

File No. 21 0212

Committee Item No. 2

Board Item No. 17

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date March 15, 2021

Board of Supervisors Meeting

Date March 23, 2021

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- Memorandum of Understanding (MOU)
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 - Ethics Commission
- Award Letter
- Application
- Form 700
- Vacancy Notice
- Information Sheet
- Public Correspondence

OTHER (Use back side if additional space is needed)

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Completed by: Victor Young Date March 11, 2021

Completed by: _____ Date _____

1 [Mayoral Reappointment, Municipal Transportation Agency Board of Directors - Sharon Lai]

2

3 **Motion approving the Mayor's nomination for reappointment of Sharon Lai to the**
4 **Municipal Transportation Agency Board of Directors, term ending March 1, 2025.**

5

6 WHEREAS, Article VIII.A of the City Charter, approved November 1999, establishes
7 the Municipal Transportation Agency ("MTA") which includes the Municipal Railway and shall
8 include the Department of Parking and Traffic; and

9 WHEREAS, The MTA includes a Board of Directors governed by a board of seven
10 directors appointed by the Mayor and confirmed by the Board of Supervisors; and

11 WHEREAS, At least four of the directors must be regular riders of the municipal railway
12 and must continue to ride the municipal railway during their terms; and

13 WHEREAS, The directors must possess significant knowledge of, or professional
14 experience in, one or more the fields of government, finance, or labor relations; and

15 WHEREAS, At least two of the directors must possess significant knowledge of, or
16 professional experience in, the field of public transportation; and

17 WHEREAS, The Mayor has reappointed Sharon Lai to the MTA Board of Directors to
18 serve a term ending March 1, 2025; now, therefore, be it

19 MOVED, That the Board of Supervisors of the City and County of San Francisco does
20 hereby approve the Mayor's nomination for reappointment of Sharon Lai to the Board of
21 Directors of the Municipal Transportation Agency for a term ending March 1, 2025.

22

23

24

25

OFFICE OF THE MAYOR
SAN FRANCISCO



LONDON N. BREED
MAYOR

Notice of Nomination of Reappointment

March 1, 2021

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 §8A.102, of the City and County of San Francisco, I make the following nomination:

Sharon Lai, for reappointment to the San Francisco Municipal Transportation Agency Board of Directors for a four-year term ending March 1, 2025.

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

I encourage your support and am pleased to advise you of this reappointment nomination. Should you have any question about this reappointment nomination, please contact my Director of Commission Affairs, Tyra Fennell, at 415-554-6696.

Sincerely,

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

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

Affiliations/
Leadership/
Volunteer

Treasure Island Development Authority (TIDA)- Board Director (2017-present)

Mayor appointed Board position to oversee the redevelopment and strategic visions of Treasure Island and Yerba Buena Island's ground up conversion from military base to new community, and to direct operations of TIDA staff. Member of the Transportation and Infrastructure sub-committee.

Junior League of San Francisco - Board Director and Volunteer (2011-present)

At Large Board Director and other leadership roles in volunteerism, committee chair, event production, logistics, grant making, advocacy and strategic planning for the local chapter of an international women's non-profit organization with over 1200 members in San Francisco.

SF Hep B Free - Board Member (2017-present)

Healthcare awareness initiative board member focused on serving the API community, member of the annual gala committee.

March of Dimes - Event Board (2015-present)

Events Board member for the annual "Signature Chefs Auction" fundraiser for research, advocacy and awareness to end premature births, raising \$300,000 annually.

Work
Experience

Senior Director of Development - One Vassar and affiliates (2015-Present)

- Evaluate commercial and residential development opportunities nationwide in urban and sub-urban locations
- Lead entitlement efforts for approximately 4 million square feet of development in various cities including San Francisco Bay Area and Seattle-Puget Sound Area
- Develop, lead and manage day-to-day interactions with multi-disciplinary project teams for pre-development, development and construction projects nationwide, including architects, engineers, land use attorneys, environmental consultants, surveyors and public relations consultants
- Perform analysis for concept development and feasibility of significant value add projects
- Contract management and negotiation
- Work directly with company president to formulate new and to refine existing development project scopes and strategies
- Highly involved in architectural and programmatic development of projects
- Research, evaluate and interpret market information, land use law and policies
- Perform due diligence research in support of land acquisition
- Financial tracking and performance analysis
- Spearhead and manage community outreach and other relationship building efforts
- Public Affairs and Public Relations lead for pre-development projects

Planner/Senior Planner - City and County of San Francisco, California (2009-2015)

- Management of hundreds of residential and commercial project applications, and coordinate review of projects including CEQA, Design Review, SHPO, and Coastal Commission approvals
- Conduct quantitative and qualitative review of development projects
- Develop Department positions on a variety of land use applications
- Specialize in implementation of local and state regulatory requirements and policies
- Senior level experience with design review and with the Planning Code for a wide variety of development projects, including residential, mixed-use projects and tower developments.
- Represent the Department at the Planning Commission and Community Meetings
- Represent the Department in preliminary project scoping meetings with constituents
- Participate in cross-division special projects such as process improvement, Carshare legislation, density bonus programs, space planning efforts, Broadway Streets Improvements, Sunset Survey, Internship Program, Glen Park area plan, and Glen Park BART station redevelopment RFQ

Planning Technician - City of Piedmont, California (2005- 2008)

- Process design review applications, examine for compliance; conduct site visits of commercial and residential properties
- Compile information; prepare statistical and narrative reports and other technical documents for the Planning Commission and City Council
- Attend Planning Commission meetings and act as the City's liaison to outside agencies (Alameda County Housing and Community Development Agency, Congestion Management Agency, and Oakland's Lake Merritt Water Quality Technical Committee), facilitate cooperation, compliance reviews and reports, and secure funding
- Revise and develop the City's policies, guidelines, municipal code, and applications

Qualifications**University of California Berkeley, (2005)**

BA in Development Studies, concentration in Asia and Economic Development
 Minor in City and Regional Planning, emphasis in Housing and Transportation

National University of Singapore, (2004)

Emphasis in Micro and Macro development of the Asian-Pacific

LEED AP (Since 2009)**Internships****General Motors Marketing Internship Program, Los Angeles (2002)**

Hong Kong Trade Development Council Internship, Wuhan, China (2000)



STATEMENT OF ECONOMIC INTERESTS COVER PAGE

E-Filed 05/19/2020 16:44:39 Filing ID: 190028619

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)
Lai, Sharon

1. Office, Agency, or Court

Agency Name (Do not use acronyms)
City and County of San Francisco
Division, Board, Department, District, if applicable Your Position
Treasure Island Development Authority Member

If filing for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: Position:

2. Jurisdiction of Office (Check at least one box)

State Judge, Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction)
Multi-County County of San Francisco
City of Other

3. Type of Statement (Check at least one box)

Annual: The period covered is January 1, 2019, through December 31, 2019
Leaving Office: Date Left
Assuming Office: Date assumed
Candidate: Date of Election and office sought, if different than Part 1:

4. Schedule Summary (must complete) Total number of pages including this cover page: 5

Schedules attached

Schedule A-1 - Investments - schedule attached
Schedule A-2 - Investments - schedule attached
Schedule B - Real Property - schedule attached
Schedule C - Income, Loans, & Business Positions - schedule attached
Schedule D - Income - Gifts - schedule attached
Schedule E - Income - Gifts - Travel Payments - schedule attached

-or-

None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE
San Francisco CA 94130
DAYTIME TELEPHONE NUMBER E-MAIL ADDRESS

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 05/19/2020 (month, day, year)

Signature Sharon Lai (File the originally signed paper statement with your filing official.)

SCHEDULE B Interests in Real Property (Including Rental Income)

CALIFORNIA FORM **700**
FAIR POLITICAL PRACTICES COMMISSION
A M E N D M E N T

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS
4057 19th Street
CITY
San Francisco

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

ACQUIRED / /19 DISPOSED / /19

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____ _____
Yrs. remaining Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None
 Name(s) redacted

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

CITY

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

ACQUIRED / /19 DISPOSED / /19

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____ _____
Yrs. remaining Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None

* You are not required to report loans from a commercial lending institution made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER* _____
 ADDRESS (Business Address Acceptable) _____
 BUSINESS ACTIVITY, IF ANY, OF LENDER _____
 INTEREST RATE _____% TERM (Months/Years) _____
 None

HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000
 Guarantor, if applicable

Filer's Verification

Print Name Lai, Sharon

Office, Agency or Court City and County of San Francisco

Statement Type 2019/2020 Annual Assuming Leaving
 _____ Annual Candidate
(yr)

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 05/19/2020
(month, day, year)

Filer's Signature Sharon Lai

Comments: _____

SCHEDULE B Interests in Real Property (Including Rental Income)

CALIFORNIA FORM **700**

FAIR POLITICAL PRACTICES COMMISSION

AMENDMENT

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS
319-321 Arlington Street
 CITY
San Francisco

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

ACQUIRED / /19 DISPOSED / /19

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____ _____
Yrs. remaining Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None
Name(s) redacted

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

 CITY

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

ACQUIRED / /19 DISPOSED / /19

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____ _____
Yrs. remaining Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None

* You are not required to report loans from a commercial lending institution made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER* _____
 ADDRESS (Business Address Acceptable) _____
 BUSINESS ACTIVITY, IF ANY, OF LENDER _____
 INTEREST RATE _____% TERM (Months/Years) _____
 None

HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000
 Guarantor, if applicable

Filer's Verification

Print Name Lai, Sharon

Office, Agency or Court City and County of San Francisco

Statement Type 2019/2020 Annual Assuming Leaving
 _____ Annual Candidate
(yr)

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 05/19/2020
(month, day, year)

Filer's Signature Sharon Lai

Comments: _____

Additional Sources of Rental Income of \$10,000 or more for 319-321 Arlington Street

Name(s) redacted

SCHEDULE C

Income, Loans, & Business Positions

(Other than Gifts and Travel Payments)

CALIFORNIA FORM 700

FAIR POLITICAL PRACTICES COMMISSION

AMENDMENT

▶ 1. INCOME RECEIVED

NAME OF SOURCE OF INCOME
JP Morgan

ADDRESS (Business Address Acceptable)
San Francisco, CA 94105

BUSINESS ACTIVITY, IF ANY, OF SOURCE
Banking/Finance

YOUR BUSINESS POSITION
Executive Director

GROSS INCOME RECEIVED No Income - Business Position Only
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED
 Salary Spouse's or registered domestic partner's income
 (For self-employed use Schedule A-2.)
 Partnership (Less than 10% ownership. For 10% or greater use
 Schedule A-2.)
 Sale of _____
 (Real property, car, boat, etc.)
 Loan repayment
 Commission or Rental Income, list each source of \$10,000 or more

(Describe)

Other _____
(Describe)

NAME OF SOURCE OF INCOME
One Vassar LLC

ADDRESS (Business Address Acceptable)
San Francisco, CA 94104

BUSINESS ACTIVITY, IF ANY, OF SOURCE
Real Estate

YOUR BUSINESS POSITION
Senior Director of Development

GROSS INCOME RECEIVED No Income - Business Position Only
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED
 Salary Spouse's or registered domestic partner's income
 (For self-employed use Schedule A-2.)
 Partnership (Less than 10% ownership. For 10% or greater use
 Schedule A-2.)
 Sale of _____
 (Real property, car, boat, etc.)
 Loan repayment
 Commission or Rental Income, list each source of \$10,000 or more

(Describe)

Other _____
(Describe)

Comments: _____

▶ 2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PERIOD

* You are not required to report loans from a commercial lending institution, or any indebtedness created as part of a retail installment or credit card transaction, made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER* 319 Arlington LLC

ADDRESS (Business Address Acceptable) San Mateo, CA 94402

BUSINESS ACTIVITY, IF ANY, OF LENDER _____

HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000
 \$1,001 - \$10,000
 \$10,001 - \$100,000
 OVER \$100,000

INTEREST RATE 3.25% None

TERM (Months/Years) 10 Years

SECURITY FOR LOAN
 None Personal residence
 Real Property _____
 Street address _____
 City _____

Guarantor _____

Other _____
(Describe)

Filer's Verification

Print Name Lai, Sharon Office, Agency or Court City and County of San Francisco

Statement Type 2019/2020 Annual _____ Annual Assuming Leaving Candidate
 (yr)

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 05/19/2020 Filer's Signature Sharon Lai
 (month, day, year)



Transportation
Research and
Improvement
Project

March 15, 2021

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Dear Supervisors,

We are writing to you on behalf of the Chinatown Transportation Research and Improvement Project (Chinatown TRIP) to share our support for Sharon Lai's reappointment to the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors. Chinatown TRIP is a community volunteer organization with the mission to improve transportation and pedestrian safety in Chinatown through research and planning, bringing improvements to transit service, traffic circulation, quality of life, and pedestrian safety.

As an organization with over 40 years of transportation advocacy in the primarily low-income and senior-heavy neighborhood of Chinatown, we expect a director who is sensitive to the unique needs of every individual neighborhood, particularly ones that are underserved and low income in San Francisco. Ever since Sharon has been appointed in August 2020, she has been in close communication with Chinatown TRIP, understanding our needs and being receptive of our feedback.

We are delighted to hear of Sharon's candidacy for reappointment, which supports SFMTA's initiative to continue the diversity of its board members and to accurately represent their ridership. We have seen Sharon's depth of experience in planning matters in conjunction with her volunteer experience. She will continue to be an asset to the City of San Francisco and as such, we and the Chinatown community look forward to continuing our working relationship with her reappointment. We anticipate working closely with her going forward.

Thank you for your time and consideration on this reappointment and we look forward to hearing the good news.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon Hee", with a long horizontal line extending to the right.

Jon Hee, Co-Chair



March 15, 2021

ROSE PAK DEMOCRATIC CLUB STATEMENT: REAPPOINTMENT OF SHARON LAI TO
SFMTA BOARD OF DIRECTORS

The Rose Pak Democratic Club (RPDC) is writing to express our full support for the reappointment of Sharon Lai to the San Francisco MTA Board of Directors.

During her tenure of several months on the MTA Board, Director Lai has proved herself to be a tremendous advocate for the community. When talks around the upcoming MTA budget began, Director Lai was proactive about reaching out to Chinatown TRIP and RPDC. We met and spoke about the pandemic's effect on transportation throughout the API communities in San Francisco. Director Lai was methodical in explaining proposals that would impact the API community and anticipated the difficult trade-offs that had to be made given budget shortfalls. She asked for our feedback on each issue because she understood the value of input from the community.

Director Lai is an invaluable asset to our city. As a mother, she has advocated for the needs of working families. As an immigrant, she has fought for more meaningful language access and communication between MUNI and our monolingual communities. As a San Franciscan, Director Lai has pushed for a MUNI system that better serves the needs of all residents in our city. RPDC is excited by what Director Lai will accomplish under a full term on the MTA Board, which is why we strongly urge the Board of Supervisors to reappoint Sharon Lai to the SFMTA Board of Directors.

Sincerely,

Kitty Fong
President
Rose Pak Democratic Club

Jeremy Lee
Vice-President
Rose Pak Democratic Club



March 15, 2021

Supervisors Aaron Peskin, Rafael Mandelman, Connie Chan
Rules Committee
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102-4689

Re: Support for re-appointment of Sharon Lai to the SFMTA Board of Directors

Dear Supervisors Peskin, Mandelman, and Chan,

San Francisco Transit Riders (SFTR) is the city's member-supported advocate for transit riders and for affordable, efficient, and growing transit. I'm writing to support the re-appointment of Sharon Lai to the SFMTA Board of Directors.

Ms. Lai's extensive experience has been a great asset to the SFMTA Board. She has lived her life entirely dependent on public transit, including early years in Asia, later in Canada, and now in San Francisco. She has a personal understanding of the struggle of inaccessibility when public transit doesn't work well, and a global perspective of what's possible. She also has years of experience as a professional planner, and serving as a commissioner, that will serve her well.

In her short time serving on the board, she has shown herself to be thoughtful and incisive. She asks excellent questions of staff and is helping to set a high bar for the Muni service we need in San Francisco.

I urge you to approve Sharon Lai's appointment to the SFMTA Board of Directors.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Cordes".

Mark Cordes
Executive Director
San Francisco Transit Riders

cc:
SFTMA Board of Directors
Jeffrey Tumlin, Director of Transportation



West Bay Pilipino Multi Service Center

175 7th Street, San Francisco, CA 94103

(415) 431 6266

www.westbaycenter.org

14 March 2020

Dear Board of Supervisors,

My name is Carla Laurel and I am the Executive Director of West Bay Pilipino Multi-Service Center, the oldest Filipino led non profit in Northern California. We have been and continue to serve vulnerable communities in the South of Market neighborhood for the past 50 years. We are an extended family and imperative resource for many recent immigrant families in San Francisco. We strive to even the playing field for underserved, vulnerable youth and their families by supplementing our academic programs with financial, social, emotional, and cultural support.

I am writing this letter in support of the reappointment for Sharon Lai to be on the SFMTA Board. There needs to be diversity on the SFMTA Board and having Sharon on it is vital. We need more Asian American women in positions like this. Sharon has an understanding for diversity, community voice and makes sure those that are most vulnerable not just have a voice, but are able to have opportunities to thrive. Sharon goes above and beyond her professional capacities to understand what the community needs are and the impact decisions that are made affect organizations like West Bay and our community members. She has made an effort to really understand the needs of our vulnerable youth and families here at West Bay. She volunteers at our events and constantly stays engaged to make sure our families are heard and represented. As an immigrant, like many of our families, she has first hand experience of what it's like navigating through San Francisco, especially since most of our families are heavily reliant on public transportation.

We truly appreciate Sharon and her commitment to the community. We consider her as part of our extended family here at West Bay. She has always been professional, caring, thoughtful, fair and inclusive. We appreciate her commitment to making sure all voices are heard and are excited for the opportunity at more diversity on the SFMTA with her reappointment. West Bay is happy to support Sharon Lai on her reappointment to the SFMTA and we believe that her reappointment will help ensure our vulnerable community members are valued and represented.

Sincerely,

A handwritten signature in black ink, appearing to read "Carla Laurel".

Carla Laurel
Executive Director