

From: [JC Wallace](#)
To: [Major, Erica \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Bintliff, Jacob \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MelgarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Ronen, Hillary](#); [John Ramsbacher](#)
Subject: Support for Residential Care Facility Ordinance - Agenda Item 4
Date: Monday, September 13, 2021 10:58:25 AM

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Dear Supervisors,

I would like to express my support for the Ordinance being considered by you this week (Agenda item #4, File 210535, "Planning Code - Conditional Use Authorization Requirements Regarding Residential Care Facilities") which would, among other things, make it easier to construct or convert existing buildings into new RCFs, by making facilities of 7 or more beds principally permitted in all residential zoning districts.

Eliminating a conditional use hearing for this type of facility could make a crucial difference in adding to the stock of these much needed facilities in our City. My firm owns 658 Shotwell, which we are in the process of renovating as a 46-bed RCF. We benefited from a similar change in legislation 3-years ago to allow for RCF facilities in RH-3 without a conditional hearing. We would not have acquired this vacant and derelict building - which we are now completely retrofitting and upgrading - without such prior legislation. In our case, the City will benefit not only by having a completely rehabilitated facility providing much needed housing and services, but also given that our future residents will be placed primarily via a partnership with SFDPH.

I would hope that the ordinance you are considering could have similar positive effects in the future.

Sincerely,

J.C.

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From: [Christina Shea](#)
To: [Major, Erica \(BOS\)](#)
Subject: RAMS supports the " ordinance amending the Planning Code to eliminate the requirement of Conditional Use Authorization for Residential Care Facilities for seven or more people in Residential, House (RH) Districts."
Date: Monday, September 13, 2021 9:47:00 AM

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RAMS supports the " ordinance amending the Planning Code to eliminate the requirement of Conditional Use Authorization for Residential Care Facilities for seven or more people in Residential, House (RH) Districts."

Richmond Area Multi-Services, Inc. (RAMS) is in support of granting land use for residential facilities (Adult 18-59; Elderly 60 and up) in San Francisco.

RAMS has been operating a 33-bed adult residential facility since 2015. Broderick Street Adult Residential Facility (BSARF) provides board and care to adults who suffer from serious mental illnesses. Many of them have experienced (or are experiencing) substance use disorders, medical/physical conditions (insulin dependent diabetes, hypertension, obesity, incontinence, mobility, etc.), most of them have experience significant trauma in their lives (racism, domestic and community violence, abuse, molestation, trafficking, etc.) and many of them have previously experienced homelessness. In addition to basic room and board care (3 meals and two snacks per day), RAMS-BSARF provides on-site psychiatric/medication and counseling services, nursing care, medical management, case management, conflict resolution, recreational and activity based groups, therapeutic based groups, outings, cultural holiday celebrations, etc.

RAMS-BSARF is unique in its own way as it is a combination of board and care and outpatient mental health services. Many residents consider this to be their home. Without RAMS-BSARF, many of our residents may end up homeless, hospitalized or even dead. Funded by SFDPH, RAMS strives to maintain high quality of care but struggles to keep long time caring staff due to the high cost of living in San Francisco and the lack of parity increase in our budget. When our residents age out (over 60 years old) there is no residential care for the elderly (RCFE) that provides comprehensive services like ours in San Francisco, and our residents may have to wait for months and even years before a bed opens up outside of San Francisco. In the end, RAMS-BSARF continues to serve many elderly residents as they age out.

Many smaller (6 beds and less) board and care homes have closed in the past few years due to the high cost of operations in San Francisco. We support land use for larger (7 beds and more) residential care facilities in San Francisco. This may be one important and significant solution to decrease homelessness permanently in the San Francisco Bay Area.

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