff \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); [Quesada, Amy \(PRT\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I Support the Embarcadero Navigation Center
Date: Wednesday, April 3, 2019 5:02:07 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Mayor Breed, Supervisor Haney, and members of the Port Commission,

My name is Alison Polton-Simon. I live in Duboce Triangle and work in SOMA. I'm reaching out to you today because I support the Navigation Center and wrap around services that will be provided on Lot 330.

Please support the proposal, lives depend on it.

Best,

Alison

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors; Major, Erica \(BOS\)](#)
Subject: FW: Please include in legislative file for File Nos. 190045 and 190047
Date: Tuesday, April 2, 2019 12:11:00 PM
Attachments: [Comment Letter re File No 190045 and 190047.pdf](#)

From: Wallace Lee <wajlee@gmail.com>
Sent: Monday, April 1, 2019 12:06 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Please include in legislative file for File Nos. 190045 and 190047

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Clerk of the Board of Supervisors:

Please include the attached comment letter in the legislative file for File Numbers 190045 and 190047.

Sincerely,
Wallace Lee

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors; Major, Erica \(BOS\)](#)
Subject: FW: File Nos. 190045 and 190047
Date: Tuesday, April 2, 2019 11:20:41 AM
Attachments: [Letter re File Nos. 190045 and 190047 04.02.19.pdf](#)

From: Autumn Skerski <autumn@zfplaw.com>
Sent: Tuesday, April 2, 2019 10:46 AM
To: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Cc: Sarah Hoffman <sarah@zfplaw.com>
Subject: File Nos. 190045 and 190047

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Calvillo,

Please find attached letter regarding file numbers 190045 and 190047. Hard copies will be delivered to your office.

Thank you,

Autumn Skerski
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.

From: [Lori Hu](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Sunday, March 31, 2019 1:02:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [kandace bender](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Sunday, March 31, 2019 5:28:19 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Kandace Bender
(415)866-1645
Sent from my iPhone

From: [Douglas Tsang](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Saturday, March 30, 2019 10:40:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sent from my iPhone

From: [Brenda Leung](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Saturday, March 30, 2019 10:40:00 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

B.

From: [kathleen kwong](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Saturday, March 30, 2019 10:34:18 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sent from my iPhone

From: [Alvin Tang](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Saturday, March 30, 2019 10:32:59 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Regards,
Dr. Alvin Tang

From: [Adlai Goldberg](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Saturday, March 30, 2019 9:26:33 PM
Attachments: [image001.png](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

It is extremely scary when the people we have elected have not had the thought to actively engage its constituents in decisions that affect our lives. The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sincerely yours,



Adlai Goldberg

| advisory – digital, social, & commercial innovation | life sciences | **wavespace™**

Ernst & Young LLP

560 Mission Street #1600, San Francisco, California 94105, United States of America

Cell: +1 415-251-8888 | Adlai.Goldberg@ey.com

Website: <http://www.ey.com>

Gracie D. Neier | Phone: +1 520-239-0225 | Gracie.Neier@ey.com

Any tax advice in this e-mail should be considered in the context of the tax services we are providing to you. Preliminary tax advice should not be relied upon and may be insufficient for

penalty protection.

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer.

Notice required by law: This e-mail may constitute an advertisement or solicitation under U.S. law, if its primary purpose is to advertise or promote a commercial product or service. You may choose not to receive advertising and promotional messages from Ernst & Young LLP (except for EY Client Portal and the ey.com website, which track e-mail preferences through a separate process) at this e-mail address by forwarding this message to no-more-mail@ey.com. If you do so, the sender of this message will be notified promptly. Our principal postal address is 5 Times Square, New York, NY 10036. Thank you. Ernst & Young LLP

From: [Brian Tracy](#)
To: [Board of Supervisors, \(BOS\)](#); [Goossen, Carolyn \(BOS\)](#); [Morales, Carolina \(BOS\)](#); [Beinart, Amy \(BOS\)](#); [Ronen, Hillary](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Saturday, March 30, 2019 10:01:28 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sent from my iPad

From: [Imin Lee](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Saturday, March 30, 2019 8:38:15 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Get [Outlook for Android](#)

From: [Justin Goldberg](#)
To: [Board of Supervisors, \(BOS\)](#); [Goossen, Carolyn \(BOS\)](#); [Morales, Carolina \(BOS\)](#); [Beinart, Amy \(BOS\)](#); [Ronen, Hillary](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Saturday, March 30, 2019 7:28:13 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

--

Justin Goldberg

m: [415.533.9202](tel:415.533.9202)

From: [Bruce Chizen](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Saturday, March 30, 2019 5:51:00 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sent from my iPhone

From: [Andrew Hsiang](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Saturday, March 30, 2019 12:10:59 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Andrew (Yen Chi) Hsiang

From: [william wong](#)
To: [Board of Supervisors, \(BOS\)](#); [Yu, Angelina \(BOS\)](#); [Fregosi, Ian \(BOS\)](#); [Boilard, Chelsea \(BOS\)](#); [Fewer, Sandra \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 9:10:40 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [Wendy Wong](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 9:10:23 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [William Wong](#)
To: [Board of Supervisors, \(BOS\)](#); [Yu, Angelina \(BOS\)](#); [Fregosi, Ian \(BOS\)](#); [Boilard, Chelsea \(BOS\)](#); [Fewer, Sandra \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 9:07:20 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [Celona, Barbara](#)
To: [Board of Supervisors, \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 8:11:40 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Barbara Celona
Bayside Village Resident
500 Beale St apt 222
San Francisco CA 94105

From: [Mona Khalili](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 7:52:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sent from my iPhone

From: [Christian Pineiro](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 7:51:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [Sean O'Connor](#)
To: [Board of Supervisors, \(BOS\)](#); [Yu, Angelina \(BOS\)](#); [Fregosi, Ian \(BOS\)](#); [Boilard, Chelsea \(BOS\)](#); [Fewer, Sandra \(BOS\)](#)
Subject: D1: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 6:17:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Thank you.

From: [Amir Rozwadowski](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 5:47:18 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Best,
Amir

From: [isabelle Goss](#)
To: [Board of Supervisors, \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Hepner, Lee \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 4:26:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [Jason Sharma](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 1:52:23 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [Uschi Joshua](#)
To: [Board of Supervisors, \(BOS\)](#); [Sandoval, Suhagey \(BOS\)](#); [Ho, Tim \(BOS\)](#); [Chinchilla, Monica \(BOS\)](#); [Safai, Ahsha \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 1:43:43 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Uschi Joshua, MBA
650-670-0115

Please excuse any typos.
This was sent from my iPhone.

From: [Ricardo Araujo](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 1:39:59 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sent from my iPhone

From: [Cindy Merrick](#)
To: [Board of Supervisors, \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Temprano, Tom \(BOS\)](#); [Mundy, Erin \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 12:57:10 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Cindy Merrick

From: [Michael Miramontes](#)
To: [Board of Supervisors, \(BOS\)](#); [Low, Jen \(BOS\)](#); [Maybaum, Erica \(BOS\)](#); [Lee, Ivy \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 9:53:59 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Kind regards.

Michael Miramontes

Michael Miramontes
2424 14th Avenue
San Francisco, CA 94116

From: [Varun Aggarwal](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 9:24:17 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [Arash Babaki](#)
To: [Board of Supervisors, \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Friday, March 29, 2019 7:57:14 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).
Sent from [Mail](#) for Windows 10

From: [Kevin Tiell](#)
To: [Board of Supervisors, \(BOS\)](#); [Cancino, Juan Carlos \(BOS\)](#); [Remski, Derek \(BOS\)](#); [Simley, Shakirah \(BOS\)](#); [Brown, Vallie \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 9:19:17 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

I would also like to see drug addicts and dealers incarcerated, and all homeless encampments removed from city streets. This blight is disgusting and needs to be cleaned up! There is no place for this on city streets. Test them, and incarcerate them. I'm also fed up with property crimes, robberies, car break-ins, and store theft.

Kevin Tiell
9 Broderick Street

From: [Michael Fitzmaurice](#)
To: [Board of Supervisors, \(BOS\)](#); [Quan, Daisy \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Wright, Edward \(BOS\)](#); [Mar, Gordon \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 8:23:00 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sent from my iPhone

From: [Shannon Hughes](#)
To: [Board of Supervisors, \(BOS\)](#); [Yu, Angelina \(BOS\)](#); [Fregosi, Ian \(BOS\)](#); [Boilard, Chelsea \(BOS\)](#); [Fewer, Sandra \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 7:58:03 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

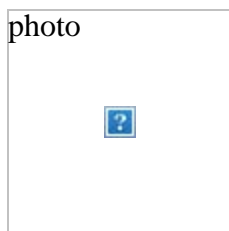
The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).



Shannon Hughes
M 415.259.8113
E navigatingsf@gmail.com
W shannon-hughes.com
Lic 01886268



From: [Shannon Hughes](#)
To: [Board of Supervisors, \(BOS\)](#); [Cancino, Juan Carlos \(BOS\)](#); [Remski, Derek \(BOS\)](#); [Simley, Shakirah \(BOS\)](#); [Brown, Vallie \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 8:01:07 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

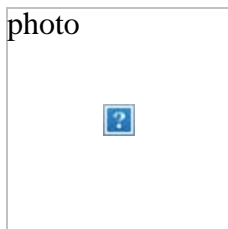
The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).



Shannon Hughes, Realtor

M 415.259.8113

E navigatingsf@gmail.com

W shannon-hughes.com

Lic 01886268



From: [Neal Daneman](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 7:34:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sent from my iPhone

From: [Kassandra Nolan](#)
To: [Board of Supervisors, \(BOS\)](#); [Quan, Daisy \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Wright, Edward \(BOS\)](#); [Mar, Gordon \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 7:08:32 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Kassandra
415-815-9854

From: [Elizabeth Billante](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 7:20:10 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Elizabeth Billante
415-828-0401

Elizabeth Billante

From: [Swanstrom, Catharina](#)
To: [Board of Supervisors, \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Temprano, Tom \(BOS\)](#); [Mundy, Erin \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Cc: [info@sfresidents.com](#); [Sherial Heller](#); ["kathy@citiland.com"](#); [Floyd Turnquist](#); [alan baer](#); [dar-kei@vom.com](#); [dafneengstrom@gmail.com](#); [sarahsutrome@icloud.com](#)
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 5:56:34 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sincerely,
Catharina Swanstrom

From: [Sean Harrington](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 5:30:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [Mona Skager](#)
To: [Board of Supervisors, \(BOS\)](#); [Low, Jen \(BOS\)](#); [Maybaum, Erica \(BOS\)](#); [Lee, Ivy \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 4:14:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [Lisa Vukovic](#)
To: [Board of Supervisors, \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Hepner, Lee \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 4:12:26 PM
Attachments: [761DPIProfile.tiff](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Thank you,
Lisa

Lisa Vukovic
McGuire Real Estate
lvukovic@mcguire.com
BRE# 01928024
www.sfmodernluxury.com



From: [Yvonne Toracca](#)
To: [Board of Supervisors, \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Temprano, Tom \(BOS\)](#); [Mundy, Erin \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 3:15:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Our District 8 Supervisor: Aaron Peskin:

As tax paying citizens, we feel that our voices should be heard and our votes counted regarding extreme matters that directly affect our neighborhoods and our city! We realize that we have a crisis, however, we need to work together in order to achieve some resolve.

Respectfully,

Yvonne Toracca

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Yvonne Toracca

Luxury Marketing Specialist

[415.297.9157](tel:415.297.9157)

yvonne.toracca@compass.com

yvonnetoraccasf.com

License #01916816

[1699 Van Ness Avenue, San Francisco, CA 94109](#)

<https://compasscreates.com/signatures/img/regional/sf-bayarea.gif>



From: [Jerry Guay](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 3:09:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Thank you!

Jerry Guay
Direct: (415) 282 8875

From: [Alex Kaufman](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 3:00:03 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [Kevin Mille](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 1:21:20 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Haney and Board of Supervisors,

The Mayor's legislation to fast-track homeless shelters is deeply flawed. I would like to provide some feedback regarding the proposed Navigation Center on Beale street (seawall Lot 330). Here are my primary concerns:

1. Safety: I have lived in San Francisco for ~10 years with my now wife and 16mo old son. Adding a navigation center of this size to this area will increase homelessness and crime within our new growing community, not help it. The SF police commissioner has commented on the need to increase resources if implemented as done with previous navigation centers. Here's an article from 2017: <https://missionlocal.org/2017/05/sf-promises-a-dedicated-patrol-to-monitor-temporary-homeless-shelter/>. We should learn from the past; adding a navigation center will cause unneeded risk within an area of young children and hard working families.

2. Alternative Options: The SOMA area is a growing area of families and children. Our district lacks sufficient schools and day care facilities. My wife and I were on a daycare wait-list for 13 months to get accepted to a place to care for our son, as we both work. We need to help our children and the families that support this growing community. I have seen no alternative proposals for the use of this land, this is very disheartening.

3. Tourism: The Embarcadero is a thoroughfare for tourists; its the route from BART to AT&T park. Adding a navigation center on this route will not have a positive image on tourists (both local and foreign). The change of the McDonald's on third street to a Hyatt shows how a development can positively change the image of the city. The corner of 3rd and Townsend is now cleaner and safer with this hotel. We need to consider how a Navigation Center will change this community (positive and negative).

4. Expediting: A new law was passed this week that claims a 'shelter crisis' that now exempts shelters and Navigation Centers from the building permit process. I will be brutally honest; this is no different than the abuse of our presidents power claiming a National crisis for the boarder wall. San Francisco government is acting no differently than the current oval office that the state of California is clearly against per Governor Newsoms' recent statement of, "This 'emergency' is a national disgrace — and the blame lays solely at the feet of the President." Unfortunately, I currently feel the same way about our Mayor.

5. Community Feedback: There have been multiple "community hearings" that are not properly announced to the community. Last week I received an email from my HOA stating there would be a Central Waterfront Advisory Group Meeting that was found on Nextdoor. Here is the exact message I received 5hrs before the hearing, "Although not yet posted on the

Port's website, there is a meeting of the Port's Central Waterfront Advisory Group tonight at Pier 1 in the Bayside Conference Room of the Port's offices. This is a public meeting and the homeless shelter/Navigation Center will be on the agenda. The Port's staff executive, Mark Paez, says this item will come up around 6:30 p.m. (the meeting begins at 5:30 p.m.)." This type of poor communication to the community makes me concerned that the goal is to move forward without community input taken into consideration. This is frustrating, alarming and disappointing. Here's the media follow up: <https://www.sfchronicle.com/bayarea/article/Crowded-meetings-on-new-SF-Navigation-Center-13684149.php>. This is proof that my neighbors also have strong concerns about this situation.

This proposal has great intentions; we absolutely have a homeless problem that we need to work together to solve but I do not believe this is the right next step. I would like to hear more about your positions on this and how you plan to represent your constituent's positions. **I urge you to reject the fast-track ordinances (190045 and 190047).**

Regards,
Kevin W. Mille
338 Spear St.
Unit 8E

From: peacejoy8@gmail.com
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 11:19:19 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Haney,

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sincerely,
Julie Su
Resident of district 6

From: [Karthik Muthuraman](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Thursday, March 28, 2019 10:41:00 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

From: [Abbas El Gamal](#)
To: [Board of Supervisors \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Mcdonald, Courtney \(BOS\)](#); [Mahogany, Honey \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Cc: info@sfresidents.com
Subject: Engage The Community On Navigation Centers
Date: Wednesday, March 27, 2019 8:18:24 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Mayor's legislation to fast-track homeless shelters is deeply flawed. The ordinances give the Mayor extraordinary emergency powers and remove the Board of Supervisors' oversight over the process of building shelters.

Homelessness is a very real problem that we all need to help solve. However, completely removing meaningful community engagement and Board oversight is no way to achieve a lasting solution.

We are now getting a preview of what the Mayor plans to do across the City if given emergency powers. She recently announced plans to build a 225-bed waterfront homeless shelter on The Embarcadero in the middle of a densely populated family neighborhood. The process of picking the site was shrouded in secrecy with no input from citizens or Supervisors. Residents first learned of the plan from the newspaper.

The Mayor's attitude is that neighbors of proposed shelters need to be "educated" rather than engaged with. The Board should not let the Mayor steamroll over communities just to pursue a campaign promise.

I urge you to reject the fast-track ordinances (190045 and 190047).

Sent from my iPhone

From: [Moulton, Karen](#)
To: [Board of Supervisors, \(BOS\)](#)
Cc: [Blackwell, David](#)
Subject: Inclusionary Housing Fee; File No. 181154; April 8, 2019 Hearing, Agenda Item 4
Date: Tuesday, April 9, 2019 11:31:09 AM
Attachments: [image001.png](#)
[Letter to SF BOS re IHF legislation.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please distribute the attached correspondence from David Blackwell to the Board of Supervisors regarding the above-referenced agenda items.

Karen E. Moulton

Legal Secretary

Allen Matkins Leck Gamble Mallory & Natsis LLP

Three Embarcadero Center, 12th Floor, San Francisco, CA 94111-4074

(415) 837-1515 (main)

(415) 837-1516 (fax)

kmoulton@allenmatkins.com

Allen Matkins
CHALLENGE. OPPORTUNITY. SUCCESS.

Confidentiality Notice: The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
Three Embarcadero Center, 12th Floor | San Francisco, CA 94111-4074
Telephone: 415.837.1515 | Facsimile: 415.837.1516
www.allenmatkins.com

David H. Blackwell
E-mail: dblackwell@allenmatkins.com
Direct Dial: 415.273.7463 File Number: 377032-00001/SF1109148.01

Via Electronic Mail

April 9, 2019

Norman Yee, President
and the San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, Ca 94102-4689

**Re: Inclusionary Housing Fee
(File No. 181154)
April 9, 2019 Hearing: Agenda Item 4**

Dear President Yee and Supervisors:

This correspondence, submitted on behalf of the Bay Area Housing Advocacy Coalition, addresses the above-referenced Planning Code text amendment to impose an Inclusionary Housing Fee ("IHF") on a housing project's bonus units awarded under the State Density Bonus Law ("DBL," Gov. Code § 65915 *et seq.*), regardless of the development application date. For the reasons set forth below, this legislation is contrary to the substance and intent of the DBL, and therefore preempted by the DBL. Moreover, as noted by Planning Staff and the Planning Commission, neither of which supported the proposed legislation, it is simply bad policy.

I. Relevant DBL Background

The DBL "is a powerful tool for enabling developers to include very low, low, and moderate-income housing units in their new developments." (*Wollmer v. City of Berkeley* (2011) 193 Cal. App. 4th 1329, 1339.) The DBL is one of several California statutes designed to implement "an important state policy to promote the construction of low-income housing and to remove impediments to the same." (*Bldg. Indus. Ass'n v. City of Oceanside* (1994) 27 Cal. App. 4th 744, 770; Gov. Code § 65582.1(f).)

When the Legislature adopted the DBL, it declared that California's housing shortage crisis must be addressed and that the State should rely on local governments to provide the necessary increased housing stock "provided, that such local discretion and powers not be exercised in a manner to frustrate the purposes of this act." (Notes to Stats. 1979, ch. 1207, at 4738, sec. 3 (Cal. 1979).) The author of a successful 2002 amendment to the DBL noted that "too many local governments have

undercut [the DBL] by layering density bonus and second unit projects with unnecessary and procedural obstacles." (A.B. 1866 Bill Analysis, at 3-4 (Cal. Aug. 28, 2002).)

The DBL has been amended throughout the years, in large part to address the "procedural obstacles" created by local governments. Assembly Bill 2501, chaptered last September, expressly addressed these obstacles by creating procedural safeguards for applicants. Moreover, the legislation added subdivision (r) to Section 65915 to expressly reaffirm that the DBL "shall be interpreted liberally in favor of producing the maximum number of total housing units" in a housing project. This clear Legislative intent is also expressed in Government Code section 65917:

In enacting this chapter it is the intent of the Legislature that the density bonus or other incentives offered by the city, county, or city and county pursuant to this chapter shall contribute significantly to the economic feasibility of lower income housing in proposed housing developments. In the absence of an agreement by a developer in accordance with Section 65915, a locality shall not offer a density bonus or any other incentive that would undermine the intent of this chapter.

In addition, the DBL preempts any local regulations that are in conflict. For example, in *Friends of Lagoon Valley v. City of Vacaville* (2007) 154 Cal. App. 4th 807, 823-24, the court held that a local ordinance's imposition of a higher threshold for a project to qualify for a density bonus would be preempted by the DBL and therefore void.

II. Density Bonuses Must be Granted Without Conditions or Restrictions

The DBL provides for density bonuses, incentives, and development standard waivers. A city may deny a housing developer's request for incentives or waivers if certain findings are made. (Gov. Code, § 65915(d),(e).)

There is no basis, however, to deny or conditionally approve a density bonus request itself. To the contrary, a city must grant a requested density bonus for any housing development that provides the requisite number of affordable units. (Gov. Code, § 65915(b).) The number of bonus units that must be awarded is formulaic.¹ (Gov. Code, § 65915(f).)

Attempts by local agencies to dilute or impair the award of bonus units have been rejected by the courts. Following the *Friends of Lagoon Valley* case discussed above, the First Appellate District "recognized that section 65915 imposes a clear and unambiguous mandatory duty on municipalities

¹ Some have incorrectly characterized the DBL as a vehicle to simply subsidize a developer's affordable housing costs, and that a developer should therefore not profit from a bonus award. While affordable housing costs are a factor with regard to awards of incentives and waivers, these costs have no bearing on a bonus award.

to award a density bonus when a developer agrees to dedicate a certain percentage of the overall units in a development to affordable housing." (*Latinos Unidos Del Valle De Napa Y Solano v. County of Napa* (2013) 217 Cal. App. 4th 1160, 1167.)

In *Latinos Unidos*, the County's density bonus ordinance excepted from the number of affordable units that would qualify for a density bonus award those units required to comply with the County's inclusionary zoning ordinance. Rejecting the County's approach, the appellate court held:

The county's ordinance, which fails to credit low-cost units satisfying the county's inclusionary requirement toward satisfying the density bonus requirements, fails to comply with the state law. To the extent the ordinance requires a developer to dedicate a larger percentage of its units to affordable housing than required by section 65915, the ordinance is void.

(*Latinos Unidos*, 217 Cal. App. 4th at 1169.)

Therefore, both the DBL and the judicial opinions applying the DBL require that bonus units be awarded, without strings attached, to a project that provides the requisite number of affordable units. Any ordinance to the contrary is preempted and void. (*Ibid.*)

III. The Legislation is Preempted by the DBL

Nothing in the DBL allows a local agency to impose a fee on a qualifying project's bonus units. As recognized by the California Chapter of the American Planning Association:

Most experts agree that inclusionary requirements cannot be imposed on the density bonus units themselves. The reasoning is that the Legislature intended to give developers market-rate units in exchange for affordable units.²

Although a city generally has the ability to adopt and impose fees on projects under its police powers, these police powers must not conflict with statutes such as the DBL. If they do, they are preempted by the state law. (*Latinos Unidos*, 217 Cal. App. 4th at 1169.)

As discussed above, a city must award bonus units to a qualifying project. This award is based on a sliding scale expressly set forth in the DBL. (Gov. Code, § 65915(f).) For example, a project that provides 18% of its base units as low-income units is entitled to a density bonus of 32%, without qualification. (Gov. Code, § 65915(f)(1).) A city may not unilaterally reduce the bonus amount, nor

² CCAPA's Answers to Frequently Asked Questions Regarding SB 1818 (Hollingsworth) – Changes to Density Bonus Law – 2005.

Board of Supervisors
April 9, 2019
Page 4

may it condition the bonus award. The proposed legislation does just that: it is expressly designed to impose the IHF on a project's bonus units, regardless of the date of the application submittal. This directly undermines the bonus award by adding significant direct costs upon each bonus unit, increasing the overall development costs of a DBL project and conflicting with the DBL.

Moreover, both Planning Staff and the Planning Commission strongly criticized the proposed legislation for a number of reasons, including a lack of fairness and consistency.

Imposing a fee on bonus units would interfere with the application of the DBL in San Francisco, and "housing units for lower-income households would not be built and the purpose of the density bonus law to encourage such development would not be achieved." (*Wollmer*, 193 Cal. App. 4th at 1347.) Clearly, "imposing 'costs' on a developer attempting to build affordable units is hostile to the letter and spirit of the density bonus law." (*Id.* at 1344.)

It appears that the desire for the IHF is related to concerns that the DBL creates a windfall for housing projects that elect to provide on-site affordable units because the proportion of affordable units to market rate units is reduced by the addition of the bonus units to the overall project unit total. Those sharing these concerns must realize that the express purpose of the DBL is to *incentivize* developers to provide affordable housing by providing density bonuses, incentives, and development standard waivers. "In other words, the Density Bonus Law rewards a developer who agrees to build a certain percentage of low-income housing with the opportunity to build more residences than would otherwise be permitted by the applicable local regulations." (*Latinos Unidos*, 217 Cal. App. 4th at 1164.) The Legislature's intended result is the production of more affordable housing throughout the State. (*Friends of Lagoon Valley*, 154 Cal. App. 4th at 824.) Therefore, concerns about a "windfall" or of developers gaming the system are misplaced, as are local attempts to impair a developer's exercise of the DBL through the imposition of procedural hurdles or fees.

Therefore, the legislation should not be adopted by the Board of Supervisors.

Very truly yours,



David H. Blackwell

DHB:kem

From: [Kathy Howard](#)
To: [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Ronen, Hillary](#); [Cohen, Malia \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Brown, Vallie \(BOS\)](#)
Subject: OPPOSE SB-50; Please pass the resolution TODAY
Date: Tuesday, April 9, 2019 1:48:14 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

**Please pass Supervisor Mar's resolution opposing SB-50 TODAY.
This bad legislation is moving forward in Sacramento and must be stopped NOW.**

Thank you.

**Katherine Howard
42nd Avenue, SF CA 94122**

From: [Miraloma Park Improvement Club](#)
To: [Brown, Vallie \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Cc: [Board of Supervisors, \(BOS\)](#)
Subject: Miraloma Park Improvement Club_Supporting Supervisor Mar's Resolution Opposing SB 50
Date: Tuesday, April 9, 2019 2:14:07 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Yee and Members of the Board,

I am writing on behalf of the Miraloma Park Improvement Club to urge you to adopt Supervisor Mar's Resolution opposing SB 50 (Agenda Item 190319) on the grounds that "it would undermine community participation in planning for the well-being of the environment and the public good, prevent the public from recapturing an equitable portion of the economic benefits conferred to private interests, and significantly restrict San Francisco's ability to protect vulnerable communities from displacement and gentrification, unless further amended." Thank you for your consideration.

Joan van Rijn
President

From: [Gregory Miller](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: OPPOSE SB-50 and support Supervisor Mar's resolution. with NO AMENDMENTS
Date: Tuesday, April 9, 2019 1:46:03 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing to express my continued opposition to SB-50. I hope that you will pass the resolution that opposes SB-50 TODAY.

Thank you for your consideration.

**Greg Miller
San Francisco, CA**

From: [Cindy Owens](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter from Mayor Mirisch Requesting the Board to Oppose SB 50
Date: Tuesday, April 9, 2019 1:31:45 PM
Attachments: [Request to Oppose SB 50 Mayor Mirisch.PDF](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon,

Please see the attached letter from the Mayor of Beverly Hills.

Should you have any questions, please do not hesitate to call or contact him.

Thank you,

Cindy Owens
Policy & Management Analyst
City Manager's Office
City of Beverly Hills
455 N. Rexford Drive
Beverly Hills, CA 90210
Direct: 310.285.1026
E-mail: cowens@beverlyhills.org

The City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.

From: [Sarah Boudreau](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SB50 resolution vote tomorrow and navigation center on seawall lot
Date: Monday, April 8, 2019 10:14:12 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello supervisors,

I am a Cow Hollow (D2) resident and wanted to take a few minutes to share some thoughts on SB50 before tomorrow's vote on the resolution against it, and on the Navigation Center proposed at Seawall Lot 330 as it continues to be discussed.

SB50:

I attended Supervisor Stefani's community meeting yesterday (thank you for hosting!) about SB50 and was both encouraged and disheartened by the questions and comments there. Based on Scott Weiner's summary of the bill, it sounds like a no-brainer (yes) vote to me. The bill is not perfect but it will start the right conversation and result in more housing, both market rate and affordable, across the state. California is in a severe housing shortage, so the only way to fix this is building more housing (a LOT more housing). Most bills are not perfect the first time (the constitution! the affordable care act!) and need to be improved upon once they have a good starting point. I thought the bill was especially well written and discussed because it highlighted how it does **not** severely affect many places like San Francisco that **already** have strong dense zoning laws, protection for tenants, and neighborhood design standards. I was frustrated to hear some of my neighbors' concerns that the bill would not build enough affordable housing and some of my neighbors' concerns that it would not build enough market rate housing - seems to me like shooting down a bill to build more housing because it is not building enough housing is counterproductive, considering all the analyses of the bill indicate it would add housing, which we so desperately need. It was tough to hear that the bill would affect San Francisco disproportionately and not encourage our suburban neighbors and Silicon Valley communities to build more housing, after hearing Senator Weiner specifically mention that encouraging and enforcing development-averse suburban communities to build housing for their own workforces is part of its intent, and that much of San Francisco would not even be re-zoned with regard to height limits, setbacks, or demolition requirements and tenant protection controls under the bill. To me, SB50 is written to help **all** of California reduce its shortage on housing, and help all communities share the burden and privilege of housing the state's booming workforce. San Francisco is a progressive leader for the State and the Country, and I would be disappointed to see the BoS align itself with development-resistant exclusive communities and go against a large majority of San Francisco voters to vote for a resolution against SB50, a bill that would help so much of the state create housing for those who need it, especially considering that much of the bill would not apply to places like San Francisco with many of the bill's provisions already in place here.

Embarcadero Navigation Center:

I was not able to attend the community meeting about the navigation center but was shocked and saddened to read reports and speak with friends in attendance describing an angry and aggressive crowd. I stand behind Mayor Breed and support the Navigation Center on the Embarcadero and I think it is important that City Supervisors do the same. In fact, I agree with Supervisor Haney's support of the center and call that each neighborhood should have at least

one Navigation Center. The majority of voters voted in November to fund homelessness programming, even when it could pull from employers of many of those voters' bottom lines. Residents of San Francisco want to help their neighbors get off the street, and the Navigation Centers are a proven success story of how to do this. As someone who works nearby to the Embarcadero I consider myself a neighborhood and community member and find it important to help people in my community in need, and I am also aware that the concerns of residents nearby to the proposed site are misinformed. The existing navigation centers are successfully helping folks experiencing homelessness - vetted by strict entry requirements - transition into more full-time housing, helping folks get off of the street, and cleaning up the neighborhoods where they are sited. In fact, the center would improve the very things the local residents are concerned about - safety and cleanliness! I would be saddened to see City Supervisors and leadership not support this Navigation Center by being swayed by the outcry of a small group of homeowners (not the majority of voters) who are more worried about property values (which are not actually likely to drop if the neighborhood becomes cleaner and safer!) than facts about the existing and proposed Navigation Centers, or the best way to help their own neighbors.

Finally, I wanted to note on both items that as a progressive millennial voter I find it shocking that these items are even in question. My generation and Generation X above me are extremely focused on the cost of living in the city we call home. We continue to vote to spend our own dollars on creating a safe community for our neighbors where everyone has a chance to be housed - a basic human right. We want to stay here and build our lives and families here just as older generations of (now) homeowners moved here and did decades ago, and we want to continue to bring our knowledge and workforce to the area to continue to grow the local economy, which current homeowners also greatly benefit from. If the BoS is swayed by a few voices of longtime residents who do not represent the majority of the electorate and do not understand the actual facts and studies behind what these bills and proposals are designed to do, it will be hard to continue to be elected. It is the responsibility of elected officials to both listen to constituents and make informed decisions based on their knowledge of the impact of laws and policy. I am proud of the city leaders who are vocally supporting SB50 and the Navigation Center and I look to them to lead the way for the Supervisors to listen to constituents who support change, a fair chance toward housing and dignity for everyone, and evidence-based arguments for local laws and policies.

Thanks for reading and I look forward to continuing this dialogue with you,
Sarah

--

Sarah Boudreau

sboudreau@langan.com

boudreau.sarah.m@gmail.com

www.linkedin.com/in/sarahboudreau

From: [Richard Pellegrini](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); info@sfnca.org; [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Monday, April 8, 2019 9:14:25 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: Catherine Stefani and the Board of Supervisors

I am totally opposed to SB 50.

It is the worse legislation possible for our city. It is my opinion that this bill will change San Francisco as we know it and not for the better. Other than greed I can't understand why our city would give up its voice as to what should be built and where. Why don't we start thinking about our lack of infrastructure before we continue to build without any control.

Richard Pellegrini

From: [Jeanine](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); info@sfmca.org; [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Monday, April 8, 2019 8:01:59 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I oppose SB50-I am a homeowner in the Marina. I do not believe in the idea that one law for real estate fits every city in California ie San Francisco and Fresno. I do not believe this SB50 will create enough affordable housing-the developer will expensive housing and give the money for affordable housing to the city for them to build. It is wrong for not allowing for the people of San Francisco to vote on this important issue .We have a beautiful city and if SB50 passes we will be Hong Kong in no time. A few years ago the people of San Francisco voted for a bill that stated if anyone wanted to build a high rise on the waterfront it must be approved by a vote of the people of San Francisco-SB50 eliminates this.What about houses on the Historical register are they to be torn down to build high rises? If this SB50 passes we will no longer be a unique and beautiful city with views-Victorians and neighborhood-we will lose our charm and tourism and look like every other city

From: [Janet Pellegrini](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); info@sfmca.org; [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Monday, April 8, 2019 7:34:14 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We do not need more congestion, more people, more problems. I urge you to vote NO on SB50
Janet Pellegrini

Sent from my iPhone

From: [Priscilla](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); info@sfmca.org; [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Monday, April 8, 2019 6:47:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am against SB50. Supervisor Stefani where do you stand on this bill? Mayor Breed, we understand you're for it. How are you benefiting from this? STOP SB50

Sent from my iPhone

From: [Linda Jaeger](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); info@sfmca.org; [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Monday, April 8, 2019 6:42:55 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We are against SB 50

Sent from my iPhone

From: [Mary Smith](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); info@sfmca.org; [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Monday, April 8, 2019 6:40:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

It is unbelievable that my vote does not count nor do the votes of tens of thousands of San Francisco residents count in my city. We have voted many times to limit the height and number of commercial properties (which includes high rise apartment buildings) in our neighborhoods. The infrastructure of the City cannot support the continued increase in population, especially when the increase does not contribute to the quality of life and financial health of the City.

Mary Smith

Sent from my iPhone

From: [NEIL DELLACAVA](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); info@sfmca.org; [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Monday, April 8, 2019 6:37:32 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I Vote no on sb 50 .

You will ultimately ruin our neighborhood that we all have worked hard to live in.

Infrastructure is not keeping up with growth and this will add to it. You will add buildings that will be oversized and eyesores

I bet the developers are contributing significantly to your campaigns. The power of money

Lon breed is a wolf in sheep's clothing. What a mistake

Your district two resident of 26 years

Neil dellacava

Neil dellacava

3524 Broderick street

Sent from my iPad

From: [Presynct](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); [info@sfmca.org](#); [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Monday, April 8, 2019 6:18:38 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Vote no on sb50

Evelyn graham
3454 pierce st

Sent on the go!

From: [CHARNA BALL](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); info@sfmca.org; [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Monday, April 8, 2019 5:13:00 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please vote NO on SB 50.

We are over building and destroying the characterter of our beloved city.

Charna Ball

SFCA 94123

From: [.](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); [info@sfmca.org](#); [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Monday, April 8, 2019 5:09:09 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Local zoning regulations are there for a reason and to have the state come in and say they don't matter is outrageous.

SB50 could change the face of San Francisco in a very detrimental way.

I believe it is greed run amok! Why our elected officials aren't fighting it is a mystery to me. Maybe we need new elected officials.

Eileen Connolly
econnolly1@aol.com
415.215.5043

From: [Cameron Crockett](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: info@sfmca.org
Subject: SB-50 - Support
Date: Monday, April 8, 2019 4:56:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I am writing to give my Support for SB-50 - Consider your vote based on the millions of struggling Californians. Teachers, Firefighters, Back of House staff, Police, entrepreneurs who all want a piece of the american dream - a home.

This bill would allow market forces to build more housing stock, and put us on the trajectory we need to support the #1 economy in the US - moving us forward from being at the bottom in housing availability and affordability.

The fear that Sacramento will be taking over all zoning control is over blown, and the fear that gentrification will happen is mis-aligned - I live in the Marina, it is one of the most beautiful neighborhoods anywhere, but WE CAN build higher and denser and smarter and more beautifully - the neighborhood will adapt.

All tides rise when development happens and I'm confident we can still do it in a way that protects our neighborhood charm and communities. Some of the loudest voices in opposition of this bill are the ones who are effected the least by the house crisis, current homeowners and the wealthy.

The Marina District only added 4 total housing units in 2017 (latest planning commission report) - we can do so much better, and California can do so much better.

I encourage you to vote in favor of SB-50

Cameron Crockett
Placement Club

phone: [415.299.1950](tel:415.299.1950)
email: ccrockett@placementclub.com

www.placementclub.com



LBE | SB | DBE Certified

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: [gayle.cerri](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); [info@sfmta.org](#); [Board of Supervisors, \(BOS\)](#)
Subject: SB50- Against
Date: Monday, April 8, 2019 4:35:01 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Supervisors:

Regarding SB50 - I am opposed. I don't agree with the state imposing regulations regarding housing across all communities with transit centers and "job rich" areas. The voice of the community should be primary. I believe communities are creative in coming up with solutions to their unique problems, and the state should honor and encourage community based solutions. Growth should not always be our first and only option. Transit should be more focused on bikes and walkways. And workers can work remotely. Please vote against this bill.

Kind regards-
Gayle Cerri
3351 Broderick St
San Francisco, CA 94123
415-246-2873

Sent from my iPad

From: [Henry](#)
To: [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); info@sfmca.org; [Board of Supervisors, \(BOS\)](#)
Subject: Please support SB50
Date: Monday, April 8, 2019 4:25:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi, I'm an SF resident and think we need legislation like this to pass and drastically open our ability to build more housing. I know there are plenty of nuances and concerns, but I think it's a big necessary step forward and our need for housing outweighs perceived cons.

Thanks,
Henry Roark

--

If [this](#) won't get you off Facebook, nothing will: Facebook turns a necessary labor of love into a profitable business. Like a black widow or a murderous butler, Facebook is the poisoner inside your home...Maybe if we didn't want our data leaked, we should have carried our own damn drinks and opened our own damn doors.

From: [Caroline Bruister](#)
To: [Sofia](#), [Catherine \(BOS\)](#), [Brown, Valie \(BOS\)](#), [Ewer, Sandra \(BOS\)](#), [Harvey, Matt \(BOS\)](#), [MandelmanStaff, \(BOS\)](#), [Mar, Gordon \(BOS\)](#), [Beskin, Aaron \(BOS\)](#), [Bosen, Hillary](#), [Safia, Ababa \(BOS\)](#), [Walton, Shamann \(BOS\)](#), [Yee, Norman \(BOS\)](#), [Breed, Mayor London \(MYB\)](#), [info@sfma.org](#), [Board of Supervisors \(BOS\)](#)
Cc: [Jen Bruister](#)
Subject: SB50 support!
Date: Monday, April 8, 2019 4:09:49 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am 10 year Marina resident who has built her life and family here. We need more housing solutions for all. I fully support SB 50 and all efforts to continue to make SF thrive and not drive out people who can't afford to make it work.

Thank you,
Caroline Bruister
1580 beach st #302
SF CA 94123



From: [zrants](#)
To: [Breed, Mayor London \(MYR\)](#)
Cc: [Board of Supervisors, \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Yee, Norman \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#)
Subject: Oppose SB50
Date: Monday, April 8, 2019 12:48:09 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

4/8/19

Mayor London Breed and Board of Supervisors:

re: Opposition to SB50 and support for Supervisors Mar's resolution
opposing SB50

I support Supervisors Mar's resolution # 190319 opposing CB50 and will appreciate your support for this important resolution that proves San Francisco cannot be bought yet.

Sincerely,

Mari Eliza, President EMIA

From: [dr_jody](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Oppose SB 50
Date: Monday, April 8, 2019 12:27:31 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Please do not allow this sweeping reform to take place. I do understand the need to figure out more affordable housing in San Francisco. However, this radical approach will only give developers the opportunity to run amok in our city. There is no guarantee that it will address the larger issues at hand. It feels like a *gross violation of my constitutional rights* as there will be NO recourse to building anywhere in the city if this SB 50 passes. Seriously! Is there nothing better you all could come up with than this.

Jody Kornberg

415-566-1564
50 Glenbrook Avenue
SF 94114

From: [David Eldred](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Oppose SB 50
Date: Monday, April 8, 2019 10:25:15 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am registering my opposition to SB50 as a San Francisco resident
I am registering my support for Supervisor Mar resolution in opposing SB50

David Eldred
1218 5th Ave San Francisco
Ca. 94122

From: [Patricia Reischl Crahan](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SB-50
Date: Sunday, April 7, 2019 6:40:31 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors:

I urge to to vote NO on SB-50. It is a bad bill for California and very bad for San Francisco. We've had enough new development without the benefit of infrastructure and public transportation upgrades. Traffic is toxic and parking is non-existent. We need a break.

San Francisco has already fulfilled high density living, let other cities follow suit.

Thank you,

Patricia Reischl Crahan
Mission District homeowner since 1978

From: [Lance Carnes](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Please support Supervisors Mar's resolution opposing SB50
Date: Sunday, April 7, 2019 7:24:10 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

Please support Supervisors Mar's resolution opposing SB50 at the April 9, 2019 meeting.

Thanks,
Lance Carnes
North Beach

From: [William Atkins](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Saturday, April 6, 2019 1:51:49 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am extremely disappointed that the Board of supervisors has decided to side with NIMBY factions in the Bay Area and reject State Senator Scott Wiener's bill, SB50. You should be supporting the construction of new housing and aid residents of that new housing in using public transportation. There is not enough housing, too many people commuting in automobiles clogging our highways and streets and polluting the air. Senator Wiener is trying to help. Please don't stand in his way.

William Atkins
3542 23rd St Apt 5
San Francisco, CA 94110-3065
willwayne@aol.com

From: [Paul Sack](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SB-50
Date: Saturday, April 6, 2019 11:41:07 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

As a former developer and owner of rental apartments in San Francisco, I urge you to oppose SB-50. We need to preserve the character of San Francisco and should not turn it into an unattractive forest of mid-rise apartment buildings.

Paul Sack
psack@sackproperties.com

From: [aj](#)
To: [Board of Supervisors, \(BOS\)](#)
Cc: [Yee, Norman \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Low, Jen \(BOS\)](#); [Maybaum, Erica \(BOS\)](#)
Subject: Comment on File #190319, Resolution Opposing Senate Bill 50/ Balboa Reservoir
Date: Saturday, April 6, 2019 3:31:37 AM
Attachments: [2018-9-4 AFFORDABLE HOUSING SCAM.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS:

I wish to express support Gordon Mar's Resolution to Oppose SB 50.

Balboa Reservoir is case in point regarding the inequitable transfer of benefits conferred to private interests (privatization of public assets).

Especially for the newly-elected Supervisors, here is an Environmental Review Scoping comment for the Balboa Reservoir Project daated11/5/2018 that had also been sent to the 2018 BOS that relates to this issue:

ON OVERRIDING CONSIDERATIONS

Even if the Subsequent EIR finds significant and unavoidable impacts, the Reservoir Project holds a trump card. That trump card would be a Statement of Overriding Considerations.

Such a Statement of Overriding Consideration would more than likely put forth the idea that the Reservoir Project would make a substantial contribution in alleviating the housing crisis.

However, in making such an argument of overriding consideration, extreme care must be taken to distinguish between slick marketing hype and PR and the reality contained in the Development Parameters and the Exclusive Negotiating Agreement (ENA).

OVERVIEW

The **Balboa Park Station (BPS) Area Plan** adopted by the City & County of SF is used as justification for the Balboa Reservoir Project. However, this justification for housing in the Reservoir was cherry-picked from the BPS Area Plan.

In actuality the BPS Area Plan asked for **consideration of the best use** of Reservoir:

- Housing was one **consideration**. It was not a mandate.
- Open Space was another **consideration**;
- **Education** should logically have been another consideration because of location

and existing use, but was not contained in the BPS Area Plan.

The **Public Lands for Housing Program** has been the main lever for the Balboa Reservoir Project.

According to Administrative Code 23.a.2 (l), the Surplus Public Lands Ordinance can serve only as **recommendation** to enterprise agencies like the PUC.

The Reservoir Project has been made poster child for the Public Lands for Housing Program. But, by law, the City cannot mandate the PUC to do so. Being an enterprise agency, City Ordinance only allows the City to recommend to PUC that the Reservoir be made part of Public Lands for Housing.

AFFORDABLE FOR WHOM? THE AFFORDABLE HOUSING SCAM

The initial legislation and legislative intent regarding surplus City property was for using public land to help provide housing:

- for the **homeless and low-income** populations, and
- built solely by **non-profit community developers**.

In a deceptive advertising campaign, 2015 Proposition K was passed which changed the City's Administrative Code Ch.23A to enable public land to be used:

- for newly defined "affordable housing" extended to "**middle-income**" (**150% Area Median Income**, which is \$124,350 for an individual as of 4/1/2018), even as the State maintains that "moderate-income" and "middle-income" are identical (120% AMI which is \$99,500 for an individual as of April 2018), and
- for sale to, and built by **private developers** instead of just by non-profit developers.

The biggest scam is **privatization of public property by private developers** in the guise of affordable housing.

The Reservoir Project has been skillfully marketed and framed as an affordable housing development. Yet documents reveal otherwise.

The Reservoir Development has been marketed as—from more deceptive to less deceptive-- affordable housing, or 50% affordable housing, or up to 50% affordable housing.

To paint lipstick on a pig, the privatization of the Reservoir has been deceptively marketed as "**affordable housing**" and/or "**50% affordable housing**." Despite the marketing of "50% affordable", the reality is that only 33% affordable housing is guaranteed, while 50% unaffordable housing is guaranteed. The remaining 17% affordable for middle-income of up to 150% AMI (that would bring "affordable" up to 50%) will not be funded by Reservoir Community Partners LLC. The aspirational 17% "additional affordable" would have to be funded by unsourced public funds and is actually a bait- and-switch deception.

The "**affordable**" **definition** scam: "Affordable" has been redefined to include up to 150% Area Median Income (\$124,350 as of 4/1/2018).

The **affordable "in perpetuity"** scam: "In perpetuity" is defined as "throughout the useful lives of the buildings..."

The **Transportation Demand Management (TDM) scam** which wishes and greenwashes away the problem of elimination of 1,000 student parking spaces with a solution of "*reduc[ing] single-occupant vehicle trips by college staff, faculty, students, and neighborhood residents.*"

BYPASSING STATE SURPLUS PROPERTY STATUE

The disposition of public land is governed by the **State Surplus Property Statute**:

The State Surplus Land Statute Section 54222 says:

Any local agency disposing of surplus land shall send, prior to disposing of that property, a written offer to sell or lease the property as follows:

*(c) A written offer to sell or lease land suitable for **school facilities construction or use by a school district for open-space purposes shall be sent to any school district** in whose jurisdiction the land is located.*

Yet there has been no transparent public record or open Board of Trustees Action to show that SFCCD has rejected a written offer to acquire the Reservoir **for school facilities or open space**.

Any evaluation of overriding considerations must evaluate the full range of harms and benefits instead of making an *a priori* unsubstantiated assumption that privatizing public land for **at least 50%** to 67% units that would be unaffordable to those of moderate income (120% of AMI which is \$99,500 for an individual) constitutes the best use of the publicly-owned PUC property.

Please refer to the attached "Affordable Housing Scam of Balboa Reservoir Project".

Submitted for the administrative record on Balboa Reservoir by:

Alvin Ja 11/5/2018

From: [Christopher Pederson](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Agenda Item 29 - Resolution regarding S.B. 50 (File No. 190319)
Date: Friday, April 5, 2019 6:28:38 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Yee and Members of the Board of Supervisors:

I urge the Board to amend the proposed resolution regarding S.B. 50 to acknowledge the necessity for statewide legislation to require local governments to allow multi-family housing near transit and major employment centers.

California faces two intertwined crises that demand urgent action: the climate crisis and the housing crisis. The California Air Resources Board has determined that the state will not reach its climate change goals unless it significantly reduces vehicle miles traveled. To do so, local governments must swiftly allow much more multi-family housing near public transit and major employment centers.

Unfortunately, too few local governments have done this and too many adamantly refuse. To overcome this inaction and deliberate obstructionism, the state must enact legally enforceable legislation. Without state action, too many suburbs will continue to refuse to bear their fare share. Cities such as San Francisco cannot solve these problems on their own.

I do agree that the inclusionary housing provisions of S.B. 50 need to be strengthened, especially regarding smaller size projects, but that's a fixable problem.

Please do not join bad actors such as the Cities of Cupertino and Huntington Beach in outright opposition to S.B. 50. Those cities act with callous disregard for the climate and housing crises. To ally San Francisco with local governments of that ilk would make a mockery of the Board's recently adopted declaration that the climate crisis is an emergency.

Sincerely,

Christopher Pederson

From: [Jeanne Barr](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SB50
Date: Friday, April 5, 2019 3:42:25 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Thanking those of you who are against SB50.
I am strongly opposed and appreciate your wisdom.
It is an ineffective way to gain affordable housing at a great cost to the quality of life in the City.

Thanks
Jeanne Barr
1780 Green Street

From: [Elle Soulis](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: I oppose SB-50
Date: Friday, April 5, 2019 1:46:24 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I cannot believe that city wants developers to demolish homes to build large luxury apartments. What makes San Francisco special are the lovely and charming homes painted in various colors. We already have hi-tech and their income changing the cultural environment of the city. Now you want to make this magical city like any other generic urban center. Where will the charm of San Francisco be then?

PLEASE DO NOT PUT PROPOSED BILL SB-50 on the ballot.

Sincerely,
Ellen soulis

From: [Richard Frisbie](#)
To: [Breed, Mayor London \(MYR\)](#); [Board of Supervisors. \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Ronen, Hillary](#); [Haney, Matt \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: Oppose SB 50
Date: Friday, April 5, 2019 12:12:09 PM
Attachments: [SB 50 COMMENTS.docx](#)
[SB 50 New Res Units 1999-2018003.pdf](#)
[SF New Housing Chart 1995-2017.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

 [SF New Housing Units Drop Year on Year001.pdf](#)

I attended yesterday's Govt. Audit & Oversight Cmtee meeting that addressed SB 50. My thanks to Supervisor Mar for sponsoring the hearing.

As we were limited to one minute, understandable but frustrating, I am attaching my prepare comments, most of which were not presented in the one minute time-frame. If you have any questions please contact me.

Richard Frisbie
415-666-3550

From: sara@ogilvie.us.com
To: [Board of Supervisors, \(BOS\)](#)
Cc: laura@yimbyaction.org
Subject: In Support of SB50
Date: Thursday, April 4, 2019 9:40:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Please listen to the voice and heed the will of the People, the majority of whom have been polled to tell you they are ready for MORE HOMES in San Francisco and in California, as soon as possible. Senator Wiener told his Committee on Tuesday, his constituents don't care who is responsible for bringing forth more places to live in California, whether they're local or state agencies, they simply care that it happens, soon. SB50 will work in continual dialogue with stakeholders vested in all kinds of housing so that nobody is left behind as we build anywhere from 1.5 - 2 million new units through this new, urgently welcome measure.

There is no time to keep mulling it, something needs to be done and it needs to begin being done now. I urge you to think of everyone who is hurting because of this housing crisis right now and be a part of the solution instead of letting the problem exacerbate any longer than it should. Please refrain from being racist, elitist people who tell others that if they can't afford single family size units they should just disappear, that you won't give them an opportunity through density, that they're not good enough to live here. Try something new like this and I assure you checks and balances along the way will make things right for all San Franciscans. People will be elated to see homes being raised and opportunities to build their lives here unfold. The economy will roar with lots of people filling all the jobs, from tech to service, that aren't being pursued because no one can afford or find a place to live here and traveling here has become too long and too hard. I believe in your hearts you know this city will continue to struggle needlessly unless we build MORE HOMES through SB50.

Thank you for reconsidering your views which go against over 74% of your constituents who voted for you to institute reform expeditiously. Thank you for allowing California to enact and build MORE HOMES for all their people in order for our society and our prospects to improve. This is a beautiful bill and you should be thrilled to be part of the solution.

Very sincerely yours,

Sara Ogilvie

Outreach, The Homeless Church @ Brannan Street Wharf, San Francisco
Member, Yimby Action of San Francisco

From: [Hunter Oatman-Stanford](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: I fully support SB50
Date: Thursday, April 4, 2019 2:26:19 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I wanted to write to voice my support for Senator Wiener's bill SB50, joining with many affordable housing advocates and environmental groups who want to end the inequities associated with single-family zoning.

My district (D6) has seen an explosion of expensive new development, partly because it is one of the few neighborhoods in San Francisco to allow new apartment buildings over 40 feet in height. We must allow more homes to be built near jobs and transit, particularly on the exclusionary West and North sides of San Francisco where wealthy homeowners have fought against apartment buildings for generations.

Please do NOT vote in support of Gordon Mar's grandstanding resolution to maintain the failing status quo—decade of blocking new housing construction is **exactly** why we are in this crisis.

thank you,
Hunter Oatman-Stanford

855 Folsom St. #502
SF CA 94107

From: [Louise Bea](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: I oppose SB 50
Date: Thursday, April 4, 2019 1:36:04 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Board of Supervisors,
I oppose SB 50. This bill is ill conceived. Local planning is essential. If this bill is passed, San Francisco will no longer be San Francisco. It will be a low-rise New York.
The additional units will strain city services. Traffic will become impossible.
Please oppose.
Thank you.
Louise Bea
40 year resident of San Francisco (Telegraph Hill & Cow Hollow)

From: [Hartmut Fischer](#)
To: [Breed, Mayor London \(MYR\)](#); [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); info@cowhollowassociation.org; [Board of Supervisors, \(BOS\)](#)
Subject: SB 50
Date: Thursday, April 4, 2019 12:12:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Major Breed and Members of the San Francisco Board of Supervisors,

Senate Bill 50 is in my view a disaster for the city of San Francisco and its neighborhoods!

I am not opposed to making changes which will increase the supply of new housing in San Francisco and beyond, but SB 50 is way too sweeping a change. It will clearly threaten most if not all neighborhoods. I don't understand how Scott Weiner could come up with such a plan. He represents San Francisco and he seems to want to turn our neighborhood into another Manhattan. It surely is a giveaway for developers.

I hope that you will come up with a viable alternative for which there should be room in any State Senate bill. I can imagine some changes which would significantly increase the housing supply without threatening neighborhoods in the drastic way which SB50 seeks to impose.

Sincerely yours,

Hartmut Fischer

Cow Hollow

From: tiina.sepp@att.net
To: [Yee, Norman \(BOS\)](#)
Cc: [Board of Supervisors, \(BOS\)](#)
Subject: Please support the resolution to oppose SB 50
Date: Thursday, April 4, 2019 11:21:01 AM
Importance: High

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Norman,
Hope this note finds you and your family well.

Please support the resolution to oppose SB 50!

Thank you,
Tiina

Tiina Sepp, Ph.D.
1580 5th Ave. #101
SF, CA 94122

From: [Mike Naughton](#)
To: [Brown, Vallie \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Cc: [Board of Supervisors, \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: Please Support Supervisor Mar's Resolution Opposing SB 50
Date: Wednesday, April 3, 2019 7:44:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors Brown, Mar, and Peskin,

Please support Supervisor Mar's resolution opposing the ill-conceived and corrupt SB 50. Please keep land use management local!

SB 50 will clearly damage our city.

Thank you very much,

Michael Naughton
85 Agua Way
SF CA 94127

From: [Mchugh, Eileen \(BOS\)](#)
To: [Carroll, John \(BOS\)](#)
Subject: FW: SF Chamber Letter: Support SB 50
Date: Wednesday, April 3, 2019 6:48:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[3.29.19_Support for SB 50.pdf](#)

From: Mary Young <myoung@sfchamber.com>
Sent: Friday, March 29, 2019 3:56 PM
To: senator.wiener@senate.ca.gov
Cc: cicely.chisholm@sen.ca.gov; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Cohen, Emily (DPH) <emily.cohen@sfgov.org>; Ann.Fryman@sen.ca.gov; Yee, Norman (BOS) <norman.yee@sfgov.org>; Karunaratne, Kanishka (MYR) <kanishka.cheng@sfgov.org>
Subject: SF Chamber Letter: Support SB 50

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Senator Wiener,

Please see attached letter from the San Francisco Chamber of Commerce expressing our support for SB 50.

Thank you,



Mary Young

Manager, Public Policy

San Francisco Chamber of Commerce

235 Montgomery St., Ste. 760, San Francisco, CA 94104

(O) 415-352-8803 • (E) myoung@sfchamber.com



From: [SB](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#)
Subject: San Francisco neighborhoods oppose SB 50!
Date: Wednesday, April 3, 2019 5:59:07 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I and all of my neighbors strongly oppose SB 50!

We need to keep local control, not give it away. So many buildings will get demolished. Almost everything in SF is close to a transit stop. This will lead to such congestion and crowded public transportation. It will also displace a lot of my friends and neighbors.

Please pass the resolution opposing SB 50.

Thank you.

Susan Brock
SF Resident

From: [Robert Gee](#)
To: [Brown, Vallie \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Cc: [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Please Support Supervisor Mar's Resolution Opposing SB 50
Date: Wednesday, April 3, 2019 4:59:17 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors Brown, Mar, and Peskin,

I write asking that you please support Supervisor Mar's resolution opposing SB 50. Keep land use management local!

Thank you,

Robert Gee
9 Bella Vista Way
San Francisco, CA 94127

From: [Kathryn Kimball](#)
To: [Stefani, Catherine \(BOS\)](#); [Brown, Vallie \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); info@cowhollowassociation.org; [Board of Supervisors, \(BOS\)](#)
Subject: NO on SB50!!!!
Date: Wednesday, April 3, 2019 1:55:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We are absolutely opposed to SB50.

It will destroy the character of our city and of our neighborhood.

It will kill the tourist goose that laid the golden egg.

It will make our city character unrecognizable from any other non-world class city.

For no cause other than to enrich builders. Do not be the people responsible for turning a beautiful city into an urban nightmare.

Sincerely,

Kathy Kimball
Cow Hollow resident

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Needed a More Practical Approach to Solving the Bay Area's Housing Crisis
Date: Wednesday, April 3, 2019 1:38:00 PM

From: Cautn1 <cautn1@aol.com>
Sent: Monday, April 1, 2019 1:23 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Needed a More Practical Approach to Solving the Bay Area's Housing Crisis

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors....

Please consider this BATWG statement on the CASA/SB450 Program. Thank you.

Gerald Cauthen,
President, BATWG
www.batwgblog.com

Cause and Effect

Sacramento's CASA approach to solving the housing crisis is all wrong. What follows indicates how the State's hastily put together program would do great damage the Bay Area. Prodded by eager residential builders who want free reign, the State Legislators have ignored the rapacious hi-tech moguls who build their empires and make their \$billions with nary a thought given to external adverse effects. As things stand large and powerful entities are continuing to entice high paid, hi-tech talent to flood into the Bay Area, overwhelming its housing

stock and its roadways in the process. These huge corporations and their billionaire insiders should be called upon to pay for the housing and transportation agonies they are causing.

And then there are the false premises upon which the CASA approach is being sold. Here are four:

- o "Housing can catch up". False: In the Bay Area the influx of new job seekers continues to far outstrip the ability to meet housing needs. To make matters worse the current plan would waste much of the available funding trying to jam large amounts of subsidized housing into areas where development costs are stratospheric. It's a losing game.

- o "MTC Can Effectively Control the Program". Patently False. MTC is an agency that in the last four decades has never stood up for good regional planning or effectively dealt with the Region's ever worsening transportation condition. The framers of the CASA Compact nevertheless deemed MTC qualified to further expand its domain by taking over Region's housing development program.

- o "A second transbay rail tube will make all this possible". False. Given the Bay Area's glacial rate of infrastructure development it would take at least half a century to get second subaqueous passenger rail system (estimated cost \$25 billion) up and running. BART says its peak-period transbay carrying capacity will be reached by 2025. What happens during the intervening 45 years?

- o "Placing housing near transit would materially increase transit use and ease traffic congestion." False. The inconvenient truth is that those moving into new so-called "transit-oriented" housing would virtually all have cars, thereby making it harder to drive to and park near transit stations and stops. Most trips are non-commute trips. Based upon experience elsewhere it can be expected that unless the Legislators change their current plans and build communities (in outlying, reasonably priced areas) with easily accessible stores, services and jobs, the non-commute travel of the new residents will continue to be mostly by automobile. So much for congestion relief. So much for regional planning.

BATWG is convinced that there is a much better and more practical way

of solving the Region's housing and transportation problems....centered on building communities complete with easily accessible commercial activities, essential services and jobs in areas where development costs are relatively low. This would both provide needed housing and reduce the need for so many long trips.

Gerald Cauthen PE

President, Bay Area Transportation Working Group (BATWG)

www.batwgblog.com

Oakland

510 208 5441

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors: Carroll, John \(BOS\)](#)
Subject: FW: Opposing SB 50 and any amendments
Date: Monday, April 1, 2019 6:16:00 PM

From: George K. Merijohn, DDS <merijohn@merijohn.com>
Sent: Sunday, March 31, 2019 8:03 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Opposing SB 50 and any amendments

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I am emailing to advise you that I oppose SB 50 completely and as our representatives, I urge you to also oppose this grossly misguided bill.

Further – NO amendments are acceptable. SB-50 will just be used to undermine San Francisco in the future

Thank you,

George K. Merijohn, DDS

www.merijohn.com 415.929.6965

Assistant Professor UC San Francisco and University of Washington Postdoctoral Periodontology

PRIVILEGED AND/OR CONFIDENTIAL INFORMATION may be contained in this electronic transmission and is intended only for the use of the recipient. Unauthorized use, disclosure or reproduction is strictly prohibited, and may be unlawful. If you have received this electronic transmission in error, please notify the sender immediately by reply e-mail and delete the message. Thank you.

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors; Carroll, John \(BOS\)](#)
Subject: FW: opposition to SB-50
Date: Monday, April 1, 2019 5:01:00 PM

From: Cheryl delamere <delamere.cheryl@gmail.com>
Sent: Monday, April 1, 2019 12:03 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: opposition to SB-50

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

As a 22 yr homeowner in the Sunset I totally oppose SB-50. The only development I would approve is government funded affordable housing at transportation hub intersections. We have enough expensive apartments and condos. Cheryl delaMere

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors; Carroll, John \(BOS\)](#)
Subject: FW: Oppose SB 50
Date: Monday, April 1, 2019 5:01:00 PM

-----Original Message-----

From: Jan M Hudson <jhudson44@icloud.com>
Sent: Monday, April 1, 2019 11:11 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Oppose SB 50

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please oppose SB50, as it will destroy the character of our city. It is not the way to increase housing and is only a windfall for developers.

Jan Hudson

Sent from my iPhone

From: [Jim Pugh](#)
To: [Haney, Matt \(BOS\)](#)
Cc: [Board of Supervisors, \(BOS\)](#)
Subject: Support for Russ and Folsom Street Project
Date: Monday, April 8, 2019 12:54:14 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I'm a resident of District 6 in San Francisco (88 King Street), and I want to share my support for the proposed development at Russ and Folsom Street. The inclusion of below-market-rate units and the tenant protections on this project would help to make housing more affordable in the city without harming current residents.

Thank you,
Jim Pugh

From: [Olivia R Glowacki](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SRO Slate
Date: Tuesday, April 9, 2019 1:28:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

We are writing to you to urge that the recommendations of the Rules Committee be reconsidered, and that the SRO Housing Justice slate be appointed to the SRO Task Force, specifically Christopher Mika for Seat 1, Courtney Brown for Seat 4, and Jordan Davis for Seat 9.

Christopher Mika is a disabled Mission District SRO tenant who has helped to deliver N95 masks when the smoke from the Camp Fire was choking the city, In addition, he serves on the LGBTQ+ Equity Workgroup, is involved in homelessness rights, and would be a welcome departure from the transphobia, ableism, and sexism from the previous tenant representative.

Courtney Brown is a District 4 constituent and a pansexual woman who works at a non-profit serving a diverse clientele and whose background in palliative care and suicide prevention would be an asset to the Task Force, and is somebody who really cares about tenants. The person who was recommended has deep ties to the mayor and it is concerning that London Breed is trying to stack a task force that the board has nine appointees to.

And last, but not least, we are disappointed to hear that Jordan Davis, despite her many credentials, will not be reappointed to Seat 9, due to some backroom deals by Supervisor Peskin and the Central City SRO Collaborative. We urge that Jordan, the only LGBTQ+ incumbent, one of very few transgender women and autistic people serving on boards and commissions, be reappointed to the SRO Task Force

The full Board of Supervisors has the right to reverse any recommendation of the Rules Committee, and we encourage the appointment of Christopher Mika to Seat 1, Courtney Brown to Seat 4, and the reappointment of Jordan Davis to Seat 9. The future of SRO tenants depends on leadership, a can do attitude, and a willingness to work in good faith to advance the needs of the most vulnerable.

Sincerely,

Olivia Glowacki
District 1

From: [Jason Kruta](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SRO Task Force Appointments
Date: Tuesday, April 9, 2019 11:25:42 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I am writing to you to urge that the recommendations of the Rules Committee be reconsidered, and that the SRO Housing Justice slate be appointed, specifically Christopher Mika for Seat 1, Courtney Brown for Seat 4, and Jordan Davis for Seat 9.

Christopher Mika is a disabled Mission District SRO tenant who has helped to deliver N95 masks when the smoke from the Camp Fire was choking the city, In addition, he serves on the LGBTQ+ Equity Workgroup, is involved in homelessness rights, and would be a welcome departure from the transphobia, ableism, and sexism from the previous tenant representative.

Courtney Brown is a District 4 constituent and a pansexual woman who works at a non-profit serving a diverse clientele and whose background in palliative care and suicide prevention would be an asset to the Task Force, and is somebody who really cares about tenants. The person who was recommended has deep ties to the mayor and it is concerning that London Breed is trying to stack a task force that the board has nine appointees to.

And last, but not least, we are disappointed to hear that Jordan Davis, despite her many credentials, will not be reappointed to Seat 9, due to some backroom deals by Supervisor Peskin and the Central City SRO Collaborative. We urge that Jordan, the only LGBTQ+ incumbent, one of very few transgender women and autistic people serving on boards and commissions, be reappointed to the SRO Task Force

The full Board of Supervisors has the right to reverse any recommendation of the Rules Committee, and we encourage the appointment of Christopher Mika to Seat 1, Courtney Brown to Seat 4, and the reappointment of Jordan Davis to Seat 9. The future of SRO tenants depends on leadership, a can do attitude, and a willingness to work in good faith to advance the needs of the most vulnerable.

Sincerely,

Jason Kruta,
District 1 resident

From: [Griffin Jones](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Recommending Christopher Mika for SRO Housing Justice
Date: Tuesday, April 9, 2019 10:41:52 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

We are writing to you to urge that the recommendations of the Rules Committee be reconsidered, and that the SRO Housing Justice slate, specifically Christopher Mika for Seat 1, Courtney Brown for Seat 4, and Jordan Davis for Seat 9.

Christopher Mika is a disabled Mission District SRO tenant who has helped to deliver N95 masks when the smoke from the Camp Fire was choking the city, In addition, he serves on the LGBTQ+ Equity Workgroup, is involved in homelessness rights, and would be a welcome departure from the transphobia, ableism, and sexism from the previous tenant representative.

Courtney Brown is a District 4 constituent and a pansexual woman who works at a non-profit serving a diverse clientele and whose background in palliative care and suicide prevention would be an asset to the Task Force, and is somebody who really cares about tenants. The person who was recommended has deep ties to the mayor and it is concerning that London Breed is trying to stack a task force that the board has nine appointees to.

And last, but not least, we are disappointed to hear that Jordan Davis, despite her many credentials, will not be reappointed to Seat 9, due to some backroom deals by Supervisor Peskin and the Central City SRO Collaborative. We urge that Jordan, the only LGBTQ+ incumbent, one of very few transgender women and autistic people serving on boards and commissions, be reappointed to the SRO Task Force

The full Board of Supervisors has the right to reverse any recommendation of the Rules Committee, and we encourage the appointment of Christopher Mika to Seat 1, Courtney Brown to Seat 4, and the reappointment of Jordan Davis to Seat 9. The future of SRO tenants depends on leadership, a can do attitude, and a willingness to work in good faith to advance the needs of the most vulnerable.

Sincerely,

Griffin Jones
District 10

From: [Tiffany Chan](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SRO Task Force
Date: Tuesday, April 9, 2019 9:09:24 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

We are writing to you to urge that the recommendations of the Rules Committee be reconsidered, and that the SRO Housing Justice slate, specifically Christopher Mika for Seat 1, Courtney Brown for Seat 4, and Jordan Davis for Seat 9.

Christopher Mika is a disabled Mission District SRO tenant who has helped to deliver N95 masks when the smoke from the Camp Fire was choking the city. In addition, he serves on the LGBTQ+ Equity Workgroup, is involved in homelessness rights, and would be a welcome departure from the transphobia, ableism, and sexism from the previous tenant representative.

Courtney Brown is a District 4 constituent and a pansexual woman who works at a non-profit serving a diverse clientele and whose background in palliative care and suicide prevention would be an asset to the Task Force, and is somebody who really cares about tenants. The person who was recommended has deep ties to the mayor and it is concerning that London Breed is trying to stack a task force that the board has nine appointees to.

And last, but not least, we are disappointed to hear that Jordan Davis, despite her many credentials, will not be reappointed to Seat 9, due to some backroom deals by Supervisor Peskin and the Central City SRO Collaborative. We urge that Jordan, the only LGBTQ+ incumbent, one of very few transgender women and autistic people serving on boards and commissions, be reappointed to the SRO Task Force

The full Board of Supervisors has the right to reverse any recommendation of the Rules Committee, and we encourage the appointment of Christopher Mika to Seat 1, Courtney Brown to Seat 4, and the reappointment of Jordan Davis to Seat 9. The future of SRO tenants depends on leadership, a can do attitude, and a willingness to work in good faith to advance the needs of the most vulnerable.

Sincerely,
Tiffany Chan
District 1 resident

From: [Evan Owski](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Reconsider Recommendations for SRO Task Force
Date: Monday, April 8, 2019 11:04:52 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

We are writing to you to urge that the recommendations of the Rules Committee be reconsidered, and that the SRO Housing Justice slate is appointed, specifically Christopher Mika for Seat 1, Courtney Brown for Seat 4, and Jordan Davis for Seat 9.

Christopher Mika is a disabled Mission District SRO tenant who has helped to deliver N95 masks when the smoke from the Camp Fire was choking the city. In addition, he serves on the LGBTQ+ Equity Workgroup, is involved in homelessness rights, and would be a welcome departure from the transphobia, ableism, and sexism from the previous tenant representative.

Courtney Brown is a District 4 constituent and a pansexual woman who works at a non-profit serving a diverse clientele and whose background in palliative care and suicide prevention would be an asset to the Task Force, and is somebody who really cares about tenants. The person who was recommended has deep ties to the mayor and it is concerning that London Breed is trying to stack a task force that the board has nine appointees to.

And last, but not least, we are disappointed to hear that Jordan Davis, despite her many credentials, will not be reappointed to Seat 9, due to some backroom deals by Supervisor Peskin and the Central City SRO Collaborative. We urge that Jordan, the only LGBTQ+ incumbent, one of very few transgender women and autistic people serving on boards and commissions, be reappointed to the SRO Task Force

The full Board of Supervisors has the right to reverse any recommendation of the Rules Committee, and we encourage the appointment of Christopher Mika to Seat 1, Courtney Brown to Seat 4, and the reappointment of Jordan Davis to Seat 9. The future of SRO tenants depends on leadership, a can-do attitude, and a willingness to work in good faith to advance the needs of the most vulnerable.

Sincerely,
Evan Owski
District 1

From: [Marion Wellington](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Appoint the SRO Housing Justice Slate to SRO Task Force
Date: Monday, April 8, 2019 9:07:12 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I am writing to you to urge that the recommendations of the Rules Committee be reconsidered, and that the SRO Housing Justice slate is appointed, specifically Christopher Mika for Seat 1, Courtney Brown for Seat 4, and Jordan Davis for Seat 9.

Christopher Mika is a disabled Mission District SRO tenant who has helped to deliver N95 masks when the smoke from the Camp Fire was choking the city. In addition, he serves on the LGBTQ+ Equity Workgroup, is involved in homelessness rights, and would be a welcome departure from the transphobia, ableism, and sexism from the previous tenant representative.

Courtney Brown is a District 4 constituent and a pansexual woman who works at a non-profit serving a diverse clientele and whose background in palliative care and suicide prevention would be an asset to the Task Force, and is somebody who really cares about tenants. The person who was recommended has deep ties to the mayor and it is concerning that London Breed is trying to stack a task force that the board has nine appointees to.

And last, but not least, I am disappointed to hear that Jordan Davis, despite her many credentials, will not be reappointed to Seat 9, due to some backroom deals by Supervisor Peskin and the Central City SRO Collaborative. I urge that Jordan, the only LGBTQ+ incumbent, one of very few transgender women and autistic people serving on boards and commissions, be reappointed to the SRO Task Force

The full Board of Supervisors has the right to reverse any recommendation of the Rules Committee, and we encourage the appointment of Christopher Mika to Seat 1, Courtney Brown to Seat 4, and the reappointment of Jordan Davis to Seat 9. The future of SRO tenants depends on leadership, a can do attitude, and a willingness to work in good faith to advance the needs of the most vulnerable.

Sincerely,

Marion Wellington

District 9

--

Marion Wellington
Content and Communications Manager at [TechEquity Collaborative](#)
Brown University | Class of '16

From: [Gabrielle Pablo-Rosales](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Recommendations of the Rules Committee
Date: Monday, April 8, 2019 8:37:59 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

We are writing to you to urge that the recommendations of the Rules Committee be reconsidered, and that the SRO Housing Justice slate, specifically Christopher Mika for Seat 1, Courtney Brown for Seat 4, and Jordan Davis for Seat 9.

Christopher Mika is a disabled Mission District SRO tenant who has helped to deliver N95 masks when the smoke from the Camp Fire was choking the city, In addition, he serves on the LGBTQ+ Equity Workgroup, is involved in homelessness rights, and would be a welcome departure from the transphobia, ableism, and sexism from the previous tenant representative.

Courtney Brown is a District 4 constituent and a pansexual woman who works at a non-profit serving a diverse clientele and whose background in palliative care and suicide prevention would be an asset to the Task Force, and is somebody who really cares about tenants. The person who was recommended has deep ties to the mayor and it is concerning that London Breed is trying to stack a task force that the board has nine appointees to.

And last, but not least, we are disappointed to hear that Jordan Davis, despite her many credentials, will not be reappointed to Seat 9, due to some backroom deals by Supervisor Peskin and the Central City SRO Collaborative. We urge that Jordan, the only LGBTQ+ incumbent, one of very few transgender women and autistic people serving on boards and commissions, be reappointed to the SRO Task Force

The full Board of Supervisors has the right to reverse any recommendation of the Rules Committee, and we encourage the appointment of Christopher Mika to Seat 1, Courtney Brown to Seat 4, and the reappointment of Jordan Davis to Seat 9. The future of SRO tenants depends on leadership, a can do attitude, and a willingness to work in good faith to advance the needs of the most vulnerable.

Sincerely,

Gabrielle Wish Pablo-Rosales
District 7

BSc. with Honors, Independent Major in Music Cognition

From: [Maria Schulman](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SRO Appointees
Date: Monday, April 8, 2019 9:06:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I am writing to urge that the recommendations of the Rules Committee be reconsidered, and that the SRO Housing Justice slate, specifically Christopher Mika for Seat 1, Courtney Brown for Seat 4, and Jordan Davis for Seat 9.

Christopher Mika is a disabled Mission District SRO tenant who has helped to deliver N95 masks when the smoke from the Camp Fire was choking the city, In addition, he serves on the LGBTQ+ Equity Workgroup, is involved in homelessness rights, and would be a welcome departure from the transphobia, ableism, and sexism from the previous tenant representative.

Courtney Brown is a District 4 constituent and a pansexual woman who works at a non-profit serving a diverse clientele and whose background in palliative care and suicide prevention would be an asset to the Task Force, and is somebody who really cares about tenants. The person who was recommended has deep ties to the mayor and it is concerning that London Breed is trying to stack a task force that the board has nine appointees to.

And last, but not least, I am disappointed to hear that Jordan Davis, despite her many credentials, will not be reappointed to Seat 9, due to some backroom deals by Supervisor Peskin and the Central City SRO Collaborative. I urge that Jordan, the only LGBTQ+ incumbent, one of very few transgender women and autistic people serving on boards and commissions, be reappointed to the SRO Task Force

The full Board of Supervisors has the right to reverse any recommendation of the Rules Committee, and I encourage the appointment of Christopher Mika to Seat 1, Courtney Brown to Seat 4, and the reappointment of Jordan Davis to Seat 9. The future of SRO tenants depends on leadership, a can-do attitude, and a willingness to work in good faith to advance the needs of the most vulnerable.

Sincerely,

Maria Schulman
District 8

From: [Daniel Nanas](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SRO Task Force Recommendations
Date: Monday, April 8, 2019 8:48:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I am writing to you to urge that the recommendations of the Rules Committee be reconsidered, and that the SRO Housing Justice slate is appointed, specifically Christopher Mika for Seat 1, Courtney Brown for Seat 4, and Jordan Davis for Seat 9.

Christopher Mika is a disabled Mission District SRO tenant who has helped to deliver N95 masks when the smoke from the Camp Fire was choking the city, In addition, he serves on the LGBTQ+ Equity Workgroup, is involved in homelessness rights, and would be a welcome departure from the transphobia, ableism, and sexism from the previous tenant representative.

Courtney Brown is a District 4 constituent and a pansexual woman who works at a non-profit serving a diverse clientele and whose background in palliative care and suicide prevention would be an asset to the Task Force, and is somebody who really cares about tenants. The person who was recommended has deep ties to the mayor and it is concerning that London Breed is trying to stack a task force that the board has nine appointees to.

And last, but not least, we are disappointed to hear that Jordan Davis, despite her many credentials, will not be reappointed to Seat 9, due to some backroom deals by Supervisor Peskin and the Central City SRO Collaborative. We urge that Jordan, the only LGBTQ+ incumbent, one of very few transgender women and autistic people serving on boards and commissions, be reappointed to the SRO Task Force

The full Board of Supervisors has the right to reverse any recommendation of the Rules Committee, and we encourage the appointment of Christopher Mika to Seat 1, Courtney Brown to Seat 4, and the reappointment of Jordan Davis to Seat 9. The future of SRO tenants depends on leadership, a can do attitude, and a willingness to work in good faith to advance the needs of the most vulnerable.

Sincerely,

Dan
District 8

From: [Harvey Williams](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SRO Task Force
Date: Monday, April 8, 2019 8:32:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

We are writing to you to urge that the recommendations of the Rules Committee be reconsidered, and that the SRO Housing Justice slate, specifically Christopher Mika for Seat 1, Courtney Brown for Seat 4, and Jordan Davis for Seat 9.

Christopher Mika is a disabled Mission District SRO tenant who has helped to deliver N95 masks when the smoke from the Camp Fire was choking the city, In addition, he serves on the LGBTQ+ Equity Workgroup, is involved in homelessness rights, and would be a welcome departure from the transphobia, ableism, and sexism from the previous tenant representative.

Courtney Brown is a District 4 constituent and a pansexual woman who works at a non-profit serving a diverse clientele and whose background in palliative care and suicide prevention would be an asset to the Task Force, and is somebody who really cares about tenants. The person who was recommended has deep ties to the mayor and it is concerning that London Breed is trying to stack a task force that the board has nine appointees to.

And last, but not least, we are disappointed to hear that Jordan Davis, despite her many credentials, will not be reappointed to Seat 9, due to some backroom deals by Supervisor Peskin and the Central City SRO Collaborative. We urge that Jordan, the only LGBTQ+ incumbent, one of very few transgender women and autistic people serving on boards and commissions, be reappointed to the SRO Task Force

The full Board of Supervisors has the right to reverse any recommendation of the Rules Committee, and we encourage the appointment of Christopher Mika to Seat 1, Courtney Brown to Seat 4, and the reappointment of Jordan Davis to Seat 9. The future of SRO tenants depends on leadership, a can do attitude, and a willingness to work in good faith to advance the needs of the most vulnerable.

Sincerely,

Harvey Williams
District 4

From: [Zhihan Zou](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Jordan Davis for SRO Task Force reconfirmation
Date: Monday, April 8, 2019 12:29:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am writing in support of Jordan Davis for her reconfirmation to the SRO Task Force. Jordan has been a fierce activist for tenant rights in San Francisco and her advocacy around LGBT tenants and tenants with disabilities has brought important changes already to SRO management. As the only trans/queer person serving on the Task Force, she brings a valuable and necessary perspective. I believe the work she has already done speaks for it self and if reconfirmed, she will continue the impressive work in improving the access to services and quality of life for SRO tenants.

Thank you,

--

Zhihan Zou
Executive Director
San Francisco Democratic Party
(203) 695-4860
zhihan_zou@sfdemocrats.org

Thanks Evan!

I am writing to you today in support of candidates Courtney Brown for Seat 4,

Christopher Mika for Seat 1, and Jordan Davis for Seat 9 of the SRO Task Force. I know them to be passionate about the project of improving the quality of life for residents living in San Francisco's SROs. All three of these candidates have put a great deal of time and effort into improving the lives of the SRO residents and all poor San Franciscans, and they have shown that they are knowledgeable about the organizations and city agencies involved in SRO issues.

Courtney Brown's compassion, experience, and expertise around responding programmatically to complicated mental health issues makes her a stunningly well qualified candidate for this task force. As a former director of programs at San Francisco Suicide Prevention, Courtney wrote the book (i.e. the training manual!). This manual, which was written in collaboration with several other former staff, is well-written, pragmatic, and oriented towards giving amateur volunteers precisely the tools they need to respond to the unpredictable and traumatic circumstances faced by those marginalized by society.

Her wisdom and compassion were put into action at the Tenderloin Housing Clinic, where she quickly became a leader in the organization after joining as a Supportive Housing Manager, and was tapped as Deputy Director of Supportive Housing shortly thereafter. Courtney immediately brought her unique skill set for training others to respond to crisis to THC, by leading the first all staff trainings on suicidal ideation that THC had offered in its almost 40 year history. It is this insight and depth of knowledge that she is uniquely qualified to bring to the SRO Task Force.

Both Christopher and Jordan have direct experience working with nonprofits and city officials, which will greatly aid them in their work of meaningfully advising policymakers on behalf of stakeholders. They know the issues, and have established relationships with the important stakeholders involved. Christopher and Courtney would make excellent new additions to the task force, and that Jordan will do excellent work as a continuing member.

Sincerely,

Evan Owski
District 1

This manual, which was written in collaboration with several other former staff, is well-written, pragmatic, and oriented towards giving amateur volunteers precisely the tools they need to respond to the unpredictable and traumatic circumstances faced by those marginalized by society.

Her wisdom and compassion were put into action at the Tenderloin Housing Clinic, where she quickly became a leader in the organization after joining as a Supportive Housing Manager, and was tapped as Deputy Director of Supportive Housing shortly thereafter. Courtney immediately brought her unique skill set for training others to respond to crisis to THC, by leading the first all staff trainings on suicidal ideation that THC had offered in its almost 40 year history. It is this insight and depth of knowledge that she is uniquely qualified to bring to the SRO Task Force.

Both Christopher and Jordan have direct experience working with nonprofits and city officials, which will greatly aid them in their work of meaningfully advising policymakers on behalf of stakeholders. They know the issues, and have established relationships with the important stakeholders involved. Christopher and Courtney would make excellent new additions to the task force, and that Jordan will do excellent work as a continuing member.

Sincerely,

Evan Owski
District 1

For seat 9 (Tenant), I recommend the reappointment of Jordan Davis, a disabled and transgender SRO tenant in the Tenderloin, and the only woman who is applying for any of the two tenant seats, and who has done a lot of work around making sure units don't get flipped to tourist use, pushed for gender neutral common restrooms in SROs, is involved in many social and economic justice causes, and is committed to affordability, dignity, and making life better for SRO tenants.

I know both Jordan and Christopher personally and have witnessed first hand their passion about making San Francisco affordable for our neighbors who are struggling to live here and especially those who are homeless.

For seat 4 (non-profit) Courtney Brown, is a young woman who works for a non-profit housing provider, and whose background in palliative care, suicide prevention, and client centered healthcare would be an asset to the Task Force.

All these individuals are people who have a common goal of making SROs more liveable, and who believe in empathy towards those who have the least. We believe that it is essential the entire SRO Housing Justice slate be appointed, as Courtney, Christopher, and Jordan bring a depth and range of experience, are trusted, empathic leaders for the most vulnerable, and with the housing crisis at it's worst, they are the best choices and the Task Force needs to be able to make good recommendations.

Please appoint the SRO Housing Justice Slate (Courtney Brown, Christopher Mika, and reappoint Jordan Davis) to the SRO Task Force.

Sincerely,
Spencer Hudson
District 8

Her wisdom and compassion were put into action at the Tenderloin Housing Clinic, where she quickly became a leader in the organization after joining as a Supportive Housing Manager, and was tapped as Deputy Director of Supportive Housing shortly thereafter. Courtney immediately brought her unique skill set for training others to respond to crisis to THC, by leading the first all

staff trainings on suicidal ideation that THC had offered in its almost 40 year history. It is this insight and depth of knowledge that she is uniquely qualified to bring to the SRO Task Force.

Both Christopher and Jordan have direct experience working with nonprofits and city officials, which will greatly aid them in their work of meaningfully advising policymakers on behalf of stakeholders. They know the issues, and have established relationships with the important stakeholders involved. Christopher and Courtney would make excellent new additions to the task force, and that Jordan will do excellent work as a continuing member.

Sincerely,

Andrew Scudder
District 8

M: 650-534-4309

From: [Taylor Ahlgren](#)
To: [Young, Victor \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: SRO tenant seats
Date: Monday, April 8, 2019 7:43:39 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Rules Committee,

I am writing to you today in support of non-profit rep candidate Courtney Brown for Seat 4, and tenant rep candidates Christopher Mika for Seat 1, and Jordan Davis for seat 9 of the SRO Task Force.

Over the past year, Jordan has help me campaign for housing rights of low income residents in San Francisco, campaigning for Prop C last year, and political candidates who are support. She is an incredibly committed organizer. I campaigned with the SF Bike Coalition for a political candidate on a Sunday last year, and Jordan, despite not using a bicycle in San Francisco, showed up to join the campaign work in solidarity. She thinks empathetically and interjectionally, builds effective alliances, and takes action to get things done.

Courtney is a former co-worker at the Tenderloin Housing Clinic, and someone whose compassion, experience, and expertise around responding programmatically to complicated mental health issues makes her a stunningly well qualified candidate for this task force.

At the Tenderloin Housing Clinic, Courtney quickly became a leader in the organization after joining as a Supportive Housing Manager, and was tapped as Deputy Director of Supportive Housing shortly thereafter. Courtney immediately brought her unique skill set for training others to respond to crisis to THC, by leading the first all staff trainings on suicidal ideation that THC had offered in its almost 40 year history. It is this insight and depth of knowledge that she is uniquely qualified to bring to the SRO Task Force.

I have also worked closely with both Christopher and Jordan on housing and homelessness issues in San Francisco. I know them both to be passionate about the project of improving the quality of life for residents living in SRO hotels.

Both Christopher and Jordan have direct experience working with nonprofits (such as the Q Foundation) and city officials, which will greatly aid them in their work of impactfully advising policymakers on behalf of stakeholders. They know the issues, and have established relationships with the important stakeholders involved. I think Christopher would make an excellent new addition to the task force, and that Jordan will do excellent work as a continuing member.

Thank you,

Taylor Ahlgren (he/him)
District 9 (1312 Natoma Street, 94103)
760-815-2024

From: [Andrew Scudder](#)
To: [Young, Victor \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Beinart, Amy \(BOS\)](#); [Gallardo, Tracy \(BOS\)](#); [Wong, Alan \(BOS\)](#)
Subject: SRO Task Force seats
Date: Monday, April 8, 2019 7:07:02 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Members of the Rules Committee:

I am writing to you today in support of appointing the following candidates to the SRO Task Force: Courtney Brown for Seat 4, Christopher Mika for Seat 1, and Jordan Davis for Seat 9. I know them to be passionate about the project of improving the quality of life for residents living in San Francisco's SROs. All three of these candidates have put a great deal of time and effort into improving the lives of the SRO residents and all poor San Franciscans, and they have shown that they are knowledgeable about the organizations and city agencies involved in SRO issues.

Courtney Brown's compassion, experience, and expertise around responding programmatically to complicated mental health issues makes her a stunningly well qualified candidate for this task force. As a former director of programs at San Francisco Suicide Prevention, Courtney wrote the book (i.e. the training manual). This manual, which was written in collaboration with several other former staff, is well-written, pragmatic, and oriented towards giving amateur volunteers precisely the tools they need to respond to the unpredictable and traumatic circumstances faced by those marginalized by society.

Her wisdom and compassion were put into action at the Tenderloin Housing Clinic, where she quickly became a leader in the organization after joining as a Supportive Housing Manager, and was tapped as Deputy Director of Supportive Housing shortly thereafter. Courtney immediately brought her unique skill set for training others to respond to crisis to THC, by leading the first all staff trainings on suicidal ideation that THC had offered in its almost 40 year history. It is this insight and depth of knowledge that she is uniquely qualified to bring to the SRO Task Force.

Both Christopher and Jordan have direct experience working with nonprofits and city officials, which will greatly aid them in their work of meaningfully advising policymakers on behalf of stakeholders. They know the issues, and have established relationships with the important stakeholders involved. Christopher and Courtney would make excellent new additions to the task force, and that Jordan will do excellent work as a continuing member.

Sincerely,

Andrew Scudder
District 8

M: 650-534-4309

From: [Spencer Hudson](#)
To: [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Beinart, Amy \(BOS\)](#); [Gallardo, Tracy \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Young, Victor \(BOS\)](#)
Cc: [Mandelman, Rafael \(BOS\)](#)
Subject: SRO Task Force
Date: Sunday, April 7, 2019 4:44:40 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors Ronen, Walton, and Mar,

I am writing to you to urge you to support the SRO Housing Justice Slate for the SRO Task Force.

For seat 1 (Tenant) I recommend Christopher Mika, a queer tenant leader who is the only applicant living in the Mission, which gives him a personal insight into the gentrification issues near 16th and Mission, and how that would negatively impact tenants. In addition, he does a lot of work around homelessness and housing equity, and is a volunteer for the Q Foundation.

For seat 9 (Tenant), I recommend the reappointment of Jordan Davis, a disabled and transgender SRO tenant in the Tenderloin, and the only woman who is applying for any of the two tenant seats, and who has done a lot of work around making sure units don't get flipped to tourist use, pushed for gender neutral common restrooms in SROs, is involved in many social and economic justice causes, and is committed to affordability, dignity, and making life better for SRO tenants.

I know both Jordan and Christopher personally and have witnessed first hand their passion about making San Francisco affordable for our neighbors who are struggling to live here and especially those who are homeless.

For seat 4 (non-profit) Courtney Brown, is a young woman who works for a non-profit housing provider, and whose background in palliative care, suicide prevention, and client centered healthcare would be an asset to the Task Force.

All these individuals are people who have a common goal of making SROs more liveable, and who believe in empathy towards those who have the least. We believe that it is essential the entire SRO Housing Justice slate be appointed, as Courtney, Christopher, and Jordan bring a depth and range of experience, are trusted, empathic leaders for the most vulnerable, and with the housing crisis at it's worst, they are the best choices and the Task Force needs to be able to make good recommendations.

Please appoint the SRO Housing Justice Slate (Courtney Brown, Christopher Mika, and reappoint Jordan Davis) to the SRO Task Force.

Sincerely,
Spencer Hudson
District 8

From: [Daniel Nanas](#)
To: [Board of Supervisors, \(BOS\)](#); [Young, Victor \(BOS\)](#)
Subject: SRO Task Force Recommendations
Date: Saturday, April 6, 2019 8:22:20 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Rules Committee:

I am writing to you in support of candidates Courtney Brown for Seat 4, Christopher Mika for Seat 1, and Jordan Davis for Seat 9 of the SRO Task Force. I know them to be passionate about the project of improving the quality of life for residents living in SROs in San Francisco. All three of these candidates have dedicated a huge amount of time and effort to improving the lives of SRO residents and all poor San Franciscans. Further, they've shown that they are knowledgeable about the organizations and city agencies involved in SRO issues.

Courtney Brown's compassion, experience, and expertise around responding programmatically to complicated mental health issues makes her an incredibly well-qualified candidate for this task force. As a former director of programs at San Francisco Suicide Prevention, Courtney wrote the book (i.e. the training manual!). This manual, which was written in collaboration with several other former staff, is well-written, pragmatic, and oriented towards giving amateur volunteers precisely the tools they need to respond to the unpredictable and traumatic circumstances faced by those marginalized by society.

Her wisdom and compassion were put into action at the Tenderloin Housing Clinic, where she quickly became a leader in the organization after joining as a Supportive Housing Manager, and was tapped as Deputy Director of Supportive Housing shortly thereafter. Courtney immediately brought her unique skill set for training others to respond to crisis to THC, by leading the first all staff trainings on suicidal ideation that THC had offered in its almost 40 year history. It is this insight and depth of knowledge that she is uniquely qualified to bring to the SRO Task Force.

Both Christopher and Jordan have direct experience working with nonprofits and city officials, which will help them be effective in meaningfully advising policymakers on behalf of stakeholders. They know the issues, and have established relationships with the important stakeholders involved. I'm confident that Christopher and Courtney will make excellent new additions to the task force, and that Jordan will do great work as a continuing member.

Sincerely,
Dan Nanas
District 8

From: [Evan Owski](#)
To: [Young, Victor \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Beinart, Amy \(BOS\)](#); [Gallardo, Tracy \(BOS\)](#); [Wong, Alan \(BOS\)](#)
Subject: Re: Recommendations for SRO Task Force
Date: Saturday, April 6, 2019 6:35:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

cc: hillary.ronen@sfgov.org, shamann.walton@sfgov.org, gordon.mar@sfgov.org, amy.beinart@sfgov.org, tracy.gallardo@sfgov.org, alan.wong1@sfgov.org

On Sat, Apr 6, 2019 at 6:31 PM Evan Owski <cowski@gmail.com> wrote:

Dear Members of the Rules Committee:

I am writing to you today in support of candidates Courtney Brown for Seat 4, Christopher Mika for Seat 1, and Jordan Davis for Seat 9 of the SRO Task Force. I know them to be passionate about the project of improving the quality of life for residents living in San Francisco's SROs. All three of these candidates have put a great deal of time and effort into improving the lives of the SRO residents and all poor San Franciscans, and they have shown that they are knowledgeable about the organizations and city agencies involved in SRO issues.

Courtney Brown's compassion, experience, and expertise around responding programmatically to complicated mental health issues makes her a stunningly well qualified candidate for this task force. As a former director of programs at San Francisco Suicide Prevention, Courtney wrote the book (i.e. the training manual!). This manual, which was written in collaboration with several other former staff, is well-written, pragmatic, and oriented towards giving amateur volunteers precisely the tools they need to respond to the unpredictable and traumatic circumstances faced by those marginalized by society.

Her wisdom and compassion were put into action at the Tenderloin Housing Clinic, where she quickly became a leader in the organization after joining as a Supportive Housing Manager, and was tapped as Deputy Director of Supportive Housing shortly thereafter. Courtney immediately brought her unique skill set for training others to respond to crisis to THC, by leading the first all staff trainings on suicidal ideation that THC had offered in its almost 40 year history. It is this insight and depth of knowledge that she is uniquely qualified to bring to the SRO Task Force.

Both Christopher and Jordan have direct experience working with nonprofits and city officials, which will greatly aid them in their work of meaningfully advising policymakers on behalf of stakeholders. They know the issues, and have established relationships with the important stakeholders involved. Christopher and Courtney would make excellent new additions to the task force, and that Jordan will do excellent work as a continuing member.

Sincerely,

Evan Owski
District 1

From: [Evan Owski](#)
To: [Young, Victor \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Recommendations for SRO Task Force
Date: Saturday, April 6, 2019 6:31:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Rules Committee:

I am writing to you today in support of candidates Courtney Brown for Seat 4, Christopher Mika for Seat 1, and Jordan Davis for Seat 9 of the SRO Task Force. I know them to be passionate about the project of improving the quality of life for residents living in San Francisco's SROs. All three of these candidates have put a great deal of time and effort into improving the lives of the SRO residents and all poor San Franciscans, and they have shown that they are knowledgeable about the organizations and city agencies involved in SRO issues.

Courtney Brown's compassion, experience, and expertise around responding programmatically to complicated mental health issues makes her a stunningly well qualified candidate for this task force. As a former director of programs at San Francisco Suicide Prevention, Courtney wrote the book (i.e. the training manual!). This manual, which was written in collaboration with several other former staff, is well-written, pragmatic, and oriented towards giving amateur volunteers precisely the tools they need to respond to the unpredictable and traumatic circumstances faced by those marginalized by society.

Her wisdom and compassion were put into action at the Tenderloin Housing Clinic, where she quickly became a leader in the organization after joining as a Supportive Housing Manager, and was tapped as Deputy Director of Supportive Housing shortly thereafter. Courtney immediately brought her unique skill set for training others to respond to crisis to THC, by leading the first all staff trainings on suicidal ideation that THC had offered in its almost 40 year history. It is this insight and depth of knowledge that she is uniquely qualified to bring to the SRO Task Force.

Both Christopher and Jordan have direct experience working with nonprofits and city officials, which will greatly aid them in their work of meaningfully advising policymakers on behalf of stakeholders. They know the issues, and have established relationships with the important stakeholders involved. Christopher and Courtney would make excellent new additions to the task force, and that Jordan will do excellent work as a continuing member.

Sincerely,

Evan Owski
District 1

From: [Tiffany Chan](#)
To: [Young, Victor \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Christopher Mike and Jordan Davis for SRO Task Force
Date: Friday, April 5, 2019 4:52:18 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom It May Concern,

I am writing in support of tenant rep candidates Christopher Mika for Seat 1 and Jordan Davis for seat 9 of the SRO Task Force. I have worked closely with both Christopher and Jordan on housing and homelessness issues in San Francisco and I know them to be passionate about the project of improving the quality of life for residents living in SRO hotels.

Both Christopher and Jordan have direct experience working with nonprofits and city officials that will greatly aid the work of advising policymakers on policies that impact stakeholders. They know the issues and the stakeholders involved. I think Christopher would make an excellent new addition to the task force and that Jordan would continue to do excellent work as a continuing member.

Thank you,

Tiffany Chan
District 1 resident

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors; Young, Victor \(BOS\)](#)
Subject: FW: SRO Task Force Candidates
Date: Wednesday, April 3, 2019 12:55:00 PM

From: Harvey Williams <hwilliams@gmail.com>
Sent: Monday, April 1, 2019 10:28 PM
Subject: SRO Task Force Candidates

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom It May Concern,

I am writing in support of tenant rep candidates Christopher Mika for Seat 1 and Jordan Davis for seat 9 of the SRO Task Force. I have worked closely with both Christopher and Jordan on housing and homelessness issues in San Francisco and I know them to be passionate about the project of improving the quality of life for residents living in SRO hotels.

Both Christopher and Jordan have direct experience working with nonprofits and city officials that will greatly aid the work of advising policymakers on policies that impact stakeholders. They know the issues and the stakeholders involved. I think Christopher would make an excellent new addition to the task force and that Jordan would continue to do excellent work as a continuing member.

Thank you,

Harvey Williams
District 4 Resident