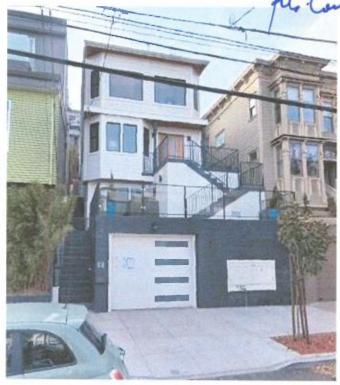
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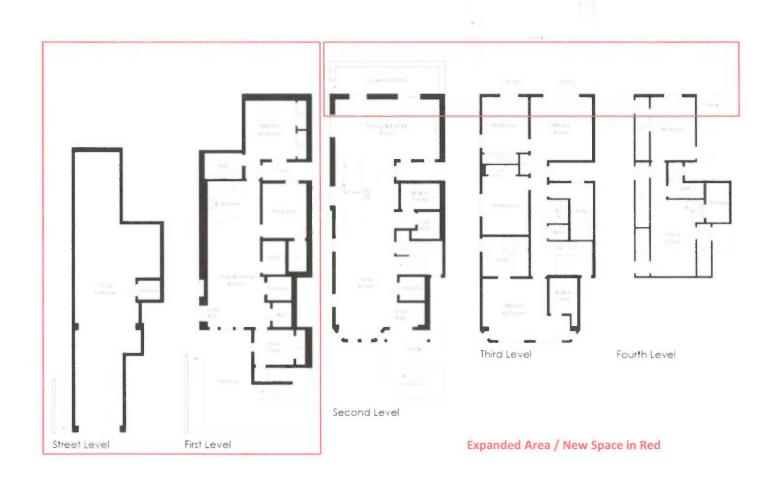
24 - 26 Ord Street

Before July 2012	After April 2018
Two Full Floor Flats with Two Separate Entries and In Law Unit	Single Family with One Entry and Au Pair Unit
Purchased for \$0.9 Million	Sold for \$4.3 Million
5 Bedrooms / 2300sf	6-8 Bedrooms / 4530sf
\$375 / Month for 1 Bedroom \$1200 / Month for 2 Bedrooms	\$22000 / Month Mortgage
Over the Counter Building Permits	No Planning Commission Hearing Held No Corona Heights Moratorium Requirements No Neighborhood Opposition

24 - 26 Ord Street

Planning / Building Code Violations	Current Situation
Unit Merger without Application	Removed Before Regulation Against Unit Merger Possible "Grandfathered Violation"
Loss of Two Affordable Units of Housing	No Requirement to Maximize Density
Demolition of Most Interior Walls and Floors	Not Tantamount to Demolition
Completely Rebuilt Building	No Conditional Use Application Required
Front Yard Encroachment / Building Enlargement	No Variance Required
Work without / beyond Serial Permits	No 311 Notification Required
Changes to Building / Excavation without Permit	Only Correction Required:
Misrepresentations / Fabrications on Drawings	New Permit Application to Correct Drawings

24 – 28 Ord Street: When Sold on April 2018 for \$4.3 Million



evealed in prime time after weeks of reality showstyle suspense building, President Trump's second nominee to the Supreme Court, Brett Kavanaugh, a U.S. Court of Appeals judge for the D.C. Circuit, isn't likely to be as exciting as all that hype would suggest.

Trump promised to select retiring Justice Anthony Kennedy's successor from a Federalist Society-vetted list that serves as a sort of TSA PreCheck for right-wing judges. Kavanaugh is expected to have predictably reactionary positions as well as the skill to hide them behind a dull fa-

cade during confirmation hearings.

Trump's effective subcontracting of the Supreme Court nomination process to conservative advocacy groups makes explicit his Faustian Kavanaugh bargain with Republican la vmak no hd their core support ere. He stocks the hor court with jurists who vote their way on abortion and a er is es in which he has relatively little interest, and they tolerate his gross di Legard for conservative and An edican norms and values. Meanwhile, a court pushed even further right has the addition a benefit for frump of being rore voling ou hold his most repugnant and dub to a policie s, such as the revised Muslin in in agrand ban, and to favor presider tiak venin any standoff with special but al Ro

Kayanaugh, 53, choice were his. Kavanaugh is his one relerk and is know on he rulings that side with religious organiza-



Judge Brett

deal with abortion access and gay rights, Trump's latest nominee could presage more rulings restricting both. A more conservative court also be more has he to hearth care reform, i

nigrauon, gun e arro y t-ingrick a, affirm ave a tion, cribar e defendants and of page finance rules. The new court would probably be so far right as to put the unquestionably enserva-tive chief justice Jon (R)h erts, itsi ideological center.

Those justifiably concerned about such a po bility face long odds again the president's nomine overer. Democrats ave only 49 Senate vote, and of their own is ned the Socity in confirming Trump's first Supreme Court pick, Nei Gorsuch. With Republicans now rushing to confirm Kavanaugh before the November c responal e ections, Democrats' suc ess in clarifying the long-term consequences could shape the future of Congres - and the presidency — even if and prevental high

EDITORIAL On San Francisco's Next Mayor

The city's leader

ondon Breed, who will become



Along with front-burner topics, Breed is offering to look to



LETTERS TO THE EDITOR

Disingenuous cl

one who had many relatives perish usuon camps during World War II, m upset to read "East Bay candidate denies the Holocaust" (July 7). How can any credible candidate for Congress be a Holocaust denier? This development shows how the divisive politics being promulgated by the 45th president are reaching every state in our nation. Hate crimes based on one's religion, race and sexual orientation are tragically on the rise since President Trump was elected. It's disingenuous for state Republican chairman Iim Brulte to insist that the and semitic views of this hast Bar condate, John Fitzgerald, have no place in party, given what is going on in this country.

Arthur Leibowitz, San Francisco

Preserve existing housing

I wish Mayor-elect London Breed success in her endeavors for our city. There is another bureaucracy that should be dealt with as she takes office, one that has been overlooked in the last 10 years. And that is the bureaucracy that allows evictions of longtime residents, the bureaucracy that turns a pair of flats into a highend single-family home, the bureaucracy that allows extreme alterations of existing housing and remodels them into \$4 million, \$5 million, \$6 million and even over \$7 million homes. Preservation of existing housing may be even more important than meeting a goal of 5,000 units a year, in a city and a nation (in a world) that has the extreme income inequality that we are all living through. Existing housing is affordable housing. Let's have a bureaucracy that works to preserve the housing we have and then reach for the loftier goals.

Georgia Schuttish, San Francisco

Ben't be rude to staff

While letter-writers to The Chromole seem to think it is acceptable to counter rudeness with a heightened show of rudeness, in fact such behavior is simply not permissible among civil human beings. As Miss Manners has taught us countless times, one does not respond to rudeness with even more rudeness. Asking the White House press secretary to leave a restaurant because of a difference of political views or . 1. Allamore Comoral Dom Rondi

cabinet members? I as they try to watch had the chance to p House. Now, liberal because President 7 he said he would do gotten exactly what

Not about ra

Regarding "Outp morial" (July 7): My ents of this young & comments that UC tal Oakland doctor ave Jahi McMath l a vance her cause da ghter's death ce patients differently decision to declare on sci ntific evider medical malpractic decided in court, a nia's de inition of " the state Legislatur

Trump's ex

Regarding "A lo having badly" (Jul tempt to place mos inflame public di reduce ponald Tri instinctive push-b lous. Trump's nan racis dog whistles the homent he an s comments es d continue to be did "he do it too," others use extrem tures, it is because and deeply alarme doing to our coun

Deal with t

President Trun ing about the reta

Received at CPC searing 7/12/18





July 12, 2018

Planning Commission Informational

Presentation Outline

Housing Needs and Trends Report

- Housing stock trends
- Household income and housing affordability trends
- Demographic trends
- Additional data in HNTR

Housing Affordability Strategy

- Project purpose and relationship to our housing work
- Developing goals and evaluating tools
- Collaboration with stakeholders, technical experts, and city colleagues
- The project timeline



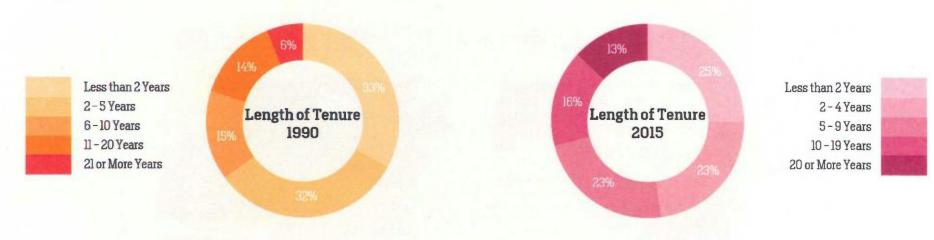
Housing Needs and Trends Report Purpose Statement

The Housing Needs and Trends Report is an effort by the Planning Department to better understand San Francisco's housing stock and how it serves the city's residents as well as broad trends impacting housing demand and supply across the city and region.



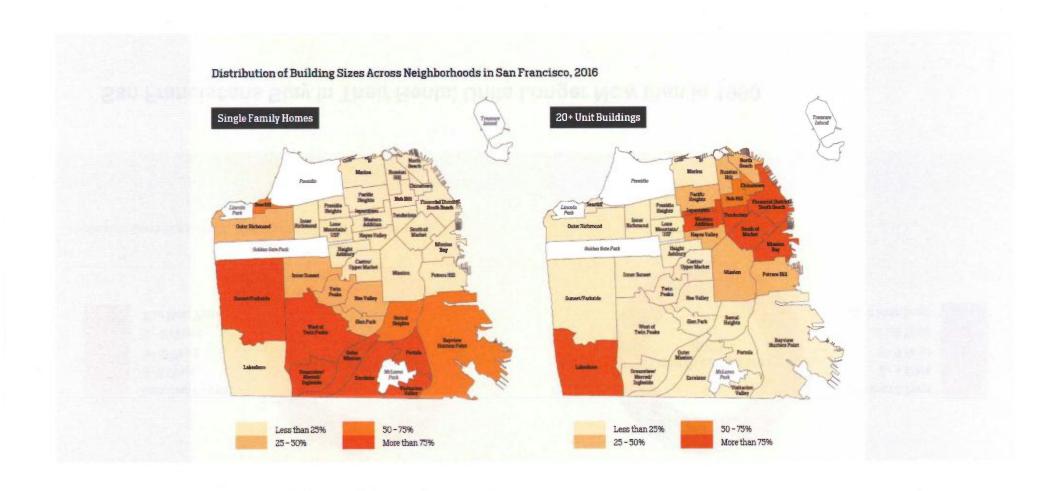
San Francisco Is Majority Renter; Most of Rental Stock is Rent-Controlled

Length of Tenure of Renters in San Francisco, 1990 and 2015

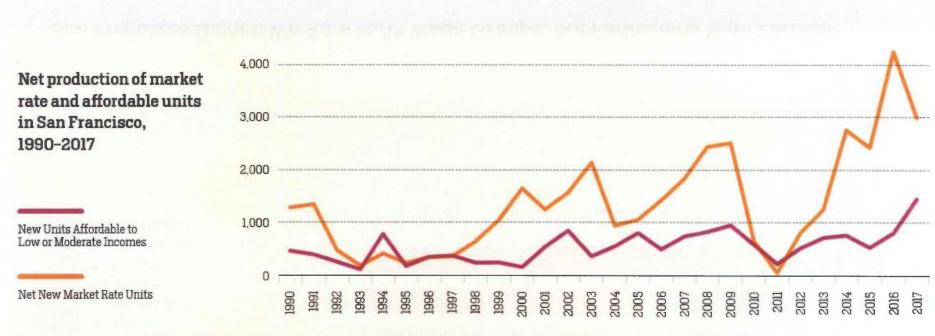


Source: Decennial Census (1990) and ACS (2015) (IPUMS-USA)

San Franciscans Stay in Their Rental Units Longer Now than in 1990

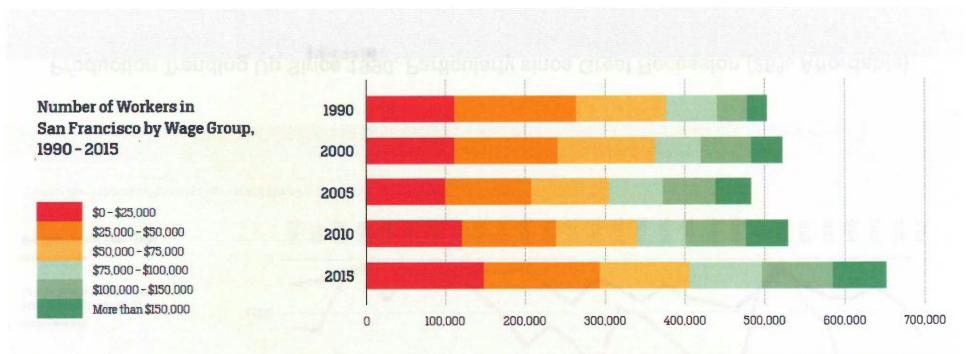


SW Neighborhoods Largely SFHs; NE Neighborhoods Are Majority 20+ Unit Buildings

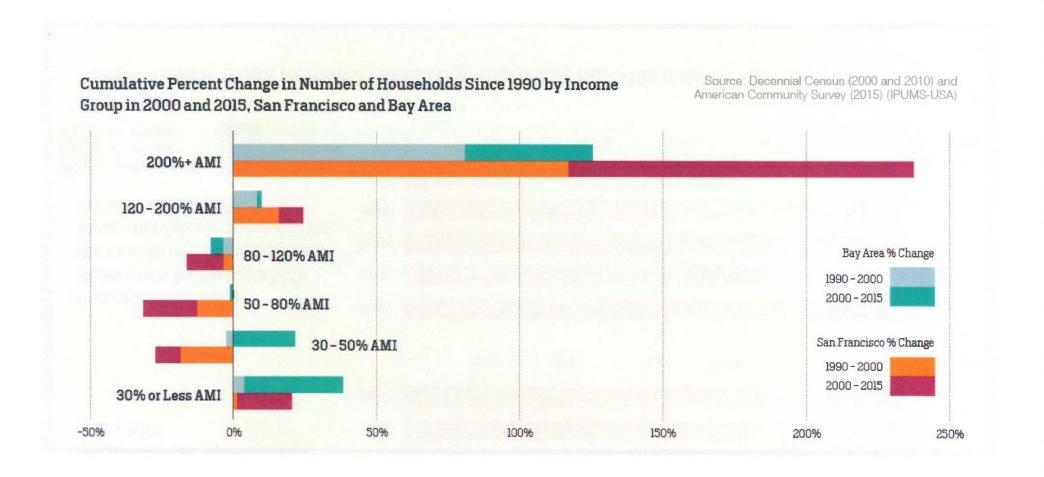


Source: San Francisco Planning Department Housing Inventory

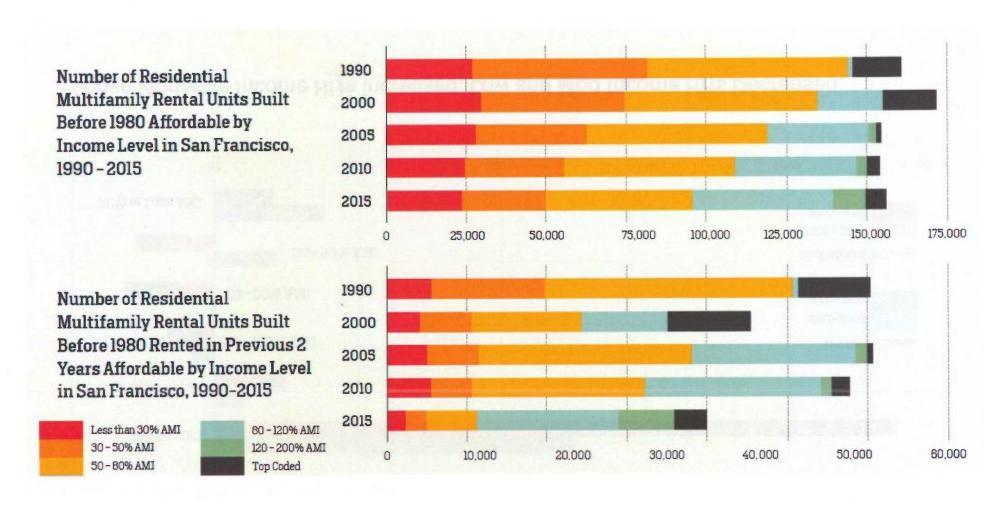
Production Trending Up Since 1990, Particularly since Great Recession (28% Affordable)



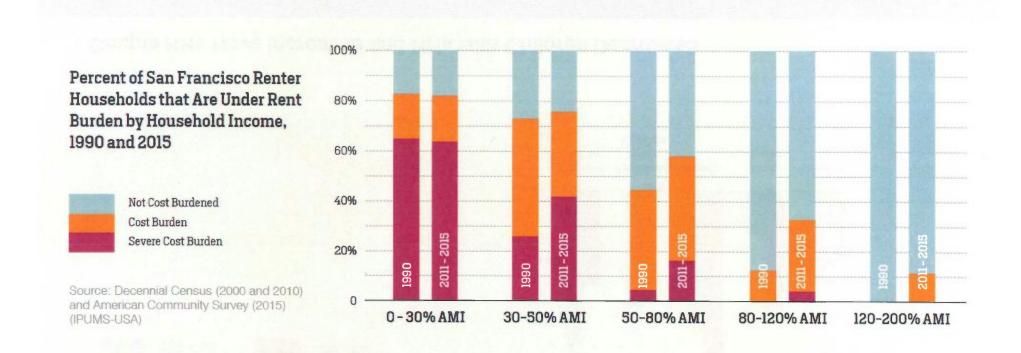
Decennial Census (1990, 2000, 2010) and ACS (2005, 2015) (IPUMS-USA)

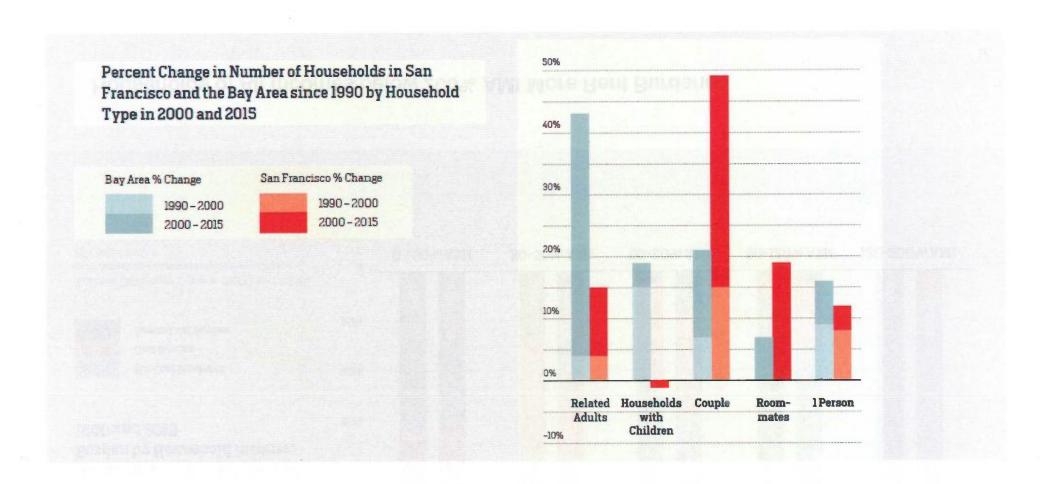


Above Moderate Income HHs Increased, Low and Mod Income HHs Decreased

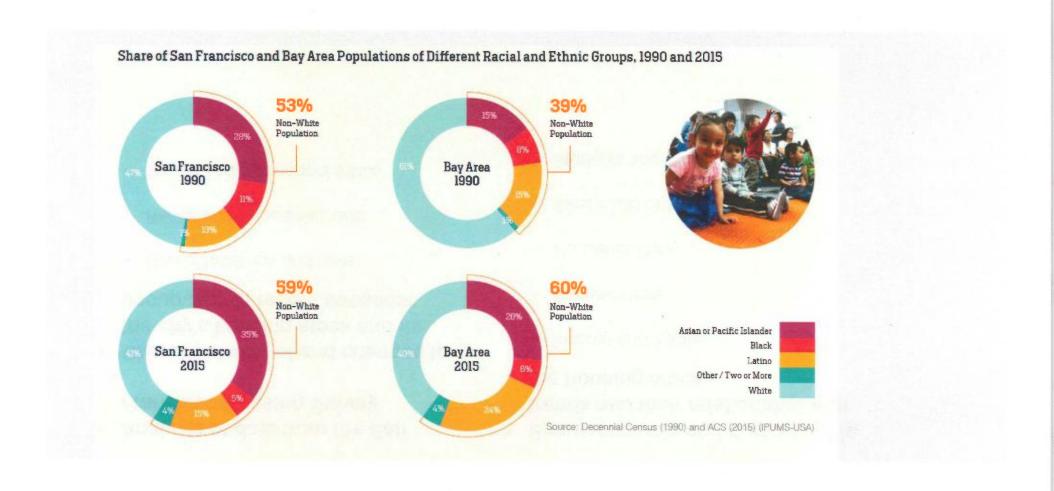


Older Rental Stock Remains Relatively Affordable but Affordability Has Eroded





Couple HHs Have Increased and HHs with Children Decreased



San Francisco's Share of Black and White HHs Decreased, API and Latino HHs Increased

Additional detailed information in Housing and Trends Report

- Analysis of data from the San Francisco Housing Survey
- Characteristics of and changes to the city's housing stock and its occupancy in recent decades:
 - Size of buildings and units
 - Rental and ownership costs
 - Tenure and rent control status

- Socioeconomic and demographic trends and their relationship with the housing stock:
 - Income and wages
 - Race/ethnicity
 - Household type
 - Senior and disability status
 - Students and homeless individuals

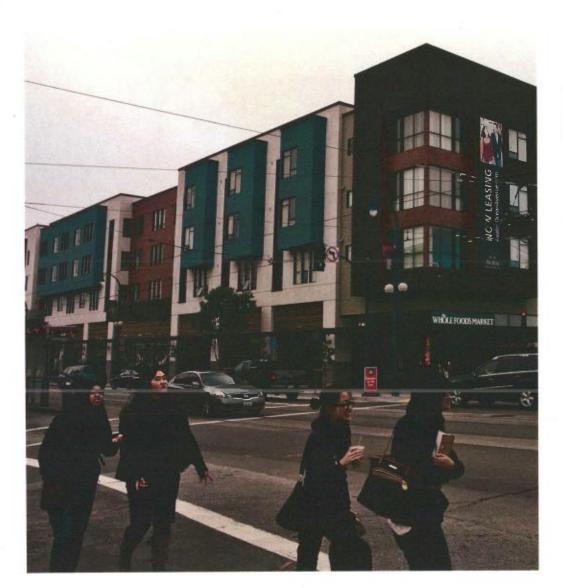
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Housing Affordability Strategy

- Project purpose and relationship to our housing work
- Developing goals and evaluating tools
- Collaboration with stakeholders, technical experts, and city colleagues
- The project timeline



Housing Affordability Strategy Purpose Statement

The Housing Affordability Strategy will provide a framework to improve housing affordability in SF, address the housing needs of our diverse population, and guide our housing plans and policies with:

- Quantified goals
- 2. Inventory and evaluation of tools

Relationship to Existing Plans and Targets

Complements the Housing Element and housing targets in RHNA with integrated goals and tools to improve affordability, especially for low and moderate income households:

- Address housing cost burdens and other existing challenges
- Assess funding and tools to produce and preserve housing affordable at low and moderate incomes and identify additional tools to improve affordability and reach our goals
- Better account for income growth and increases in high income households that have heavily impacted the SF housing market





Stabilize or reverse loss of Low and Mod Income HHs



Reduce housing costs and cost burdens



Address housing needs of diverse groups



Support City's framework to reduce homelessness

Numeric Housing Goals to Address Outcomes Including:

Tenant Protection



Affordable Housing Production & Preservation



Overall Housing Production







Housing Affordability Tools

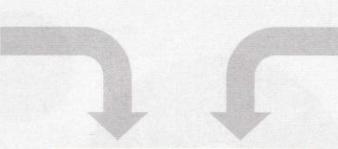
Technical Experts

Housing Economics

Housing Finance & Development

Demographic & Economic Forecasting





Housing Affordability Strategy

Stakeholders

General Public
Decision Makers
Housing Advocates



Stakeholder and Technical Experts Engagement



Collaboration with colleagues





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FINAL REPORT - JULY 2018

San Francisco Housing Needs and Trends Report



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Front Cover: Hunters View Housing, San Francisco Photo by Tim Griffith



Planning

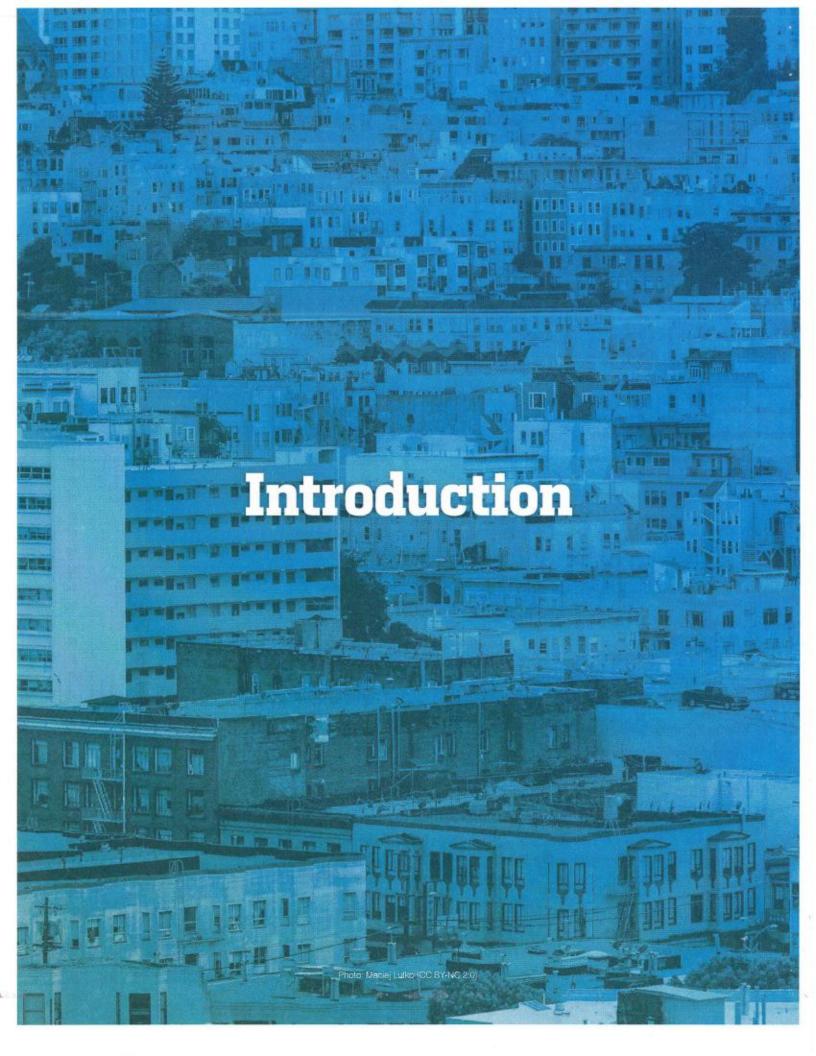
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San Francisco Housing Needs and Trends Report

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The Housing Needs and Trends Report is an effort by the Planning Department to understand San Francisco's housing stock and how it serves the city's residents as well as broad trends impacting housing across the city and region.

San Francisco and the Bay Area are currently in the midst of a housing affordability crisis unprecedented in their history. Increases in housing prices and displacement pressures have been a long-term trend, driven by policy decisions first established decades ago and amplified by regional and national economic trends. Over the last 5 years, the crisis has intensified as the region's high-wage employment base has grown while regional housing production has not kept pace. Much of the policy debate around housing has focused primarily on new construction—should we build more market rate housing? can we expand resources to build more affordable units?—yet the vast majority of San Franciscans live in homes that were built decades ago. The Housing Needs and Trends Report is an effort by the Planning Department to understand San Francisco's physical housing stock and how it serves the city's residents as well as broad trends impacting housing across the city and region.

The report is divided into three sections. The first section explores the existing housing stock itself; including tenure, age, size, affordability, and production trends. The second section analyzes how the city's housing stock serves households of different incomes, and how employment and demographic changes have impacted the composition of

DELL'A SELECTION OF THE SECRETARIES IN SEC.

San Francisco's residents and demand for housing in recent decades. The final section engages with changes to the city's diverse population in relation to housing, in terms of race/ethnic identity, household types, and senior and disability status, adult students, and individuals experiencing homelessness.

The analysis contained in this report draws from a number of data sources in order to provide a rich picture of the housing needs of San Franciscans and broad trends impacting the region. The three main sources include Census data, data from City departments, and a public survey undertaken by the Planning Department. The Planning Department has analyzed US Census data published under the Public Use Microdata Sample (PUMS). PUMS allows users to divide and cross-tabulate Census data in myriad ways as well as combine individual level responses with household characteristics. The report also includes analysis of data produced by City departments, such as the Department of Building Inspection, the Rent Board, and Planning, which is available at the level of individual buildings, and inventories of affordable housing units managed by the Mayor's Office of Housing and Community Development. Department staff undertook a major survey of San Francisco residents (more than 4,500 in total) to investigate questions that could not

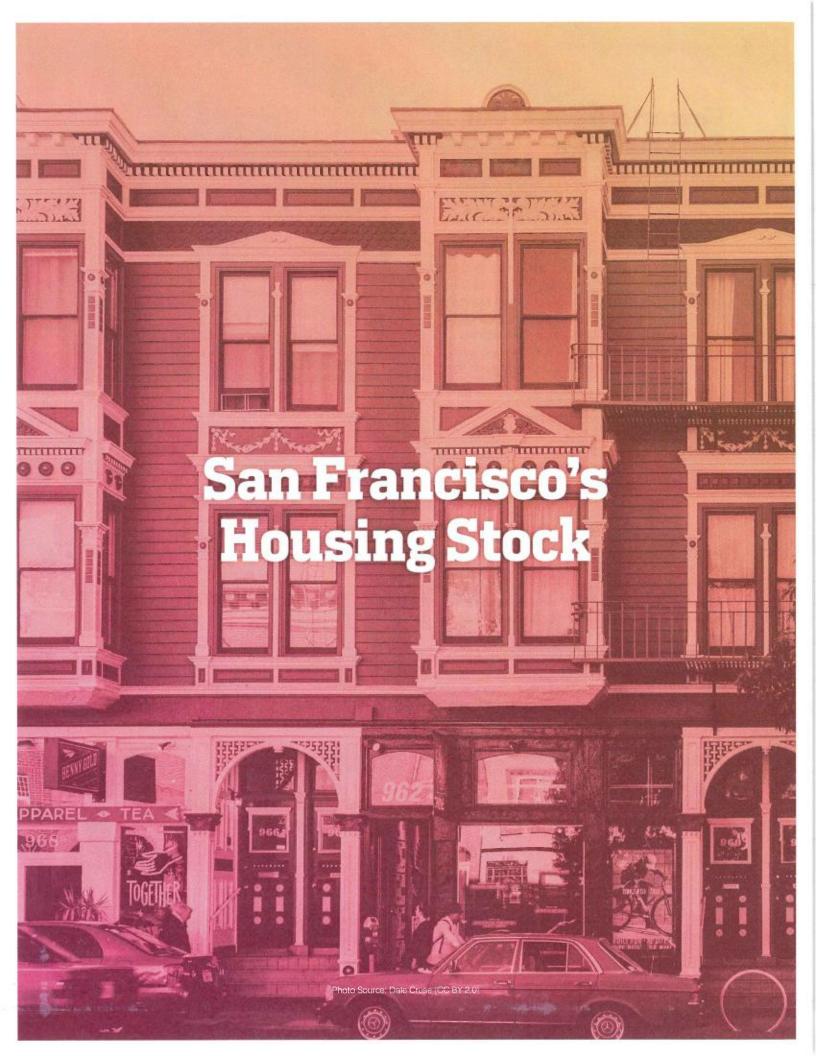




be answered using PUMS or City generated data such as how San Franciscans find their places of residence and how secure or vulnerable they feel in their housing. For specific charts and maps, the Report also draws on data from commercial sources such as Zillow and State/Federal agencies like the California Department of Housing and Community Development (HCD) and the U.S. Department of Housing and Urban Development (HUD).

The analysis on this Report complements the Department's in statutorily mandated reports on housing and land use issues and work products such as the Housing Element, Housing Inventory, the Housing Balance Report, and monitoring reports for the city's Plan Areas, including the Eastern Neighborhoods, Market-Octavia, and the Downtown Plan. These existing reports are published on regular intervals, according to legislated local and state requirements. For example, the Department updates its Housing Element every seven years, analyzing the amount of zoned capacity the city has to accommodate residential growth. The Housing Inventory has been published annually for more than 50 years, summarizing permit data to show housing development activity by neighborhood, type, affordability levels, and other variables. Area Plan monitoring reports track residential and non-residential development activity in specific geographies designated for rezoning in recent years against policy goals outlined by those plans.

This Report draws on the information contained in the Department's other housing-related publications, while taking a broader view in terms of scope and data sources. It is an attempt not just to understand the mix of housing units built in any given year (as does the Housing Inventory) or the ratio between market-rate and affordable housing production each quarter (Housing Balance Report), but a broader look at economic changes in recent decades and how they have impacted both residents and the city's housing stock. The Report will support ongoing policy and planning work regarding housing policy for the City and County of San Francisco. The results of this work will provide valuable information to the public and decision makers as the Department embarks on a Housing Affordability Strategy, starting in summer 2018. The goals of the Strategy are to inform Planning Commission and Board of Supervisor actions on programs, policies, and potential changes to the Municipal Code to develop or expand programs to maintain the affordability of the existing housing supply and provide housing stability to city residents.



Characteristics of Our Housing Stock

San Francisco's housing stock, developed and maintained over more than one and a half centuries, includes many building and unit types. The city's housing serves a diverse set of household types—including families with and without children, roommates, single individuals, and multi-generational households—from a wide range of incomes. Some rental units are under rent control, some are restricted to low- and moderate-income households, while others are rented at market rates. This section explores the diversity of San Francisco's housing stock, its geographic distribution, and how it has evolved over time.



A significant majority of San Francisco's households (65%) rent their place of residence; a much higher share than the region overall (45%).

San Francisco's tenure mix is shown in FIGURE 1. A higher percentage of renters is a common phenomenon for central cities within metropolitan regions as compared to their suburbs. As will be discussed in later sections, the types of households that live in the city (higher proportions of single individuals and childless couples) tend to disproportionately be renters, though the city also has large numbers of families with children who rent.

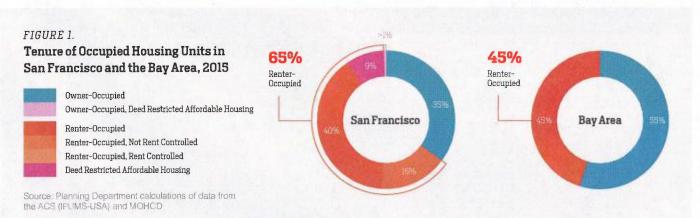


Photo: Jeremy Brooks (CC BY-NC 2.0)

Most of San Francisco's rental units are subject to "rent control."

The number of rent-controlled units is more than double the number rental units not under rent control. The fact that approximately 80% of San Francisco's total housing stock and 77% of San Francisco's multifamily housing stock was constructed prior to

1 By-and-large, units located in multi-family buildings constructed before 1979 are subject to The Residential Rent Stabilization and Arbitration Ordinance, commonly known as "Rent Control". This law provides two principal protections against both evictions and rent raises. For the purposes of this report, discussion largely revolves around the price control of units. Under this law, rents are set from the date of first occupancy and can only be raised annually up to a pre-determined amount or to cover certain renovation costs. Once a unit is vacated, landlords can increase the rent to a market rate, a process known as vacancy de-control.



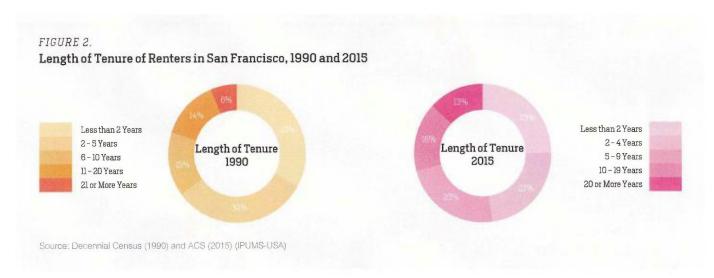
NOTE: Rent controlled units are estimated using the American Community Survey (ACS) estimates for renter-occupied units in multifamily buildings constructed before 1980. Income-targeted affordable units built before 1980 reported by the Mayor's Office of Housing and Community Development (MOHCD) were subtracted from the rent controlled total. Affordable units built after 1980 were subtracted from the ACS estimates for renter occupied units built in 1980 or after and classified as renter-occupied, non-rent controlled.

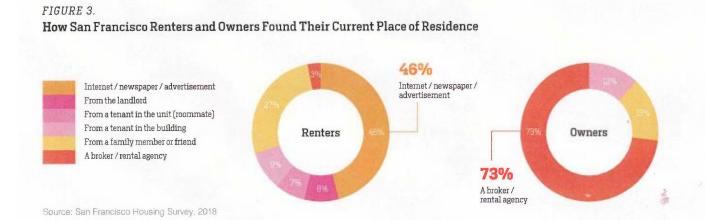
1980 contributes to the high proportion of units that are under rent control. As shown in *FIGURE 1*, approximately 9% of San Francisco's housing is comprised of deed-restricted affordable housing, developed and maintained under a variety of programs, including public housing, developments built by non-profit entities with public subsidies, below market-rate units built by developers in market-rate projects under inclusionary zoning, among others. The section on affordable housing, below, describes these affordable housing programs in San Francisco in further detail.

San Francisco renters stay in their units longer now than they did in 1990. Whereas one-third of renters had been in their units for less than 2 years in 1990, only one-quarter did by 2015. Similarly, 20% of renters lived in their units for 11 or more years in 1990, while by 2015, 29% had a tenure of 10 or more years, as shown in *FIGURE 2*.

How San Franciscans Find Housing

The Housing Survey conducted by the San Francisco Planning Department between December 2017 and March 2018 asked residents how they found their current place of residence. Responses for renters and owners differed significantly, as shown on FIGURE 3. A large majority (73%) of those who own their homes reported finding it through a real estate broker, while the rest found it through a family or friend or internet website. Renters found their current residence through a variety of channels. Almost half of all renters (46%) found their current residence through the internet or a newspaper advertisement and 27% found it through a family member or friend. Between 7% and 9% reported finding their residence from a tenant in the building, a roommate, or the landlord, and only 3% found it through a broker or rental agency.





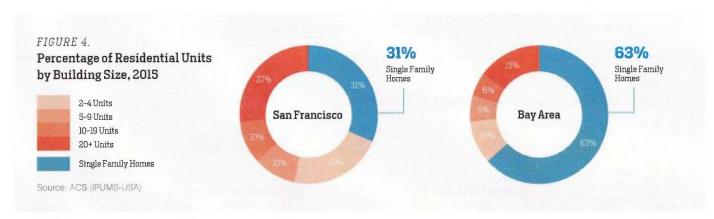
Building Size

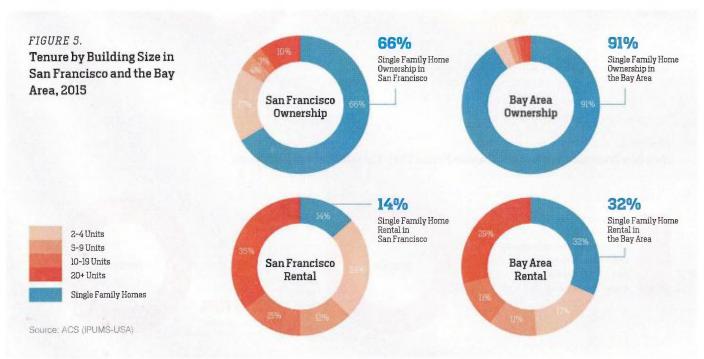
Compared to the rest of the Bay Area², San Franciscans are much more likely to live in multifamily housing, with a fairly even distribution of households living in single family homes and buildings with 2-4 units, 5-19 units and 20 units or more.

The rest of the region is dominated by single family homes. As shown in *FIGURE 4*, in San Francisco 31% of all units are single family homes, which is less than half of the proportion of single family units in the region (63%). The building type that accommodates

2 Unless otherwise noted, this report defines the Bay Area as the 9-county region that includes Alameda, Contra Costa, Marin, Napa, San Mateo, San Francisco, Santa Clara, Solano, and Sonoma Counties. the next largest share of units for both San Francisco and the Bay Area are large buildings with more than 20 units. In San Francisco, those buildings hold 27% of all units—almost twice the share of units in large buildings in the region (15%). Other categories of building types (2-4 units, 5-9 units, and 10-19 units) each hold between 10 and 22% of the city's units in San Francisco, and between 6 and 10% of units throughout the region.

While San Francisco's housing stock in general is quite different than the rest of the region, the pattern of building size by tenure is more similar, as shown in FIGURE 5. 66% of homeowners in San Francisco live in single family homes compared to 90% for the region. Another 11% of San Francisco homeowners live in two unit buildings. Given that multifamily housing is





69% of San Francisco's total, it is noteworthy that the vast majority of homeowners still live in single family homes. Rental Housing in San Francisco, like the Bay Area, is far more likely to be in multifamily buildings. San Francisco has far more rental units in larger buildings than the rest of the Bay Area, however. In addition, nearly one third (32%) of rental housing in the region is single family homes while in San Francisco the figure is just 14%.

Although San Francisco is denser than the region, much of this density is concentrated in the City's central and northeastern neighborhoods. In the southern and western parts of the city, densities are more comparable to regional and statewide figures.

MAPS 1 through 4 illustrate the distribution of units by building size throughout San Francisco.

As shown in MAP1, the majority of the housing stock in the city's western and southern neighborhoods is in one-unit buildings (the vast majority of which are single-family homes, though some are single units above ground floor retail uses). In the southwestern neighborhoods (with the exception of Lakeshore), more than 75% of units are in such low-density buildings. These neighborhoods include Sunset/Parkside, West of Twin Peaks, and Excelsior. In southeastern neighborhoods like Bernal Heights and Bayview Hunters Point, more than 50% of units are one-unit buildings. By contrast, all of the neighborhoods in the northeast of the city have low percentages of their housing made up of one-unit buildings.

Neighborhoods in the northeastern part of the city have the highest concentration of buildings of 20 or more units, as shown in MAP 2. In neighborhoods like South of Market, Japantown, Tenderloin, and Mission Bay, more than 75% of units are in buildings with 20 or more units. The only exception to this pattern is the Lakeshore neighborhood in the southwest corner of the city, where the Parkmerced development is located. Neighborhoods like Nob Hill, Chinatown, and Western Addition also have more than half of their units in these larger buildings. Conversely, most of the city's neighborhoods, particularly in the southern and western parts of the city, have relatively small shares of their housing stock in buildings of 20 or more units.

The city's central and northern neighborhoods have higher proportions of medium-density buildings, ranging from 2 to 4 units and 5 to 19 units. MAP 3

shows neighborhoods, largely in the central and northwestern neighborhoods of the city, which have relatively high percentages of their housing stock in buildings of 2 to 4 units. In neighborhoods like the Castro/Upper market and the Inner and Outer Richmond, close to half of all units are in these types of buildings. In central/eastern neighborhoods like the Mission, Noe Valley, and Potrero Hill, the share is between 30 and 45% of all units. Neighborhoods in the northern part of the city (north of Cesar Chavez Boulevard and Twin Peaks) also have higher shares of their units in buildings with between 6 and 20 units. As MAP 4 shows, neighborhoods like Hayes Valley, the Marina, and Russian Hill have more than 30% of their stock in such buildings. Southern neighborhoods like the Outer Mission, Visitacion Valley, and Bayview Hunters Point have the lowest shares of their units in these moderate density building categories (either 2 to 4 or 5 to 19 units).

The amount of land occupied by each building size category varies greatly, with units in higher density buildings occupying a much lower amount of the city's residential land area, as shown in TABLE 1.

Buildings with 20 or more units, for example, hold a plurality (32%) of the total units in San Francisco. However, the total area that is occupied by these buildings (973 acres) accounts for only 10% of the city's residential area. By contrast, single family homes hold 27% of all housing units and occupy 62% of the city's land dedicated to residential uses.

Buildings with more than 5 units contain 52% of the city's units while occupying only 19% of the land. Single-family homes provide 27% of the city's units while occupying 62% of its residential land.

TABLE 1.

Number of Residential Units and Land Area per Unit by Building Size

Building Size	Units	% of Total	Total Land Area (in acres)	% of Total
20+ Units	115,888	32%	973	10%
5-19 Units	72,663	20%	871	9%
2-4 Units	77,529	21%	2,016	20%
Single Family	96,099	27%	6,334	62%
TOTAL	362,179	100%	10,195	100%

San Francisco Planning Department Land Use Database. Note that unit totals by building size in the Land Use Database are different than the Census.

MAP 1. Percentage of Residential Units in 1-unit Buildings by San Francisco Neighborhood, 2016

Preside Marine Marine Pacific Heights Hull Chinatown Hull China

Single Family Homes

Less than 25% 25 - 50% 50 - 75% More than 75%

Source: San Francisco Planning Department Land Use Database

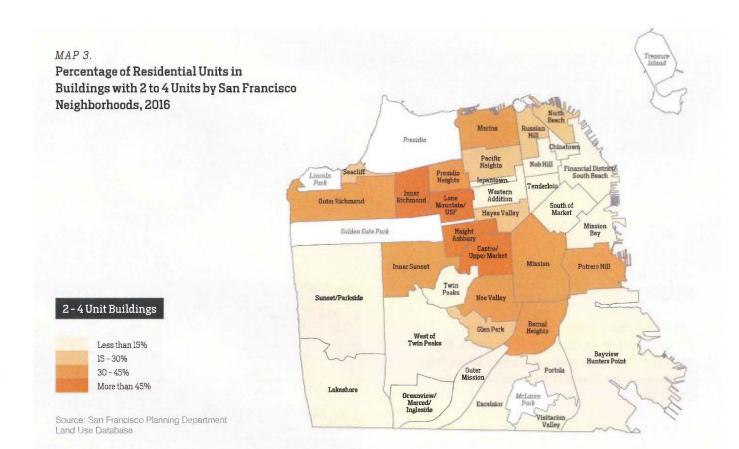
MAP 2. Percentage of Residential Units in Buildings with 20 or more units by San Francisco Neighborhood, 2016

Presidio Presidio Presidio Presidio Presidio Presidio Pacific Heights Heights Inner Cuter Richmond Conter Richmond Market Minssion Potres Hill Chination Conter Richmond Conter Richmond Conter Richmond Conter Richmond Conter Richmond Market Minssion Potres Hill Chination Conter Richmond Conter Richmond

20+ Unit Buildings

Less than 25% 25 - 50% 50 - 75% More than 75%

Source: San Francisco Planning Department Land Use Database



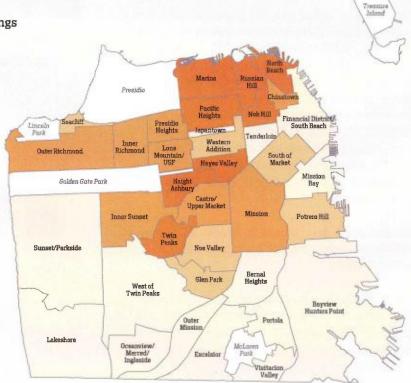
MAP 4.

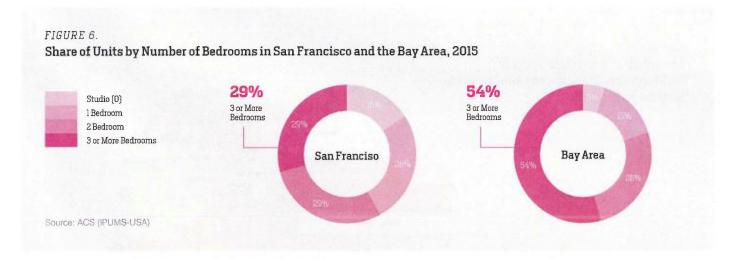
Percentage of Residential Units in Buildings with 5 to 19 Units by San Francisco
Neighborhood, 2016

5 - 19 Unit Buildings



Source: San Francisco Planning Department Land Use Database





Unit Size

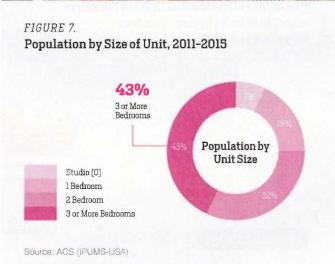
San Francisco has a relatively even distribution of units of various sizes (by number of bedrooms), whereas a majority of units in the Bay Area have 3 or more bedrooms.

As shown in FIGURE 6, San Francisco has almost an equal share of one bedroom (26%), two bedroom (29%), and three or more bedroom (29%) units, with an additional 16% of units as studios. However, in the Bay Area, the majority of units have 3 or more bedrooms. Furthermore, the Bay Area has a smaller share of studio units than San Francisco. As will be discussed later in the report, the city's smaller unit sizes relative to the region also reflects differences in household sizes between the two geographies; San Francisco has a much higher proportion of households that are individuals or couples without children. As FIGURE 8 illustrates, units with 2 or more bedrooms make up the majority (58%) of San Francisco's housing stock and house an even larger share of the population, about 75%, due to their larger size.

Larger units are generally located in smaller buildings, while larger buildings tend to hold smaller units.

Single family homes and residential buildings with 2 to 4 units contain the overwhelming majority (91%) of units with 3 or more bedrooms. Single family homes or 2 to 4 unit buildings hold 66% of two bedrooms units.







Building Ages

San Francisco's housing is much older than the housing in the rest of the Bay Area. In part, this reflects the region's historic development patterns, which emanated outward from the city's downtown. Approximately half (47%) of San Francisco's housing³ was built before 1940 compared to just 15% for the Bay Area, as shown in FIGURE 9. San Francisco has added relatively fewer housing units in recent decades compared to the rest of the region, as 19% of units have been built since 1980, compared to 33% for the region as a whole.

A plurality (roughly 35%) of buildings in San Francisco built before 1979 have only 1 unit, with other building size categories ranging between 9 and 13% of the total stock built in that period, as shown in *FIGURE* 10. Since 1980, the city's stock has shifted towards multifamily buildings, which make up almost 40% of all buildings constructed between 1980 and 2004 and more than 60% of those built between 2005 and 2015. The dramatic difference in building sizes and types likely reflect the availability of large tracts for single-family home construction in the western areas of the city in the pre- and post-World War II periods. By the late 1960s, the last large tracts had been built out and by the 1980s, most large parcels available for development were for infill multifamily housing.

Vacancy

Since 1990, vacancy rates in San Francisco have fluctuated between 5 and 11%, sitting at 9% in 2015, as shown in TABLE 2. The city's vacancy rate has been higher than the Bay Area's and California's for most of this time. The higher vacancy rate is likely due to the fact that a relatively large percentage of its housing stock is occupied by renters, which tend to turn over more frequently than owners and therefore create more regular periods of vacancy. Although vacancy rates across all three geographies are greater than they were in 1990, they have come down from their peak in 2010, during the depths of the Great Recession. ACS vacancy data for comparable cities shows a general increase since 2000 and that San Francisco vacancy rates in 2015 were higher than Seattle and Los Angeles and slightly lower than Boston and New York.

TABLE 2.
Vacancy Rate for Residential Units in San Francisco,
Bay Area, and California, 1990–2015

Geography	1990	2000	2005	2010	2015
San Francisco	7%	5%	9%	11%	9%
Bay Area	5%	3%	6%	8%	5%
California	7%	6%	7%	9%	8%

Source: ACS (IPUMS-USA)

³ Mel Scott (1985) "The San Francisco Bay Area: A Metropolis in Perspective" Berkeley: University of California Press

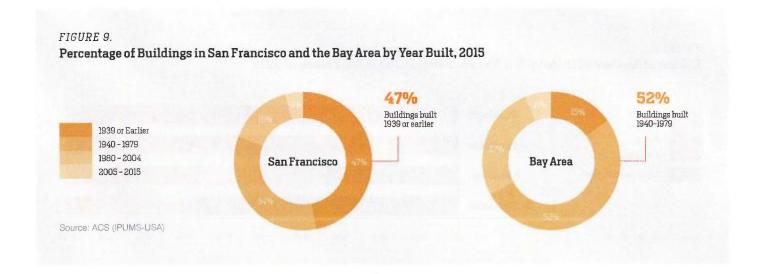
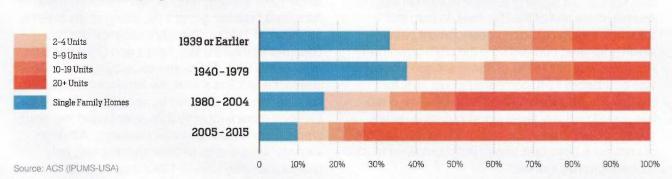
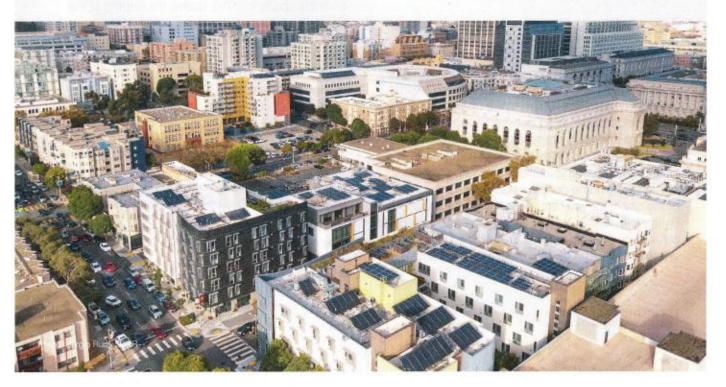


FIGURE 10. San Francisco Buildings by Size and Year Built, 2015





Vacancy rates also vary by building age and unit size. San Francisco's older housing stock has higher vacancy rates than the new construction housing, with approximately 10% of San Francisco's pre-1939 units vacant; compared to lower rates (7%) for units built between 1940 and 1979 and those built since 1980, as shown on *TABLE 3*. Smaller housing units (studios and 1-bedrooms) also experience higher vacancies.

TABLE 3.

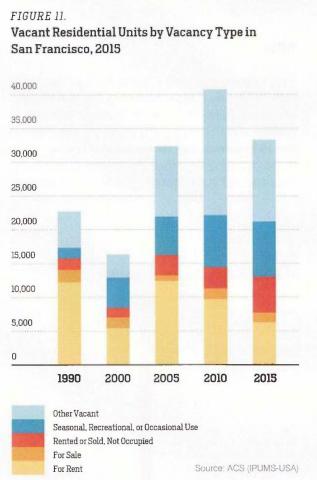
Vacancy Rate for Residential Units in San Francisco by
Year Built and Unit Size, 2015

Year Built	San Francisco	Bay Area	California
1939 or Earlier	10%	8%	9%
1940-1979	7%	4%	7%
1980-2015	7%	5%	8%
Unit Size	San Francisco	Bay Area	California
0 Studio	13%	12%	13%
1 Bedroom	12%	9%	11%

Source: ACS (IPUMS-USA)

Although vacancy rates in San Francisco have remained relatively stable (with the exception of the higher rates during the Great Recession), the types of vacancies have changed since the 1990s, as shown in FIGURE 11. Specifically, three types of vacancy have increased;. The first category, "Seasonal, Recreational, and Occasional Use", covers temporary housing for business travelers, vacation rentals, and second homes, which includes short-term rentals like AirBnB and VRBO. The City's recent legislation to limit the number of nights that these units may be rented on short-term rental platforms may lower vacancy rates under that category. 4 The latter two categories, "Other Vacant" and "Rented or Sold, not Occupied", include properties vacated after a death or due to foreclosure as well as those that have been rented or sold, but are still awaiting occupancy. An increase in major renovations to properties may be part of the cause of the increase in these types of vacancies.5





⁴ The City's Office of Short Term Rentals has seen a sharp decrease in the number of full-time units posted in short-term rental online platforms though data to determine whether this has caused a decrease in vacancy rates is not yet available from the U.S. Census.

⁵ See Paige Dow (2018) "Unpacking the growth in San Francisco's vacant housing stock." Client Report completed for the University of Calfornia, Berkeley Department of City and Regional Planning.



Photo: Tudor Stanley, newamericanmedia.org

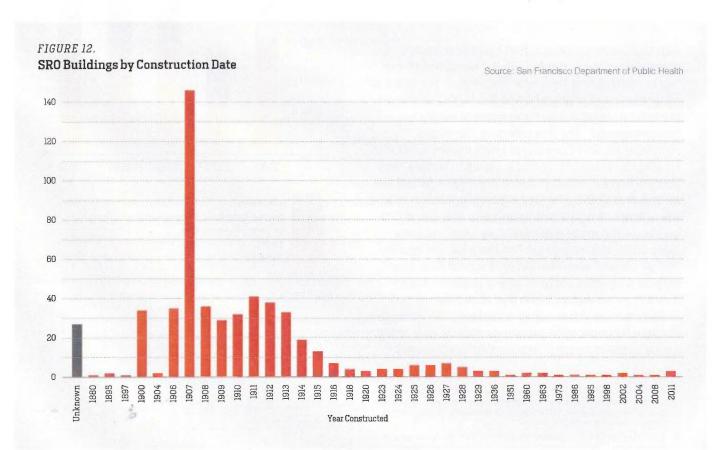
SROs

Single-room occupancy hotels (SROs) have historically served as a type of housing that is relatively affordable to low-income households. The vast majority of SROs were built in the decade following the 1906 earthquake, as shown in *FIGURE 12*. Units in these buildings are small (the maximum gross floor area allowed in the Planning Code is 350 square

feet), often with bathroom and kitchen facilities that are shared with other units. Although many of the households living in SROs are faced with difficult conditions such as overcrowding, building code violations, and health hazards like the presence of mold, these units can often serve as a foothold in San Francisco's expensive housing market for many low-income households. SROs are operated by non-profit organizations, with rents set to be below a percentage of a household's income, or by for-profit landords. Rents in SROs vary greatly across the city, from just over \$400 in neighborhoods like the Outer Mission to more than \$1,250 in Haight Ashbury, according to the San Francisco Department of Building Inspection Housing Inspection Services.

MAP 5 shows the distribution of SRO buildings and units across San Francisco. There is a clear concentration of SROs in the northeastern corner of the city, particularly in neighborhoods like the Tenderloin, Chinatown, and South of Market, extending down to the northern portion of the Mission. Individual SRO buildings are also scattered throughout the city.

6 San Francisco Department of Public Health (2016) "Single Room Occupancy Hotels in San Francisco: A Health Impact Assessment."







Group Quarters

In addition to households and vacant units, the Census tracks non-related individuals residing in group quarters. This category includes institutional residential facilities such as correctional or mental institutions, as well as settings like college dormitories and military quarters that the Census classifies as "non-institutional". 7 San Francisco's group quarters population is roughly 20,000 individuals, of which 3,000 are in institutional quarters while the majority resides in non-institutional group quarters. The population living in group quarters decreased by about 4,000 units between 1990 and 2000 largely due to closures of military facilities in the Presidio and Treasure Island. Since 2000, institutional group quarters dwellers have decreased slightly, while non-institutional residents have increased, likely as a result of growth of adult students living in dormitories or other student housing.

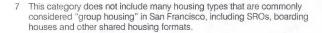
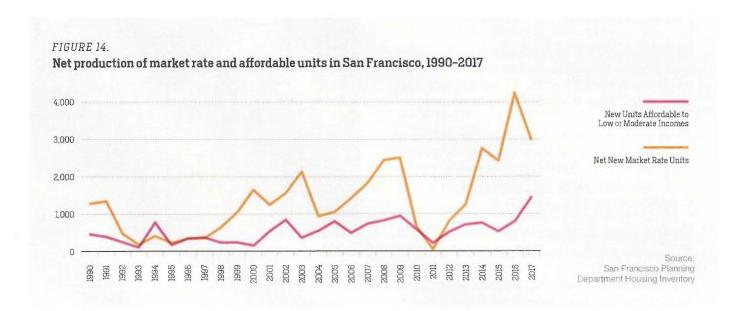




Photo: MOHCD



Housing Production

Since 1990, annual production has averaged roughly 1,900 units per year, of which 28% are deed-restricted affordable units.

Since 2011 housing construction has increased rapidly, reaching a peak of 5,046 units in 2016, which dropped to 4,441 in 2017.

Annual housing production has generally fluctuated upwards since 1990, with notable decreases in the mid-1990s, mid-2000s, and during the Great Recession, as shown in FIGURE 14. In the recession year of 2011, for example, the city saw the fewest number of units built since 1990 (269) though production has since rebounded.

Affordable and market rate housing development have generally ebbed and flowed together. This may be in large part because new market rate housing has been a major source of funding and construction of affordable housing.



Photo: Sergio Ruiz (CC BY 2.0)

Affordable Housing

Approximately 9% of San Francisco's housing stock is subsidized and restricted to be rented or sold at affordable rates to households that earn at or below specified income levels.

These income targeted units are generally known as "affordable housing". The affordable housing stock is comprised of over 33,000 units built under a variety of local, state, and federal programs, often combining multiple sources of subsidy.

Affordable housing in San Francisco includes public housing built and maintained by the San Francisco Housing Authority, units financed and funded by the U.S. Department of Housing and Urban Development (HUD) through grants, loans, or project-based rental assistance, units funded by loans or grants from the state Department of Housing and Community Development (HCD), developments built or rehabiliatated with federal and state Low-Income Housing Tax Credits (LIHTC), and below market rate (BMR) rental and ownership units built by for-profit developers as "inclusionary housing" required as part of market-rate housing. Local funds also play a crucial role in the development and rehabilitation of affordable housing. Local funding sources include redevelopment area tax increment financing (TIF), housing trust fund dollars, and fees paid by developments (including in-lieu fees paid to meet inclusionary housing requirements, jobs-housing linkage fees, and development agreement negotiations).

Working with data provided from multiple sources, TABLE 4 groups units by major funding programs. Local funding provided by the Mayor's Office of Housing and Community Development (MOHCD) plays an essential role in the development and rehabilitaiton of affordable housing and the majority of affordable units have some investment from MOHCD (this includes housing funded by the former Redevelopment Agency). LIHTC, as the current principal source of equity for affordable housing, has also funded the development or rehabilitation of the majority of San Francisco's affordable housing stock typically in concert with MOHCD funds. Older developments originally built or acquired with federal and state programs that pre-date LIHTC may be counted as units funded by MOHCD and LIHTC if



Bayview Gardens. Photo: Bruce Damonte

these modern funding sources allowed for the refinancing, rehabiliation, or rebuilding of these units. As an example, the majority of public housing either has been rehabilitated or rebuilt or is currently undergoing rehabilitation or rebuilding, using LIHTC, local funds, and federal programs including the Rental Assistance Demonstration (RAD) program.

TABLE 4.
San Francisco's Affordable Housing Stock by Program

Funding Type / Affordable Type	Total Units		
BMR Ownership	1,215		
BMR Rental	1,043		
Federal & State (HCD/HUD/LIHTC)	11,051		
Public Housing	1,081		
LIHTC & MOHCD	15,611		
MOHCD	3,660		
Total	33,661		

Source: State and federal data provided by California Housing Partnerhsip Corporation (CHPC). Local funding data provided by MOHCD. Public Housing data provided by HUD eGIS.

Five neighborhoods in the eastern part of the city hold 60% of all of the city's affordable units.

These five neighborhoods include the Tenderloin (18%), South of Market (12%), Western Addition (11%), Bayview Hunters Point (11%), and the Mission (8%).

MAP 6A. Location of Affordble Housing Developments in San Francisco, by Type and Size

BMR Ownership

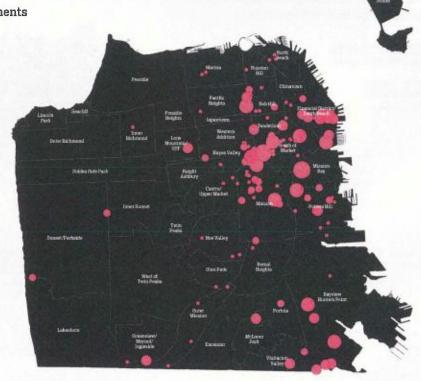
1,215
Total BMR Ownership Units

Source: State and federal data provided by California Housing Partnerhsip Corporation (CHPC). Local funding data provided by MOHCD. Public Housing data provided by HUD eGIS.

5-9 10-19

20-49

50-766 Units



MAP 6B.

Location of Affordble Housing Developments in San Francisco, by Type and Size

BMR Rental

1,043 Total BMR Rental Units

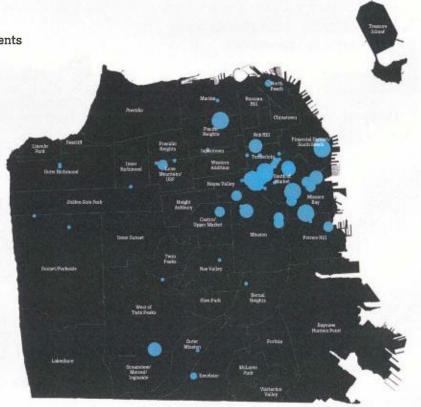
Source: State and federal data provided by California Housing Partnerhsip Corporation (CHPC). Local funding data provided by MOHCD. Public Housing data provided by HUD eGIS.



10-19

20-49

50-766 Units



MAP 6C.

Location of Affordble Housing Developments in San Francisco, by Type and Size

Federal & State

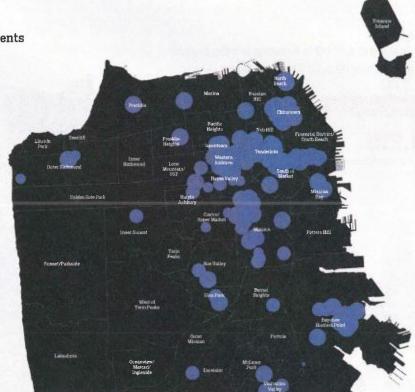
11,051

Total Federal or State Funded Affordable Units

Source: State and federal data provided by California Housing Partnerhsip Corporation (CHPC). Local funding data provided by MOHCD. Public Housing data provided by HUD eGIS.



50-766 Units



MAP 6D.

Location of Affordble Housing Developments in San Francisco, by Type and Size

Public Housing

1,081

Total SF Housing Authority Units

Source: State and federal data provided by California Housing Partnerhsip Corporation (CHPC). Local funding data provided by MOHCD. Public Housing data provided by HUD eGIS.

10-19

20-49



50-766 Units



MAP 6E.

Location of Affordble Housing Developments in San Francisco, by Type and Size

Total LIHTC and MOHCD Units

Source: State and federal data provided by California Housing Partnerhsip Corporation (CHPC). Local funding data provided by MOHCD. Public Housing data provided by HUD eGIS.

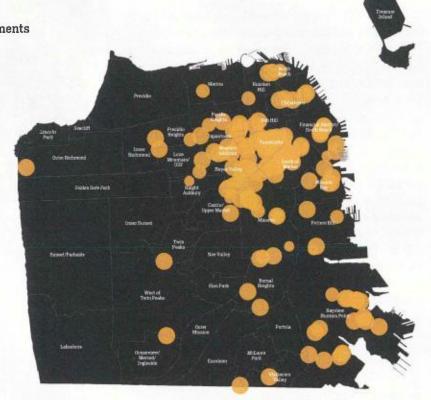
5-9

10-19





50-766 Units



MAP 6F.

Location of Affordble Housing Developments in San Francisco, by Type and Size

MOHCD

3,660

Total MOHCD Other Units

Source: State and federal data provided by California Housing Partnerhsip Corporation (CHPC). Local funding data provided by MOHCD, Public Housing data provided by HUD eGIS.



10-19 5-9

20-49



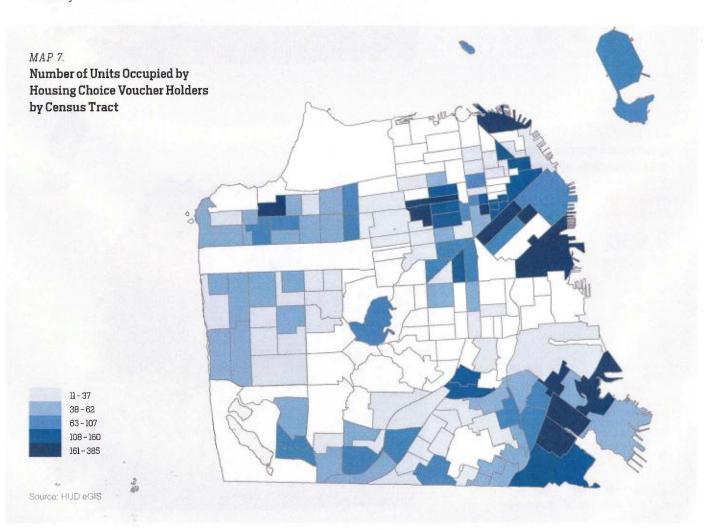


Housing Choice Vouchers

Data provided by HUD shows the number and location by Census tract of Housing Choice Vouchers (HCVs- also known as Section 8 vouchers) in use in San Francisco. HCVs provide rental assistance to very low-income households by covering the difference between the rent charged by private landlords, up to an amount specified by HUD, and what the household can afford without paying more than 30% of income. The map below shows the location of the 9,476 HCVs in use in the city. HCVs are generally concentrated in areas that also have more affordable housing and more lower income households: the Western Addition, Tenderloin, South of Market, and the Bayview. Some portion of the HCVs in use in the city are project-based by the SF Housing Authority, meaning that they have been tied to a particular affordable housing development as a way to support the development's financing and to provide deeper subsidy to tenants.



Photo: Bruce Damonte



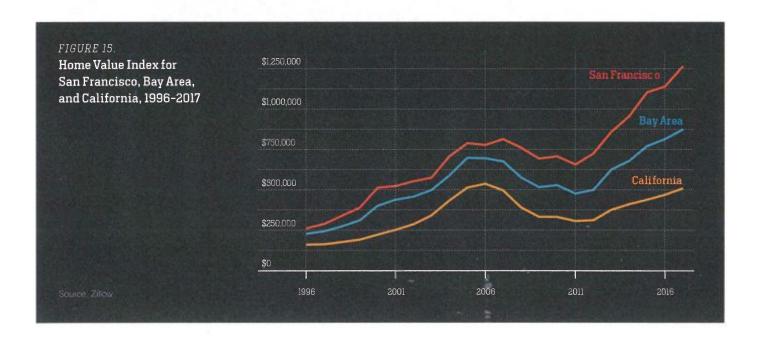
Rent/Sales Prices

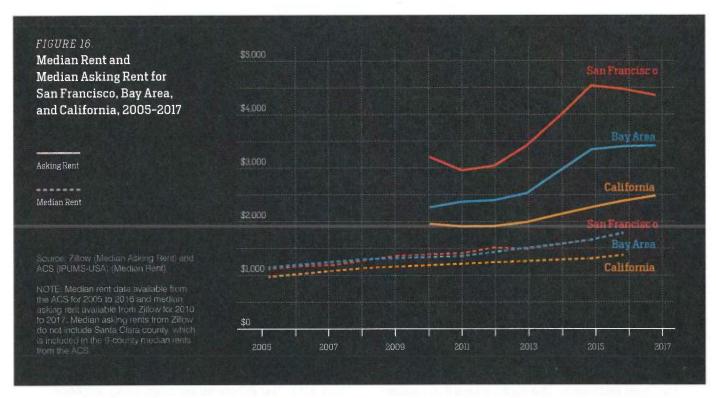
Home prices in San Francisco, the Bay Area, and California have increased steadily since the 1990s with a brief five-year decline between 2007 and 2011, as shown in FIGURE 15. Since 2011, median sale prices have appreciated rapidly, with increases of roughly 100% in each of the 3 geographies. The increase is most dramatic in San Francisco, which already started at a higher median home sales price in 2011 (\$662,000), which more than doubled by the end of 2017, to \$1.29 million. Median sales price in 2017 was \$915,000 in the Bay Area and \$527,000 in California. The household income needed to afford the median home in San Francisco is \$250,000 based on the assumption that a household would not spend more than 30% of income on their mortgage after making a down payment of 10% of purchase price.

FIGURE 16 shows rents in San Francisco, the Bay Area and California have also trended upward since before the Great Recession. The figure shows that median asking rents grew significantly after the recession, though not quite as sharply as home prices. In San Francisco and the Bay Area, rents have begun to stabilize since a period of steep growth between 2012 and 2015, though they have not come down significantly. In San Francisco, median asking rent had been roughly \$3,000 per month in 2012 and grew by 50% to \$4,500 in 2015. In the Bay Area, median rent grew from about \$2,400 in 2012 to almost \$3,500

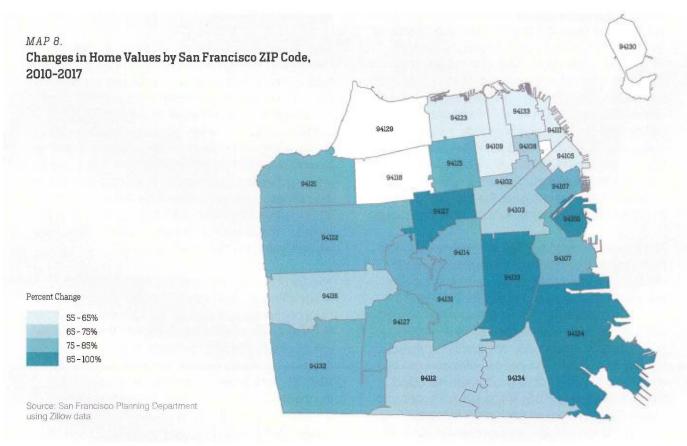
in 2015, where it has remained through the end of 2017. Median rent in California was less than \$2,000 in 2012 and has grown steadily through the end of 2017, and is currently \$2,500 per month. Median rents are significantly lower than asking rents in all three geographies. In San Francisco, this may reflect the impact of rent control, which stabilizes prices in the older housing stock for tenants who remain in their units, while asking rents reflect current market conditions. In 2016, the median rent in San Francisco was less than half of the median asking rent. The household income needed to afford the median asking rent in San Francisco is \$180,000, assuming that a household would spend no more than 30% of income on rent.

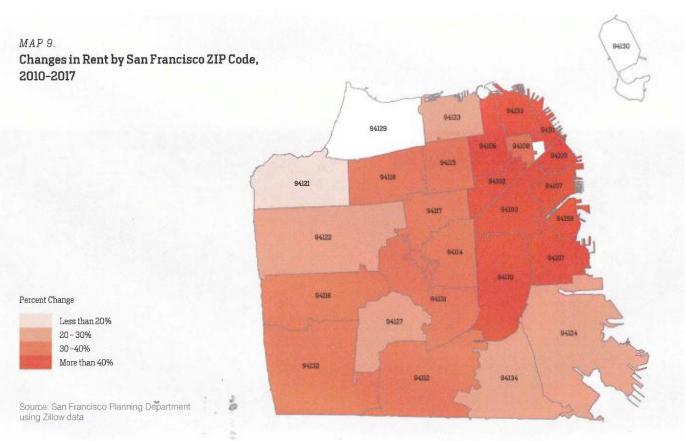
Although home prices and asking rents have increased throughout San Francisco since the recession, this growth has varied across the city. MAP 8 illustrates these differences, showing the percent change in home values by ZIP code between 2010 and 2017. The ZIP codes encompassing neighborhoods such as Bayview Hunters Point, the Mission, Mission Bay, and around Golden Gate Park's Panhandle have experienced the most dramatic increases in home values, ranging from 85-100%. The neighborhoods on the northeastern corner of the city have seen their home values increase the least rapidly during this period, but still by more than 55% in 7 years.











Rent increases between 2010 and 2017 also varied across San Francisco, though they have been less steep than the rise of home values, as shown in MAP 9. The eastern part of the city, ranging from Bernal Heights in the south up to North Beach and the Embarcadero in the north have experienced rent increases of more than 40%. Throughout much of the central and western neighborhoods, these increases have been between 30 and 40%. The only neighborhoods that have experienced a rent increase of less than 20% in this period are those in ZIP code 94121 in the northwestern corner of the city, home to some of the most expensive real estate in San Francisco.

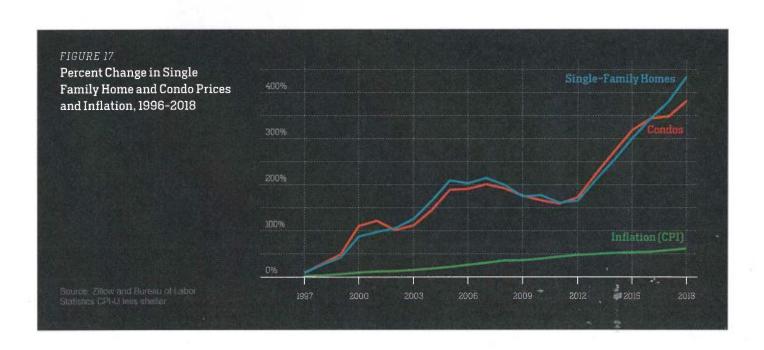
The increase in home prices in San Francisco has been similar for single-family homes and condominiums. FIGURE 17, below, shows that since 1996, the value of the median single-family home in the city has increased by almost 450%, while the median value of condos has increased by nearly 400%, not accounting for inflation. By comparison, inflation in the Bay Area during this period has increased by roughly 60%, when housing costs are excluded. Between 2006 and 2016, single-family homes and condos roughly tracked each other in terms of changes to their values. However, since 2016, singlefamily home values have increased perceptibly faster than condos.

Security of Tenure

One of the main challenges posed by a housing market with rapidly rising rents is the disruption to the lives of residents and communities that arises from insecurity of tenure. As market rents become more expensive, the gap between the rents paid in rent control units and those in non-controlled housing grows wider, and landlords have a greater incentive to evict tenants. A recent study shows that, in tight housing markets such as San Francisco's, landlords may be less willing to overlook relatively minor infractions in order to remove existing tenants and reset rents to market rates under vacancy decontrol, even where tenant protections are present.8

The San Francisco Rent Board tracks eviction notices filed by landlords as part of the process to legally remove tenants from their units. Under San Francisco's "just cause" eviction law, landlords are required to provide a reason as to why they are carrying out an eviction. Evictions can be classified as "for cause", for reasons that include late payments, breach of lease terms, and nuisance complaints or "no fault", for reasons largely outside the tenant's control, such as the landlord's use of Ellis Act or owner move-in provisions. According

Diamond, R., McQuade, T., and Qian, F. (2018) The Effects of Rent Control Expansion on Tenants, Landlords, and Inequality: Evidence from San Francisco, Technical report, National Bureau of Economic Research.



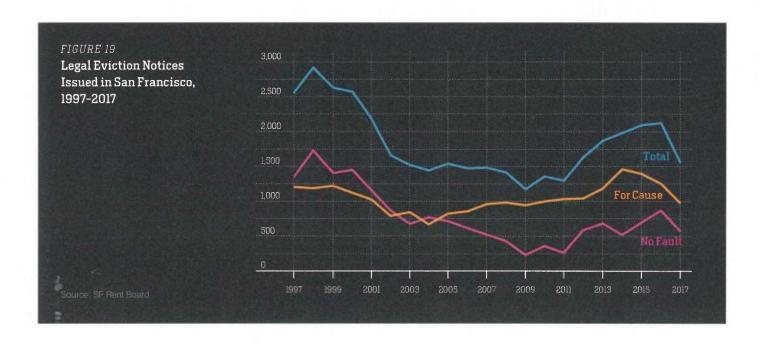
to the San Francisco Housing Survey, 15% of respondents who are renters reported having having been threatened with eviction in the previous 5 years, roughly half of which were for cause and half were no fault, as shown in FIGURE 18.

Eviction notices tracked by the Rent Board are down since the late 1990s, the earliest years for which this data is available, as shown in FIGURE 19. Evictions peaked at just less than 3,000 in 1998, dropping steadily to less than 1,250 at the bottom of the Great Recession in 2009. As rents escalated between 2010 and 2016, evictions also increased, reaching roughly 2,200 in 2015. Between 2015 and 2016, however, the number of eviction notices flattened, and dropped significantly to just over 1,500 in 2017. Though it is impossible to establish a causal relationship, the decrease in evictions correlates with a stabilization of rents since 2015, as shown in FIGURE 16.

The evolution in the types of evictions since the late 1990s is also noteworthy. No fault evictions (such as owner move-in and Ellis Act removals) have decreased substantially, from a peak of 1,750 in 1999 to just over 500 in 2017 (they were as low as 250 in 2011). For cause evictions, on the other hand, have not fluctuated as much, decreasing from 1,250 in 1997 to about 750 in 2004, then steadily increasing to 1,500 in 2014. Between 2014 and 2017, for cause evictions decreased to 1,000.







Housing by Income Group

Photo Source: MOHCE

Housing by Income Group

As the previous section highlighted, rents and home prices in San Francisco have increased rapidly in recent decades. A related phenomenon has been an increase in the absolute numbers and share of high income households in the city, which has occurred concurrently with a decrease in low and moderate-income households. Demand for housing is determined by the number of households looking for housing in a particular market and the amount that those households can pay for their unit. Household incomes vary widely in the Bay Area and San Francisco, with many higher income households that largely drive the price of available housing and many low and moderate income households who may find limited housing that they can afford without spending more than 30% of their income.

Some of the demand from lower-income households can be met through units that are restricted to families and individuals with incomes up to specified levels (generally referred to as "affordable housing"), though the amount of public and private funding limits the number of such units that have been built. Similarly, tenant protections and rent control policies can ensure that lower-income households have security of tenure within the units they currently occupy. Given the limited availability of resources to build new income restricted affordable housing, it is a reality that most residents must rely on the private housing market to meet their needs. In order to understand changes in the demand for housing in San Francisco, it is important to understand the changing composition of household incomes in the last few decades.

Trends in Household Incomes

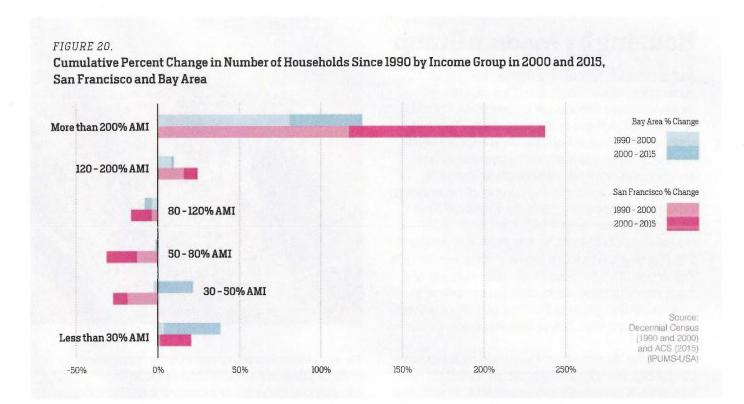
FIGURE 20 shows the change in households by income group with 1990 as the base year. While households in the extremely low-income category (30% AMI or less) have not decreased in San Francisco,

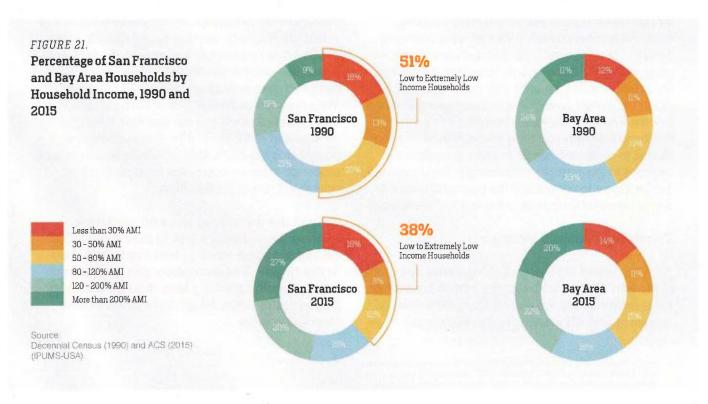
In order to adequately compare changing incomes across time, the analysis in the following sections inflated incomes to 2015 dollars using the US Bureau of Labor Statistics' Consumer Price Index for all Urban Consumers (CPI-U), including housing costs. When inflating housing costs to 2015, the analsyis uses the CPI-U, less shelter, in order to not duplicate the changes in inflation caused by housing itself. The aggregation of households into area median income (AMI) levels is done using 2015 AMI levels as defined by the San Francisco Mayor's Office of Housing Maximum Income by Household Size derived from the Unadjusted Area Median Income for the Department of Housing and Urban Development (HUD) Metro Fair Market Rent Area (HMFA) that contains San Francisco. In order to match the income limits of most affordable housing programs in San Francisco and for ease of analysis and comprehension, the income brackets in this section are those included in Table 5.



the increase in extremely-low income households in the city has been slower than in the region. San Francisco's very low-income population (30-50% AMI) has declined by more than one quarter, while the region has increased the number of households in that income range by roughly one quarter. While the Bay Area has seen its low-income (50-80% AMI) population decline, the decline in San Francisco has been more noticeable, with about one-third fewer low-income households in 2015 compared to 1990. San Francisco and the Bay Area have both experienced reduction in their moderate-income households (80-120% AMI). However, San Francisco moderate-income households have declined at double the rate of the Bay Area.

Overall the number of low and moderate income households earning less than 120% of AMI dropped more in San Francisco than in the region. The exception was an increase in households earning less than 30% of AMI however the percentage increase was less than the region.





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TABLE 5.

Area Median Income Brackets and Corresponding Income Group

Area Median Income Bracket	Income Group		
Less than 30% AMI	Extremely Low Income		
30 - 50% AMI	Very Low Income		
50 - 80% AMI	Low Income		
80 - 120% AMI	Moderate Income		
120 - 200% AMI	Above Moderate Income		
More than 200% AMI	High Income		

San Francisco has seen the number of abovemoderate income households earning more than 120% of Area Median Income (AMI) triple since 1990, a larger increase than the region, which also experienced a substantial increase in this income group. The vast majority of this growth (82%) in San Francisco was in high income households earning 200% or more of AMI.

As a result of the increase in above-moderate income households (above 120% of AMI) and decrease in low- and moderate-income households in San Francisco, the proportion of households in different income groups has also shifted. Whereas in 1990 the share of households earning less than 80% of AMI was more than 50% (in terms of 2015 income limits), by 2015 it had decreased to 38%. Conversely, households earning more than 120% of AMI have increased by more than two thirds from 28% to 47%. The region as a whole has not experienced a similar reduction in the number of households earning less than 80% of AMI since 1990, but higher-income households have also grown, from 35% in 1990 to 42% in 2015.

There are two general explanations for the shift towards higher income households in San Francisco and the Bay Area. The first explanation is that



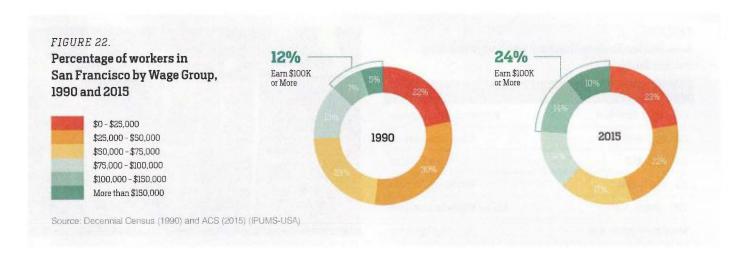
Photo: MOHCD

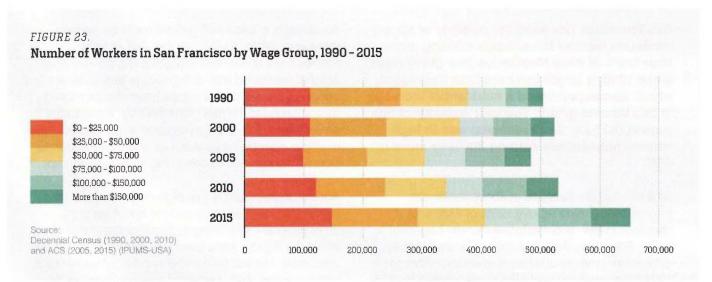
households in lower AMI groups might be earning more and shifting towards higher AMI groups. Studies have shown that in regions like the Bay Area, which have added a lot of high-wage jobs in recent decades, service sector wages have also increased as compared to the rest of the country. A restaurant server earning the median regional wage in 1990, for example, may be categorized as an above-moderate income worker in 2015 due to higher wages and tips. ¹⁰

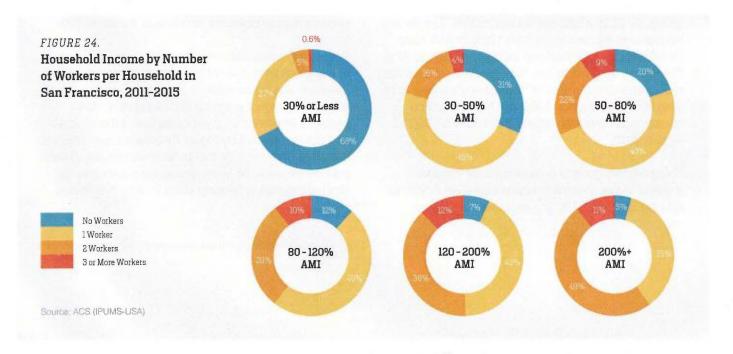
Another explanation is that high-wage earners are moving to San Francisco and the Bay Area from other regions—or moving to San Francisco from within the region- while lower-income households are displaced. The increase in the number of households with a greater ability to pay for housing signifies an increase in demand, which would lead to higher prices if supply does not increase at the same rate.

Because Census data only provides cross-sections at any given time, it is not possible to track individual lower-income households to determine whether they are earning higher wages and moving up in AMI levels, or whether they are moving out of the region and being replaced by higher-income households. It is likely that both of these things have occurred and each partially explains the shifts described above and the sharp increases in housing costs in recent decades.

¹⁰ See Enrico Moretti (2012) "The New Geography of Jobs". New York: Mariner Books.







Workers in San Francisco by Wages

Changes in the number and share of workers by wage groups in San Francisco—including both commuters and San Francisco residents—mirror the changes in households by income discussed above. In the period from 1990 to 2015, the census estimate of people working in the city increased by more than 145,000.

The majority of the increase in workers in San Francisco has been driven by growth in workers earning more than \$100,000 per year, however, workers earning less than \$75,000 continue to be the majority of workers in San Francisco.

62% of job growth since 1990 has been among workers earning \$100,000 or more (adjusted for inflation). The percentage of workers in San Francisco earning more than \$100,000 increased to 24% from 12% in 1990. This means there are at least 90,000 more people working in San Francisco earning more than \$100,000.

Lower wage workers earning less than \$50,000 per year declined in number from 1990 to 2005 and then rebounded through 2015, however, lower wage workers were just 20% of job growth since 1990. The number of middle wage workers earning \$50,000 to \$100,000 was relatively stable over the period but made up just 18% of total job growth.

Employment and real wages (calculated net of inflation) have increased in San Francisco for occupations in both low- and high-wage industries since 1990. The industries that added the greatest number of jobs since 1990 include professional and business services (65,000 more jobs) and educational and health services (30,000 more jobs), which have also seen increases in real wages of 4.6% and 4.1%, respectively. Low-wage industries like leisure and hospitality also increased their employment in San Francisco (by almost 5,000 jobs) and saw increases in real wages of 2.1%.

Higher income households nearly all have a worker in the household- and often more than one, as shown in *FIGURE 24*. In fact a majority of households of nearly all incomes have at least one worker present.

TABLE 6.

Changes in Employment and Average Annual Real
Wages for Select Industries in San Francisco

Industry	Change in Employment, San Francisco Residents, 1990 - 2012/16	Average Annual Change in Real Wages San Francisco, 1990 - 2015
Leisure and hospitality	4,674	2.1%
Other services	8,076	0.3%
Education and health services	30,490	4.1%
Manufacturing	-5,766	1.9%
Trade, transportation, and utilities	5,456	2.2%
Professional and business services	64,781	4.6%
Construction	-38	-0.5%
Information	3,923	-0.4%
Financial activities	-735	2.8%
Natural resources and mining	888	0.0%

NOTE: Industries ordered from lowest to highest average wages in 1990.

Source: Data from U.S. Bureau of Labor Statistics analyzed by San Francisco Office of Economic Analysis

In contrast, over two thirds of extremely low income households earning less than 30% of AMI do not have a worker present.

The number of workers who work and live in San Francisco is at an all-time high at almost 500,000.

Trends in workers living in San Francisco grouped by their wages are similar to trends for households by income. These trends show that more of San Francisco's higher-wage workers are living in the city than in the past, as shown in *TABLE 7*. Not only has the number of higher wage workers in the city increased, the number of higher wage workers choosing to live in the city has increased as well. At the same time, a lower percentage of the city's lower-wage workers are living in the city, which corresponds to the drop in lower income households living in the city.

TABLE 7. Percentage of Workers Who Live in San Francisco by Worker Wages, 1990 and 2015

Wage Group	1990	2015	Change
\$0 - \$25,000	73%	60%	+
\$25,000 - \$50,000	60%	53%	+
\$50,000 - \$75,000	47%	49%	↑
\$75,000 - \$100,000	39%	50%	*
\$100,000 - \$150,000	34%	49%	^
\$150,000+	37%	44%	↑
Total	56%	53%	+

Source: Decennial Census (1990) and ACS (2015) (IPUMS-USA)

San Francisco receives about 200,000 net in-commuters every day, meaning that San Francisco employs 200,000 more workers than it houses. As TABLE 8 illustrates, the percentage of Bay Area workers living in San Francisco increased from 1990 to 2015 and this is primarily due to San Francisco housing a growing percentage and growing number of higher wage workers. While the number of lower wage workers living in San Francisco has remained relatively stable, the percentage of the region's lower wage workers housed in San Francisco has declined over this time.

TABLE 8. Percentage of Bay Area Workers who Live and Work in San Francisco by Worker Wages, 1990 and 2015

Wage Group	1990	2015	Change
\$0 - \$25,000	14%	11%	+
\$25,000 - \$50,000	14%	12%	+
\$50,000 - \$75,000	12%	14%	↑
\$75,000 - \$100,000	9%	15%	↑
\$100,000 - \$150,000	8%	16%	^
\$150,000+	11%	15%	1
Total	12%	13%	↑

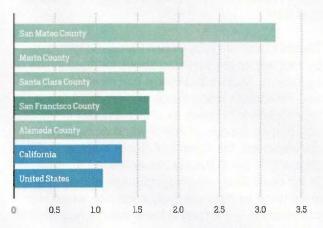
Source: Decennial Census (1990) and ACS (2015) (IPUMS-USA)

Job growth in San Francisco and the region, especially higher wage job growth, has not been accompanied by comparable growth in housing. Most of the Bay Area's populous counties added far more jobs than housing units in recent decades—especially when compared to the nation or the state. Counties that historically had been more suburban, such as San Mateo, added jobs at a particularly rapid rate while limiting housing growth, as shown in FIGURE 25.

An analysis by San Francisco's Chief Economist shows that increases to the region's housing prices

FIGURE 25.

Number of Jobs Added for Each New Housing Unit by Bay Area County, California, and the United States, 1980 - 2015



Source: Decennial Census, ACS, and Bureau of Labor Statistics

FIGURE 26.

Changes in Housing Prices, Income, Employment, and Population in San Francisco Bay Area, 1995 - 2015



Source: San Francisco Office of Economic Analysis using data from the U.S. Bureau of Economic Analysis and Bureau of Labor Statistics

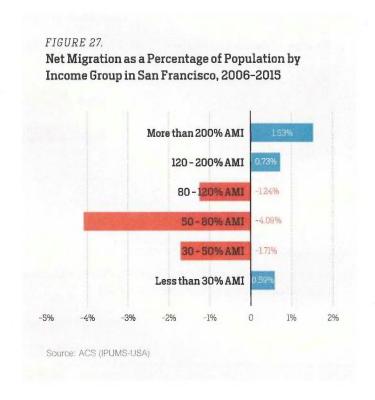
(98% from 1995 to 2015) has been roughly equivalent to changes in total income (wages multiplied by number of jobs), which have increased by 87% during this period. Although employment and population have grown during this period—by 30% and 20%, respectively—these changes have been much lower than changes to housing prices, as shown in FIGURE 26.

Housing Production and Changes in Households by Income

Housing production in the region and in San Francisco has failed to keep up with growth in higher income households or to meet the needs of low and moderate income households. From 1990-2015 the number of households with incomes above 120% of AMI in San Francisco increased by an estimated 80,628. Most of this growth (66,000 households or 82%) was households earning more than 200% of AMI. Over this same period, San Francisco was home to an estimated 29,236 fewer low and moderate income households, despite the construction of over 12,881 affordable units according to San Francisco's annual Housing Inventory Reports from 1990-2015.

The Housing Inventory Reports also show that the number of market rate units added from 1990-2015 was 31,019. Census data shows an additional 23,958 units in its estimate of housing units in San Francisco that do not appear in the Inventory Reports. Some of these units are likely to be former military housing in the Presidio or Treasure Island that were transferred to civilian use while other units may be un-permitted. In addition, there may be error in the Census estimate or error in the permit data used for the inventory reports.

Accounting for both the market-rate units added from the Inventory Reports and the units appearing in Census data, there were an estimated 25,651 more above-moderate income households earning over 120% of AMI in 2015 than units added since 1990. This means that the existing housing stock absorbed these households.



Migration

Migration rates 11 from and to San Francisco have varied widely by income group. Between 2006 and 2015, for example, net in-migration to San Francisco from individuals in households earning more than 200% of AMI exceeded 1.5% of the population in that income group per year. By contrast, households earning between 50% and 80% of AMI experienced average annual net out-migration of more than 4% in this period. Net migration was also negative for households earning between 80% and 120% of AMI and 30% to 50% of AMI. Net migration for extremely low-income households (earning less than 30% of AMI) was positive during this period (slightly less than 1% annually) as shown in FIGURE 27.

¹¹ Migration rate is defined as the number of individuals who moved in or out of San Francisco in a given year, as a percentage of the number of people in that income group in that year. The rate is calculated as an annual average over the 10-year period 2006 to 2015.



FIGURE 29. Percentage of Survey Respondents Who Reported Living in Income-Restricted, Rent-Controlled, or Non Rent-Controlled Housing in San Francisco, 2018

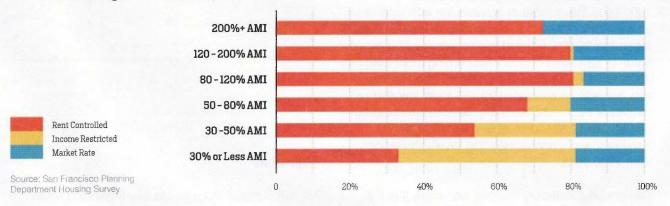
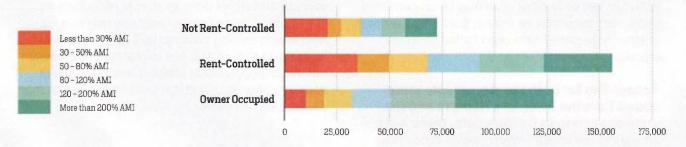


FIGURE 30. Occupied Housing Units in San Francisco by Household Income, Tenure, and Rent Control Status, 2015



NOTE: There are roughly 18,000 income-restricted units classified as non-controlled rentals, 14,000 units classified under rent control, and 1,200 classified as ownership units. Additionally, there is an unknown number of renter-occupied condominium units that are not subject to rent control, but are classified as "rent-controlled" in this analysis because they cannot be parsed out with ACS data.

Source: ACS (IPUMS-USA)

Tenure

Unlike most cities in California, San Francisco's housing stock is mostly occupied by renter households. There are roughly 225,000 renter households in the city, compared to 130,000 homeowner households. The split of renter households by income groups is generally even across income categories, with a higher proportion of households at the lowest (less than 30% of AMI) and highest (200%+ of AMI) brackets, as shown in *FIGURE 28*. Homeowners, on the other hand, are disproportionally made up of higher-income households, with those earning more than 120% of AMI making up almost half all owners.

Overall, the majority of homeowners earn more than 120% of AMI while the majority of renters earn less than 120% of AMI.

Rent Control

A high percentage of the city's rental stock is subject to rent control and provides relative affordability for low and moderate income households with longer tenures. Households that moved into rent controlled units recently are much more likely to be higher income than in the past, tracking broader changes in the city.

As FIGURE 29 shows, the rent controlled stocks serves San Francisco households of all incomes, including more than 70% of low- and moderate-income residents (50% to 120% of AMI) surveyed by the Planning Department. Similarly, more than 70% of above moderate- and high-income survey respondents (more than 120% of AMI), reported living in rent-controlled housing. Lower income residents reported living in rent-controlled units at lower rates (about 55% of very low-income and 35% of extremely low-income respondents), though these residents were much more likely to live in income-targeted affordable housing.

Though existing data does not allow the determination of the incomes of households in rent-controlled units, ACS data pulled from IPUMS-USA can be cross tabbed to identify household incomes by unit tenure and building age and size. FIGURE 30 shows an approximation of the number of units estimated to be rent-controlled, non-rent-controlled, and owner-occupied by income. The figure also shows that the rent-controlled stock serves a broad range of incomes. Roughly 70,000 rental units in multifamily buildings built before 1980 are occupied by low-income households (earning less than 80% of AMI), though approximately 14,000 of this total are likely deed-restricted affordable units. In the nonrent-controlled stock (rental units built after 1980 and rental single family homes), close to 40,000 units are occupied by low-income households, though 18,000 are deed-restricted affordable housing. Households earning more than 120% of AMI occupy more than 60% of ownership units.

State law does not allow cities to regulate rents once a rent controlled unit is vacated, as a result landlords are able to raise rents to market rates. As rents have climbed steadily over the last few decades, the gap between what households pay in rent and what they would pay for their unit (or a similar unit) under market rates grows the longer the household stays in their unit. Therefore, one of the strategies that lowand moderate-income households can use to afford to live in San Francisco is to remain in their units, while higher income households can afford to move more regularly to find units that meet their changing needs.

FIGURE 31 shows that households that moved into their rent-controlled units more recently tend to be more affluent that those who moved in less recently. 12 For example almost 35% of households that moved into a unit in an older, multifamily building in the previous 2 years earned more than 120% of AMI. By contrast, those households make up roughly 20% of the households who were in their units for more than 10

¹² In this report, the Planning Department approximated the number of units classified as rent-controlled based on tenure status (renter occupied), year of construction (built before 1980), and number of units (more than 1). Therefore, this approximate number of units also includes income-restricted units that cannot be parsed out using Census data. There are roughly 14,000 income-restricted units classified under rent control (since they were built before 1980), about 18,000 classified as non-controlled rentals (affordable units built after 1980), and about 1,500 classified as ownership units.

FIGURE 31. Percentage of Occupied Rent Controlled Housing by Household Income of Occupants by Move-in Year, 2011-2015

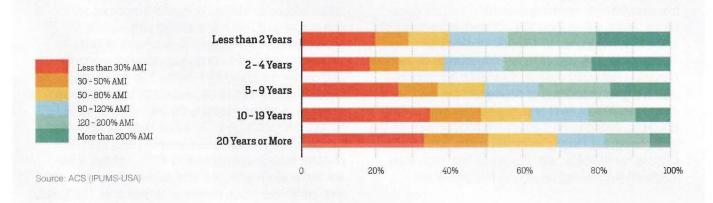


FIGURE 32. Number of Residential Multifamily Rental Units Built Before 1980 Affordable by Income Level in San Francisco, 1990 - 2015

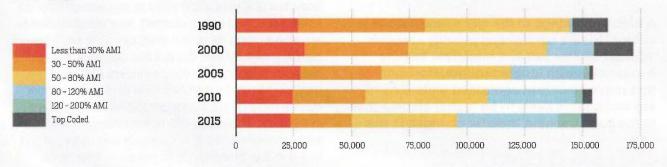
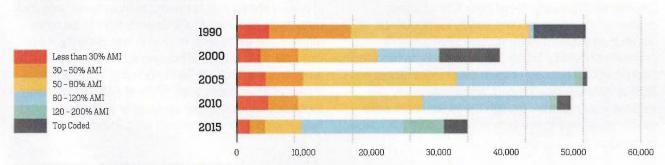


FIGURE 33. Number of Residential Multifamily Rental Units Built Before 1980 Rented in Previous 2 Years Affordable by Income Level in San Francisco, 1990-2015



NOTE: Residential Units in Multifamily Buildings Built Before 1980 provide a rough estimate for units subject to Rent Control Ordinance. However, at least 10,000 subsidized affordable units built before 1980 are included in this count, as is an unknown number of rented condominium units.

Top codes have been applied to the upper tier of rents in San Francisco in various years because these rents are outliers for the state. As a result, the exact rent amount for the top coded rents is not available.

Source: Decennial Census (2000 and 2010) and ACS (2015) (IPUMS-USA).

years. Households earning less than 80% of AMI, on the other hand, make up almost 70% of households who have lived in their units for 20 or more years and more than 60% of those who have lived in their units between 10 and 19 years, while accounting for 40% of households who moved in in the previous 2 years.

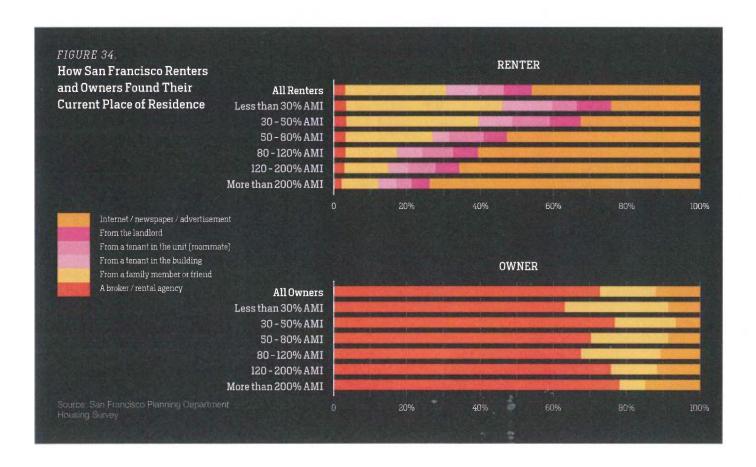
In 2015, almost 100,000 out of San Francisco's estimated 160,000 rent-controlled units (which includes deed-restricted affordable units built before 1980) are rented at rates that would be affordable to households earning less than 80% AMI. In 1990, more than 140,000 of rent-controlled units were affordable to those households (See Figure 32).

Units rented in the previous 2 years, show the erosion of affordability of the city's rent controlled stock. FIGURE 33 shows that whereas in 1990 almost all recently rented rent-controlled units were rented at rates affordable to lower income households, by 2015, only 10,000 such available units were affordable to those households.

How San Franciscans of Different Incomes Find Housing

Finding housing in San Francisco is a process that varies widely by income, particularly for renters. According to the San Francisco Housing Survey, lower income renter households rely on family or friend networks to secure housing much more than higher income ones. A large plurality (42%) of extremely low-income households found their current place of residence through family or friends, and the percentage drops for each higher income category down to 10% for households earning more than 200% of AMI, as shown on FIGURE 34. The mirror opposite is true for households that found their current residence through internet or newspaper advertisements. High-income households were more than 3 times as likely to find their residence through ads published online or in newspapers than the lowest income households (74% to 24%, respectively).

While most owners across all income categories found housing through real estate brokers, a larger share (28%) of extremely low-income homeowners (those earning less than 30% of AMI) relied on family or friends to find their current place of residence.



Building and Unit Size

As discussed above, San Francisco's housing stock is made up of a wide variety of building sizes, from single-family homes to large buildings with hundreds of units. The occupancy of different types of buildings varies by income and has undergone changes since the 1990s. Very low income households have declined across most small to medium size buildings (with the exception of single family homes) and have increased significantly in larger buildings of 20 units or more. Similarly, the number of low and moderateincome households (50 to 120% AMI) decreased in the city overall and in each of the building size categories except the largest buildings.

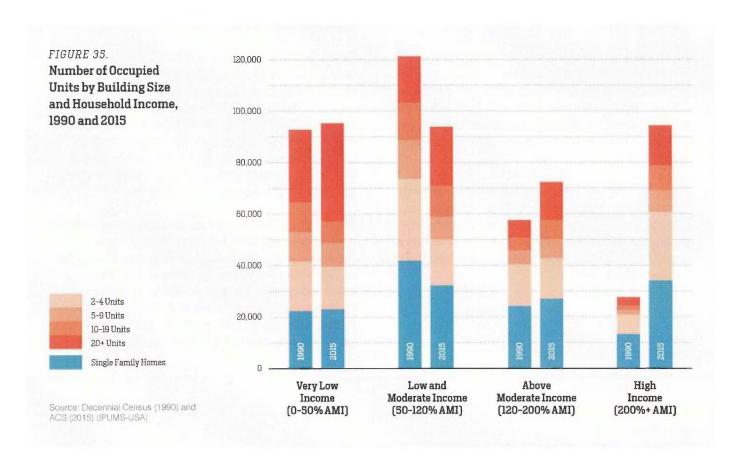
More of the city's low and moderate income households are living in large multifamily buildings of 50 units or more compared to 1990.

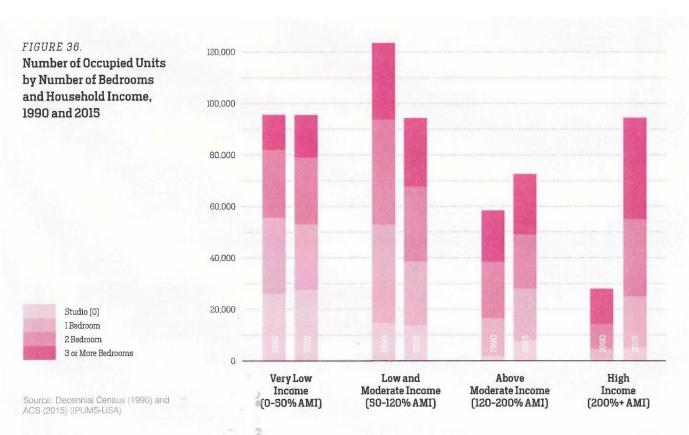
The number of above moderate income households earning between 120% and 200% of AMI, on the other hand, expanded somewhat since 1990. The growth of these households has occurred in each

of the building size categories. The number of high income households earning more than 200% of AMI increased substantially across all building types but the growth has been particularly intense in singlefamily homes, where they occupy 25,000 more units in 2015 than they did in 1990.

An analysis of the distribution of households of different incomes across units of various sizes (as measured by number of bedrooms) shows a similar story as described above. As shown in FIGURE 36, the number of very low income households remained stable across most unit sizes between 1990 and 2015. This may reflect a proportion of senior households who own homes but have lower incomes. Low- and moderate-income households decreased in most categories of unit size between 1990 and 2015 except for studios. The number of households earning between 120 and 200% of AMI increased or was stable across all unit sizes. High income households (earning more than 200% of AMI) have expanded in each of the unit size categories, but particularly in units with 2, 3 or more bedrooms. Whereas in 1990 23,000 high-income households occupied these larger units, by 2015 69,000 did.







Building Age

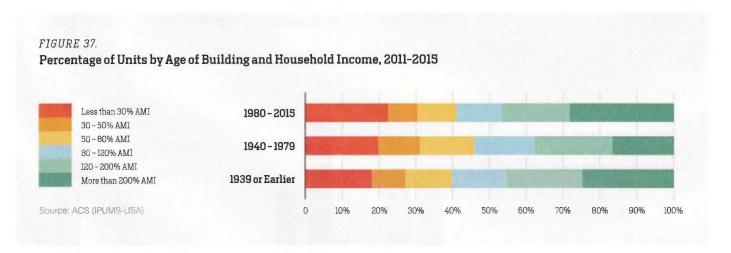
Households of different incomes show little difference in the age of the housing that they occupy. Low and moderate income households are somewhat more likely to reside in housing built from 1940-1979 while higher income households are somewhat more likely to occupy both new housing and older housing built before 1940.

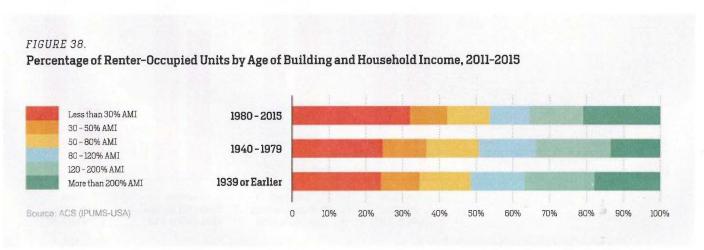
Lower income renters are somewhat more likely to live in housing built after 1940, likely reflecting the role that income targeted affordable housing plays in serving these households. Moderate income households are somewhat more likely to live in housing built between 1940-1979.

Housing Cost Burden

Housing cost burden is a widely-used measure of whether individuals and households spend an inordinate amount of their earnings to pay for housing, leaving little-to-no money to cover other expenses such as food, healthcare, education, and leisure. The US Census considers households to be cost burdened if they spend more than 30% of their incomes on housing costs, and severely cost burdened if they spend more than 50%.

Housing cost burden has increased for renters and owners of nearly all income groups. Extremely low income (earning less than 30% of AMI) and very low income households (earning less than 50% of AMI) continue to be the overwhelming majority of households facing cost burdens—particularly severe cost burden consuming 50% or more of income.





Between 1990 and 2015, the number of severely rent burdened households in San Francisco increased from roughly 38,000 to 49,000. In 1990 only households earning less than 80% of AMI were severely rent burdened; by 2015 some of those earning between 80 and 120% of AMI begin to show severe rent burden levels. For the lowest income group (30% AMI or less), more than 80% of households are rent burdened and more than 60% experience severe rent burden. Severe rent burden among households earning between 30 and 50% of AMI increased from roughly one-quarter of households to more than 40%. The share of low-income households (earning between 50 and 80% of AMI) under severe rent burden tripled from 5% to more than 15%.

Cost burdens for low and moderate income households worsened even as the number of these households declined.

Owner cost burdens have also increased. Every income group below 200% AMI has seen increases in their owner cost burden. A majority of homeowner households who are lower income (earning less than 80% of AMI) are now cost burdened. Owner cost burden has increased from less than 30% to more 40% of all moderate income households, with severe cost burden more than doubling from 8% to almost 20%.

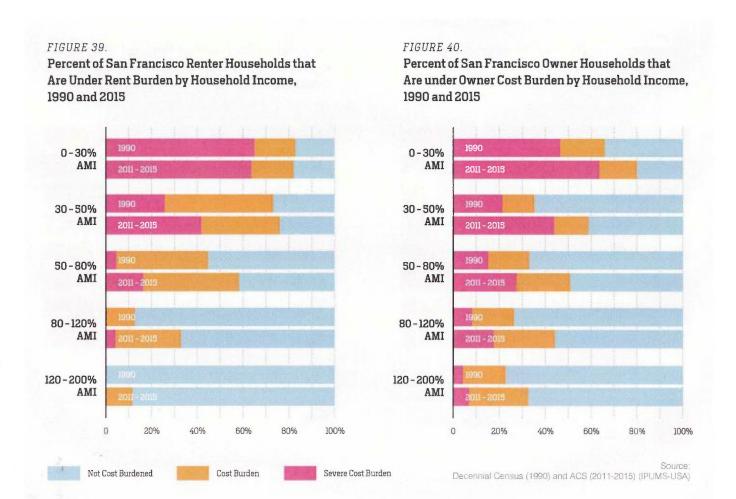


FIGURE 41. Percent of Households Living in Overcrowded Units by Income Group, 2011-2015 Less than 30% AMI 30-50% 50-80% 80-120% 120 - 200% More than 200% AMI 4% 10% 12% Overcrowded Severely Overcrowded Source: ACS (IPUMS-USA)

Overcrowding

FIGURE 41 shows that rates of overcrowding are highest (12%) among very low-income households and decrease by each income category to less than 2% for high-income households. Somewhat surprisingly, extremely low-income households have somewhat lower rates (8%) than very low and lowincome, likely due to smaller household sizes within that income group.

Security of Tenure

The Planning Department's survey of San Francisco residents—conducted between December 2017 and March 2018—asked whether respondents had been threatened with evictions in the previous 5 years, and specifically whether the eviction threat was "for

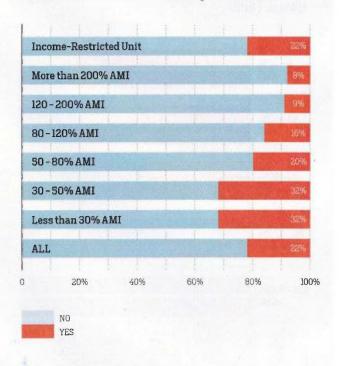
FIGURE 42.

Percentage of San Francisco Housing Survey Respondents Who Reported Being Threatened with an Eviction in Previous 5 Years by Income, 2018



FIGURE 43.

Percentage of San Francisco Housing Survey Respondents Who Reported Unstable Housing Conditions in Previous 5 Years by Income, 2018



Source: San Francisco Planning Department Housing Survey

cause" (late rent payments, nuisance complaints, breach of lease) or "no fault" (owner wanted to move into unit or used the state's Ellis Act). 13

Of all renters who took the survey, 15% had been threatened with evictions in the previous 5 years, with a roughly equal split of "for cause" and "at fault" eviction notices. Perhaps not surprisingly, the disproportionate share of eviction threats were reported by lower-income households. Seven percent of above moderate and high-income households (those earning more than 120% of AMI) were threatened with evictions, which is less than half of the rate for the overall sample of renters who were surveyed. By contrast, 24% of very low-income and 22% of extremely low-income households were threatened with an eviction. Survey respondents who said they

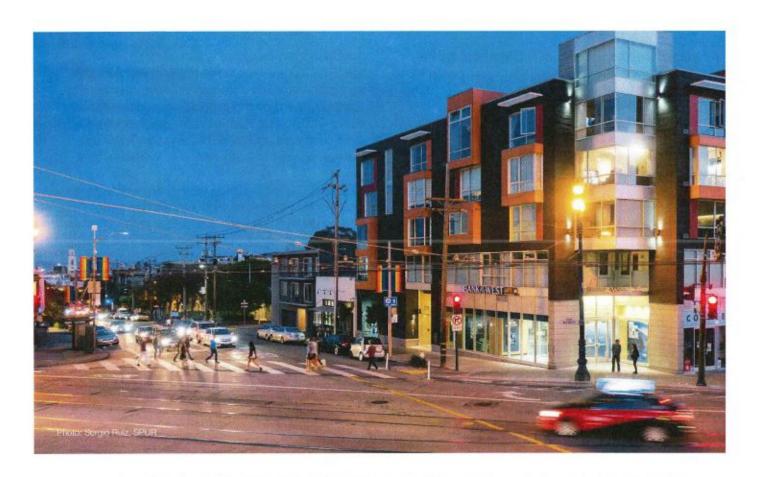
lived in income-restricted units—who, by definition, are lower income—reported being threatened with an eviction at a rate comparable to the overall survey sample rather than those of lower income respondents. This finding illustrates the extent to which deed-restricted affordable housing can serve as a bulwark against housing insecurity for low-income tenants.

In addition to asking whether renters had been threatened with evictions, the survey asked whether residents had recently been faced with a situation in which they had no housing options other than moving in with friends or relatives, living on the street, in a car, or in a shelter. Homelessness point-in-time counts get at the number of individuals living on the street or staying in homeless shelters, but may miss

FIGURE 44. Housing Choices for San Francisco Renters if They Were Forced Out of Current Residence, by Income, 2018 More than 200% AMI 120-200% AMI 80-120% AMI 50-80% AMI 30-50% AMI Less than 30% AMI ALL 60% 70% 80% 10% 50% 90% 100% 20% 30% 40% Rent or buy smaller residence in San Francisco Move in with relatives/friends outside the Bay Area Rent or buy similar or larger residence in San Francisco Move in with relatives/friends in the Bay Area Move in with relatives/friends in San Francisco Rent or buy residence outside the Bay Area Rent or buy residence in other Bay Area city I don't know / I have no options (Alameda, Contra Costa, Marin, Santa Clara, San Mateo, Sonoma, Solano or Napa county)

Source: San Francisco Planning Department Housing Survey

¹³ This Report uses eviction threats rather than carried out evictions because they may be a better representation of housing insecurity. More households receive eviction threats than those who are actually evicted.



the number of people who may not have a secure place of residence for an extended period of time, having instead to piece together arrangements such as living in a car, staying with relatives, and the like. Of all respondents to the Planning Department survey, 22% reported having been in this situation in the previous 5 years. Again, income disparities in the responses to this question were sharp, with fewer than 9% of those earning more than 120% of AMI reporting having been in this situation, in contrast to 32% of those earning less than 50% of AMI. For those living in income-restricted units, the percentage that reported living in these conditions mirrored that of the overall sample, once again indicating the relatively stronger tenure security of that subset of low-income residents.

The survey further asked whether households that are currently housed would have satisfactory options in the event that they were to lose their housing (due to an eviction, loss of employment, damage to their building, and the like). Of all respondents, 28% reported not knowing or having no options, or 6% more than the number who would be able to move to a similar or larger residence in San Francisco. The rest reported that they would move to a smaller residence in San Francisco or have to move out of the city altogether. As with previous questions on tenure security, lower income residents were disproportionately more likely to have no options, with 35% of those earning 30% or less of AMI, 27% of those earning 30-50% of AMI responding this way. By contrast, only 12% of those earning between 120 and 200% of AMI and 6% of those earning more than 200% of AMI reported having no options.

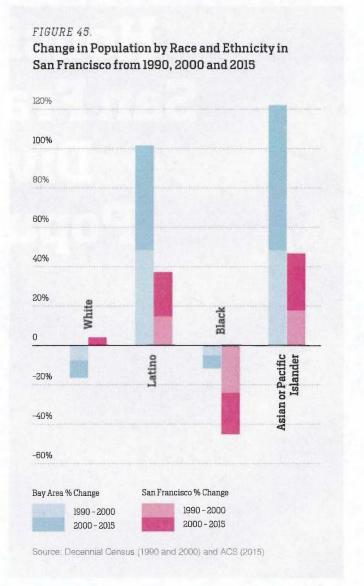
Housing and San Francisco's Diverse Population

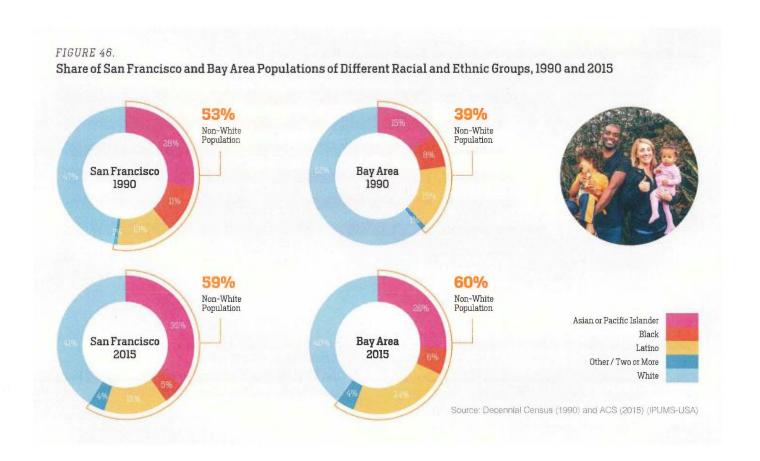
The previous section analyzed different ways in which household income interacts with San Francisco's housing stock, including changes in the way that different types of housing serve households of varying incomes. As the city's income diversity has skewed towards higher income households, there have also been noteworthy changes to other forms of diversity. This section analyzes changes to San Francisco's housing stock with regards to ethnic and racial diversity, household type, and senior status. This section also analyzes other important segments of the city's population, including adult students and homeless individuals. A diversity of backgrounds and family types contributes to San Francisco's character and vitality. It is important to understand how the city's housing serves different types of individuals and families in order to develop strategies to ensure that this diversity continues to define San Francisco into the future.

Housing Occupancy by Race/Ethnicity

In San Francisco and in America more broadly, race and ethnicity has been linked to the location and quality of housing that people have access to. Government-sanctioned racial discrimination in lending and the sale and renting of homes—from racial covenants to redlining to exclusionary zoninghas made housing a central feature of racial inequity in the city and the country. In recent decades, San Francisco's increasing housing costs have been linked to changes in the city's racial and ethnic composition and concerns about displacement of particular communities of color. Understanding how San Francisco's housing stock serves the city's population by race and ethnicity can help us better address housing inequities and support the city's racial and ethnic diversity.





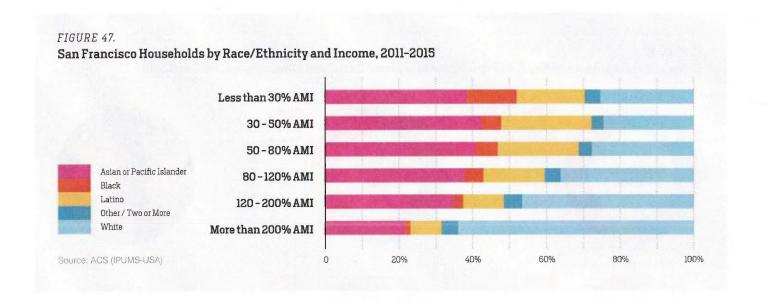


Trends in Race/Ethnicity

Racial and ethnic minority populations have either declined, or grown at a slower rate in San Francisco compared to the region as shown in *FIGURE 45*. Notably, San Francisco has lost almost half of its Black population since 1990. While the Bay Area has also experienced a loss of its Black population, San Francisco has lost its population at nearly four times the rate of the Bay Area. About half of the decline for both geographies occurred between 1990 and 2000, with the other half of the decline occurring between 2000 and 2015.

The Black population in San Francisco has reduced by half, a more rapid decline than the change in the Bay Area, which has also lost Black population.

FIGURE 46 shows that in 1990 San Francisco had a larger percentage of non-White households than the region. However, by 2015 the Bay Area had a slightly higher percentage of non-White households. As a proportion of the total population, the loss of Black residents in San Francisco is particularly stark, with a decline from 11% of the city's population in 1990 to only 5% in 2015, while the decline in the Bay Area has been less severe, from 8% to 6%. The relative growth of the Asian/Pacific Islander and Latino populations from 1990 to 2015 has been faster in the Bay Area than in San Francisco. In the case of the Asian/Pacific Islander population, faster growth at the regional level has resulted in greater convergence with San Francisco, which has had a greater concentration of Asian and Pacific Islander people that continues today (see above that show the proportion of SF and the region by race/ ethnicity). The share of San Francisco's population that is Latino increased modestly from 13% to 15%, while that growth in the region has increased the share of Latinos from 15% to 24%.

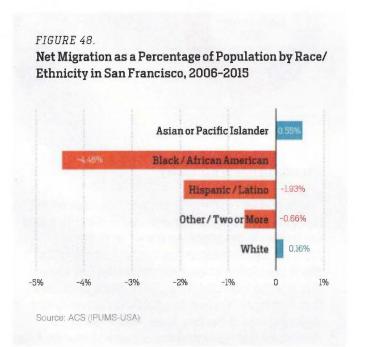


Household Income and Race/Ethnicity

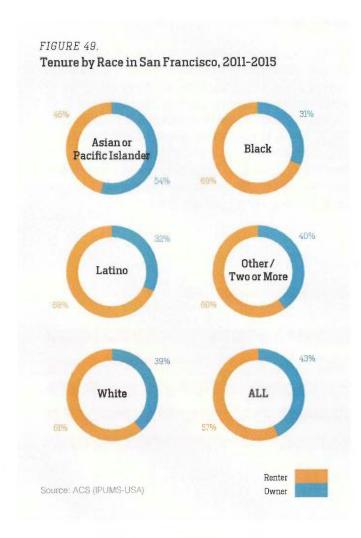
The racial and ethnic makeup of San Francisco residents is strongly correlated with income, as FIGURE 47 shows. Higher-income individuals are disproportionately White, while people of color are disproportionally made up of lower-income individuals. In particular, approximately 10% of San Francisco's extremely low-income households are Black, while in 2015 the Black population only comprises 5% of San Francisco's residents. Conversely, White households, which make up 41% of the city's population, account for almost 50% of households earning between 120 and 200% of AMI and more than 60% of those earning more than 200% of AMI.

Migration

Between 2006 and 2015, the average annual net migration rate was negative for Black and Hispanic/ Latino residents. 14 Average annual out-migration corresponded to 4.5% of the city's Black population and 2% of its Hispanic/Latino population during this period. Conversely, Asian/Pacific Islander and White residents experienced in-migration equivalent to less than 1% of their population per year, as shown in FIGURE 48.



¹⁴ Migration rate is defined as the number of individuals who moved in or out of San Francisco in a given year, as a percentage of the number of people in that race/ethnicity in that year. The rate is calculated as an annual average over the 10-year period 2006 to 2015.



Tenure

Homeownership in San Francisco also varies significantly by race. Asian/Pacific Islander people have the highest ownership rates, with more than half (54%) owning their homes. Conversely, Black (31%) and Latino (32%) people have the lowest homeownership rates. Among White people, 39% own their homes, as shown in FIGURE 49.

How San Franciscans of Different Races/ Ethnicities Find Housing

Households of different racial and ethnic groups also vary in the ways in which they find housing. These differences are particularly sharp for renter households, as shown in *FIGURE 50*, below. According to the San Francisco Housing Survey, a majority (58%) of White residents reported finding their current place of residence through the internet or a newspaper advertisement, while only 16% found it through a broker or rental agency. For Latino and African-American households, the opposite was true, as significant pluralities (45% and 43%, respectively) found their residence through family and friend networks and the share that found homes through advertisements was less than half of whites (respectively, 26% and 27%).

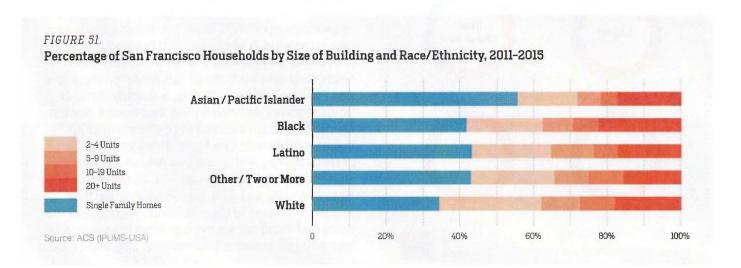


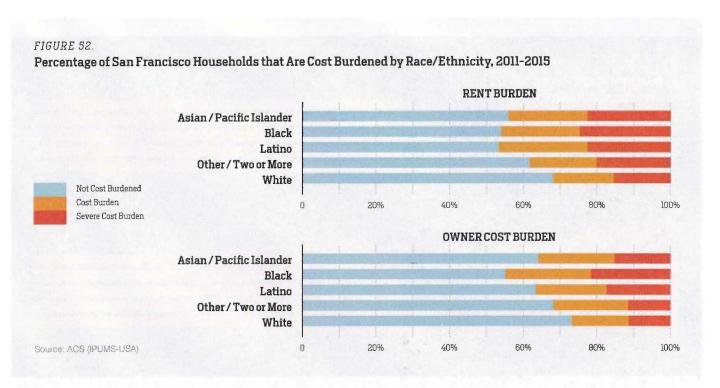
Asian/Pacific Islander households were roughly even in the percentages who found housing via internet and newspaper advertisements (40%) and family and friend networks (37%).

A majority of homeowners of all racial and ethnic groups who responded to the survey reported finding their homes through real estate brokers, though the percentage of Latino and African-American households who did so via family and friend networks was substantially higher than the overall sample and the percentage of White respondents.

Building Size

The occupancy of building size categories varies by race and ethnicity, as shown in *FIGURE 51*. White individuals tend to occupy single family homes at lower rates than other groups, but at higher rates for low-to-medium density buildings (2 to 10 units). Single family homes house around 40% of Black and Latino individuals and nearly 55% of Asians and Pacific Islanders. Black and Asians and Pacific Islander indivuduals are slightly more likely to live in large buildings of 50 or more units.





Housing Cost Burden

Figure 52 shows that people of color in San Francisco are more to likely experience cost burden and severe cost burden in particular. Black and Latino renters face the highest rates of cost burden with nearly half of both groups cost burdened or severely cost burdened. Asian and Pacific Islander renters also experience elevated rates of cost burden.

Homeowner households are slightly less cost burdened than renters, however, racial disparities persist for cost burden among homeowners. White people are least likely to live in a cost burdened homeowner household. People of color are more likely to live in a cost burdened home with Black people particularly likely to face cost burdens as homeowners.

Overcrowding

While overcrowding has declined since 1990, it is heavily concentrated within certain Racial and Ethnic groups. Latino and Asian/Pacific Islanders are particularly affected, as more than 20% live in overcrowded units. Black people also have elevated rates of overcrowding (8%) relative to the White population (3%).

Security of Tenure

The Planning Department survey found that racial and ethnic minorities face higher levels of tenure insecurity than White households. Overall, 15% of survey respondents who are renters reported having been threatened with an eviction in the previous 5 years. Among White and Asian/Pacific Islander respondents, 12% and 9%, respectively, said they had been threatened with an eviction. By contrast, 24% of Latino respondents and 21% of African-American respondents were threatened with an eviction, as shown on FIGURE 54.

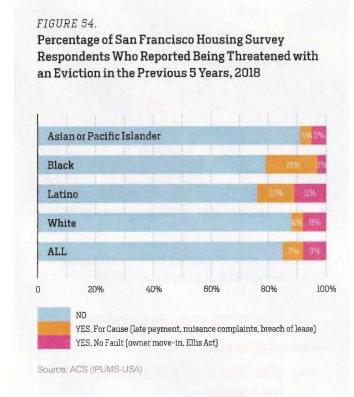
The survey also asked whether residents had recently been faced with a situation in which they had no housing options other than moving in with friends or relatives, living on the street, in a car, or in a shelter. Of all respondents to the Planning Department survey, 22% reported to have been in this situation in the previous 5 years. White (15%) and Asian/

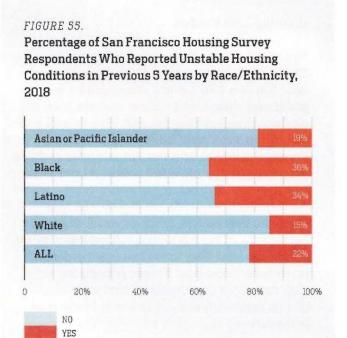




Pacific Islander (19%) respondents were less likely to have experienced such unstable living situations. By contrast, 36% of African-American and 34% of Latino respondents answered that they had no housing options other than to move in with friends or relatives, or living without a home temporarily.

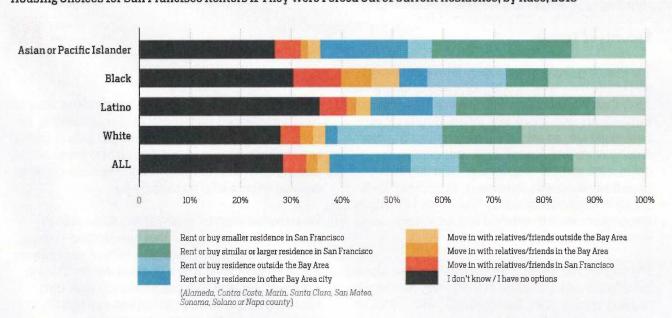
When asked whether residents would be able to remain in San Francisco if they were forced to move from their current living situation, 37% of respondents said they would find a new home in the city (14% in a smaller unit, and 23% in a similar or larger unit). However, 26% said they did not know or had no options. Among African-American respondents, only 27% said they would find a new home in San Francisco and 29% said they had no options. Among Latinos, 36% said they had no options.





Source: San Francisco Planning Department Housing Survey

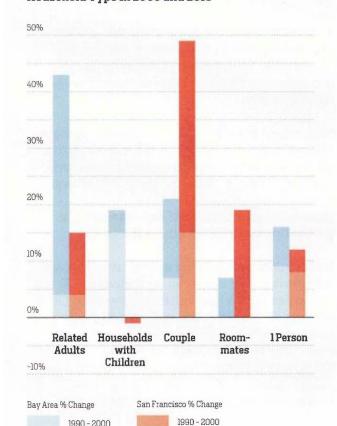
FIGURE 56. Housing Choices for San Francisco Renters if They Were Forced Out of Current Residence, by Race, 2018



Source: San Francisco Planning Department Housing Survey



FIGURE 57. Percent Change in Number of Households in San Francisco and the Bay Area since 1990 by Household Type in 2000 and 2015



Source: Decennial Census (1990 and 2000) and ACS (2015)

2000 - 2015

2000 - 2015

Household Type

People's housing needs and choices vary depending on the type of household to which they belong. For instance, individuals without a spouse, partner, or family nearby may live alone or with roommates, either as a strategy to share housing costs or a desire for community (or both). Those living with a partner and/ or children may need homes with 2 or 3 bedrooms that can accommodate multiple people. In addition, for those who have family nearby, living with other related adults may be both a practical and emotional choice. Each of these different household types may have different needs. Additionally, different household types may have different considerations about access to schools and open space. On the other hand, households may adapt to the city's housing stock through a variety of strategies, such as delaying decisions about having children, living in smaller or more crowded units, or children living with parents into their adult years. Supporting the city's diversity means understanding how the existing housing stock serves different household types and how the city's households have been changing over time.

Trends in Household Type

While San Francisco has long been different from the rest of the region in its mix of household types, since 1990 the number of households with children declined slightly in the city while the region continued to gain these households, as shown in FIGURE 57. Related adults living together increased in San Francisco but increased at a much faster rate in the Bay Area. San Francisco has experienced approximately double the rate of growth in couple households compared to the Bay Area and faster rates of growth for roommates, particularly since 2000. San Francisco has about twice the percentage of roommate households as the rest of the Bay Area.

The number of households with children declined in San Francisco between 1990 and 2015 while the number in the region grew. Households with multiple children were particularly affected.

Households with children include households with a variety of circumstances including variation in income that greatly impacts housing choices. The number of children in a household impacts housing needs and choices as well. While the Bay Area has gained both households with one child and households with two or more children, San Francisco lost households with two or more children perhaps indicating the difficulty of securing housing that is large enough to accommodate the needs of these households.

Household Income

The city's various household types differ by income significantly. As *FIGURE 58* illustrates, 1-person households are disproportionately lower-income. Households with children and related adults living together also are more likely to be lower income. This contrasts with roommates and couples, which are the two household types that have the highest proportion of high-income households. This may reflect the fact that roommates and childless couples tend to have two (or more) incomes rather than dependents or members of the household who are not working.

Changes in households by both income and type provides deeper insight into what types of households in particular have declined or increased in San Francisco from 1990 to 2015. Very Low Income Households earning up to 50% of AMI have been relatively stable in number though in fact, households with incomes between 30-50% of AMI have declined while households with incomes below 30% of AMI have increased. While the number of households below 50% AMI has been stable, the demographics of these households have shifted. Households with children declined in San Francisco while most other household types remained stable or, in the case of related adults, increased.

Low and moderate income households, earning between 50-120% of AMI, have declined in the city over this period but that drop has not been even among different household types. Low and moderate income households with children, one person households, and roommate households all saw significant declines while couples and related adults remained relatively stable.

Households, earning between 120-200% of AMI, have increased in San Francisco but this growth has primarily been driven by 1-person households and couples while other household types have been relatively stable.

High income household have increased significantly in San Francisco since 1990 and this is true across all households types but particularly couples, one person households, and households with children.

Couple households have experienced the greatest growth in the city since 1990.

Roughly 25% of couple households have a household member who is a senior and between 25% and 30% in each of the other adult age categories (50 to 64, 34 to 49, and 18 to 33), according to the Census. This distribution has remained largely unchanged since 1990. However, couple households of different ages occupy units of different sizes at significantly different rates. *FIGURE* 64 shows that younger people in couples primarily occupy smaller units

FIGURE 58. Percent Change in Number of Households in San Francisco and the Bay Area since 1990 by Household Type in 2000 and 2015 Household with 1 Child Household with 2+ Children -15% 10% 15% 20% -20% 25% Bay Area % Change San Francisco % Change 1990 - 2000 1990 - 2000 2000 - 2015 2000 - 2015 Source: Decennial Census (1990 and 2000) and ACS (2015)

¹⁵ AMI percentages are calculated for the median income of each particular household size so 1-person households are not lower income simply due to the fact that they only have 1 earner.

FIGURE 59. Percentage of San Francisco Households by Household Type and Household Income, 2011-2015 Less than 30% AMI 1 Person 30 - 50% AMI 50 - 80% AMI Roommates 80 - 120% AMI 120 - 200% AMI More than 200% AMI Couple Household with Children **Related Adults** Source: ACS (IPUMS-USA) 0 20% 40% 60% 80% 100%

FIGURE 60.

Number of San Francisco Households Earning Less
than 50% AMI by Household Type, 1990 and 2015

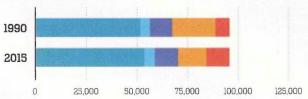


FIGURE 61.

Number of San Francisco Households Earning Between
50 and 120% AMI by Household Type, 1990 and 2015

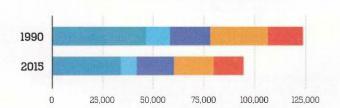


FIGURE 62.

Number of San Francisco Households Earning between
120 and 200% AMI by Household Type, 1990 and 2015

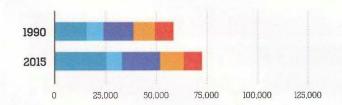
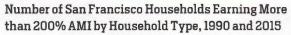
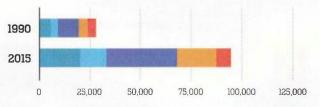


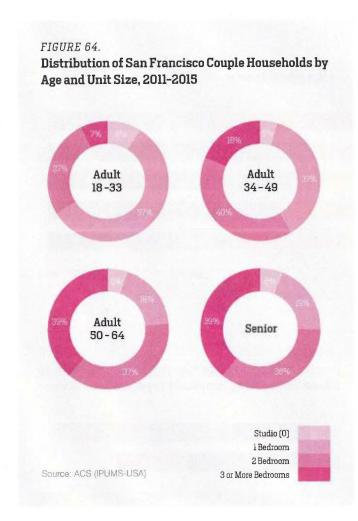
FIGURE 63.







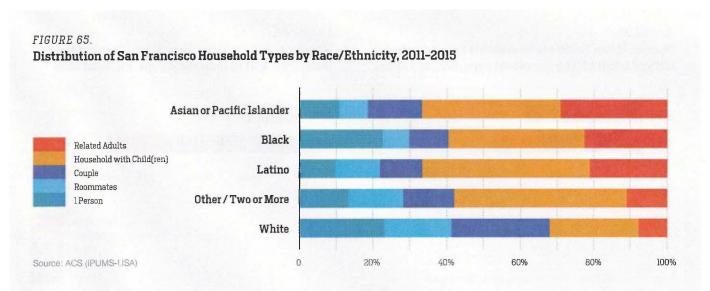
Source: Decennial Census (1990) and ACS (2015) (IPUMS-USA)

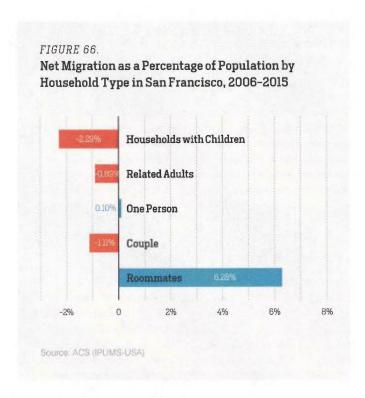


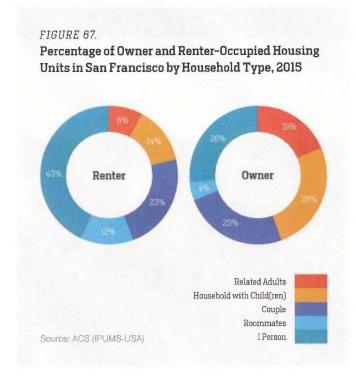
(1 bedrooms and 2 bedrooms), while middle-aged people and seniors in couples primarily occupy larger units of 2 and 3 or more bedrooms. This distribution likely reflects the fact that older couple households may have acquired housing during periods when it was less expensive (and therefore they were able to afford larger units), though it presents challenges to the goal of retaining families with children in San Francisco, as younger households may have difficulty finding units that are large enough to accommodate family growth.

Race/Ethnicity

The distribution of household types by race and ethnicity in San Francisco varies significantly, as shown in *FIGURE 65*. The majority of people of color live in family households with children or related adults. The white population, in contrast, is more likely to live alone, in a couple, or in roommate households with only about 30% of the white population living in households with children or with related adults. The Black population, like other communities of color, shows about 60% of the population living with related adults or in households with children but shares a higher percentage of people living alone with the White population.







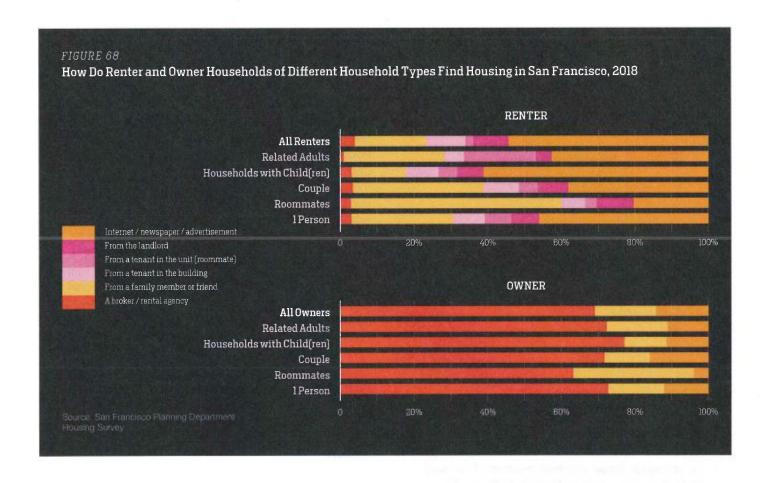
Migration

Migration rates varied significantly for individuals in different household types between 2006 and 2015, as shown in FIGURE 66.16 Average annual migration rates for individuals who moved into roommate households accounted for more than 6% of the population living in roommate households during this period. Conversely, migration rates were negative for individuals in households with children and related adults. Couples without children experienced out-migration during this period, though their share of San Francisco households has increased, as documented above. This may be due to the fact that migration data does not show internal mobility within San Francisco, such as individuals forming couple households or couple households that result when grown children exit their parent(s) homes. Individuals in households with children had the highest average annual out-migration rate, with more than 2% of that population migrating out of San Francisco on average annually between 2006 and 2015.

Tenure

FIGURE 67 shows that single households as well as roommates are more likely to be renters. Larger family households, such as households with children and related adults, however, are more likely to be owners.

¹⁶ Migration rate is defined as the number of individuals who moved in or out of San Francisco in a given year, as a percentage of the number of people of a given household type in that year. The rate is calculated as an annual average over the 10-year period 2006 to 2015.



How San Franciscans of Different Household **Types Find Housing**

Different household types also secured housing through different channels, according to the San Francisco Housing Survey. For renters, the two most common ways through which residents found housing were internet and newspaper advertisements and family and friend networks. Related adults and households with children relied more on family and friends, with 57% of the former and 39% of the latter reporting that they found their residence via these close networks. Couples (61%), roommates (43%), and 1-person households (54%) were more likely to use online or printed advertisements. Owners of all household types were more likely to have used a real estate broker to find their home, though a larger share of related adults did so through family and friend networks.



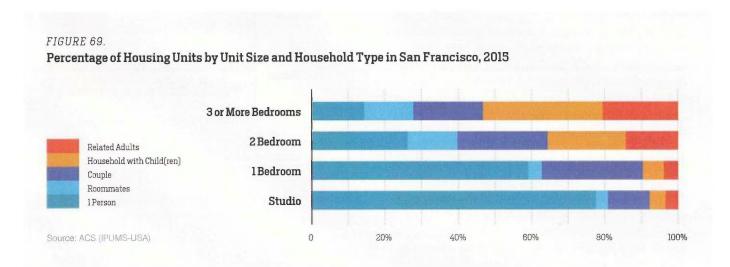
Building and Unit Size by Household Type

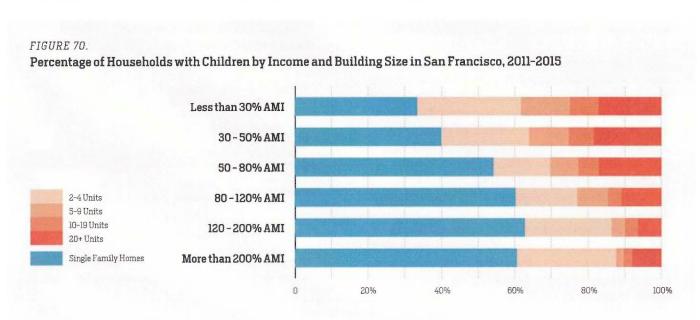
A majority of units with three bedrooms or more are occupied by families with children or relates adults. More than 10% are also occupied by roommate households. Two bedroom units also have a large number of larger households. There are relatively few larger households in small units with one or fewer bedrooms.

Looking at households with children by building size shows that lower income households with children are more likely to live in multifamily housing than moderate or higher income households who are more likely to live in single family homes.

Housing Cost Burden

While rent burden affects a significant portion of all household types that rent, one person households, households with children, and related adult households are more impacted with rent burden overall and severe rent burden. Roommates and couples are those who are least rent burdened, perhaps due to the fact that those households are able to pool incomes in order to pay for housing. It is also possible that single individuals form roommate households, and couples may delay or abandon plans to have children (therefore remaining "couples" rather than "households with children") specifically as a strategy to lessen their rent burden. On the other





hand, households with children and related adults may have household members who do not earn an income. The pattern for owner cost burden is similar to that of renters, though a smaller share of households is cost burdened, as show in *FIGURE 71*.

Overcrowding

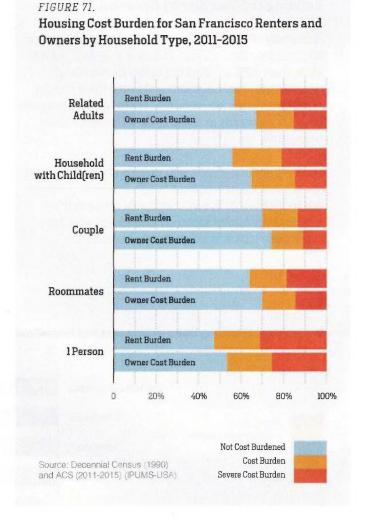
Overcrowding is overwhelmingly a problem faced by households with children. 15% of households with children experience overcrowding while other multiperson households experience overcrowding at a much lower rate. One person households, even living in a studio, by definition cannot be overcrowded.

Security of Tenure

Households with children actually have the highest eviction rate, reported having been threatened with evictions in the previous 5 years at higher rates than the overall survey respondents. While 15% of all respondents reported recent eviction threats, 19% of households with children and 17% of related adults did. By contrast, couples (12%) and 1-person households (14%) reported lower rates of eviction threats than the overall population.

Related adults and roommate households reported the highest percentage (32% and 33%, respectively) of having had no housing options in the previous 5 years other than living with family or friends, or living on the street, in a car, or in a shelter. Both rates are significantly higher than the share of the all respondents (22%) who said they experienced this type of housing instability. All other household types reported lower rates of instability than the overall population.

When asked whether residents would be able to remain in San Francisco if they were forced to move from their current living situation, 37% of respondents said they would find a new home in the city (14% in a smaller unit, and 23% in a similar or larger unit). However, 26% said they did not know or had no options. Related adults (33%), households with children (32%), and 1-person households (32%) each had similar percentages of residents who had no housing choices, above the overall population. Households with children and couples (27% and 26%, respectively) were the only groups that reported that living in a similar or larger unit in San Francisco would be their next long-term living situation, as shown in FIGURE 75.



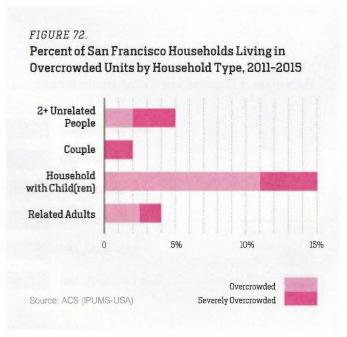
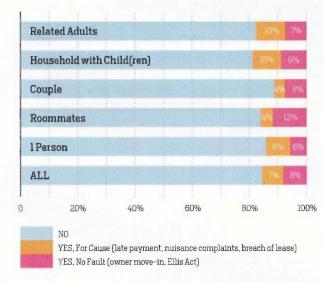


FIGURE 73.

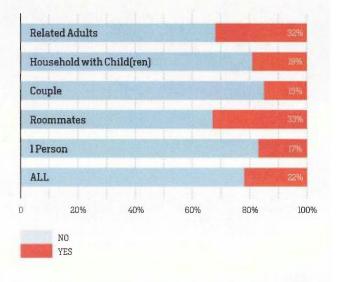
Percentage of San Francisco Housing Survey Respondents Who Reported Being Threatened with an Eviction in the Previous 5 Years by Household Type, 2018



Source: San Francisco Planning Department Housing Survey

FIGURE 74.

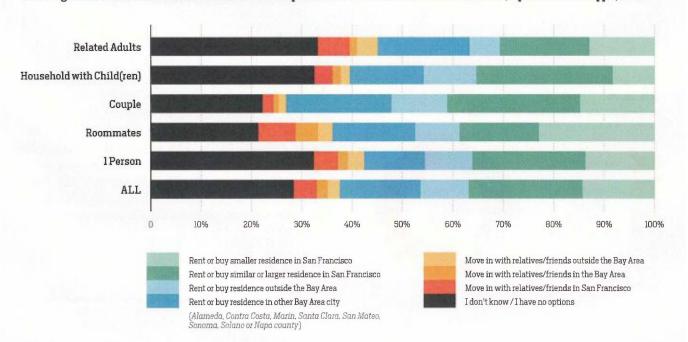
Percentage of San Francisco Housing Survey Respondents Who Reported Unstable Housing Conditions in Previous 5 Years by Household Type, 2018



Source: San Francisco Planning Department Housing Survey

FIGURE 75.

Housing Choices for San Francisco Renters if They Were Forced Out of Current Residence, by Household Type, 2018



Source: San Francisco Planning Department Housing Survey



Senior Population

As the Baby Boomer generation continues to age, the housing needs and trends of senior households is a major focus on housing policy. 17 Seniors have specific housing and mobility needs that become more difficult to meet in San Francisco's older and expensive housing stock. Additionally, incentives for households to remain in their units for many decades (such as rent control and property tax limits imposed by Proposition 13) may create conflicts as younger generations seek to move into larger units to start families. In San Francisco, the overall lack of affordable options for households of all ages exacerbates these challenges.

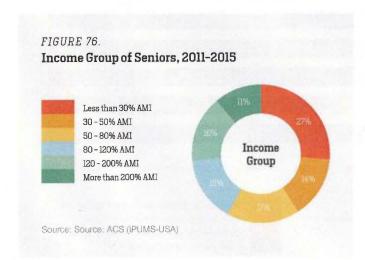
TABLE 9. Seniors as a percentage of the population in San Francisco and the Bay Area, 1990 and 2015

Geography	1990	2015	Change
San Francisco	14.6%	14.7%	↑ 0.1%
Bay Area	11%	14.1%	↑ 3.1%

Source: Decennial Census (1990) and ACS (2015) (IPUMS-USA)

Trends in the Senior Population

San Francisco's senior population has remained relatively stable as a share of the overall population since 1990. During this time, the Bay Area's senior population has increased from 11% to 14% of all residents, as shown on TABLE 9.



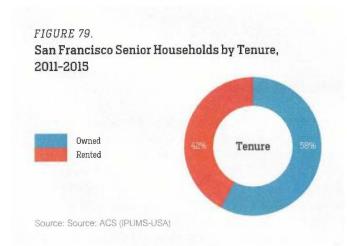
Household Income

Seniors are disproportionately lower-income, with over half of seniors earning less than 80% of AMI, as shown in FIGURE 76. San Francisco Senior Households by Income, 2011-2015. However, because seniors may have retirement savings that they can draw that are not counted as income, their overall economic resources may be greater than household income suggests.

¹⁷ Harvard University Joint Center for Housing Studies (2016) "Projections and Implications for Housing a Growing Population: Older Households 2015-2035."



FIGURE 78. San Francisco Senior Households by Household Type, 2011–2015 Related Adults Household with Child(ren) Couple Roommates 1 Person Household Type 30% Source: Source: ACS (IPUMS-USA)



Race/Ethnicity

The distribution of seniors by race/ethnicity is similar to the distribution of the entire population but seniors do differ in a few ways. Seniors have a higher proportion of Asian/Pacific Islander residents (44% for seniors compared to 35% for all age groups) and Black residents (6% for seniors compared to 5% for all age groups), but a lower proportion of Latino residents (9% for seniors compared to 15% for all age groups). See FIGURE 77.

Household Type

Seniors have a higher percentage of residents living in households of related adults, and live in single person households at twice the rate of the rest of the population. Seniors are much less likely to live in couple households, roommate households, or households with children. See FIGURE 78.

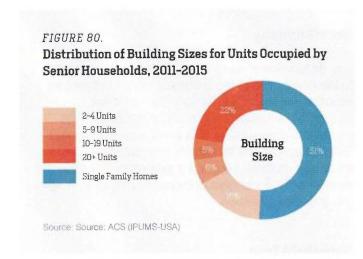
Tenure

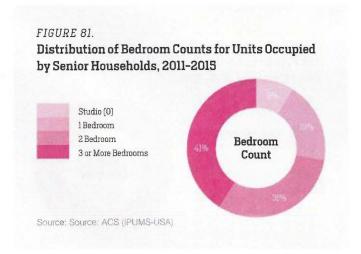
While the majority of San Francisco's households are renter households, the majority of seniors are living in owner households. Of seniors in renter households, the share of seniors in rent controlled housing and non-rent controlled is similar to the distribution among renter households overall. See FIGURE 78.

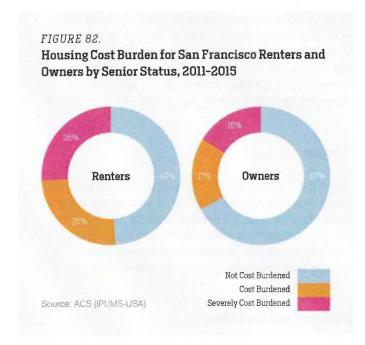
Building and Unit Size

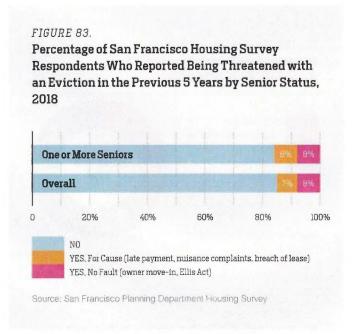
Seniors are more likely than the rest of the population to live in single family homes and larger buildings of 20 units or more. This distribution of senior households among different building sizes broadly reflects the distributions of buildings sizes in the city overall, as well as where low income residents live. However, the proportion of seniors who live in single family homes is larger than the overall population's. See

Seniors are slightly more likely than the rest of the population to live in smaller units but in general the size of seniors' units do not differ much from the city as a whole. See *FIGURE 81*.









Housing Cost Burden

Of those seniors living in renter households, about half are rent burdened and about a quarter are severely rent burdened. This is a higher rate than the city as a whole for both rent burden and severe rent burden. Seniors living in homeowner households have a very similar cost burden rate as the rest of the city's homeowners though a slightly elevated rate of severe cost burden. Cost burden for seniors may be overestimated as senior households are likelier to rely on savings in addition to income to meet their housing costs.

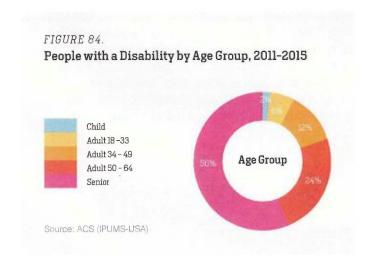
Security of Tenure

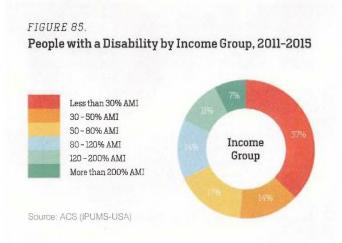
According to the Housing Survey conducted by the Planning Department, senior renter households were equally likely to have been threatened with an eviction in the previous 5 years as the overall population. Similarly, senior households have faced unstable living conditions (one in which they had no other options than to move in with relatives or friends, live in a shelter, a car, or on the street) at the same rates as the overall population (23% for senior households, 22% of all age groups).



Disability

San Francisco residents have a slightly higher rate of disability than the Bay Area as a whole, with 9.7% of the city's residents reporting a disability compared to 9.1% for the region. Both San Francisco and the Bay Area show a drop in the percentage of disabled residents since 2000 though San Francisco's has been more dramatic. In 2000, 14.6% of San Francisco residents reported a disability while for the Bay Area the rate was 12.3%.



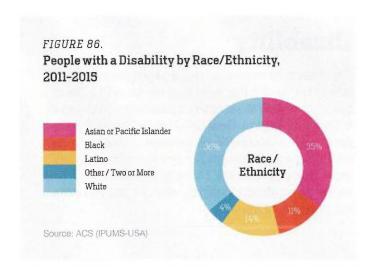


Disability and Age

People with disabilities are much more likely to be older adults than the general population. 56% of disabled people in San Francisco are seniors 65 years or older and another 24% are between 50 and 64 years old for a total of 80% of the disabled population 50 years old or older. The strong correlation between aging and disability means that the housing needs for the two groups are strongly linked.

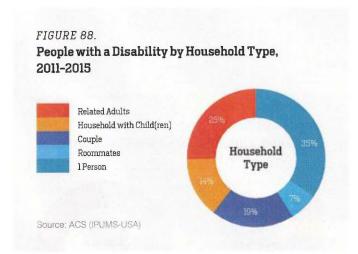
Income

People with disabilities are much more likely to be lower income than the rest of the city's population. 37% of San Franciscans with disabilities are Extremely Low income and another 31% are Very Low or Low income. Similar to the relationship to aging, the high correlation between disability status and lower income means that housing affordability is of particular concern for the city's disabled residents.



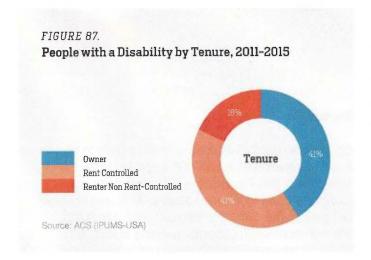
Race/Ethnicity

People with disabilities generally have similar racial and ethnic demographics as the city in general. An exception to this general trend is that people with disabilities are somewhat more likely to be Black than the rest of the population and somewhat less likely to be white.



Household Type

People with disabilities are much more likely to live alone or with related adults than the rest of the population and much less likely to live in households with children or with roommates. Not shown here but people with disabilities are more likely to live in group quarters. The distribution of people with disabilities by household type correlates strongly to seniors in San Francisco and those households may face similar challenges in terms of accessibility.



Tenure

The tenure of San Franciscans with disabilities is very similar to the rest of San Francisco residents with the majority being renters as shown in FIGURE 83.

Distribution of Building Sizes for Units Occupied by People with a Disability, 2011–2015 2-4 Units 5-9 Units 10-19 Units 20+ Units Single Family Homes Source: ACS (IPUMS-USA)

Building and Unit Size

San Franciscans with disabilities are more likely than the rest of the population to live in larger buildings of 20 units or more. However, the majority of disabled residents still live in single family homes or small or medium size multifamily buildings.

San Franciscan's with disabilities are more likely than the rest of the population to live in smaller units especially studios, however, the majority of residents with disabilities still live in larger units.

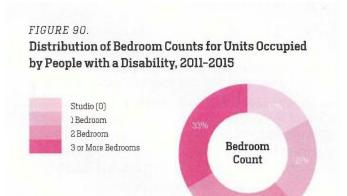
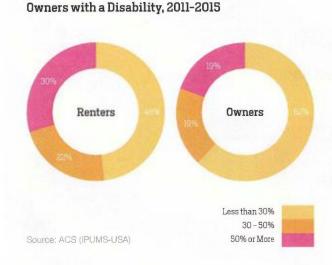


FIGURE 91. Housing Cost Burden for San Francisco Renters and

Source: ACS (IPUMS-USA)



Housing Cost Burden

Renters with disabilities are more likely than other renters to be cost burdened with over half disabled renters experiencing rent burden and 30% with severe rent burden. San Franciscans with disabilities that live in homeowner households are somewhat more likely to experience cost burdens, especially severe cost burdens, than the rest of the population that live in homeowner households.

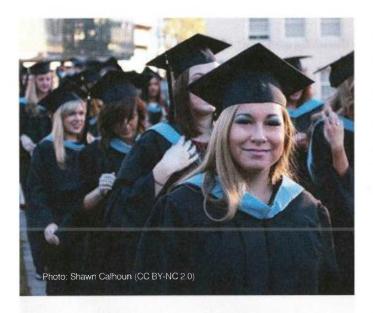
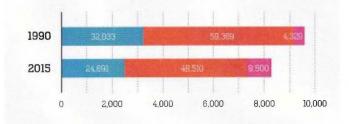


FIGURE 92. Adult students living in San Francisco by Tenure, 1990 and 2015



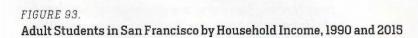
Source: Decennial Census (1990) and ACS (2015) (IPUMS-USA)

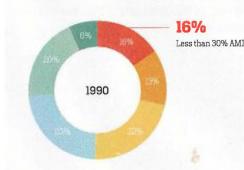


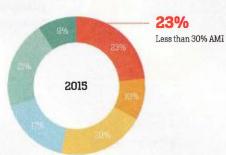
Adult Students

The number of adult students living in San Francisco has declined since 1990, from roughly 96,000 to 83,000 in 2015. Of all adult students, 11% live in group housing such as dormitories or other student housing and the balance live in homes that are not group quarters. The tenure distribution of adult students who live in households is very similar to the rest of the city with 34% of adult students living in homeowner households and 66% in renter households. Students over the age of 18 make up more than half of people living in group quarters who are not institutionalized. The number of adult students living in group quarters has more than doubled since 1990, from 4,300 to 9,500.

For the great majority of adult students who live in households rather than group housing, the number of students has declined across nearly all income groups except for the lowest and highest income households, those making less than 30% of AMI and or more than 200% of AMI respectively. A comparison of 1990 and 2015 data show that a higher percentage of full-time students do not work or do not receive compensation, resulting in an increase in adult students in extremely low income households. See *FIGURE 93*.









Source: San Francisco Housing Survey, 2018



FIGURE 94.

Total Number of Homeless Individuals Enumerated
During the Point-in-time Homeless Count by Shelter
Status in San Francisco, 2013-2017



Homelessness

Homelessness is a pervasive challenge for San Francisco housing policy. The lack of shelter for homeless individuals and families is an important gap in San Francisco's housing stock and underscores the need to develop housing strategies that meet the needs of this population. In 2016, the City and County of San Francisco created a new city department, the Department of Homelessness and Supportive Housing, to address the ongoing issue of homelessness in the city.

In 2017, the point-in-time count (a bi-annual count of the homeless population in the city) identified almost 7,500 individuals as homeless in San Francisco, with approximately 4,350 counted as unsheltered (see figure below). Of the total number of unsheltered homeless individuals, a little over 500 were unaccompanied children or transitional-age youth (between the ages of 18 and 24).

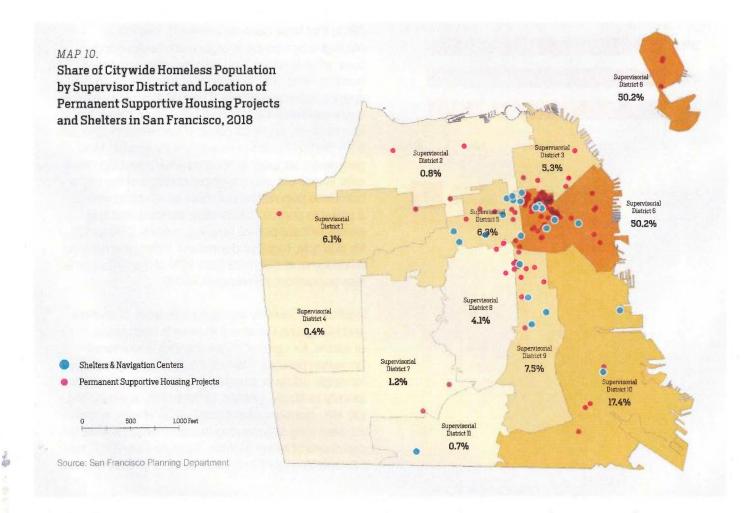
The City's stock of supportive housing units includes SROs that have been renovated by owners or managed by non-profit organizations providing supportive services, and also includes apartment buildings that offer housing to adults based on specific income eligibility. The map below shows the City's permanent supportive housing portfolio, homeless shelters, and total count of homeless individuals from the 2017 point-in-time count by district. Most permanent supportive housing (PSH) developments exist in districts with a high percentage of the city's homeless population, but there are districts with a sizeable portion of homeless persons and few permanent supportive housing options. District 10, for example, has four permanent supportive housing developments but more than 15% of the city's homeless population, as shown in MAP 10.

Additionally, the City manages a network of shelters and Navigation Centers that provide beds, mats, or rooms, for up to 90-night stays for unsheltered homeless persons. Many shelters are designed only for single adults or couples, but a few specific shelters identify as family, women, or youth only shelters. The city also operates a temporary winter shelter system for week long stays during the more extreme weather conditions of winter months. As of January 2017, the city operates four Navigation Centers, where homeless

persons connect with case managers to help find more permanent housing solutions and services. Navigation Centers are generally low-barrier to entry unlike traditional shelters, which usually require referrals or have very limited capacity. Since opening, Navigation Centers in the city have brought over 1,150 highly vulnerable people off the streets, and a little over 70 percent have exited homelessness to housing.

Certain programs also target specific types of households and individuals who face housing challenges. For chronically homeless veterans, the City provides services such as housing search and placement, eviction prevention, rental assistance, utility payments, moving expense assistance, childcare expense assistance, transportation assistance, and application for SSI and SSDI support. According to the 2017 point-in-time count, the number of chronically homeless veterans decreased over the past five years, from 260 in 2013 to 137 in 2017, due to increased focus and investment on ending veteran homelessness by the City and its federal and local partners.

San Francisco's 2017 point-in-time count found 190 families with minor children experiencing homelessness. About 97 percent were living in shelters or other homeless facilities. Assistance to homeless families includes a coordinated entry system for family shelters and other housing interventions, thus prioritizing families with children for access to system resources. To address youth homelessness, the City provides supportive housing for transitional age youth (TAY), which are ages 18 to 24, by referrals from local agencies. In 2016, the City created a new community plan to build and expand housing options targeted to the needs of TAY, as well as to prevent youth from becoming homeless. In 2017, the point-in-time count identified approximately 1,350 unaccompanied children and transition-age youth, which is 18 percent of the total number of homeless individuals counted that year. Of these youth, 96 unaccompanied children and 1,020 TAY were unsheltered, thus signifying the importance of providing supportive housing for homeless youth.



Conclusion Photo: Sergio Ruiz, SPUR

This report tracks and analyzes changes to San Francisco's housing stock in recent decades as well as socioeconomic and demographic trends that have been impacted by and have had an impact on the city's housing. It is an effort by the Planning Department to understand the changing housing needs of San Franciscans and changes to the city economic, racial and ethnic compositions, as well as diversity of household types, ages, and disability status. The report shows some major, ongoing challenges, such as the loss of low and moderateincome households and people of color. It also highlights policy successes, such as the role of rent control is maintaining relative affordability and stability in the older housing stock and the city's efforts to provide a significant amount of deed-restricted affordable units as part of its new housing production.

The Report will serve as a resource for ongoing policy and planning work regarding housing policy for the City and County of San Francisco. The results of this work will provide valuable information as the Department embarks on a Housing Affordability Strategy, starting in summer 2018.

Some of the most salient findings in the report include:



A high percentage of the city's rental stock is subject to rent control and provides relative affordability for low and moderate income households with tenures of greater length. Income-targeted affordable housing currently provides homes for a smaller segment of low and moderate income households. Households that moved into rent controlled units recently are much more likely to be higher income than in the past, tracking broader changes in the city affecting the housing market.



San Francisco has a more even mix of building and unit sizes relative to the region, though most neighborhoods with a high percentage of buildings with high unit counts (20 or more units) are clustered in the northeastern part of the City while the southern and western neighborhoods are dominated by single-family homes. Buildings with more than 5 units contain 52% of the city's units and occupy only 19% of the land. Single-family homes provide 27% of the city's units while occupying 62% of its land area.



San Francisco new housing construction has averaged 1,900 new units per year since 1990 though the recent rate has increased substantially (to more than 5,000 in 2016 and an average of 4,000 between 2014 and 2017). Income targeted affordable housing was 28% of the total housing produced since 1990.



San Francisco has gained high income households while the number of low- and moderate-income households has dropped, with the exception of extremely low income households, which has grown slightly. Higher income households have occupied a larger share of existing housing as the growth in their numbers substantially exceeded new housing produced. Housing cost burdens worsened for all but the highest income households.



San Francisco has undergone additional demographic changes along with changes in households by income, including loss of the Black population and households with children. Housing cost burdens and overcrowding are more likely to impact people of color. Households with children are also particularly impacted by overcrowding.



SAN FRANCISCO
PLANNING DEPARTMENT

1650 MISSION STREET SUITE 400 San Francisco, CA 94103

sfplanning.org



Making Conservation a California Way of Life.

DEPARTMENT OF TRANSPORTATION

DIVISION OF TRANSPORTATION PLANNING P.O. BOX 942873, MS-32 SACRAMENTO, CA 94273-0001 PHONE (916) 654-2596 FAX (916) 653-0001 TTY 711 www.dot.ca.gov

May 11, 2018

Mr. John Rahaim Planning Director San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Dear Mr. Rahaim:

On behalf of the California Department of Transportation (Caltrans), Division of Transportation Planning, I am pleased to offer my congratulations to the San Francisco Planning Department for the recent award of the following State transportation planning grant for fiscal year (FY) 2018-19:

Grant Program: Road Maintenance & Rehabilitation Account - Adaptation Planning Grant

Grant Program: Public Transportation Account-Adaptation Planning Grant

Grant Title:

Southeast Mobility Adaptation Strategy

Sub-recipient:

San Francisco Municipal Transportation Agency

Grant Award:

\$391,212

Local Match:

\$91,788

Total Project Amount: \$483,000

Please see the list below which identifies specific conditions for a grantee to accept grant funding, to program funds, and to begin work. Conditions one through four must be fulfilled no later than July 15, 2018 by submitting these items to Caltrans District staff for approval. Failure to fulfill these conditions will result in forfeiture of funds. Also note, all work must be completed no later than February 28, 2021. Final requests for reimbursements and final products must be submitted to Caltrans no later than April 28, 2021. No time extensions will be granted.

Conditions of Grant Acceptance

These State grant funds cannot be expended or reimbursed until the following conditions are satisfied:

1. The revised final Scope of Work, Project Timeline with the earliest start date of October 1, 2018, and Grant Application Cover Sheet are submitted to Caltrans District 4 Liaison for approval.

Mr. John Rahaim May 11, 2018 Page 2

- 2. A Payee Data Record (STD. 204) is completed and submitted. Although the form indicates that government entities are not required to submit this form, it is needed to ensure payments are sent to the correct recipient.
- 3. If applicable, a Third Party In-kind Valuation Plan is submitted for the use of in-kind contributions to satisfy the minimum local match requirement. Third party in-kind contributions are goods and services donated from outside the grantee's agency, such as donated printing, facilities, interpreters, equipment, advertising, time and effort, staff time, and other goods and services.
- 4. If applicable, indirect costs must have been identified in the approved grant Scope of Work and project timeline. Please submit an Indirect Cost Allocation Plan (ICAP) to Caltrans Audits and Investigations, if needed. Instructions for submitting an ICAP are available at: http://dot.ca.gov/audits/.
- 5. A local resolution from the San Francisco Planning Department governing board stating the grant project title and title of the person authorized to enter into a contract with Caltrans must be provided no later than August 15, 2018.
- 6. The San Francisco Planning Department receives a fully executed contract and has been formally notified by Caltrans District staff to begin work.

The contracting process can begin once the first five conditions have been satisfied. For your convenience, a toolbox to aid you during this process is available on our website below:

http://www.dot.ca.gov/hq/tpp/offices/orip/Grants/grants.html.

A Quarterly Progress Report with a brief narrative of completed project activities will need to be submitted to the district grant manager once the project is under way. A Request for Reimbursement with the required local match can be submitted monthly, but must be submitted quarterly.

As a reminder, San Francisco Planning Department is responsible for satisfying local match commitments in the amount shown above, including any local match amount above the minimum amount that is required with every invoice or request for reimbursement. The local match above will also be part of the Restricted Grant Agreement between Caltrans and San Francisco Planning Department.

As outlined in the 2018-19 Adaptation Planning Grant Guide (page 11), grantees are required to submit case studies for the Integrated Climate Adaptation and Resiliency Program (ICARP)

Mr. John Rahaim May 11, 2018 Page 3

Adaptation Clearinghouse as part of their reporting requirements. Grantees will develop two case studies during the life of the grant:

- The Initial Case Study will be due two weeks after reception of fully executed contract from Caltrans District staff.
- The Final Case Study will be due one quarter prior to project end date.

Caltrans Headquarters staff will provide a template and further instruction to the grantee in the coming weeks.

Please contact Becky Frank, in Caltrans District 4, at (510) 286-5536, or Jelani Young, Headquarters Liaison, at (916) 651-6889 if you have any questions concerning these grant funds or program requirements.

Sincerely

EKIN THOMPSON

Chief, Office of Regional Planning

c: Sheila Nickolopoulos

Becky Frank, Senior Transportation Planner, Caltrans, District 4 Dick Fahey, Senior Transportation Planner, Caltrans, District 4 Jelani Young, Associate Transportation Planner, Caltrans, Headquarters

Declayed at CPC Hearing 7 12 18

Appendix A: AECOM Survey -> WHERE IS COALITION FOR SAN FRANCISCO NEIGHBORHOODS?

Community Organization Direct Outreach (e-mails, postcards and paper surveys)

Organization	Postcards	Paper Surveys	E-mail
Chinatown Community Development Center	X	X	X
Bayview CDC	X	X	X
Bernal Heights neighborhood Center	X		X
BMAGIC			X
Bridge Housing			X
Causa Justa			X
Community Housing Partnership	X	X	X
Council of Community Housing Organizations			X
Excelsior Action Group	X	X	X
Filipino American Development Foundation	X		X
Glide Community Housing			X
Liveable City			X
Mercy Housing			X
Milk LGBT Club			X
Mission Economic Development Association	X		X
Mission Housing	X		X
Potrero Boosters			X
Richmond Senior Center	X	X	X
San Francisco Housing Development Corporation	X	X	X
San Francisco Tenatnts Union			X
San Francisco Tomorrow			X
SF Bike Coalition			X
SFHAC			X
Transit Riders Union			X
Yimby Action			X

DRAFT Planning Commission Motion NO. M-XXXXX

HEARING DATE: July 12, 2018

Hearing Date:

July 12, 2018

Case No.:

2015-011274ENV

Project Address:

150 Eureka Street

Zoning:

Density RH-2 (Residential House, Two-Family)

Block/Lot:

Block 2692, Lot: 007

Project Sponsor:

David Papale, 150 Eureka Street, LLC

(415) 244-2592

Staff Contact:

Joy Navarrete - (415) 575-9040

joy.navarrete@sfgov.org

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

Reception:

415.558.6378

Fax:

415.558.6409

Planning Information: 415.558.6377

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT THAT INCLUDES THE DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF TWO FOUR-STORY BUILDINGS WITH TWO RESIDENTIAL UNITS IN EACH BUILDING, FOR A TOTAL OF FOUR RESIDENTIAL UNITS. THE TWO BUILDINGS WOULD TOTAL APPROXIMATELY 13,174 GROSS SQUARE FEET (GSF) IN SIZE, AND EACH WOULD INCLUDE A FOURTWO-CAR GARAGE AND INDOOR COMMON AREAS. THE PROPOSED BUILDINGS WOULD NOT EXCEED 40 FEET IN HEIGHT.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the final environmental impact report identified as Case No. 2015-011274ENV, the "150 Eureka Street Project" at 150 Eureka Street (hereinafter 'the Project"), based upon the following findings:

- 1. The City and County of San Francisco, acting through the Planning Department (hereinafter "the Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an environmental impact report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on May 24, 2017.
 - B. The Department published the draft environmental impact report (hereinafter "DEIR") on December 6, 2017, and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and to property owners and occupants within a 300-foot radius of the site on December 6, 2017.

Motion No. M-XXXXX Hearing Date: July 12, 2018

- C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by the project sponsor on December 6, 2017.
- D. Copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse, on December 6, 2017.
- E. A Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on December 6, 2017.
- 2. The Commission held a duly advertised public hearing on said DEIR on January 18, 2018, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on January 23, 2018.
- 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a responses to comments document published on June 28, 2018, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
- 4. A final environmental impact report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the responses to comments document all as required by law.
- 5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
- 6. On July 12, 2018, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
- 7. The project sponsor has indicated that the presently preferred alternative is the proposed project analyzed in the DEIR and the responses to comments document.
- 8. The Planning Commission hereby does find that the FEIR concerning File No. 2015-011274ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the responses to comments document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
- 9. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the EIR:

CASE NO. 2015-011274ENV 150 Eureka Street

Motion No. M-XXXXX Hearing Date: July 12, 2018

A. Will have significant, project-specific environmental effects on historic architectural resources; and

B. Will have significant cumulative environmental effects on historic architectural resources.

10. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of July 12, 2018.

Jonas Ionin Commission Secretary

AYES:

NOES:

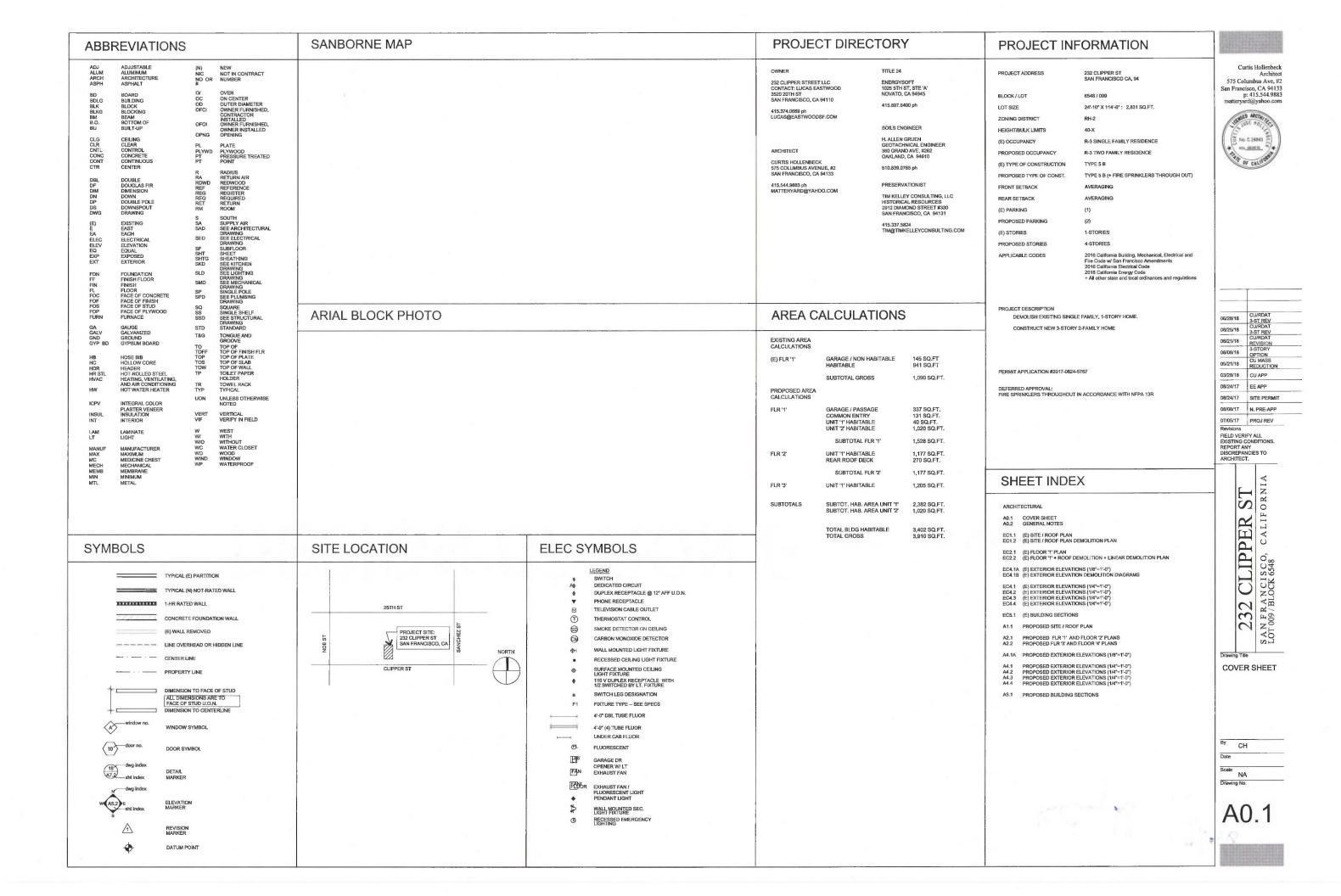
ABSENT:

ADOPTED:

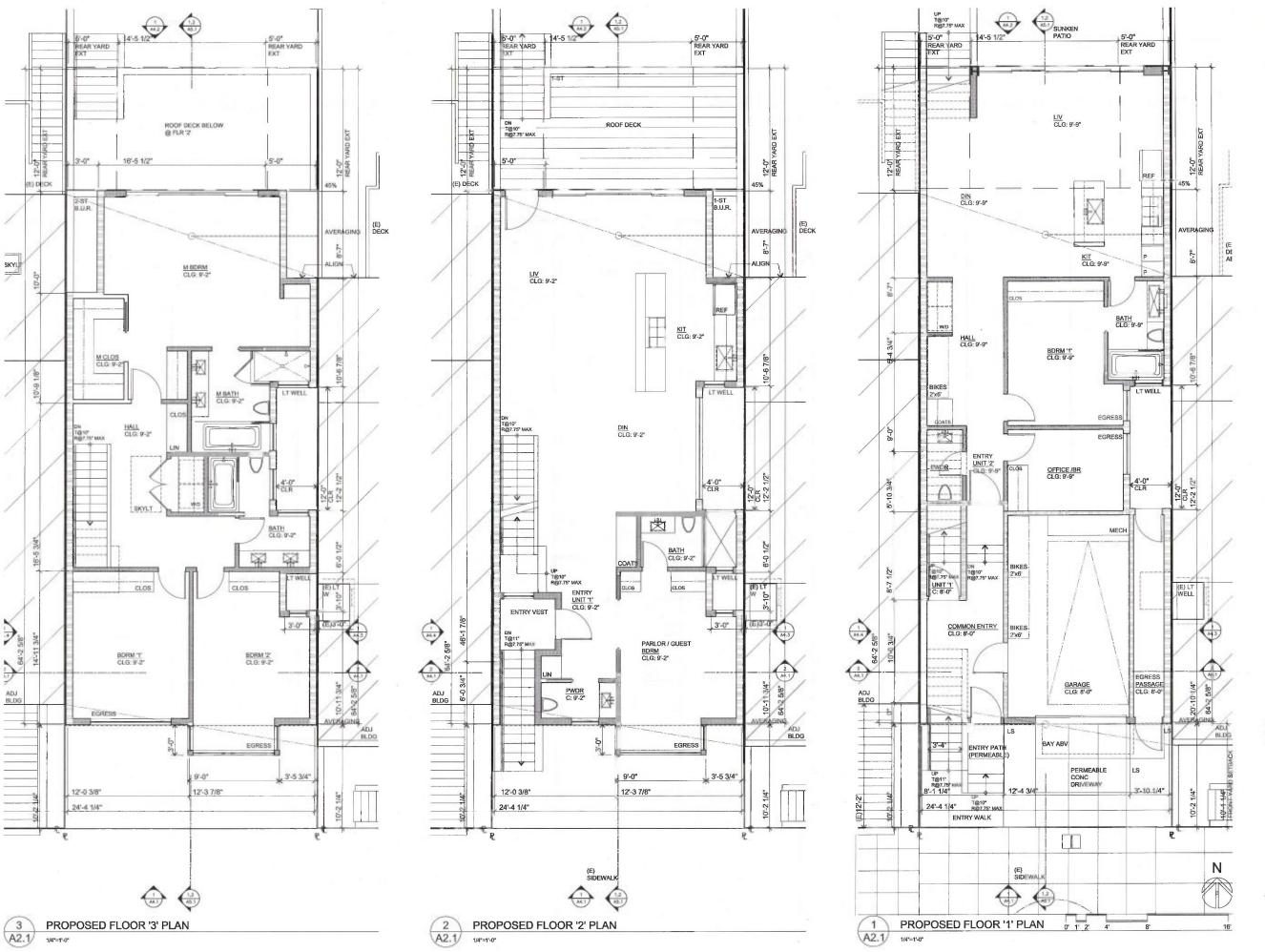
Received at CROHearing 7/2/8

K. Caryell

DESIGN OPTION B (THREE- STORY)







Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com



FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

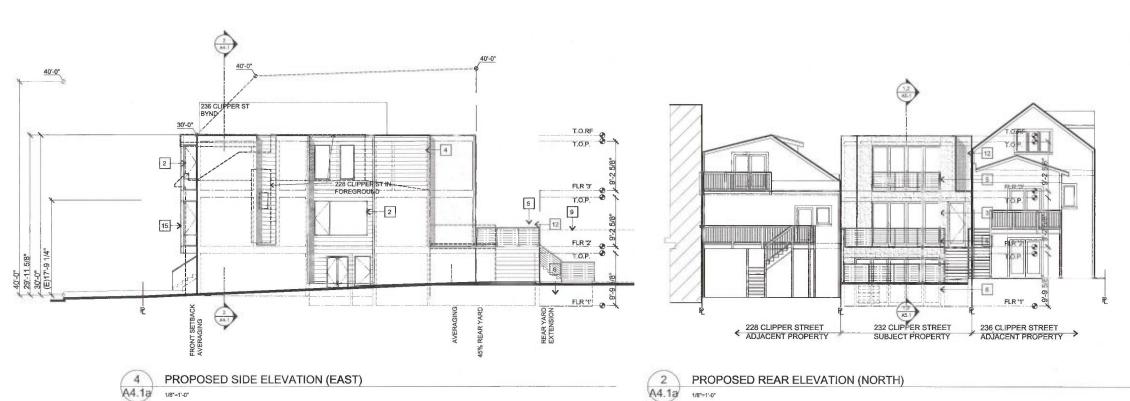
> 232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009/BLOCK 6548

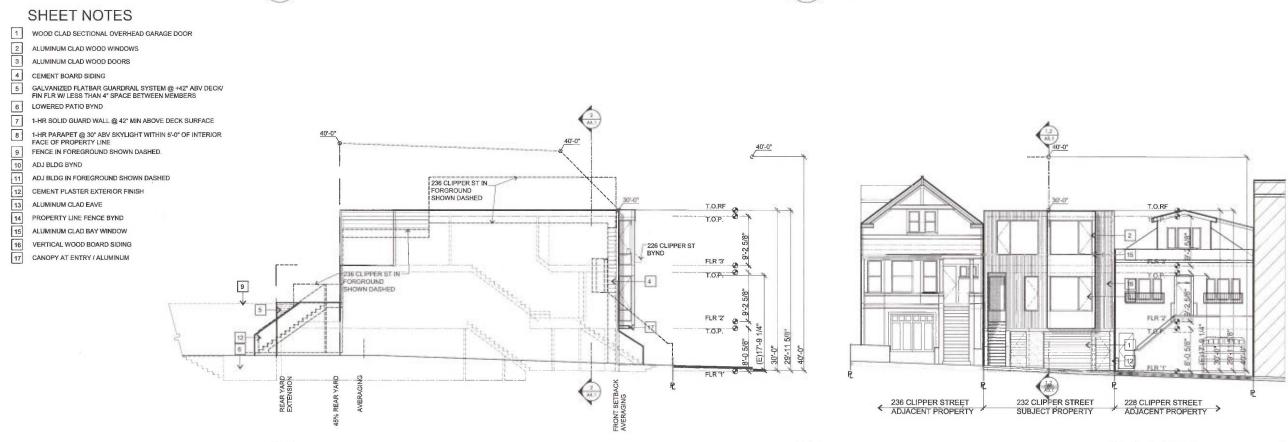
PROPOSED FLR '1', FLR '2' & FLR '3' PLAN

ву СН

AS NOTED Drawing No.

A2.1





3 PROPOSED SIDE ELEVATION (WEST)

A4.19 1/8"=1'-0"

1 PROI A4.1a 1/8"=1'-0"

PROPOSED FRONT ELEVATION (SOUTH)

0'1'2' 4' 8' 16'

en 650019

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com

06/28/18 CU/RDAT

06/25/18 ST FFV

06/25/18 ST FFV

06/21/18 CU/RDAT

05/21/18 FV COV/RDAT

03/28/18 CU MASS

REDUCTION

03/28/18 CU APP

08/24/17 SITE PERMIT

08/08/17 N. PRE—APP

07/05/17 PROJ REV

Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009/ BLOCK 6548

Drawing Title

PROPOSED EXTERIOR ELEVATIONS

By CH

AS NOTED Drawing No.

A4.1a

1 WOOD CLAD SECTIONAL OVERHEAD GARAGE DOOR

ALUMINUM CLAD WOOD WINDOWS

ALUMINUM CLAD WOOD DOORS

CEMENT BOARD SIDING

3 4 5 GALVANIZED FLATBAR GUARDRAIL SYSTEM @ +42" ABV DECK/ FIN FLR W/ LESS THAN 4" SPACE BETWEEN MEMBERS

LOWERED PATIO BYND

1-HR SOLID GUARD WALL @ 42" MIN ABOVE DECK SURFACE

7 1-HR PARAPET @ 30° ABV SKYLIGHT WITHIN 5'-0" OF INTERIOR FACE OF PROPERTY LINE FENCE IN FOREGROUND SHOWN DASHED.

ADJ BLDG BYND

ADJ BLDG IN FOREGROUND SHOWN DASHED

CEMENT PLASTER EXTERIOR FINISH

13 ALUMINUM CLAD EAVE
14 PROPERTY LINE FENCE BYND
15 ALUMINUM CLAD BAY WINDOW
16 VERTICAL WOOD BOARD SIDING
17 CANOPY AT ENTRY / ALUMINUM

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com



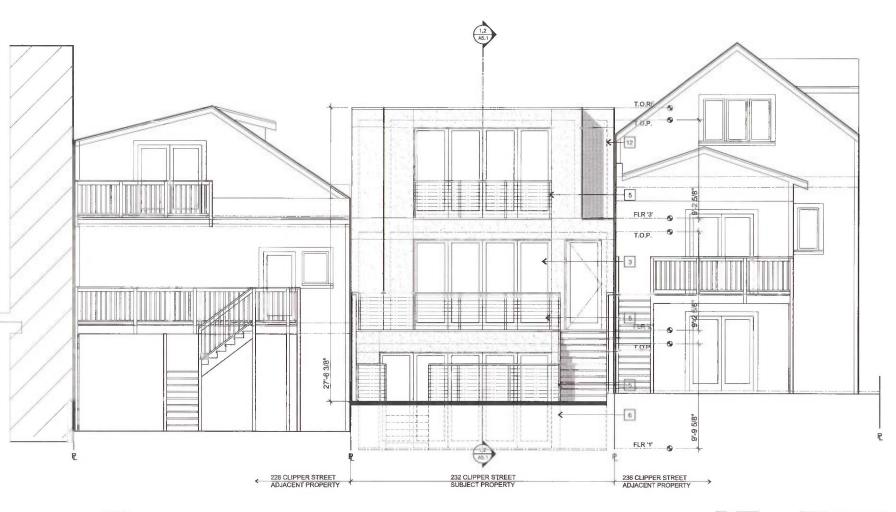
SAN FRANCISCO, LOT 009/BLOCK 6548



SEE A4.1 FOR SHEET NOTES

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





06/28/18 CU/RDAT
1 SEV
06/25/18 CU/RDAT
06/25/18 CU/RDAT
06/21/18 CU/RDAT
05/21/18 CEVEDO
05/21/18 CU MASS
05/21/18 CU MASS
05/21/18 CU APP
08/24/17 SITE PERMIT
08/08/17 N. PRE—APP
07/05/17 PROJ REV
Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548

PROPOSED REAR ELEVATION

By CH

AS NOTED Drawing No.

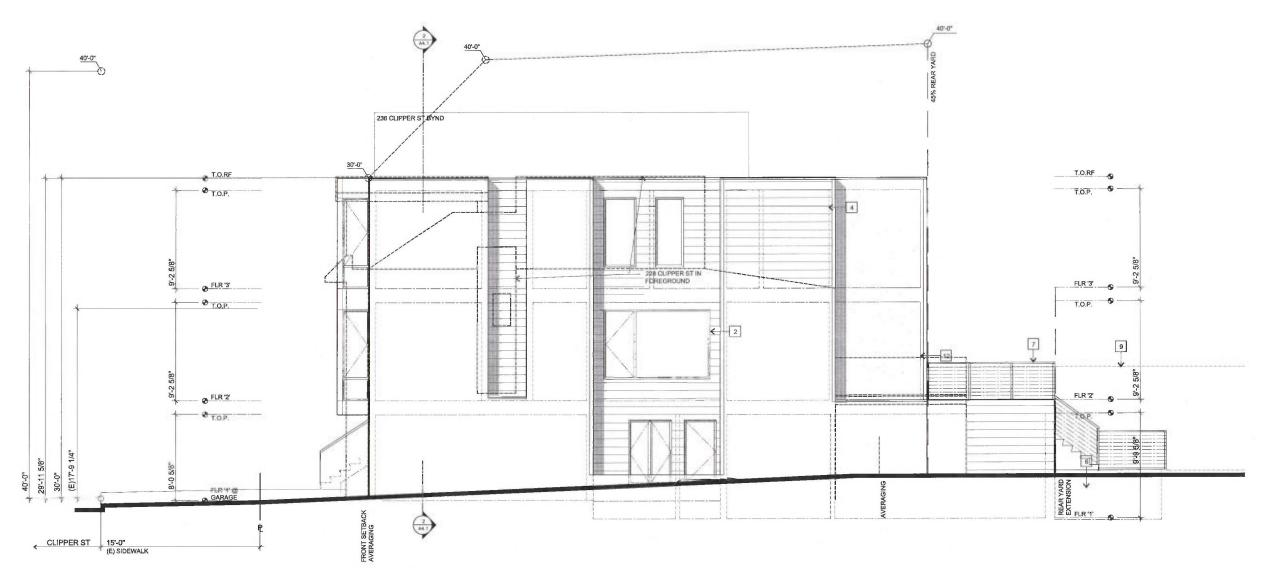
A4.2



SEE A4.1 FOR SHEET NOTES

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





06/28/16 CU/RDAT O6/25/16 CU/RDAT O6/25/16 CU/RDAT O6/25/16 CU/RDAT O6/21/18 CU/RDAT OF CU/RDAT OF

PROPOSED SIDE ELEVATION

By CH

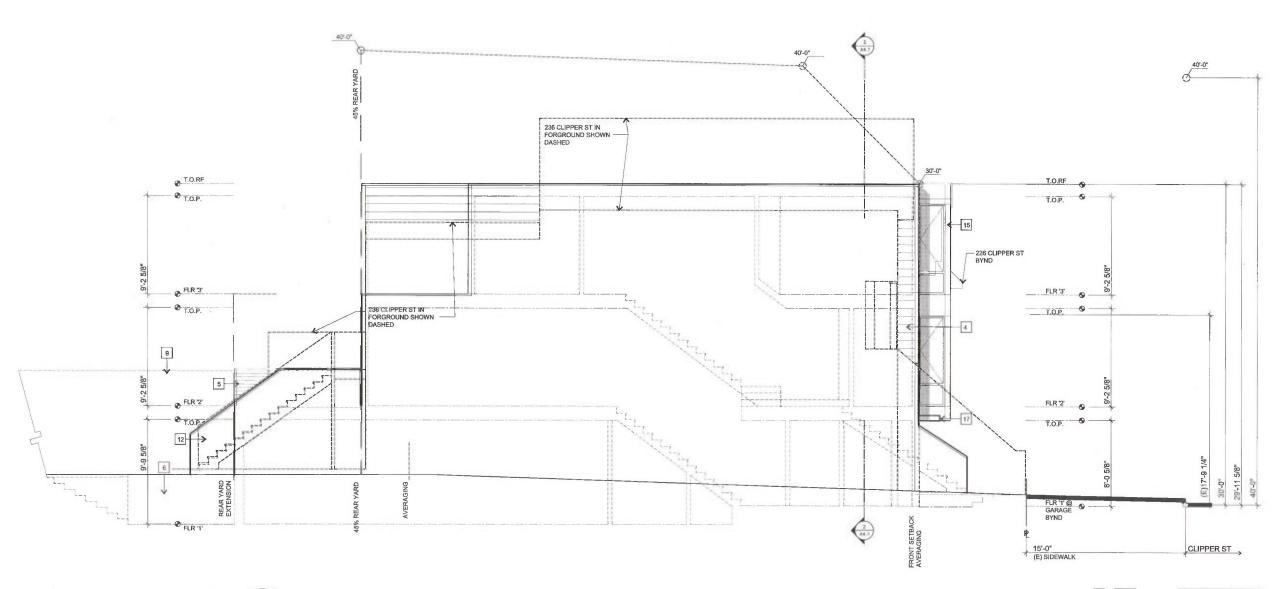
Scale
AS NOTED
Drawing No.

A4.3

SEE A4.1 FOR SHEET NOTES

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





06/28/15 CU/RDAT 06/25/18 CU/DAT 06/21/18 CU/RDAT 05/21/18 CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions

FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548

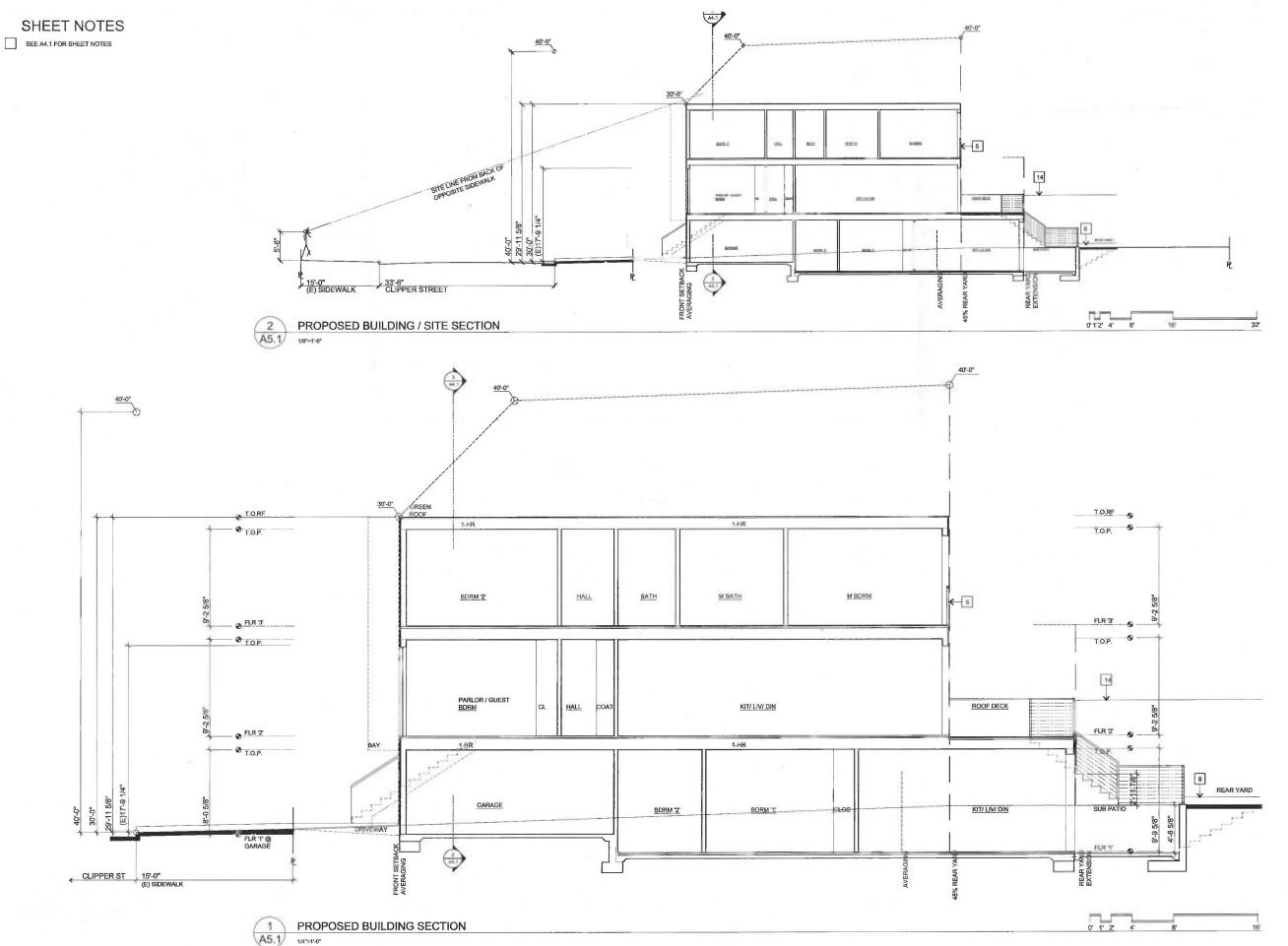
PROPOSED SIDE ELEVATION

ву СН Onle

AS NOTED Drawing No.

A4.4

PROPOSED SIDE ELEVATION (WEST) A4.4



Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com



06/28/18 CU/ROAT
06/25/18 3-ST REV
CU/ROAT
06/25/18 SEVSICH
05/21/18 REVSICH
05/21/18 CU ARDA
05/24/17 SITE PERMIT
08/08/17 N PRE-APP
07/05/17 PROJ HEV

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

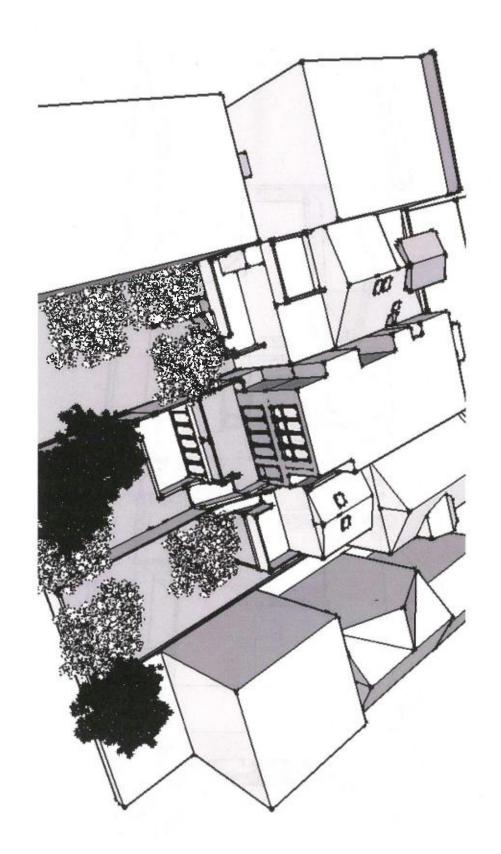
232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548

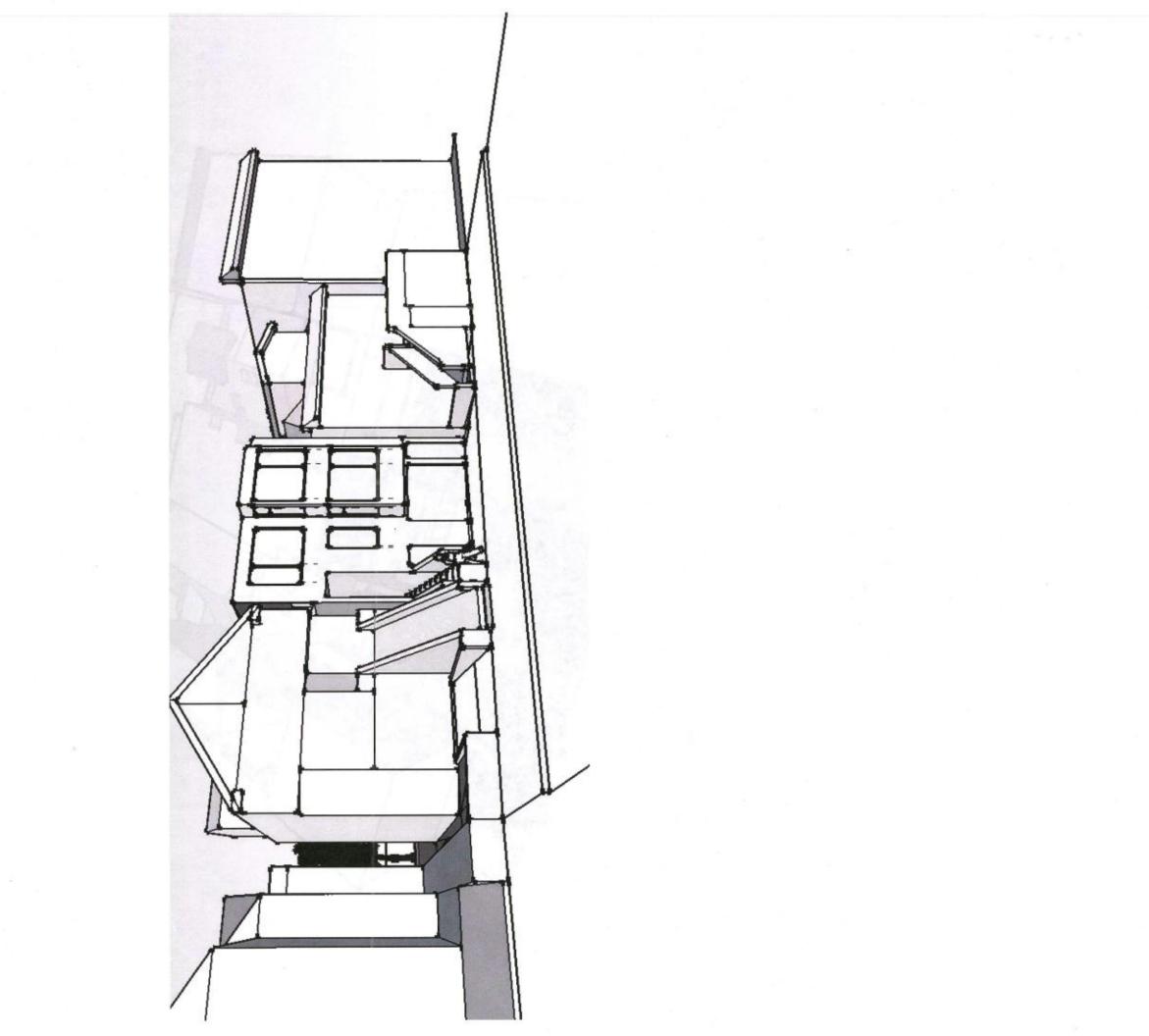
PROPOSED BUILDING + SITE SECTION

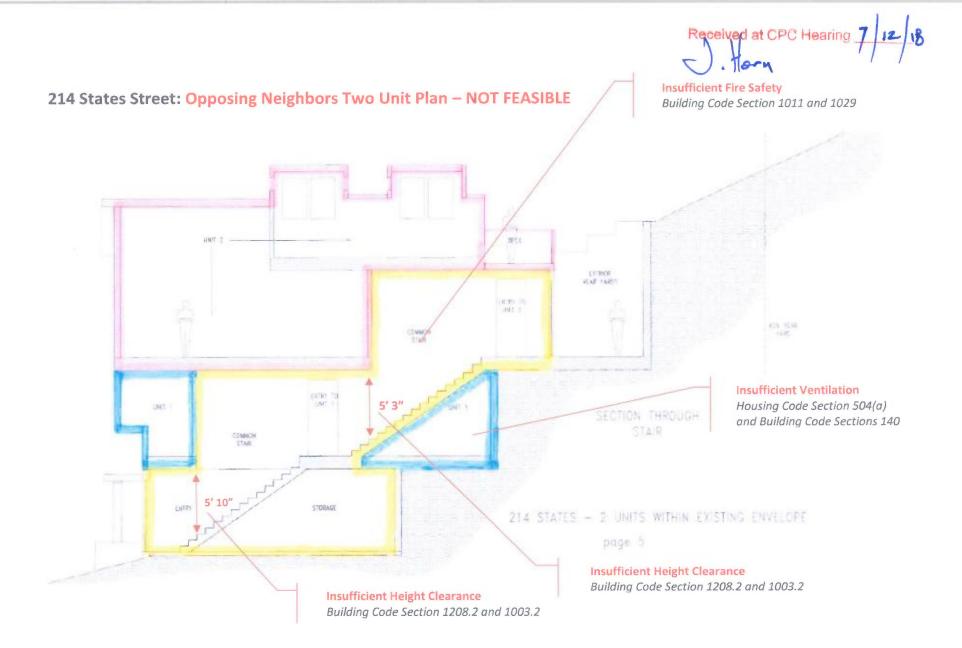
By CH

AS NOTED
Drawing No.

A5.1







Received at CPC Hearing 7/12/18

March 8, 2018

Jeff Horn, Planner, SW Quadrant, Current Planning Planning Department, City and County of San Francisco 1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-6925

Email: jeffrey.horn@sfgov.org

Letter of Support for 214 States Street

Dear Mr. Horn:

I was falsely told by neighbors who oppose the project at 214 States Street that the project included development on Museum Way and I signed their petition in protest. However, I have since found out otherwise.

I now strongly support 214 States Street as currently proposed: a single family home.

Even though no development is proposed for Museum Way, the building on States Street has been left to be suspended up in the air for the last three years.

The project should **not** be compelled to add another unit to the existing structure on States Street. Some of these neighbors only want to cram two units into the existing building on States Street to prevent development on Museum Way. Others want to stop development on States Street all together.

Forcing the owners to change their plans to accommodate two units is not fair and does not seem feasible since the building backs into a very steep hillside.

I firmly support the owners in their plans for a single family home, which remain the same as originally proposed since 2014.

Thank you.

Digitally signed by Phillip Aguillar DN: C=US.

E=aguillar:phillip67@gmail.com. O='SF
Track & Field ". CN="Phillip Aguillar "
Date: 2018.03.12 12.16.46-0700"

Phillip Aguilar 172-174 Museum Way San Francisco, CA 94114

OPPOSITION TO FUTURE DEVELOPMENT OF BOTH SIDES OF LOT @ 214 STATES

San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, CA 94102

Cear Commissioners

White I am no see the oppment of the property 5 (art) street it has become apparent that it is properly 5 (art) street it is

Lask you to use your discretion and time and proper tentamount to a demoly. The Developers have guitted the one was the have removed every exposition and altiss at the removed almost all of the intraport facades. —all without seems of the contract of the

I also ask that you rec of Sparisors to follow the coter Scott Weiner bett Heights Developm are the Project is and Sponsors to buil units froming on States Street. The ifly states that mit to a through lot 🕕 when adding a fell ded to already developed street frontage of the lot whenever feasible, in this sa es given the enormous sentirely feasible and proferable to amount of the demolition which has all ear have two dwelling units front on State

Signed:	Bul (C) D)
Name	PHILLIP HALLINATE
Address	172-177 MUSEUM WAY
Differ	2-19:17

Received at CPC Hearing 7/12/18

214 States Street Conditional Use Application 2014.1459CUA

Planning Commission Hearing July 12, 2018
Opposition Speaker Documentation

The project sponsors of 214 States Street are associated with the following Limited Liability Companies:

- 214 States Street LLC
- 9th Street Investors, LLC
- Liberty Development Group, LLC
- 1033 1037 Washington Street LLC
- 718 Clay Street LLC
- Oakwood Street Investors LLC
- Liberty Properties Group, LLC
- 35 Lloyd Street LLC
- 111 Ripley Street LLC
- 4184-4186 Twenty Fifth Street LLC
- 157 159 Eighth Street LLC



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STATEMENT OF INFORMATION

(Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. LIMITED LIABILITY COMPANY NAME

214 States Street LLC

FILED Secretary of State State of California

OCT 0 9 2015

		This Space Fo	r Filing Use Only
File Number and State or Place of Organization			
2. SECRETARY OF STATE FILE NUMBER 201335810200	3. STATE OR PLACE OF ORGANIZ	ATION (If formed outside	of California)
No Change Statement			
4. If there have been any changes to the information contained in State, or no Statement of Information has been previously filed	, this form must be completed in it	s entirety.	
If there has been no change in any of the information contain State, check the box and proceed to Item 15.	ined in the last Statement of Informa	ation filed with the (California Secretary of
Complete Addresses for the Following (Do not abbreviate the name	e of the city. Items 5 and 7 cannot be F	O. Boxes.)	
5. STREET ADDRESS OF PRINCIPAL OFFICE	CITY	STATE	ZIP CODE
159 Eighth Street	Oakland		94607
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE
PO Box 460171	San Francisco		94146
7. STREET ADDRESS OF CALIFORNIA OFFICE	CITY	STATE	ZIP CODE
159 Eighth Street	Oakland	CA	94607
Name and Complete Address of the Chief Executive Officer, If	Any		
8. NAME ADDRESS	CITY	STATE	ZIP CODE
Name and Complete Address of Any Manager or Managers, Address of Each Member (Attach additional pages, if necessary.)	or if None Have Been Appointe	d or Elected, Pro	vide the Name and
9. NAME ADDRESS T K Mavis PO Box 460171	city San Francisco	STATE)	ZIP CODE 94146
10. NAME ADDRESS	CITY	STATE	ZIP CODE
K W Cheng PO Box 460171	San Francisco)	94146
11. NAME ADDRESS	CITY	STATE	ZIP CODE
Agent for Service of Process If the agent is an individual, the agent m. P.O. Box is not acceptable. If the agent is a corporation, the agent must be Corporations Code section 1505 and item 13 must be left blank.	nust reside in California and Item 13 mu nave on file with the California Secretar	ist be completed with y of State a certificat	a California address, a e pursuant to California
12. NAME OF AGENT FOR SERVICE OF PROCESS K W Cheng			
13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA 159 Eighth Street	, IF AN INDIVIDUAL CITY Oakland	STATE CA	ZIP CODE 94607
Type of Business			
14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY Real Estate			
15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, 10/02/2015 K W Cheng DATE TYPE OR PRINT NAME OF PERSON COMPLETING	Agent	Au	GNATURE
	THE POINT THE		ECRETARY OF STATE
LLC-12 (REV 01/2014)		ALL MOVED BY SE	ONLING! OF STATE



STATEMENT OF INFORMATION

(Limited Liability Company) Filing Fee \$20.00. If this is an amendment, see instructions.

IMPORTANT - READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. LIMITED LIABILITY COMPANY NAME

9th Street Investors, LLC

FILED

16-725872

Secretary of State State of California

MAY 1 3 2016

			This Space Fo	or Filing Use Only
File Number and State or P	lace of Organization			
2. SECRETARY OF STATE FILE I	NUMBER 201020510271	3. STATE OR PLACE OF ORGANIZAT California	TION (If formed outsid	e of California)
No Change Statement				11
State, or no Statement of	langes to the information contained in the information has been previously filed, this change in any of the information contained and proceed to item 15.	s form must be completed in its	entirety.	
Complete Addresses for th	e Following (Do not abbreviate the name of	the city. Items 5 and 7 cannot be P.0	O. Boxes.)	
5. STREET ADDRESS OF PRINC700 Clay Street	IPAL OFFICE	CITY Oakland	STATE	ZIP CODE
6. MAILING ADDRESS OF LLC, IF	DIESERENT THAN ITEM 5	CITY	STATE	ZIP CODE
PO Box 460171	DATEMENT WORKERS	San Francisco	CA	94146
7. STREET ADDRESS OF CALIFO 700 Clay Street	DRNIA OFFICE	CITY Oakland	STATE	ZIP CODE 94607
Name and Complete Addre	ess of the Chief Executive Officer, If Any			
8. NAME	ADDRESS	CITY	STATE	ZIP CODE
	ess of Any Manager or Managers, or i (Attach additional pages, if necessary.)	f None Have Been Appointed	or Elected, Pro	ovide the Name and
9. NAME K. W. Cheng	PO Box 460171	city San Francisco	CA	ZIP CODE 94146
10. NAME T. K. Mavis	ADDRESS PO Box 460171	city San Francisco	STATE CA	ZIP CODE 94146
11. NAME	ADDRESS	CITY	STATE	ZIP CODE
P.O. Box is not acceptable. If the Corporations Code section 1505				
12. NAME OF AGENT FOR SERVI K, W. Cheng	CE OF PROCESS			
13. STREET ADDRESS OF AGENT 700 Clay Street	T FOR SERVICE OF PROCESS IN CALIFORNIA, IF A	Oakland	STATE	21P CODE 94607
Type of Business				
14. DESCRIBE THE TYPE OF BUS Real Estate	SINESS OF THE LIMITED LIABILITY COMPANY			
02/29/2016 K. V	ED HEREIN, INCLUDING ANY ATTACHMENTS, IS T V. Cheng	Member	K	aly
DATE TYP	PE OR PRINT NAME OF PERSON COMPLETING TH	E FORM TITLE	S	IGNATURI
LLC-12 (REV 01/2014)			APPROVED BY S	ECRETARY OF STATE



STATEMENT OF INFORMATION

(Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions. IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. LIMITED LIABILITY COMPANY NAME

Liberty Development Group LLC

FILED Secretary of State State of California

MAY 0 5 2016

			This Space Fo	or Filing Use Only
File Number and State or Pl	ace of Organization			
2. SECRETARY OF STATE FILE N	UMBER 200419410003	3. STATE OR PLACE OF ORGANIZATI California	ON (If formed outside	e of California)
No Change Statement				
4. If there have been any cha State, or no Statement of	anges to the information contained Information has been previously file	in the last Statement of Information file ed, this form must be completed in its e	ed with the Californitrety.	ornia Secretary of
	change in any of the information cont and proceed to Item 15.	ained in the last Statement of Information	on filed with the (California Secretary of
	AND AND ADDRESS OF THE PARTY OF	me of the city. Items 5 and 7 cannot be P.O	. Boxes.)	
5. STREET ADDRESS OF PRINCIP	PAL OFFICE	CITY	STATE	ZIP CODE
700 Clay Street		Oakland	CA	94607
6. MAILING ADDRESS OF LLC, IF	DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE
PO Box 460171		San Francisco	CA	94146
7. STREET ADDRESS OF CALIFOR	RNIA OFFICE	CITY	STATE	ZIP CODE
700 Clay Street		Oakland	CA	94607
Name and Complete Address	ss of the Chief Executive Officer, I	f Any		
8. NAME	ADDRESS	CITY	STATE	ZIP CODE
	ess of Any Manager or Managers Attach additional pages, if necessary.)	, or if None Have Been Appointed	or Elected, Pro	vide the Name and
		city San Francisco	or Elected, Pro	ZIP CODE 94146
Address of Each Member () 9. NAME	Attach additional pages, if necessary.) ADDRESS	CITY	STATE	ZIP CODE
9. NAME K. W. Cheng 10. NAME	Attach additional pages, if necessary.) ADDRESS PO Box 460171 ADDRESS	CITY San Francisco CITY	CA STATE	ZIP CODE 94146 ZIP CODE
9. NAME K. W. Cheng 10. NAME T. K. Mavis 11. NAME Agent for Service of Proces	Attach additional pages, if necessary.) ADDRESS PO Box 460171 ADDRESS PO Box 460171 ADDRESS If the agent is an individual, the agent eagent is a corporation, the agent must	city San Francisco city San Francisco	CA STATE CA STATE STATE be completed with	ZIP CODE 94146 ZIP CODE 94146 ZIP CODE a California address, a
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9. NAME K. W. Cheng 10. NAME T. K. Mavis 11. NAME Agent for Service of Proces P.O. Box is not acceptable. If the Corporations Code section 1505 12. NAME OF AGENT FOR SERVICK, W. Cheng 13. STREET ADDRESS OF AGENT 700 Clay Street Type of Business 14. DESCRIBE THE TYPE OF BUSINERAL Estate 15. THE INFORMATION CONTAINE 04/29/2016 K. W.	Attach additional pages, if necessary.) ADDRESS PO Box 460171 ADDRESS PO Box 460171 ADDRESS If the agent is an individual, the agent e agent is a corporation, the agent must and Item 13 must be left blank. E OF PROCESS FOR SERVICE OF PROCESS IN CALIFORN NESS OF THE LIMITED LIABILITY COMPAN	CITY San Francisco CITY San Francisco CITY I must reside in California and Item 13 must it have on file with the California Secretary of CITY Oakland Y S, IS TRUE AND CORRECT. Member	STATE CA STATE CA STATE be completed with of State a certificat STATE CA	ZIP CODE 94146 ZIP CODE 94146 ZIP CODE a California address, a se pursuant to California



TION 6

STATEMENT OF INFORMATION

(Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. LIMITED LIABILITY COMPANY NAME

35 Lloyd Street LLC

FILED Secretary of State

MAY 3 0 2013

State of California

		This Space Fo	r Filing Use Only				
File Number and State or Place of Organization							
2. SECRETARY OF STATE FILE NUMBER 200930910179 3. S. Cali	STATE OR PLACE OF ORGANIZATION	ON (If formed outside	e of California)				
No Change Statement							
4. If there have been any changes to the information contained in the last State, or no statement of information has been previously filed, this form	Statement of Information file m must be completed in its e	d with the Califo	omia Secretary of				
If there has been no change in any of the information contained in the State, check the box and proceed to item 15.			California Secretary of				
Complete Addresses for the Following (Do not abbreviate the name of the cit	ty. Items 5 and 7 cannot be P.O.	Boxes.)					
5. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE				
159 Eighth Street	Oakland, CA		94607				
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE				
PO Box 460171	San Francisco, CA		94146				
7. STREET ADDRESS OF CALIFORNIA OFFICE	CITY	STATE	ZIP CODE				
159 Eighth Street	Oakland	CA	94607				
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Name and Complete Address of the Chief Executive Officer, if Any		- 549					
8 NAME ADDRESS	СПҮ	STATE	ZIP CODE				
		Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)					
Name and Complete Address of Any Manager or Managers, or if Nor Address of Each Member (Attach additional pages, if necessary.)	ne Have Been Appointed o	or Elected, Pro	vide the Name an				
	city Oakland, CA	or Elected, Pro	ZIP CODE 94607				
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9. NAME ADDRESS T. K. Mavis 159 Eighth Street	CITY Oakland, CA	STATE	ZIP CODE 94607				
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16

STATEMENT OF INFORMATION

(Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

LIMITED LIABILITY COMPANY NAME

1033-1037 Washington Street LLC

FILED

Secretary of State State of California

DEC 2 4 2015

		N This Space Fo	r Filing Use Only
File Number and State or Place of Organization			
2. SECRETARY OF STATE FILE NUMBER 201034510059	STATE OR PLACE OF ORGANIZ California	ZATION (If formed outside	of California)
No Change Statement			
4. If there have been any changes to the information contained State, or no Statement of Information has been previously fil	ed, this form must be completed in	its entirety.	
Complete Addresses for the Following (Do not abbreviate the na	ame of the city. Items 5 and 7 cannot be	P.O. Boxes.)	
5. STREET ADDRESS OF PRINCIPAL OFFICE	CITY	STATE	ZIP CODE
700 Clay Street	Oakland		94607
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE
PO Box 460171	San Francisco		94146
7. STREET ADDRESS OF CALIFORNIA OFFICE	CITY	STATE	ZIP CODE
700 Clay Street	Oakland	CA	94607
Name and Complete Address of the Chief Executive Officer,	If Any		
8. NAME ADDRESS	CITY	STATE	ZIP CODE
V. 17.112	• • • • • • • • • • • • • • • • • • • •		
Name and Complete Address of Any Manager or Managers Address of Each Member (Attach additional pages, if necessary.)		· · · · · · · · · · · · · · · · · · ·	
9. NAME ADDRESS T. K. Mavis 700 Clay Street	oity Oakland	STATE	21P CODE 94607
10. NAME ADDRESS	CITY	STATE	ZIP CODE
11. NAME ADDRESS	CITY	STATE	ZIP CODE
Agent for Service of Process If the agent is an individual, the agent P.O. Box is not acceptable. If the agent is a corporation, the agent must Corporations Code section 1505 and Item 13 must be left blank.			
12. NAME OF AGENT FOR SERVICE OF PROCESS K. W. Cheng			
13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORM 700 Clay Street	NIA, IF AN INDIVIDUAL CITY Oakland	STATE CA	ZIP CODE 94607
Type of Business			
14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPAN Real Estate	iY		1
15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENT 10/29/2015 K. W. Cheng	Agent	41	way
DATE TYPE OR PRINT NAME OF PERSON COMPLET	ING THE FORM TITLE		SNATURE
LLC-12 (REV 01/2014)		APPROVED BY SE	CRETARY OF STATE

LLC-1

Articles of Organization of a Limited Liability Company (LLC)

201508510415

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A \$70 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: Before submitting the completed form, you should consult with a private attorney for advice about your specific business needs.

FILED Secretary of State State of California

MAR 2 3 2015 LA

This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/be/filing-tips.htm.

LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

718 Clay Street LLC

Proposed LLC Name

The name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

Purpose

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

LLC Addresses

(3) a. 718 Clay Street Oakland 94607 Initial Street Address of Designated Office in CA - Do not list a P.O. Box City (no abbreviations) b PO Box 460171 San Francisco 94146 Initial Mailing Address of LLC, if different from 3a City (no abbreviations)

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

a. K. W. Cheng

Agent's Name

b. 718 Clay Street

Oakland

94607

Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box

City (no abbreviations)

Management (Check only one.)

5 The LLC will be managed by:

One Manager

More Than One Manager

All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

K. W. Cheng / T. K. Mavis

Print your name here

Make check/money order payable to: Secretary of State

Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail

Secretary of State Business Entities, P.O. Box 944228 Sacramento, CA 94244-2280

Drop-Off

Secretary of State 1500 11th Street., 3rd Floor Sacramento, CA 95814



115

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions.

(0)

IMPORTANT - READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. LIMITED LIABILITY COMPANY NAME

Oakwood Street Investors LLC

FILED Secretary of State State of California

NOV 1 4 2013

		This Space Fo	r Filing Use Only
File Number and State or Place of Organization			
2 SECRETARY OF STATE FILE NUMBER 200909710386	STATE OR PLACE OF ORGANIZ California	ZATION (If formed outside	e of California)
No Change Statement			
.4. If there have been any changes to the information contained in the State, or no statement of information has been previously filed, the state of	his form must be completed in i	its entirety.	
If there has been no change in any of the information contained State, check the box and proceed to Item 15.	ad in the last Statement of Inform	nation filed with the C	California Secretary of
Complete Addresses for the Following (Do not abbreviate the name of	of the city. Items 5 and 7 cannot be	P.O. Boxes.)	
5. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
159 Eighth Street	Oakland, CA		94607
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE
PO Box 460171	San Francisco, C	Α	94146
7. STREET ADDRESS OF CALIFORNIA OFFICE	CITY	STATE	ZIP CODE
159 Eighth Street	Oakland	CA	94607
Name and Complete Address of the Chief Executive Officer, If A	пу		
8. NAME ADDRESS	CITY	STATE	ZIP CODE
Name and Complete Address of Any Manager or Managers, or Address of Each Member (Attach additional pages, if necessary.)	if None Have Been Appoint	ed or Elected, Pro	ovide the Name and
9 NAME ADDRESS	CITY	STATE	ZIP CODE
T. K. Mavis 159 Eighth Street	Oakland, CA		94607
10. NAME ADDRESS	CITY	STATE	ZIP CODE
K. W. Cheng 159 Eighth Street	Oakland, CA		94607
11. NAME ADDRESS	CITY	STATE	ZIP CODE
Agent for Service of Process If the agent is an individual, the agent mu P.O. Box is not acceptable. If the agent is a corporation, the agent must have Corporations Code section 1505 and Item 13 must be left blank.			
12 NAME OF AGENT FOR SERVICE OF PROCESS K. W. Cheng			
13 STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, II 159 Eighth Street	AN INDIVIDUAL CITY Oakland	STATE CA	ZIP CODE 94607
Type of Business			
14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY			
Real Estate Holding			
15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS	TRUE AND CORRECT.	11	
05/27/2013 Todd K. Mavis	Manager	- The	21,02
DATE TYPE OR PRINT NAME OF PERSON COMPLETING T	HE FORM TITLE	SI	GNATURE
LLC-12 (REV 01/2013)		APPROVED BY S	ECRETARY OF STATE



STATEMENT OF INFORMATION

(Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions. IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. LIMITED LIABILITY COMPANY NAME

Liberty Properties Group LLC

FILED Secretary of State State of California MAR 2 5 2013

	Т	nis Space Fo	r Filing Use Only
File Number and State or Place of Organization			
2. SECRETARY OF STATE FILE NUMBER 201024310092	STATE OR PLACE OF ORGANIZATION (If	formed outside	e of California)
No Change Statement			
4. If there have been any changes to the information contained in the la State, or no statement of information has been previously filed, this f If there has been no change in any of the information contained in State, check the box and proceed to item 15.	form must be completed in its entire	ty.	RECOGNICIONAL INVESTIGACIONES
Complete Addresses for the Following (Do not abbreviate the name of the	sity Items 5 and 7 cannot be D.O. Boye		
STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
159 Eighth Street	Oakland, CA	OTATE	94607
MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE
PO Box 460171	San Francisco, CA		94146
7. STREET ADDRESS OF CALIFORNIA OFFICE	CITY	STATE	ZIP CODE
159 Eighth Street	Oakland	CA	94607
		458	
Name and Complete Address of the Chief Executive Officer, If Any		40	第129 HE # # # # @
8. NAME ADDRESS	CITY	STATE	ZIP CODE
Name and Complete Address of Any Manager or Managers, or if I Address of Each Member (Attach additional pages, if necessary.)	None Have Been Appointed or El	ected, Pro	vide the Name and
9. NAME ADDRESS Kevin W. Cheng PO Box 460171	CITY San Francisco, CA	STATE	ZIP CODE 94146
10. NAME ADDRESS	CITY	STATE	ZIP CODE
Todd K. Mavis PO Box 460171	San Francisco, CA		94146
11. NAME ADDRESS	CITY	STATE	ZIP CODE
Agent for Service of Process If the agent is an individual, the agent must respond to the service of Process If the agent is a corporation, the agent must have or Corporations Code section 1505 and item 13 must be left blank. 12. NAME OF AGENT FOR SERVICE OF PROCESS	side in California and Item 13 must be con in file with the California Secretary of Stat	mpleted with e a certificat	a California address, a e pursuant to California
Kevin W. Cheng			
13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN 159 Eighth Street,	Oakland	CA	ZIP CODE 94607
Type of Business			
14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY Real Estate Management			
15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRU	IF AND COPPECT		,
	JE AND CORRECT.		
03/22/2013 Kevin W. Cheng	Agent	K	whiles
03/22/2013 Kevin W. Cheng DATE TYPE OR PRINT NAME OF PERSON COMPLETING THE F	Agent	-	GNATURE



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STATEMENT OF INFORMATION (Limited Liability Company)

Filing Fee \$20.00. If amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

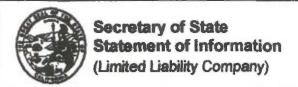
1. LIMITED LIABILITY COMPANY NAME (Please do not alter if name is preprinted)

175 - 179 Ripley Street LLC

in the office of the Secretary of State of the State of California

FEB 0 2 2007

820		This Space For Filing Use Only
DUE DATE:		
FILE NUMBER AND STATE OR PLACE OF ORGANIZATION		
2. SECRETARY OF STATE FILE NUMBER	3 STATE OR PLACE OF ORGANIZA	TION
200514010282	California	
COMPLETE ADDRESSES FOR THE FOLLOWING (Do not abbreviate	the name of the city Items 4 and	5 cannot be P.O. Boxes.)
4 STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY AND STATE	ZIP CODE
3343 Twenty First Street	San Francisco, CA	94110
5 CALIFORNIA OFFICE WHERE RECORDS ARE MAINTAINED (DOMESTIC ONLY)	CITY	STATE ZIP CODE
3343 Twenty First Street	San Francisco	CA 94110
NAME AND COMPLETE ADDRESS OF THE CHIEF EXECUTIVE OF	FFICER, IF ANY	
6 NAME ADDRESS	CITY AND STATE	ZIP CODE
Kevin W. Cheng 3343 Twenty First Street	San Francisco, (CA 94110
NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MA PROVIDE THE NAME AND ADDRESS OF EACH MEMBER (Attach:		BEEN APPOINTED OR ELECTED,
7. NAME ADDRESS	CITY AND STATE	ZIP CODE
REVIN W. CHENG 3343 TWANTY FINT SHE 8 NAME ADDRESS TODD K. MANK 3343 TWENTY FINT SHEET	ect San Francisco	
8 NAME ADDRESS	CITY AND STATE	ZIP CODE
TODD K. MANS 3343 TWENTY FINA Street	San Avancia	GA 9410
9 NAME ADDRESS	CITY AND STATE	ZIP CODE
		اربرا یا دیاده داند میشونی و سر
AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the address. If the agent is a corporation, the agent must have on file with the Ca 1505 and Item 11 must be left blank.)		
10 NAME OF AGENT FOR SERVICE OF PROCESS		
Kevin W. Cheng		
11 ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIV	IDUAL CITY	STATE ZIP CODE
3343 Twenty First Street	San Francisco	CA 94110
TYPE OF BUSINESS		
12 DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY		
Real Estate Holding Company		
13 THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT		
Kevin W. Cheng	//// Ger	neral Partner 01/03/2007
TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM	SIGNATURE	TITLE DATE
LLC-12 (REV 07/2006)		APPROVED BY SECRETARY OF STATE



LLC-12

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IMPORTANT — Read instructions before completing this form.

Filing Fee - \$20.00

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FILED Secretary of State State of California

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Copy Fees - First page \$1.00		0.50;					
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1. Limited Liability Company N	lama (Enter the event name of the	alic Human	points and in California (This Space For C		miy	
A STATE OF THE PARTY OF THE PAR		e LLO. « you n	a States and an Common transfer	only all audition hatin, son as	ordinary.		
4184 - 4186 Twenty Fifth :							
2. 12-Digit Secretary of State F		3. State,	Foreign Country or	Place of Organization (or	by if formed out	aide of C	:altiomia)
2013190	1037			California			
4. Business Addresses				10.000-10.00			
a. Street Address of Principal Office - Do	not list a P.O. Box		City (no abbreviations)		State	Zip Co	
700 Clay Street	M 4-		Oakland	····	CA State	9460	
 Meiling Address of LLC, if different the PO Box 460171 	an nun 4e		San Francisco		CA	20 Co	
c. Street Address of California Office, if i	tem 4e is not in Celifornia - Do not li	et a P.O. Box	City (no abbreviations)		State	Zio Co	
700 Clay Street			Oakland		CA	9460	
5. Manager(s) or Member(s)	If no managers have been app must be lieted. If the managerin an entity, complete items 5b and has additional managera/membe	nember is an in d 5c (leave iten	dividual, complete hern n 5e blank). Note: The ame(s) and addresses o	s 5e and 5c (leave item 5b bi LLC cannot serve as its own n Form LLC-12A (see instruct	lank). If the ma manager or me	negerim	ember is f the LLC
a. First Name, if an individual - Do not co	implete Item 5b		Middle Name	Lest Name			Suffix
b. Entity Name - Do not complete item Se Liberty Properties Group I							
c. Address			City (no abbreviations)		State	Zip Co	
PO Box 460171			San Francisco		CA	9414	5
6. Service of Process (Must pro							
INDIVIDUAL - Complete Items 6	a and 6b only. Must include ager	nt's full name a					
a. California Agent's First Name (if agent	is not a corporation)		Middle Name	Last Name			Suffix
M. b. Street Address (# agent is not a corpo	antico). Do not enter a B.O. Box		L. City (no abbreviations)	Xiang	State	Zio Co	wło.
700 Clay Street	Habity - Do not enter a r.o. Box		Oakland		CA	9460	
CORPORATION - Complete flee	m 6c only. Only include the name	of the register	ed agent Corporation.				
c. California Registered Corporate Agent	's Name (if agent is a corporation) —	Do not complete	e Item 6s or 6b		(8)		
7. Type of Business							
a. Describe the type of business or service Real Estate	ces of the Limited Liability Company						
8. Chief Executive Officer, if el	lected or appointed						
a. First Name			Middle Name	Last Name			Suffix
b. Address			City (no abbreviations)		State	Zip Co	ide
9. The information contained i	herein, including any attach	ments, is tru	e and correct.		IVX		
02/28/2017 M. L	. Xiang		Age	nt	MY	77.	
Date Type	Xiang or Print Name of Person Completing	the Form	Title	8	ignature		
Return Address (Optional) (For operand or company and the mailing add	communication from the Secretary	of State relate	ed to this document, or i	if purchasing a copy of the file INS BEFORE COMPLETING.	d dogliment en	for the n	ame of a
Name: M. L. Xiano	n .		7				

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Corrected file # is: 201319010367

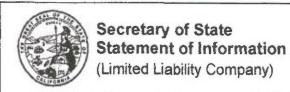
PO Box 460171

San Francisco, CA 94146

Company:

Address:

City/State/Zip:



LLC-12

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IMPORTANT — Read instructions before completing this form.

Filing Fee - \$20.00

17-450274

FILED Secretary of State State of California APR 1 7 2017

Copy Fees – First page \$1.0 Certification Fe	0; each attachment page \$1 e - \$5.00 plus copy fees	0.50;		Th	is Space For O	office Use C	Inly	
1. Limited Liability Company I	Name (Enter the exact name of the	LLC. If your	egistered in California	a using an alt	emate name, see in:	structions.)	Jiny .	
157 - 159 Eighth Street L	LC		3 W. C. S. Decondrated Consecutive Pro-			•		
2. 12-Digit Secretary of State I	File Number	3. State,	Foreign Country	or Place of	Organization (on	ly if formed out	side of	California)
2013088	10178			C	alifornia			
4. Business Addresses								
a. Street Address of Principal Office - Do	not list a P.O. Box		City (no abbreviation	ns)		State	Zip Co	ode
700 Clay Street			Oakland			CA	9460	7
b. Malling Address of LLC, if different to	han item 4a		City (no abbreviation			State	Zip C	ode
PO Box 460171			San Francisco			CA	9414	6
c. Street Address of California Office, if 700 Clay Street	Item 4a is not in California - Do not lis	st a P.O. Box	Oakland	ns)		State	2ip Co 9460	
5. Manager(s) or Member(s)	if no managers have been apportung the listed. If the managerim an entity, complete Items 5b and has additional managers/membe.	ember is an ir 5c (leave iter	ndividual, complete It n 5a blank). Note: ⊺	tems 5a and 5 The LLC cann	oc (leave Item 5b bla ot serve as its own r	ank). If the ma manager or me	nager/n	nember is
a. First Name, if an individual - Do not or	amplete Item 5b		Middle Name	and the second second	Last Name			Suffix
b. Entity Name - Do not complete Item 5 Liberty Properties Group								
c. Address			City (no abbreviation			State	Zip C	
PO Box 460171 8. Service of Process (Must pro			San Francisc	0		CA	9414	6
a. California Agent's First Name (if agen		t's full name a	Middle Name L.	T	Last Name Xiang			Suffix
b. Street Address (if agent is not a corpo 700 Clay Street	pration) - Do not enter a P.O. Box		Oakland	ns)		State	Zip Ci 9460	
CORPORATION - Complete Its	m 6c only. Only include the name	of the register	ed agent Corporation	1,				
c. California Registered Corporate Agen 7. Type of Business	t's Name (if agent is a corporation) - (Do not complete	e Item 6a or 6b					
a. Describe the type of business or servi	one of the Limited Linbilly Company							
Real Estate	ces of the Limited Liability Company							
8. Chief Executive Officer, if e	lected or appointed							
a. First Name			Middle Name		Last Name			Suffix
b. Address			City (no abbreviation	ins)	***************************************	State	Zip C	ode
	. Xiang			gent		MY	2	
Return Address (Optional) (For o		of State relate			g a copy of the filed	document ent	er the r	ame of a
person or company and the mailing add Name: M. L. Xiane		public when fi	led. SEE INSTRUCT	TIONS BEFOR	₹E COMPLETING.)			
Company:	9		ı					
Address: PO Box 46	0171							
	sco, CA 94146		J					

Received at CPC Hearing 7 12

F. JOSEPH BUTLER ARCHITECT

08 March 2018

Rich Hillis, President
San Francisco Planning Commission
1650 Mission Street, Fourth Floor
San Francisco, CA 94103

324 Chestnut Street San Francisco California 94133 RE: Case No. 2014.1459 CUA; 214-216 States Street

415 990 6021 fjoseph1butler@gmail.com Dear President Hillis:

Our office represents several neighbors in the Conditional Use Hearing for the above noted address. Our firm has 30 years of experience designing alterations and new single family and two family dwellings in San Francisco.

Lot 017 on Block 2620 is not atypical for San Francisco parcels. Permits granted in 1990 describe a two unit dwelling on the 25' x 125' lot. While this up-sloping lot is quite steep, the site has frontage that is Planning Code Compliant, and adequate lot width and size for two dwellings in an RH-2 Zoning district.

The developers are experienced over many years, and their Structural Engineer has produced engineering for hundreds if not thousands of San Francisco dwellings. One would not know that however from reading the permit and complaint history for this project.

The pieces of the existing building left at 214-216 States Street, and the foundation/ retaining walls that were built exceeding the scope of their permits, are tantamount to a demolition, and a scam. This 'demolition' and overreach on serial permit applications constitute another sad tale of simple permits on their face, that are designed to avoid Planning Department scrutiny, cheat the City out of permit fees, and convert our most affordable housing to their personal fortunes.

Drawings submitted to DBI did not represent the actual existing conditions, work without permit created structural problems that made the job site unsafe for the workers present, and nearby neighbors, and their un-inspected foundations encroached on the lots of adjacent neighbors.

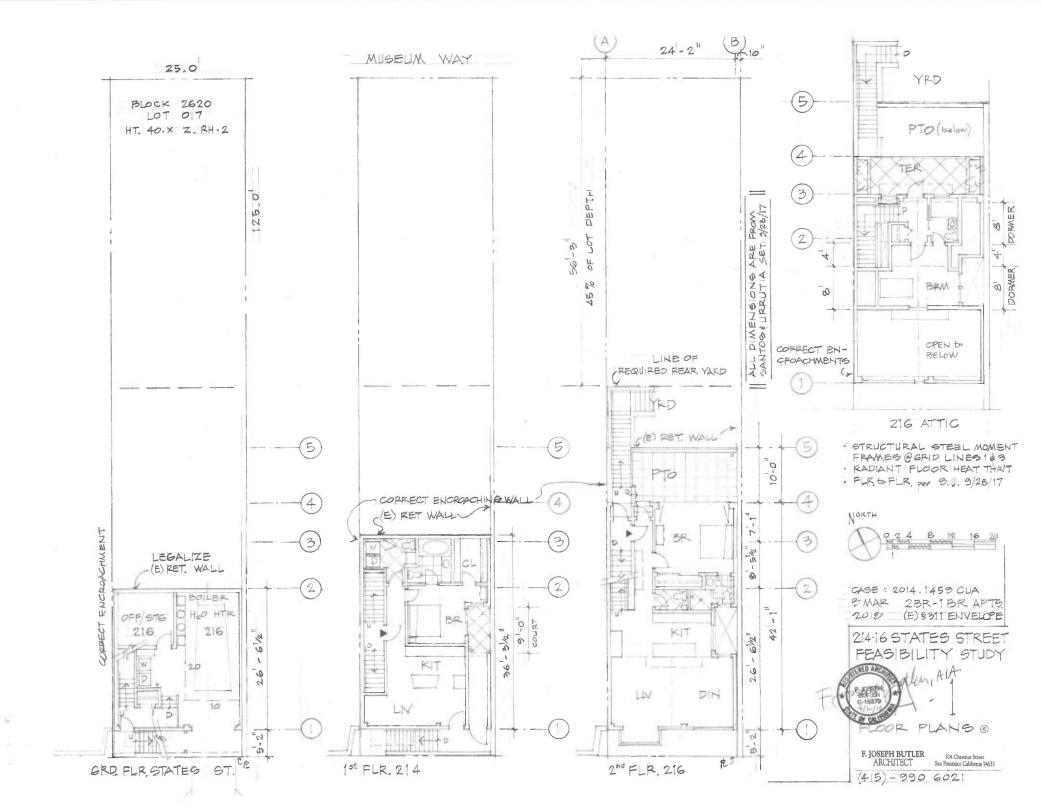
In begging forgiveness, the Sponsors make another false assertion that a two unit building on the States Street frontage is infeasible. Their credibility to make such a statement is undermined by their behavior, and the attached plans.

Without meeting either of the CHSUD infeasibility requirements, there is no justification for this Conditional Use Authorization. Consistent with the letter of the ordinance, your Commission should require that two units be developed on the States Street frontage, within the envelope of their 311 Notice, as shown by the the attached plans.

Sincerely.

F. Jøseph Butler, AIA

cc. Members of the Commission



Received at CPC Hearing 1 12 18



Agenda

- Permits
- Enforcement
- Current Status
- Next Steps

214 States Street Existing Facade



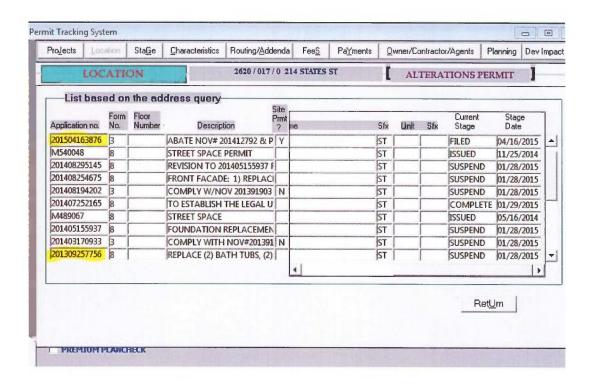
March 2014

214 States Street Current

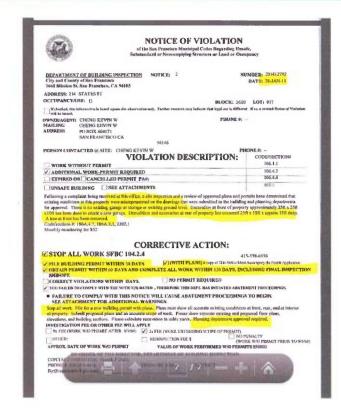


This picture represents the current condition of the property and as it has been since December 2014

Building Permits



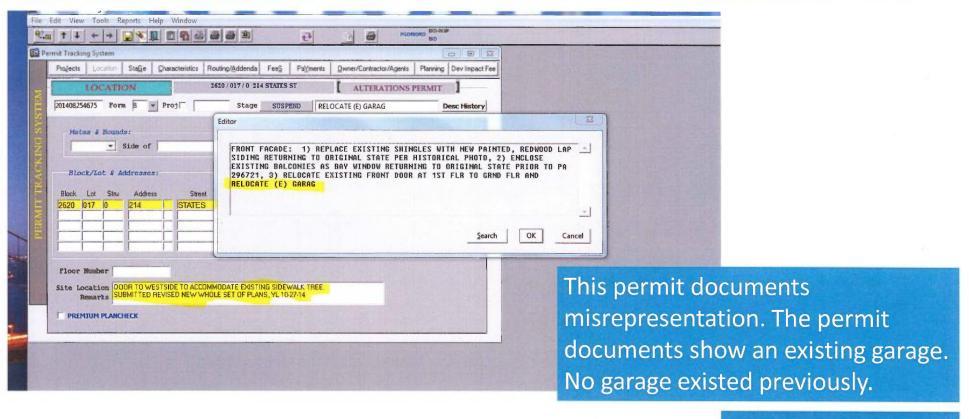
Notice of Violation



Project Overview: 214 States Street

- A Form 8 is over an over the counter permit application approval.
- A Form 3 is a permit application that is submitted for in-house approval (usually involving multi agency review).
- Form 8 Alteration Permit Application issued for PA # 201309257756 (no plans bath remodel) issued September 2013.
- Form 3 Alteration Permit Application PA # 201408254675 issued in November 2014 for siding replacement and relocating both front and garage doors.
- 5 additional permits issued, suspended and filed from September 2013 April 2015.
- 7 complaints were filed between March 2013 and January 2017.
- Currently 2 active Notices of Violation are in place.
- 6 permits suspended at the request of Planning.
- Work stopped since December 24, 2014 (except hazard mitigation necessary for making the building structurally safe).

Project Overview 214 States Street Significant Permit



Misrepresentation and Beyond the Scope

- PA # 201408295145: Issued 9/8/14 show an existing storage room. The storage room did not exist.
- PA # 201408254675: Issued 11/13/14 shows an existing garage and storage room which did not exist.
- PA # 201408194202: Shows scope of excavation to rebuild retaining walls at the rear yard. Site conditions not clearly illustrated on the architectural drawings. Retaining walls are substantially higher than section on drawings shows. Approximately 10 foot high walls in place. Existing walls appear to have been approximately 3 feet high.

Site Inspection Findings: 214 States Street

- Multiple site visits have occurred at the site since the first complaint was filed in 2013.
- A Notice of Violation # 201412792 was issued based on site investigation for exceeding the scope of building permits and for misrepresentation of existing conditions.
- An additional Notice of Violation # 20178573 was issued for Vacant Building was issued January 2017.
- The adjacent property at 126 Museum Way was impacted by undermining at the property line.
- Both properties are being monitored regularly by Inspectors.

Next Steps

- Form 3 alteration permit application # 201504163876 is currently before this Commission.
- This filed permit seems to be a comprehensive permit outlining existing, as built and proposed conditions.
- If the permit is approved and issued a start of work inspection will be scheduled for review and direction to the project team.
- A Senior Inspector will assist the District Inspector for additional oversight at the start of work inspection, the framing inspection and at the final inspection.

QUESTION & ANSWER Thank you!

Patrick O'Riordan, Chief Building Inspector

Phone: (415) 558-6105

Patrick.Oriordan@sfgov.org

Received at CPC Hearing 1/2/18

Supporters for more Housing At 792 Capp Street, San Francisco

Please let the San Francisco Planning Commission know that I support the plans for a new four-unit residential building to replace the undersized single residence at 792 Capp Street, San Francisco

NAME	ADDRESS	EMAIL/TELEPHONE NUMBER
Doug McDowell	2 715 Capp St.	doug modowell Eymail Com 415 610-162
Alice Xi	725 Capp	(415) 596-4593
Julie Zhang	1130 S. Van Ness	415-990-4964
LINDA XI	483 35th Ave.	(415)876-650

Received at CPC Hearing 7 12 18

Mary Jane Foran (SBN #111562) 1 SUMMONS ISSUED Cathy Mosbrucker (SBN #115110) Mosbrucker & Foran 870 Market Street, Ste. 313 San Francisco, CA 94102 Superior Coun of California County of San Francisco 4 Telephone: (415) 398-9880 MAY 29 2014 Attorneys for Plaintiffs CLERK OF THE COURT CASEY HO, PAUL TELFORD, ALEXIS HELD 6 7 8 9 SUPERIOR COURT OF THE STATE OF CALIFORNIA 10 COURT OF UNLIMITED JURISDICTION CITY AND COUNTY OF SAN FRANCISCO 11 12 Case N6. GC = 14 = 53 9 5 5 4 CASEY HO, PAUL TELFORD, 13 ALEXIS HELD, Plaintiffs, LANDLORD/TENANT 14 Complaint for Damages 15 16 LUCAS EASTWOOD, CHRISTOPHER PAUL 18 NEUKERMANS, 1681 FULTON STREET LLC, EASTWOOD DEVELOPMENT INCORPORATED, and Does 20 11-20. 21 Plaintiffs COMPLAIN AS FOLLOWS: 22 Defendants LUCAS EASTWOOD, CHRISTOPHER PAUL NEUKERMANS, and 1681 23 FULTON STREET LLC, and Does 1 through 10 at all relevant times were the owners listed on 24 the title of the premises located at 1681 Fulton Street in the City and County of San Francisco 25 (hereinafter referred to as "the subject premises"). 26 1681 Fulton Street is a residential dwelling in the City and County of San Francisco 27 (hereinafter referred to as "the subject premises"). 1681 Fulton is a single family house. 28

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- Defendants EASTWOOD DEVELOPMENT INCORPORATED and Does 11 through 20 3. assisted, advised, aided, abetted and conspired with each other and the other Defendants in carrying out the acts herein alleged.
- Plaintiffs do not know the true names of Defendants sued in this action as Does 1-20.
- At all times mentioned, each of the Defendants was the agent of the other, and all acts 5 5. alleged to have been committed by any one of them was committed on behalf of every other Defendant. 7
- The subject premises are, and at all relevant times were, subject to the eviction provisions 8 6. of Section 37.9(a), 37.9(c), 37.9C, 37.10B and 37.11A of the San Francisco Residential Rent Stabilization and Arbitration Ordinance (hereinafter "Rent Ordinance"), originally enacted in 1979 10 and subsequently amended. The Rent Ordinance sets forth the exclusive grounds for recovering 12 possession of non-exempt residential rental units in San Francisco.
- In or about June of 2009, Plaintiff Paul Telford entered into a written rental agreement with 13 Defendants' predecessor-in-interest. On or about June 15, 2010, Plaintiff Casey Ho entered into a written rental agreement with Defendants' predecessor-in-interest. On or about October 27, 2010, Plaintiff Alexis Held entered into a written rental agreement with Defendants' predecessor-16 in-interest. As of October 27, 2010, the monthly rent was \$3,400.00 a month and the written 17 agreement provided that in the event of a dispute between the parties, the prevailing party would 18 be entitled to attorney's fees. 19
 - In or about April 9, 2013, Defendants LUCAS EASTWOOD and CHRISTOPHER PAUL NEUKERMANS purchased the subject premises and subsequently transferred it to 1681 FULTON STREET LLC. In or about March of 2013, Defendant LUCAS EASTWOOD informed Plaintiffs that he was planning on doing capital improvements to the property and that they would be permitted to stay in the house until the improvements began. He also indicated that he did not expect that they would have to move before 2014.
 - Plaintiffs are informed and believe and thereon allege that substantial defective conditions have existed at the subject premises and throughout the subject property during Plaintiffs' tenancy which constitute violations of applicable housing laws, including but not limited to the San

- 10. Said defective conditions include, but are not limited to: inadequate water drainage in entryway, leaking into garage, and mold or mildew.
- In or about April of 2013, Defendant LUCAS EASTWOOD told Plaintiff Casey Ho that he planned to do construction at the property and change it from a single family home to a three unit building, but that the tenants would not have to move until 2014 at the earliest. Defendant LUCAS EASTWOOD further indicated that he would not increase Plaintiffs' rent and that when he did do construction at the property he would provide Plaintiffs with three months' notice before they had to move out.
- 11 | 12. On or about July 31, 2013, Defendants filed an application for a permit to change the use of the subject premises from a single family home into a 3-unit apartment building.
- 13. On or about July 29, 2013 Defendant LUCAS EASTWOOD met with the Plaintiffs and showed them his plans to convert the property to a three unit building. On August 16, 2013, the Plaintiffs sent Defendant LUCAS EASTWOOD an e-mail indicating that they were expecting to be evicted for capital improvements. On September 24, 2013, Plaintiffs sent Defendant LUCAS EASTWOOD an e-mail suggesting that he negotiate a "buy-out" of their tenancies since it was unlikely they could remain in place during construction.
 - 14. On September 30, 2013, Defendant LUCAS EASTWOOD responded to Plaintiffs' September 24, 2013 e-mail with an e-mail claiming that "we have decided not to move forward with the project at this time." On or about September 30, 2013, Defendants also served Plaintiffs with a "NOTICE OF RENT INCREASE" notifying Plaintiffs that their rent was being increased from \$3,400 per month to \$9,000.00 per month, an increase of over 265%, well above the fair market value of the subject premises, effective December 1, 2013.
 - 15. Plaintiffs are informed and believe and thereon alleges that Defendants service of the notice increasing Plaintiffs' rent above the fair market rate was done so that the proposed new rent would be sufficiently prohibitive as to induce Plaintiffs to vacate their home and was in fact a wrongful endeavor to recover possession of the subject premises and that Defendants did not have good

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cause to evict Plaintiff from their home and Defendants were also attempting to avoid making

relocation payments to Plaintiffs.

Because of the rent increase, Plaintiffs were forced to vacate the subject premises on or

about November 30, 2013.

FIRST CAUSE OF ACTION

WRONGFUL EVICTION, VIOLATION OF RENT ORDINANCE

Plaintiffs incorporate in this cause of action the allegations contained in paragraphs 1 17.

through 16 of this Complaint.

18. At the time Defendants recovered possession of the subject premises, Plaintiffs are

informed and believe and thereupon allege that Defendants' dominant motive for doing so was

not one of the just causes for seeking possession under the Rent Ordinance or that Defendants did 11

not want to comply with the requirements for seeking possession under one of the just causes under

13 the Rent Ordinance.

14 19. Section 37.9(c) of the San Francisco Residential Rent Stabilization and Arbitration

Ordinance provides that a landlord shall not endeavor to recover possession of a rental unit unless

the landlord informs the tenant in writing of the grounds under which possession is sought and that

advice regarding the notice is available at the Rent Board. The Rent Ordinance further provides

that in the case of certain no-fault evictions, including cases where possession is being sought so

that the owners make capital improvements or substantially rehabilitate the premises. 19

Section 37.9(f) of the San Francisco Residential Rent Stabilization and Arbitration 20 20.

Ordinance provides that whenever a landlord endeavors to recover possession of a dwelling unit

in violation of Section 37.9 of said Ordinance, the tenant may sue for not less than three times

23 actual damages, attorney's fees, and whatever other relief the court deems appropriate.

24 21. As a proximate result of Defendants' wrongful acts alleged herein, Plaintiffs have incurred

damages which include personal property damage, the loss of their home, relocation expenses and

moving expenses. In addition, Plaintiffs have suffered inconvenience, annoyance, and mental and

emotional distress, all to their general damage. Plaintiffs have incurred and will continue to incur

attorney's fees as a result of prosecuting this cause of action.

23. Defendants' conduct was malicious and oppressive. As a result Plaintiffs are entitled to punitive damages in an amount according to proof, and to the trebling of damages awarded for Plaintiffs' emotional distress.

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SECOND CAUSE OF ACTION

VIOLATION OF THE RENT ORDINANCE- SECTION 37.10B

- 24. Plaintiffs incorporate in this cause of action the allegations contained in paragraphs 1 through 16 of this Complaint.
- Section 37.10B of the San Francisco Rent Stabilization and Arbitration Ordinance prohibits a landlord from interfering with the tenants' right to quiet use and enjoyment of a rental housing unit; or, from other repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace or quiet of any person lawfully entitled to occupancy of such dwelling unit and that cause, are likely to cause, or are intended to cause any person lawfully entitled to occupancy of a dwelling unit to vacate such dwelling unit or to surrender or waive any rights in relation to such occupancy.
 - 26. Defendants violated this section *inter alia*, by influencing Plaintiffs to vacate through fraud, and by interfering with Plaintiffs' right to quiet enjoyment of the subject premises when they forced the Plaintiffs to vacate under the pretext of raising the rent substantially above market rate instead of properly serving a notice of termination of tenancy and making relocation payments, with the true intention of converting the building into a three unit building rather than continuing to rent the original single-family house at any price.
 - 27. Plaintiffs suffered actual damages including loss of housing services and emotional distress and are entitled under this Section to three times the amount of such actual damages or for statutory damages of \$1,000.00, whichever is greater, because Defendants acted in knowing violation of and reckless disregard of the provisions of the Rent Ordinance.
- 28 28. Plaintiffs are further entitled to attorney's fees under this section.

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NEGLIGENCE

29. Plaintiffs incorporate in this cause of action the allegations of paragraph 1 through 16 of 3 this Complaint

THIRD CAUSE OF ACTION

- By reason of the personal and fiduciary relationships between Plaintiffs and Defendants, 5 30. Defendants owed Plaintiffs the duty to exercise reasonable care in the ownership, operation,
- management, and control of the subject premises, which included but was not limited to the 7
- following: the duty to comply with all applicable state and local laws governing Plaintiffs' rights; 8
- the duty not to interfere with Plaintiffs' quiet enjoyment of the premises; the duty to refrain from
- attempting to wrongfully endeavor to recover possession of Plaintiffs' rental unit, and the duties
- to make statutorily required relocation payments.
- 12 31. Defendants, by their conduct as alleged herein, negligently and carelessly operated and
- managed the subject premises, and thereby breached duties owed to Plaintiffs, including those 13
- listed in the paragraph immediately above.
- 15 32. As a direct and proximate result of these breaches of duty by Defendants, Plaintiffs suffered general and special damages as alleged above. 16

FOURTH CAUSE OF ACTION

BREACH OF THE WARRANTY OF QUIET ENJOYMENT

- 19 33. Plaintiffs incorporate in this cause of action the allegations contained in paragraphs 1 through 16 of this Complaint. 20
- 21 34. In renting the subject premises to Plaintiffs, Defendants impliedly undertook not to do anything to disturb Plaintiffs' peaceful and beneficial possession of the premises.
- 35. 23 In wrongfully endeavoring to recover possession of the rental unit occupied by Plaintiffs. Defendants have breached the implied warranty of quiet enjoyment of the premises.
- 25 36. As a direct and proximate result of the acts described above, Plaintiffs suffered distress and anguish all to their general damage in an amount according to proof.
- 27 37. Defendants' acts and omissions were knowing, intentional, willful, and done with full knowledge of the stress, discomfort, anxiety and annoyance that such acts and omissions would

1 | cause Plaintiffs.

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38. Defendants' conduct was malicious and oppressive in that Defendant's acted in conscious disregard of Plaintiffs' rights and Plaintiffs are entitled to punitive damages in an amount according to proof.

FIFTH CAUSE OF ACTION

NEGLIGENT INFLICTION OF MENTAL DISTRESS

- 39. Plaintiffs incorporate in this cause of action the allegations of paragraph 1 through 16 of this Complaint.
- 40. As a direct and proximate result of the aforementioned acts and omissions on the part of Defendants, Plaintiffs CASEY HO, PAUL TELFORD, and ALEXIS HELD suffered from emotional and physical distress. CASEY HO suffered emotional and physical distress including but not limited sleeping and eating disturbances. PAUL TELFORD suffered emotional and physical distress including but not limited to anger and anxiety. ALEXIS HELD suffered
- emotional and physical distress including but not limited to sleep disruption, aggravation of anxiety
- and panic attacks and teeth grinding. Said conduct on the part of Defendants would have caused
- 16 a reasonable person to suffer substantial emotional and physical distress.
- 41. As a direct and proximate result of the aforementioned acts by Defendants, resulting in Plaintiffs having suffered emotional and physical distress, Plaintiffs have been generally and specially damaged in an amount according to proof.

SIXTH CAUSE OF ACTION

INTENTIONAL INFLICTION OF MENTAL DISTRESS

- 22 | 42. Plaintiffs incorporate in this cause of action the allegations of paragraph 1 through 16 of this Complaint.
 - 43. As a direct and proximate result of Defendants' acts and omissions, Plaintiffs suffered extreme mental distress, all to their general damage in an amount according to proof.
- 26 44. Defendants' conduct was knowing, intentional and willful. Defendants had full knowledge or substantial certainty of the extreme mental distress that their conduct would cause Plaintiffs.
- 28 45. Defendants' conduct was malicious and oppressive, and therefore Plaintiffs are entitled to

1 punitive damages.

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SEVENTH CAUSE OF ACTION

DECEIT

- 4 | 46. Plaintiffs incorporate in this cause of action the allegations of paragraphs 1 through 16 of this Complaint.
- After purchasing the subject property, Defendants misrepresented certain material facts to Plaintiffs. Such misrepresentation included but were not limited to: that Defendants intended to continue renting the subject premises at the rate of \$9,000.00 per month. Defendants had no reasonable grounds for believing these facts were true.
- Defendants made the representations with the intent to induce Plaintiffs' reliance on the facts misrepresented. Defendants wanted Plaintiffs to vacate the premises without having to pay Plaintiffs relocation benefits. Plaintiffs were ignorant of the truth and justified in their reliance on the misrepresentations of Defendants.
- 14 | 49. As a direct and proximate result of the misrepresentations, Plaintiffs suffered damages including but not limited to: relocation benefits which were not paid, emotional distress and moving expenses.
 - 50. Plaintiffs are informed and believe and thereon allege that Defendants' conduct, as described above, was done with oppression, fraud, and malice as defined in Civil Code section 3294 and Plaintiffs should recover, in addition to actual damages, punitive damages to make an example of and to punish Defendants.

EIGHTH CAUSE OF ACTION

UNFAIR BUSINESS PRACTICES

- 51. Plaintiffs incorporate in this cause of action the allegations of paragraphs 1 through 16 of this Complaint.
- 25 | 52. Plaintiffs bring this action under Business and Professions Code sections 17200 et seq. and 26 | as a private person affected by the acts described in this Complaint.
- 27 | 53. At all times relevant herein, Defendants were conducting business under the laws of the State of California and the City and County of San Francisco. In conducting said business,

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1	Defendants were obligated to comply with the laws of the State of California and of the City and		
2	County of San Francisco.		
3	54. Plaintiffs are informed and believe and thereon allege that it is the regular practice of		
4	Defendants to intentionally disregard the rights of tenants and violate applicable laws relating to		
5	tenancies in their building(s) in ways which include but are not limited to those listed in this		
6	Complaint. Plaintiffs are informed and believe and thereon alleges that Defendants profited as a		
7	result of their unfair business practices.		
8	55. As a direct and proximate result of said practices, Plaintiffs have been and will be damaged.		
9	56. Plaintiffs seeks the disgorgement of the profits made by Defendants as a result of their		
10	unfair business practices.		
11	NINTH CAUSE OF ACTION		
12	RETALIATION		
13	57. Plaintiffs incorporate in this cause of action the allegations of paragraphs 1 through 16 of		
14	this Complaint.		
15	58. The exercise by Plaintiffs of their rights, including but not limited to their expectation that		
16	Defendants would engage in a proper "capital improvements" eviction and their request for a		
17	7 "buy-out" was the proximate cause of Defendants' exorbitant rent increase.		
18	59. As a direct and proximate result of the aforementioned acts of Defendants, Plaintiffs have		
19	suffered general and special damages in an amount to be proven.		
20	60. Defendants' conduct was malicious and oppressive and Plaintiffs are entitled to statutory		
21	punitive damages in the amount of \$2,000.00 for each retaliatory act.		
22	61. As a result of Defendants' actions set out above, Plaintiffs are entitled to general and		
23	special damages and attorney's fees.		
24	TENTH CAUSE OF ACTION		
25	DAMAGES FOR BREACH OF CONTRACT		
26	61. Plaintiffs incorporate in this cause of action the allegations of paragraphs 1 through 16,		
27	above.		
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62. The violations and defective conditions listed above, (hereafter collectively,

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"conditions") each and taken collectively constitute violations of applicable housing laws, render the premises uninhabitable, and constitute material breaches of the rental agreement. Plaintiffs are informed and believes and thereon alleges that despite Defendants' actual knowledge of said conditions, Defendants repeatedly ignored Plaintiffs' requests for repairs and failed to correct them, and failed to take action to obtain a proper certificate of occupancy for the dwelling units at the subject property.

- 63. None of the aforementioned defective conditions were caused by the wrongful or abnormal use of the premises by Plaintiffs or anyone acting under Plaintiffs' authority.
- 64. By knowingly renting an illegal, substandard unit to Plaintiffs, and by repeatedly failing to correct defective conditions in the unit and about the premises, Defendants breached the implied warranty of habitability to Plaintiffs, the implied covenant of good faith and fair dealing, as well as other applicable covenants of the lease agreement.
- 65. As a direct and proximate result of Defendants' breaches, including the failure to obtain a proper certificate of occupancy or correct the defective conditions, the premises were uninhabitable and had no rental value. While the defects existed, Plaintiffs paid excessive monthly rent to Defendants.
- 66. As a direct and proximate result of Defendants' acts and omissions, failing to correct defective conditions in the unit and about the property, Plaintiffs have suffered damages including, but not limited to the following: substantial discomfort and annoyance, property damage, economic losses, personal injury, including but not limited to severe emotional distress and mental suffering.

ELEVENTH CAUSE OF ACTION

TORT OF FAILING TO PROVIDE HABITABLE PREMISES

- 67. Plaintiffs incorporate in this cause of action the allegations of paragraphs 1 through 16, above.
- 68. Plaintiffs are informed and believe and thereon allege that at all relevant times, Defendants have been jointly responsible for maintaining the premises in a habitable condition, each acting as the agent for the other.
 - 69. Because Defendants repeatedly ignored requests for repairs and failed to correct

numerous defective conditions in the unit and about the premises, Defendants committed the tort of failure to provide habitable premises.

- 70. As a direct and proximate result of Defendants' acts and omissions, including knowingly renting an illegal, substandard unit to Plaintiffs, and repeatedly failing to correct defective conditions in the unit and about the premises, Plaintiffs have suffered, continue to suffer, or will suffer damages including, but not limited to the following: substantial discomfort and annoyance, property damage, economic losses, personal injury, including but not limited to severe emotional distress and mental suffering, moving expenses, loss of rent-controlled unit, and increased rent. Some of these damages are of a continuing and/or permanent nature, the value of which will be presented at trial.
- 71. Plaintiffs are informed and believe and thereon allege that Defendants' conduct, as described above, was done with oppression, fraud, and malice as defined in Civil Code section 3294 and Plaintiff should recover, in addition to actual damages, damages to make an example of and to punish Defendants.

TWELFTH CAUSE OF ACTION

DAMAGES FOR NUISANCE

- 72. Plaintiffs incorporate into this cause of action the allegations of paragraphs 1 through 16 of this complaint as if same were set out at length herein.
- 73. The defective conditions complained of above, and each of them, constitute a nuisance, depriving Plaintiffs of the safe, healthy, and comfortable use of the premises.
- 74. Defendants were required by law to abate the nuisance, but failed to do so. As a direct and proximate result, Plaintiffs have suffered and continue to suffer damages as alleged above.
- 75. Plaintiffs are informed and believe and thereon allege that Defendants' conduct, as described above, was done with oppression, fraud, and malice as defined in Civil Code section 3294 and Plaintiffs should recover, in addition to actual damages, damages to make an example of and to punish Defendants.

		CM-010
ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State,	P - number, and address):	FOR COURT USE ONLY
Mary Jane Foran 111562		
Mosbrucker & Foran 870 Market Street, Ste	212	
San Francisco, CA 946	. 313	
TELEPHONE NO.: (415) 398-98	380 FAX NO.: (415) 398-9372	FIRE
ATTORNEY FOR (Name): Plaintiffs	000 FAXNU:: (413) 390-9372	
		Superior Court of California County of San Francisco
SUPERIOR COURT OF CALIFORNIA, COUNTY OF		
STREET ADDRESS: 400 McAlliste:	r, Room 103	MAY 2 9 2014
MAILING ADDRESS:	C3 04100	1 11 11 11 11 11 11
CITY AND ZIP CODE: San Francisco	, CA 94102	CLERK OF THE COURT
BRANCH NAME: Unlimited Jur	ISCICLION	
CASE NAME: HO V. EASTWOOD		BY:
		Debath Olerk
CIVIL CASE COVER SHEET	Complex Case Designation	CCGE CUMBER 1 4 - 53 9554
X Unlimited Limited	The state of the s	CCG CUMBER 1 4 - 5 3 9 5 5 4
(Amount (Amount	Counter Joinder	
demanded demanded is	Filed with first appearance by defendant	JUDGE:
exceeds \$25,000) \$25,000 or less)	(Cal. Rules of Court, rule 3.402)	DEPT.:
Items 1-	6 below must be completed (see instructions	on nage 21
1. Check one box below for the case type		on page 2).
Auto Tort	Contract	Provisionally Complex Civil Litigation
Auto (22)	Breach of contract/warranty (06)	(Cal. Rules of Court, rules 3.400-3.403)
Uninsured motorist (46)	Rule 3.740 collections (09)	Antitrust/Trade regulation (03)
	Other collections (09)	Construction defect (10)
Other PI/PD/WD (Personal Injury/Property	Insurance coverage (18)	Mass tort (40)
Damage/Wrongful Death) Tort	Other contract (37)	Securities litigation (28)
Asbestos (04) Product liability (24)	Real Property	Environmental/Toxic tort (30)
Medical malpractice (45)	Eminent domain/Inverse	Insurance coverage claims arising from the
Other PI/PD/WD (23)	condemnation (14)	above listed provisionally complex case
	Wrongful eviction (33)	types (41)
Non-PI/PD/WD (Other) Tort	Other real property (26)	Enforcement of Judgment
Business tort/unfair business practice (07)	Enforcement of judgment (20)
Civil rights (08)	Unlawful Detainer	A STATE OF THE STA
Defamation (13)	Commercial (31)	Miscellaneous Civil Complaint
Fraud (16)	Residential (32)	RICO (27)
Intellectual property (19)	Drugs (38)	Other complaint (not specified above) (42)
Professional negligence (25)	Judicial Review	Miscellaneous Civil Petition
Other non-PI/PD/WD tort (35)	Asset forfeiture (05)	Partnership and corporate governance (21)
Employment	Petition re: arbitration award (11)	Other petition (not specified above) (43)
Wrongful termination (36)	Writ of mandate (02)	
Other employment (15)	Other judicial review (39)	
	1 0 100 (11 0 11	
2. This case is is is not	complex under rule 3.400 of the California H	tules of Court. If the case is complex, mark the
factors requiring exceptional judicial ma a. Large number of separately rep		of witnesses
 a. Large number of separately rep b. Extensive motion practice raising 		of withesses with related actions pending in one or more courts
issues that will be time-consum		es, states, or countries, or in a federal court
c. Substantial amount of documen		stjudgment judicial supervision
3. Remedies sought (check all that apply): a. X monetary b. X nonmonetary; dec	claratory or injunctive relief c. X punitive
4. Number of causes of action (specify):	12	parameter, and a second
5. This case is is not	a class action suit.	
	e and serve a notice of related case. (You me	y use form (14/015)
	W	
Date: May 27, 2014	1,1-	17
Mary Jane Foran	1 Vala	AT De
(TYPE OR PRINT NAME)	(sta	ATURE OF PARTY OR ATTORNEY FOR PARTY)
(TITE OTT THAT INVITE)	(3)	J. T. J. St. Holling Tolling (1)
	NOTICE	
Plaintiff must file this cover sheet with	the first paper filed in the action or proceeding	(except small claims cases or cases filed
		s of Court, rule 3.220.) Failure to file may result
in sanctions.		nuces around the inverse makes will delete will have time \$10.000.000
	cover sheet required by local court rule.	
 If this case is complex under rule 3.40 	0 et seq. of the California Rules of Court, you	must serve a copy of this cover sheet on all
other parties to the action or proceedir	ng.	
Unless this is a collections case under	rule 3.740 or a complex case, this cover she	et will be used for statistical purposes only.

INSTRUCTIONS ON HOW TO COMPLETE THE COVER SHEET

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you must complete and file, along with your first paper, the *Civil Case Cover Sheet* contained on page 1. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check one box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the primary cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided below. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 is defined as an action for recovery of money owed in a sum stated to be certain that is not more than \$25,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

To Parties in Complex Cases. In complex cases only, parties must also use the *Civil Case Cover Sheet* to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

CASE TYPES AND EXAMPLES

Auto Tort

Auto (22)-Personal Injury/Property Damage/Wrongful Death Uninsured Motorist (46) (if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto)

Other PI/PD/WD (Personal Injury/ Property Damage/Wrongful Death) Tort

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Asbestos (04)
Asbestos Property Damage
Asbestos Personal Injury/
Wrongful Death
Product Liability (not asbestos or
toxic/environmental) (24)
Medical Malpractice (45)
Medical MalpracticePhysicians & Surgeons
Other Professional Health Care
Malpractice
Other Pl/PD/WD (23)
Premises Liability (e.g. slip

Premises Liability (e.g., slip and fall) Intentional Bodily Injury/PD/WD (e.g., assault, vandalism) Intentional Infliction of Emotional Distress Negligent Infliction of Emotional Distress Other PI/PD/WD

Non-PI/PD/WD (Other) Tort

Business Tort/Unfair Business Practice (07) Civil Rights (e.g., discrimination, false arrest) (not civil harassment) (08) Defamation (e.g., slander, libel) (13)

Fraud (16)
Intellectual Property (19)
Professional Negligence (25)
Legal Malpractice
Other Professional Malor

Other Professional Malpractice (not medical or legal) Other Non-PI/PD/WD Tort (35)

Employment

Wrongful Termination (36) Other Employment (15) Contract

Breach of Contract/Warranty (06)
Breach of Rental/Lease
Contract (not unlawful detainer
or wrongful eviction)
Contract/Warranty Breach-Seller
Plaintiff (not fraud or negligence)
Negligent Breach of Contract/
Warranty
Other Breach of Contract/Warranty

Collections (e.g., money owed, open book accounts) (09) Collection Case-Seller Plaintiff Other Promissory Note/Collections Case Insurance Coverage (not provisionally

complex) (18)
Auto Subrogation
Other Coverage
Other Contract (37)
Contractual Fraud
Other Contract Dispute

Real Property

Eminent Domain/Inverse
Condemnation (14)
Wrongful Eviction (33)
Other Real Property (e.g., quiet title) (26)
Writ of Possession of Real Property
Mortgage Foreclosure
Quiet Title
Other Real Property (not eminent
domain, landlord/tenant, or
foreclosure)

Unlawful Detainer

Commercial (31)
Residential (32)
Drugs (38) (if the case involves illegal drugs, check this item; otherwise, report as Commercial or Residential)

Judicial Review

Asset Forfeiture (05)
Petition Re: Arbitration Award (11)
Writ of Mandate (02)
Writ-Administrative Mandamus
Writ-Mandamus on Limited Court
Case Matter
Writ-Other Limited Court Case
Review

Other Judicial Review (39)
Review of Health Officer Order
Notice of Appeal-Labor
Commissioner Appeals

Provisionally Complex Civil Litigation (Cal. Rules of Court Rules 3.400-3.403)

Antitrust/Trade Regulation (03)
Construction Defect (10)
Claims Involving Mass Tort (40)
Securities Litigation (28)
Environmental/Toxic Tort (30)
Insurance Coverage Claims
(arising from provisionally complex case type listed above) (41)

Enforcement of Judgment

Enforcement of Judgment (20)
Abstract of Judgment (Out of County)
Confession of Judgment (nondomestic relations)
Sister State Judgment
Administrative Agency Award (not unpaid taxes)
Petition/Certification of Entry of Judgment on Unpaid Taxes
Other Enforcement of Judgment Case

Miscellaneous Civil Complaint

Other Complaint

RICO (27)

Other Complaint (not specified above) (42)

Declaratory Relief Only
Injunctive Relief Only(non-harassment)

Mechanics Lien

Other Commercial Complaint

Case (non-tort/non-complex)

Other Civil Complaint

(non-tort/non-complex)

Miscellaneous Civil Petition

Partnership and Corporate
Governance (21)
Other Petition (not specified
above) (43)
Civil Harassment
Workplace Violence
Elder/Dependent Adult
Abuse
Election Contest
Petition for Name Change
Petition for Relief from Late
Claim
Other Civil Petition

SUMMONS (CITAC. N JUDICIAL)

FOR COURT USE ONLY (SOLO PARA USO DE LA CORTE)

NOTICE TO DEFENDANT: (AVISO AL DEMANDADO):

LUCAS EASTWOOD, CHRISTOPHER PAUL NEUKERMANS, 1681 FULTON STREET LLC, EASTWOOD DEVELOPMENT INCORPORATED, and Does 1-20

YOU ARE BEING SUED BY PLAINTIFF:

(LO ESTÁ DEMANDANDO EL DEMANDANTE):

CASEY HO, PAUL TELFORD, ALEXIS HELD

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leves de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is: (El nombre y dirección de la corte es):

Superior Court 400 McAllister, Room 103 San Francisco, CA 94102

The name, address, and telephone number of plaintiffs attorney, or plaintiff without an attorney, is:

(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

Mary Jane Foran

DATE:

(Fecha)

Ste. 313 870 Market Street,

San Francisco, CA 94612

MAY 2 9 2014

CLERK OF THE COURT

Clerk, by

Mosbrucker & Foran (415) 398-9880

(Secretario)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).) (Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).



NOTICE TO THE PERSON SERVED: You are served

١.	_	as an individual defendant.
2.		as the person sued under the fictitious name of (specify):

on behalf of (specify):

CCP 416.10 (corporation) under: CCP 416.20 (defunct corporation)

CCP 416.40 (association or partnership) other (specify):

4. by personal delivery on (date):

CCP 416.60 (minor) CCP 416.70 (conservatee) CCP 416.90 (authorized person)

Page 1 of 1

Deputy

(Adjunto)



Redfin Estimate for 1681 Fulton St #3

Edit Home Facts to improve accuracy.

Create an Owner Estimate

\$1,739,261

Track This Estimate

+\$114K since sold in 2015

1 year 5 years

Received at CPC Hearing 7/12/18

To:

San Francisco Planning Commission

We, as residents of 3258 23rd Street, express our opposition to the demolition of 792 Capp Street, adjacent to our home.

Name	Apt. No.
OMAR ESTRADA 32	01
norma Hunesa	aft#5
Elizabeth Bell	3
James Sdragey	2
Lyndsey Hunter Adamson	4

Received at GPC Hearing 7/12/8

Gordon-Jonckheer, Elizabeth (CPC)

From:

ok chu <okonly@hotmail.com>

Sent:

Wednesday, July 04, 2018 11:23 PM

To: Subject: Gordon-Jonckheer, Elizabeth (CPC)
Discretionary Review of Building Permit 201605278675

Attachments:

01.jpg; 02.jpg; 03.jpeg; 04.jpg; 05.jpg; 20180704_101001privacy.jpg

Follow Up Flag:

Flag for follow up

Flag Status:

Flagged

Dear Elizabeth Gordon-Jonckheer and Planning Commission Staff,

As much I would like to excuse work and attend the public hearing on July 12, 2018, I did not have sufficient time to change my work schedule; therefore I'm submitting written comments. This is too important, so please understand emailing you as well as mailing in.

Attached are affidavits of six houses that will directly affected by the story increase project for the address: 521 Los Palmos Drive, SF, CA 94127. The project building is built on 45 degree steep landscape, 3 stories in the back and 2 stories in the front; adding another story would be risky and jeopardizing the safety of attached surrounding houses in case of earthquakes. And there are many other reasons why the project should not proceed stated in the attached affidavits. Lastly, as shown in the picture, with additional story up, there will be no privacy for all Melrose residents.

Please, take a careful consideration of the public's interest, not just one resident who tries to modify, not on necessity but to solely increase its value without considering other neighbors.

Thank you very much.

Sincerely, Ok Chu

May 21, 2017

Re: San Francisco Planning Department Building Permit Application No. 2016.05.27.8675

While home improvements can bring better neighborhoods for all to live in, some construction plans raise concerns about privacy, light, air, and views.

Steep hills can further complicate matters. Those who live on lower plots of land cannot add additional floors without blocking the views of those who live higher up.

On the other hand, those who live on higher plots of land must understand that their high vantage point presents two problems for those living below: privacy, and light/sky views.

Living on a lower level means the daily reality that neighbors from a higher vantage point can easily see deeply into their homes ... and this can't be prevented, short of closing draperies completely.

Along with that, neighbors who live on higher vantage points also must understand that those below have far less view of the sky. Out of necessity, we must question any encroachment on what little sky views we currently have.

This is our concern with Building Permit Application No. 2016.05.27.8675 as it is currently described in the plans: What is the extent that the proposed construction would reduce the view of the sky from our homes below on Melrose Avenue?

There is precedent: 527 Los Palmos, a home that is two lots away from the subject property, raised its height in a very aggressive manner that created a substantial reduction in sky views for those on Melrose Avenue who live below it. That was a very insensitive building addition that must not be repeated.

Fortunately, the 521 Los Palmos proposal appears to be possibly less intrusive: The plans call for a minor rear wall setback for a deck. This setback might reduce the potential for sky view loss from our homes' rear windows. The question is, by how much?

If Building Permit Application No. 2016.05.27.8675 can be shown to create an acceptably small reduction in sky views from our properties, then our primary objections would be satisfied.

If such an accommodation requires that the upper floor rear wall be set back even further (to diminish its appearance from below) then we request that this change be made for this plan to be acceptable to us.

In other words: Those of us living below already have houses looming over us! Please don't make that even worse.

With regards,

Peter D. Haase

516 Melrose Avenue

San Francisco

Andrea Sanelli and Bill Petersøn

andrea Sanelli William Peterse

510 Melrose Avenue

San Francisco

Discretionary Review Application 527 Los Palmos Drive, San Francisco, CA 94127 May 25, 2017

Attachment One

Question 1:

The proposed addition of a 8.5-foot tall third story to the existing two-story building is out of scale with the height of the surrounding homes, which are two stories in height. See Residential Design Guidelines section IV, Building Scale and Form. The depth of the second level of the property already is out of scale to that of surrounding buildings (with the previous addition of an extended basement level, solarium, and massive deck). The proposed closing off of the existing solarium and extension of the closed space on the second floor would exacerbate the out-of-scale massing as compared to the surrounding homes.

In addition, the proposed 8.5-foot third story would negatively and unreasonably impact neighbors' privacy, light, and views of public open spaces, as follows.

Privacy

The proposed 8.5-foot tall third-story addition includes large French doors and windows that would look straight down upon and intrude on the privacy of the homes of neighbors on the street below (Melrose Avenue). The proposed roof deck on the east side of the proposed addition would look into the bathroom of the living quarters of the house at 517 Los Palmos Drive. The proposed addition at the second story of an enclosed space with large picture window facing east would look directly into the living and dining rooms of 517 Los Palmos Drive.

See Residential Design Guidelines section III, Site Design, "Privacy."

Light

The proposed 8.5-foot third story addition would shade the light to the interiors of the adjoining attached properties and to adjoining gardens.

See Residential Design Guidelines section III, Site Design, "Light."

Views

The proposed 8.5-foot tall third story addition would obstruct views from the south (e.g., from Melrose Avenue) toward the public open spaces of Mount Davidson. It would obstruct views from the east toward the public open spaces of San Bruno Mountain and the Pacific Ocean. The

proposed addition on the second floor also would obstruct views from the east toward the Pacific Ocean. See Residential Design Guidelines section III, Site Design, "Views."

Question 2:

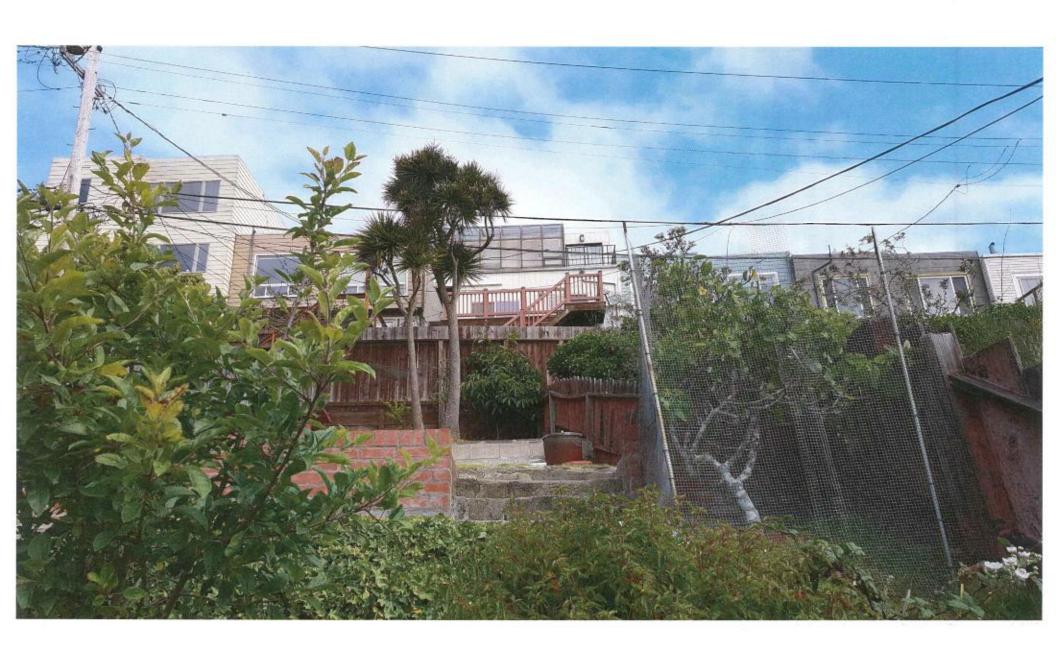
Please see response to Question 1, above.

Question 3:

Unknown at this time. Affected neighbors on Los Palmos Drive and Melrose Avenue need additional time to consult with architectural and engineering experts and reserve the right to amend this Application.

PETITION 521 Los Palmos Dr., San Francisco, CA 94127 Name/Address/email Reasons Against The Proposed Project Ok Chu The mentioned property is already high enough considering the steep 522 Melrose Ave landscape from the ground. Our area is one of the most highly earthquake S.F. CA 94127 concentrated areas. It already has two stories on the property and adding okonly@hotmail.com one more story would make it worse for earthquake safety. I am very concerned about the safety issues. The property is behind our attached houses. If anything happens to the house it will slide onto our property. Also, we have to leave our drapes closed because we have no privacy. 516 Melrose Ave S.F. CA 94127 510 Melrose Ave S.F. CA 94127 504 Melrose Ave S.F. CA 94127 528 Melrose Ave 5/24/17 S.F. CA 94127 534 Melrose Ave S.F. CA 94127 540 Melrose Ave S.F. CA 94127 Earliquete satety should be addressed aclequately. 545 Melrose Ave

SF. CA 94127 Andrelle waston



Gordon-Jonckheer, Elizabeth (CPC)

From:

Behzad Mossadegh < b mossadegh@yahoo.com>

Sent:

Tuesday, July 10, 2018 10:55 PM

To: Subject: Gordon-Jonckheer, Elizabeth (CPC) Regarding 521 Los Palmos Drive

Hi. My name is Behzad Mossadegh. I live in 528 Melrose Drive, 94127. This email is regarding the adding of a third story to the house at 521 Los Palmos Drive. I too OBJECT to the building of the third story to that house. I agree with Mr. Ok Chu that the building of the third story will cause many problems regarding privacy issues, earthquake safety, blocking skyviews, and potential damages to environment. It should be reminded that we are living on steep hills.

I like to thank you for giving me this opportunity to email you my opinion regarding this matter. Sorry that I am not going to be able to attend the hearing because of my work hours. Thank you.

PETER HAASE

516 Melrose Avenue San Francisco, CA 94127-2220 (415) 585-2585

July 10, 2018

San Francisco Planning Department c/o Ms. Elizabeth Gordon-Jonckheer 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: Block/Lot No.: 3054/068

Record No.: 2016-008165DRP

Planning Commissioners:

I have resided at 516 Melrose Avenue, San Francisco, California, for more than 12 years, since May 2006.

For most of that time I have enjoyed cordial relations with the residents of 521 Los Palmos Drive. When they asked me to help pay for a back-property line fence, I was happy to do it. A few years later, they asked me to support their back deck project, and I told them it was fine by me.

However, I strongly oppose their current proposal to expand their home vertically.

Because of the terrain, the houses along Los Palmos Drive rise dramatically above the rear lot lines of the homes on Melrose Avenue.

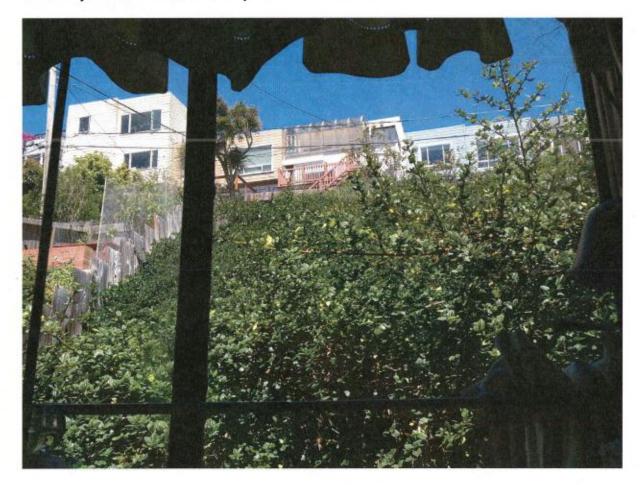
When neighbors' houses sit so high behind your own, privacy in the rear of your home is virtually impossible. The higher vantage points of your neighbors' houses make the back 10-15 feet of your home visible through your rear windows, even if you close lower curtains or adjust blinds so that light can come in.

You have two choices: Completely cover your windows, or live with the fact that you don't have any privacy in the rear of your home.

The proposed plan features both a rear dining room and a rear master bedroom, both with large decks to take in the views. While I realize nothing can be done about the current privacy situation, I object to making it worse with an additional floor in the rear of the house.

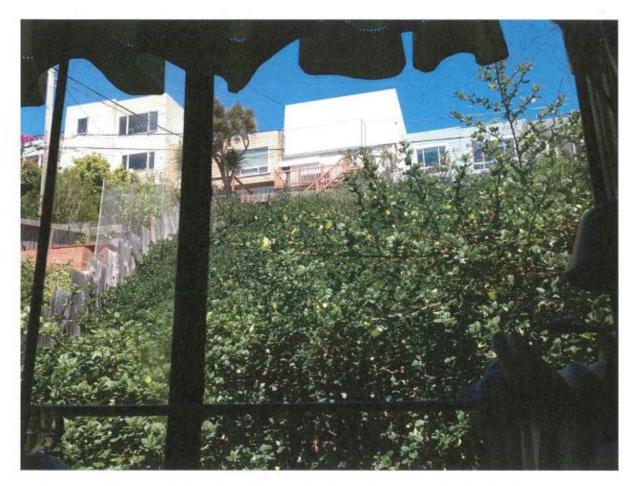
But my far stronger objection is the way that the proposed addition raises the height of 521 Los Palmos, furthering blocking what little view of the sky I have.

Currently, this is the view out my kitchen back window:



Note how the structure at 527 Los Palmos (two doors down from the subject property) had an intrusive and insensitive 2005 addition that looms over our homes, further blocking that portion of the sky.

After examining the proposed addition for 521 Los Palmos carefully, I believe that, if the proposed addition is completed, this view from my home will look more like this:



As you can see, this proposal severely reduces my sky view, adds to the already unpleasant way the Los Palmos Drive homes loom over ours, and it could lower my property values.

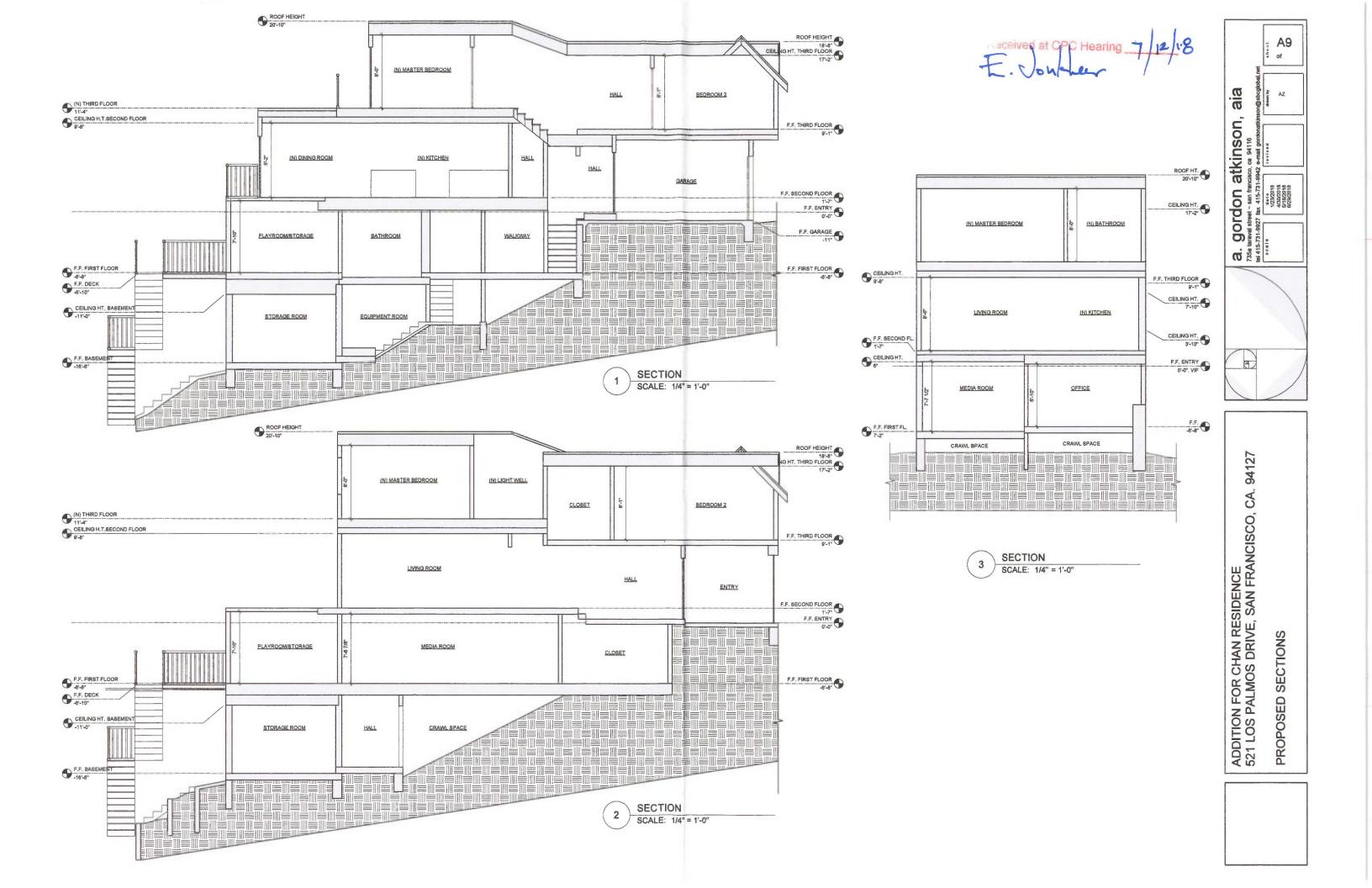
Even worse, it could encourage other Los Palmos property owners to follow suit.

And, frankly, it's not very neighborly. I expressed concerns the last time this proposal came up and yet it looks like the plans haven't changed. So much for my concerns!

This plan does nothing to add occupant density to an existing home; it just adds the luxury of more space for the owners. If the third floor addition is either dramatically scaled back, so it can barely be seen from our Melrose Avenue homes ... or (better still) if that portion of the plans is dropped, I will be willing to reconsider my opposition to this project, as I have no reason to object to renovations that are made within the existing envelope of the house.

Very sincerely,

Peter D. Haase



D. Weing an



Scene of a fatal accident involving a toppled tree onto a car on Interstate 680 in Danville, June 11, 2018. (CBS)

The impact of the dead 50- to 60-foot tree — which toppled from a hillside next to the highway — nearly sliced the silver Mercedes 350 sedan in half, trapping the gravely injured driver inside the crumpled vehicle.

"It is out of the norm," said CHP Sgt. Eric Butawan. "You expect a deer to run in the roadway or typical crash during commute time but for a tree? It's kind of unusual."

Emergency crews were able to extract the body, but the driver was declared dead at the scene. She was identified by the coroner's office as 58-year-old Lyudmila Beyzer of Danville. Beyzer was a doctor with John Muir Health in Walnut Creek.

"We are deeply saddened to hear about the sudden and tragic passing of Dr. Lyudmila Beyzer," said a statement from John Muir Health. "She was a member of the John Muir Health Physician Network for 15 years and will be greatly missed. Our thoughts are with her family, friends, patients, colleagues and staff at this very difficult time."



Dr. Lyudmila Beyzer (John Muir Health)

The accident forced the closure of all lanes except the far left one, triggering a massive morning commute backup. "It was during the morning commute so thankfully there was only one vehicle involved," said Butawan.

All lanes reopened around 12:30, according to the CHP.

Local arborist Darrel Wise who viewed chopper footage from the scene said the tree was a dead pine tree with a decaying root system, and likely fell onto the freeway in seconds. "Do you see the root ball right here has gone completely out of the ground which means those roots just snapped," said Wise.



SFGATE https://www.sfgate.com/news/us/article/PG-E-county-to-pay-47-5M-to-settle-fallen-tree-13031313.php

Boy who lost leg during camping trip gets \$47.5 M settlement

Olga R. Rodriguez, Associated Press Updated 5:29 pm, Wednesday, June 27, 2018

https://www.sfgate.com/news/us/article/PG-E-county-to-pay-47-5M-to-settle-fallen-tree-13... 7/2/2018



SAN FRANCISCO (AP) — A boy who lost his leg and part of his pelvis after a tree fell on his tent during a camping trip at a public park will receive \$47.5 million from a California municipality and utility in a lawsuit settlement, an attorney said Wednesday.

Zachary Rowe was a 12-year-old camping with his family in San Mateo County Memorial Park in 2012, when a rotten 72-foot-tall tanoak tree fell and crushed his tent while he slept.

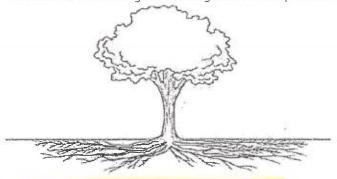
Dangers of Root Disturbance



Download This

Article

All trees are sensitive to root disturbances. Examples include construction, landscaping, sprinkler installation, and grade changes. The effects of these changes on existing trees can be quite devastating and can take five to ten years to become fully visible.



Tree Root Structure. Source: International Society Of Arboriculture

To understand how trees are affected by root disturbance it is important to understand the structure of a tree's root system. Ninety percent of the root system is located in the first 12 to 18 inches of soil. The roots extend radially from the trunk one to two times the height of the tree.

During construction, the root system is cut to install foundations, sidewalks, driveways, utilities, pools, landscape beds, and irrigation systems. The closer to the tree the construction occurs, the more destructive it is.



Tree After Roots Are Cut. (Joseph O'Brien, USDA Forest Service)

The 370-foot Dyerville Giant in Humboldt Redwoods State Park was thought to be the world's tallest tree until it fell in 1991. (Elliott Almond/Bay Area News Group)

By Elliott Almond | ealmond@bayareanewsgroup.com | Bay Area News Group

PUBLISHED: June 16, 2011 at 4:51 am | UPDATED: August 13, 2016 at 3:44 pm

The Dyerville Giant slumbers on a rich and verdant forest floor near a bend in the Eel River, where it lived for perhaps 1,600 years.

Although no more than a half mile from an old stretch of U.S. Hichway 101 known as Avenue of the Giants, the redwood stood undisturbed for centuries in what is now called the Founders Grove of Humboldt Redwoods State Park. At the time of its death 20 years ago, the 370-foot giant was estimated to be world's tallest tree. Botanists now know the designation was dubious at best after incredible discoveries of taller trees in the past 15 years.

The Dyerville Giant's long life came to an end one March morning in 1991 with a sudden thump in the forest. Pacific storms had battered the Humboldt redwoods with the ferocity of a 15-car pileup.

Gale-force winds often accompany spring storms with heavy rain, a particularly perilous combination for big trees. The Founders Grove area took the brunt of the storm and four old trees tumbled, leaving the Dyerville vulnerable.

Redwoods are like mountain climbers attached to ropes: The trees depend on each other through a latticework of shallow roots that do not clench deep into the bowels of the Earth for anchorage. Instead, they look something like crocheted welcome mats spread across the forest floor. The felling of one tree weakens the entire structure.

PUBLIC RESOURCES CODE - PRC

DIVISION 13. ENVIRONMENTAL QUALITY [21000 - 21189.57]

(Division 13 added by Stats. 1970, Ch. 1433.)

CHAPTER 1. Policy [21000 - 21006]

(Chapter 1 added by Stats. 1970, Ch. 1433.)

21000.

The Legislature finds and declares as follows:

- (a) The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.
- (b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
- (c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.
- (d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.
- (e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
- (f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.
- (g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

(Amended by Stats. 1979, Ch. 947.)

PROJECT DIRECTORY:

ARCHITECT:

MCMAHON ARCHITECTS+STUDIO 4111 18TH STREET, SUITE 6 SAN FRANCISCO, CA, 94114 415. 626.5300 CA. REG. C-22982

BUILDING/LOT INFO:

663 21ST AVE. SAN FRANCISCO, CA 94121 APN: 1623/013 ZONING: RH-2

CODES APPLIED:

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA PLEDE (CBC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA BERGY CODE

SCOPE OF WORK:

- 1. EXPAND 1ST FLOOR TO THE 55% MINIMUM REAR SETBACK LINE
- 2. ADD BEDROOM AND BATHROOM ON THE FIRST FLOOR
- ADD NEW ROOF DECK ABOVE 1ST FLOOR ADDITION.
- 4. EXPAND 2ND FLOOR AND RELOCATE POWDER ROOM
- 5. ADD INTERIOR STAIRCASE

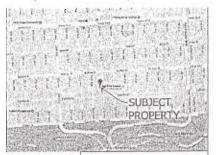
DRAWING INDEX:

ARCHITECTURAL DRAWINGS:

A0.0 - COVER SHEET
A0.1 - SITE PHOTOGRAPHS
A1.0 - FIRST FLOOR PLAN
A1.1 - SECOND FLOOR PLAN
A1.2 - THIND FLOOR PLAN
A2.0 - REAR ELEVATIONS
A2.1 - NORTH ELEVATION
A2.2 - SOUTH ELEVATION

A3.0 - LONGITUDINAL SECTION

A3.1 - LATERAL SECTION



EXISTING	3
1ST FLR (UNCONDITIONED):	872 SQ. FT.
2ND FLR:	882 SQ. FT.
3RD FLR:	900 SQ, FT.
TOTAL CONDITIONED:	1,782 SQ. FT.
PROPOSE	2
PROPUSE	
1ST FLR (UNCONDITIONED):	
	718 SQ. FT.
1ST FLR (UNCONDITIONED):	718 SQ. FT. 586 SQ. FT.
1ST FLR (UNCONDITIONED): 1ST FLR (CONDITIONED):	718 SQ. FT. 586 SQ. FT. 1018 SQ. FT. 900 SQ. FT. 2,504 SQ. FT.

722 SQ. FT. ADDED.

AREA CALCULATIONS



3 FRONT PHOTOGRAPH

659/Adjacent Property to 663

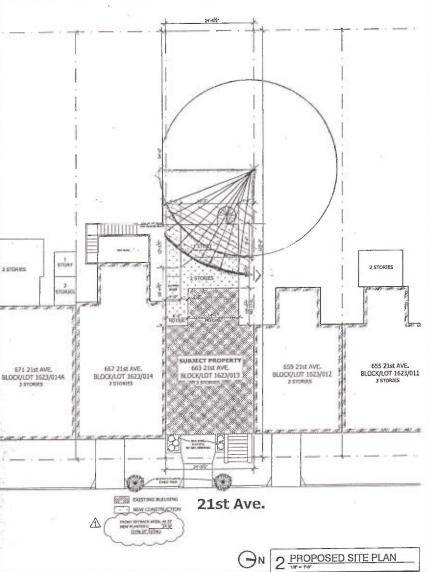
Estimated Age of Redwood Tree over 65 years old

-Height of Redwood Tree 60 feet

-Diameter of Trunk 33 inches at Breast Height (measured @ 54 inches above grade) -Roots Radius 33 feet calculation based on Tree's roots expansion ratio 12 ft. to 1 ft.

(Roots to Diameter of Trunk)

-Critical Distance 16.5 ft. to 33 ft. Structural to Feeder Roots (Tree Care Safety Standards, ANSI A300-1995)



memahon acrees + sudo

OF CALL

663 21st. Ave. san Francisco, California

DATE: 11,07,2017

DATE: 44,07017

DESAMP AS NOTED

A0.0 COVER SHEET June 16, 2018

Dear Planning Commissioners,

Please accept our petition and references for consideration at DR hearing. We would like Project Owners (663 21st Avenue) and adjacent neighbor (659 21st Avenue) to resolve construction's damage to Redwood Trees before Construction begins.

Thank you, Outer Richmond Neighbors

- 1. **PETITION JUNE 16, 2018** Neighborhood and community support against harm to trees roots that will result in impacts to welfare of surrounding neighbors' property and life because of 663 21st Avenue construction project.
- 2. TreesCompany's "tree killers" by Christopher Altman, Arborist and author for Project Owners After inspection of Redwood Trees in Backyards of 663 and 659 21st Avenue, TreesCo referred us to his Articles about Construction excavation's damage to root system; Urban Forestry determined tree "Hazard Tree" per Article 16: Urban Forestry Ordinance 801(p) "Hazard Tree" shall mean ANY TREE that poses imminent hazard to person or property or (1) appears dead, dangerous, or likely to fall, even after proper maintenance activities are performed to eliminate dead or dangerous parts".
- 3. Carla Short, Urban Forestry
- 4. Article 16: Urban Forestry Ordinance section 801(p) "Hazard Tree".
- **5.** URBAN FOREST PLAN PHASE III –January 2018 from office of Carla Short/Bureau of Urban Forestry Works.
- 6. TREE PRESERVATION METHODS AND BARRIERS, PERSPECTIVES OF THE DESIGN AND CONSTRUCTION COMMUNITY- See DR page 56-58 from Bartlett's Tree Research and Contractor's measurement and mapping structural roots (DR page 35, 36, 38, 39) and uploaded letter from Contractor May 19, 2018.
- 7. More Than 350 Trees Have Fallen In San Francisco...

Project Owners and adjacent neighbor <u>must</u> resolve discrepancies in reporting of measurements of distance of construction damages to Redwood Trees roots and any issues of care for Redwood Trees before, during, and after construction for our safety and their safety.

Thank you, Outer Richmond Neighbors We are the Neighbors near Project Owner at 663 21st Avenue and we are concern about Proposed Project building so close to Redwood Trees. As noted in 311 Notification and Official Plans filed with the City of San Francisco Planning Department and documents uploaded by the Planning Department, we believe that the Construction Damages to Redwood Trees' critical roots will harm the Trees and that it will impact welfare of surrounding neighbors with risk to property and life.

NEIGHBOR	ADDRESS	SIGNATURE	DATE
1. HELLER	662-21AE C	100	- 6/15/18
2. Nany Ungson	of Chq 421	121 Colon	6/16/18
3. Dolea CHAn	651-21St. SFCA94121		6/16/2018
4. PETRY UNGIN	541-215TAVE SF, 09 94121	Ar	6/16/18
5. VINTE HSY	6\$ 1. 2(8) AVE.	SF. SF.	6/16/18
6. Harry Lew	643-215-AW	SF Hamler	6/16/18,
7. ALI LEW	639-21 stave	Aty Con	6/16/18
8. Diana Tapus	6Rg-21121	sthe trum	5 6/16/18
9. Laurchin	C + 650-)	2 rd Que	5 4/14/10
10. Gary Smoot	650 22nd A	Ji. Gimel	6/16/18
10. Gary Smoot 12. Brine Fora 13. Louneth 14. Ja Gar	654 21 A	ve, Baw Jz	81/01/0
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- Redwood trees are protected, especially older ones like yours, they are so rare! I would also insist on making sure the project will have absolutely no negative impact on the health of the tree.

Hope this helps, and good luck. If you have other questions, please feel free to call or email,

Best,

Flora and Bob
655-21st Avenue

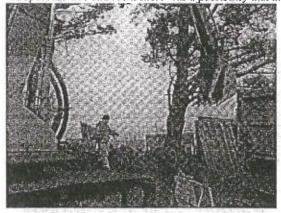
I live in the Outer Richmond District and know several families at 21st Avenue which I visit frequent. One day visiting the neighbor of Takashiba at 670 - 22nd Avenue, a large tree fell and broke the neighbor fence. Luckily no one was in the yard. This is the time 12 trees fell in Golden Gate Park during a very windy day. I worry about 663's cutting the Redwood Trees roots since I have witnessed how this could cripple the tree and do damage.

Cindy Lou 610-36th Avenue SFC 94121

tree killers

July 2, 2010/1 Comment/in Uncategorized /by Christopher Altman

I got a call from a contractor who was in a panic, His backhoe had damaged the trunk and root system of this poor Monterey Pine. A concerned neighbor had alerted the department of urban forestry. They in turn did an inspection of the work site and determined that the tree was a hazard and must be removed. This contractor wanted me to reinspect the tree and see if there was a possibility that the tree could be saved.



Despite the lean, the damage, the prevalent high winds, and the giant hole in the ground I thought with a some reduction in wind sail the tree would probably make it. I made the contractor promise that the backhoe would be removed immediately. I also said that I would do a more thorough inspection of the roots and clear away the root crown and buried surface roots. If I were to discover large, damaged or cut roots, especially on opposite side of the lean then I would stop work and advise removal. My friends at the Dept of Urban Forestry backed me up as long as the owner would take full liability.

SEC. 801. PURPOSE.

The San Francisco Urban Forestry Ordinance is enacted to further the following public purposes:

- (a) To realize the optimum public benefits of trees on the City's streets and public places, including favorable modification of microclimates, abatement of air and noise pollution, reduction of soil erosion and runoff, enhancement of the visual environment, and promotion of community pride;
- (b) To integrate street planting and maintenance with other urban elements and amenities, including but not limited to utilities, vehicular and pedestrian traffic, and enhancement of views and solar access;
- (c) To promote efficient, cost effective management of the City's urban forest by coordinating public and private efforts within a comprehensive and professional management system;
- (d) To reduce the public hazard, nuisance, and expense occasioned by improper tree selection, planting, and maintenance;
- (e) To provide for the creation of an equitable, sustained, and reliable means of funding urban-forest management throughout the City;
- (f) To create and maintain a unified urban-forest resource, enhancing the City's overall character and sense of place.
- (g) To recognize that trees are an essential part of the City's aesthetic environment and that the removal of important trees should be addressed through appropriate public participation and dialogue, including the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.).
- (h) To recognize that green spaces are vital to San Francisco's quality of life as they provide a range of environmental benefits and bring beauty to our neighborhoods and commercial districts.
- (i) To ensure that landscaping in sidewalk areas is properly constructed and maintained in order to maximize environmental benefits, protect public safety, and limit conflicts with infrastructure.

(Added by Ord. 165-95, App. 5/19/95; amended by Ord. 17-06, File No. 051458, App. 1/20/2006; Ord. 121-06, File No. 060142, App. 6/14/2006)

SEC. 802. DEFINITIONS.

Unless the context specifically indicates otherwise,

810 of this Article. Landmark Grove includes groups, stands, groves or series consisting of at least 3 trees in close proximity. The trees may be of the same or different species, native, naturalized, endemic or planted. Examples of Landmark Groves may include groups of trees in public rights of way, parkways, medians, parks, open spaces, or on private property.

- (1) "Landscape material" shall mean any tree, shrub, groundcover or other plant.
- (m) "Maintenance" shall mean those actions necessary to promote the life, growth, health, or beauty of a tree. Maintenance includes both routine and major activities. "Routine maintenance" shall include adequate watering to ensure the tree's growth and sustainability; weed control; removal of tree-well trash; staking; fertilizing; routine adjustment and timely removal of stakes, ties, tree guards, and tree grates; bracing; and sidewalk repairs related to the tree's growth or root system pursuant to Section 706 of this Code. "Major maintenance" shall include structural pruning as necessary to maintain public safety and to sustain the health, safety, and natural growth habit of the tree; pest and disease-management procedures as needed and in a manner consistent with public health and ecological diversity; replacement of dead or damaged trees. Pruning practices shall be in compliance with International Society of Agboriculture Best Management Practices and ANSI Pruning Standards, whichever is more protective of tree preservation.
- (n) "Median strip" shall mean the dividing area in the public way between opposing lanes of vehicular traffic.
- (a) "Notice" shall mean written notice by personal delivery or by mailing, either by letter or postal card, postage prepaid to the last known address as the same appears on the City's most recent assessment rolls.
- (n) "Hazard tree" shall mean any tree that poses an imminent hazard to person or property. The Director may determine that a tree is a hazard if it or any part of it; (1) appears dead, dangerous, or likely to fall, even after proper mainlenance activities are performed to eliminate dead or dangerous parts; (2) obstructs or damages a street, sidewalk, or other existing structure; (3) harbors a serious disease or infestation threatening the health of other trees; (4) interferes with vehicular or pedestrian traffic; or (5) poses any other significant hazard or potential hazard, as determined by the Director; provided, however, that feasible measures have been applied to abate any such hazard, such as applicable maintenance activities listed in Section 802(1) of this Article. The Director's determination shall be in writing.

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From: "am5687@juno.com" <am5687@juno.com>

To: Carla.short@sfgov.org

Sent: Thu, Jun 14, 2018 08:11 AM

Subject: Neighboring Construction Project

Aerial View.tif (3.5MB),

Site Plan.tif (4.4MB)

To: Carla Short, Superintendent/Bureau of Urban Forestry San Francisco Public Works Email: Carla.short@sfgov.org

Dear Superintendent Carla Short,

In February 2018, your department was very gracious in reviewing proposed site plan diagram for a neighboring construction project. Attached is plan with breakdown of roots that will be damaged that was observed and measured by Arborist Jesus and verified by Arborist Alex who both worked under Maria who was the lead Arborist supervisor in Redwood City and is now lead supervisor for San Francisco DPW.

We are concerned because construction (excavation) damages to the Redwood Trees' feeder and structural roots will be destroyed and DPW tree protection program does apply to trees in private rear yards. Is there something we can do to change this?

As you can see from the Aerial view of Trees, the trees established roots will be lost from construction permanently.

Thank you for your time and for your department's valuable information and time in reviewing my concerns.

Anna

659 21st Ave

Email: am5687@juno.com

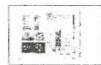
Total: 2 Image(s) | View Slideshow

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Aerial View.tif (3.5MB)



Site Plan.tif (4.4MB)

Urban Forest Plan
Phase III: Buildings & Private Property
DRAFT Scope – January 2018

Trees on private property account for the largest portion of San Francisco's urban forest. Many of the city's biggest trees are found on private properties where rear yards and large parcels allow for increased canopy growth. The benefits of these trees extend far beyond the individual property line and contribute to a greener, healthier and more ecological city. However, no comprehensive strategy exists to address the maintenance, planting and preservation needs of this tree population. The Urban Forest Plan (Phase III: Buildings & Private Property) will develop a strategy and policy recommendations for trees on private property to be considered by San Francisco decision makers for implementation.

Plan Goals:

- Maintain and grow San Francisco's urban tree canopy.
- · Develop long-term vision and strategy for trees on private property.
- Complete all phases of the Urban Forest Plan Phase I; Street Trees (2015), Phase II: Parks & Open Spaces (2018/19), and Phase III; Buildings & Private Property (2018/19).

Phase III Planning Effort

The Urban Forest Plan Phase III will involve the following components:

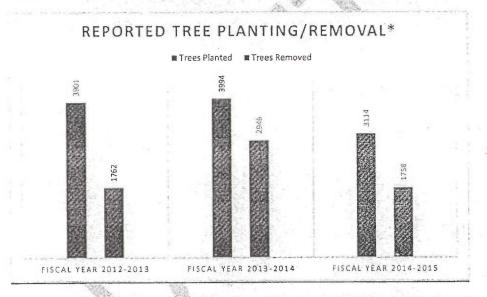
- 1. Background and Issue Framing (Planning & SFE)
 - a. Summarize key issues facing trees on private property:
 - Impacts of development on the city's tree canopy (shrinking rear yards, building expansions and new development).
 - ii. Results of community discussions regarding large trees on private property.
 - iii. Urban design pattern of the city limits tree planting and greening opportunities due to lack of front or side setbacks.
 - b. Document existing City greening requirements and programs related to trees and landscaping on private property:
 - i. Green Landscaping Ordinance
 - ii. Urban Forestry Ordinance (Significant & Landmark Trees)
 - iii. Better Roofs Ordinance
 - iv. Other?
 - c. Perform citywide tree canopy GIS analysis of private property.

Deliverable:

- Trees on Private Property Existing Conditions Report
- Research and Best Management Practices (Igor/Research Assistant & UFC P&F Committee)

¹ The United States Forest Service, Northern Research Station, estimated San Francisco urban forest at almost 700,000 trees (2007). The Recreation and Parks Department estimates 131,000 trees in City parks and open spaces (2010). SF Public Works' recent street tree census identified 124,795 street trees (2017). This indicates that over 400,000 trees may be growing on private property in San Francisco.

The ongoing drought has very likely been exacerbated by global climate change. Forest managers reported significant concern for tree health, caused by factors such as extreme drought stress, aging tree populations, and pests/diseases, which are anticipated effects of global climate change and which are all currently affecting several tree species. Forest managers reported tree health concerns for ornamental plum trees, ornamental pear trees, and redwood trees due to the drought and rising temperatures, which may be caused by global climate change. These managers reported that increased heat coupled with ongoing drought conditions are affecting tree dormancy periods and are resulting in increasing pest and disease pressure. Pests and diseases continue to plague several tree species, including myoporum (thrips), Monterey Pine (pitch canker), and Canary Island Date palm trees (Fusarium). Forest managers expressed interest in planting tree species that will be better able to cope with the changing climate over the long term.



*This chart shows reported tree planting and removal over the last three fiscal years, for departments and organizations that provided data in each of these years, including: City College of San Francisco, San Francisco General Hospital, Friends of the Urban Forest, San Francisco Public Works, Pacific Gas & Electric, San Francisco Port Authority, Presidio Trust, San Francisco Public Utilities Commission, San Francisco Recreation and Park Department, San Francisco International Airport, San Francisco Unified School District, Treasure Island Development Authority, and University of California San Francisco.

Diffenbasugh, Noah, et al. "Anthropogenic warming has increased drought risk in California" Proceedings of the National Academy of Sciences of the Untied State of America. Vol. 112, nor 13. (2015) Web. 4, August 2015.

Tree Preservation Methods and Barriers, Perspectives of the Design and Construction Community

Darren A. Olsen, JD, J. Mark Taylor, PhD, JD and Elizabeth Brodbeck
Auburn University
Auburn, Alabama

Building sites are often selected on the basis of existing, mature trees. However, poor construction techniques and a general lack of knowledge in the professional community put trees at risk that were supposed to be saved. The extent to which design and construction professionals are implementing some form of tree preservation on projects has not been quantified. This research surveys design and construction professionals to determine the extent to which science-based tree preservation is being used. It also seeks to define the perceived barriers that limit tree protection during construction.

Keywords: green building, landscape architecture, LEED, tree preservation

Introduction

Because mature trees add intrinsic value to real estate, many building sites are selected on the basis of existing trees (Laband 2009; Coder 1996; Hauer et al. 1994). However, poor construction techniques and a general lack of knowledge in the professional community often contribute to the immediate or eventual loss of the very trees that make a site desirable (Coder 1996b, Hauer et al. 1994; Sandfort and Runck 1986; Vander Weit and Miller 1986; Gilbert 1996).

New research, information and techniques are improving the industry's knowledge of how to build and work around trees in the urban landscape. This coupled with the advance of green building practices has driven a growing interest in tree preservation on the part of communities, homeowners, and builders (Dwyer et al. 1991). Likewise, groups like the U.S. Green Building Council (a non-profit organization) and the creation of LEED Certification have raised awareness about the benefits of tree preservation (USGBC 2009). Still, the extent to which design and construction professionals are implementing some form of tree preservation in Alabama on projects has not been analyzed.

This research surveys design and construction professionals in Alabama to determine the extent to which science-based tree preservation is being used and also to define the barriers that limit tree protection during construction. By investigating the current state of tree preservation, this research hopes to provide insight that will allow for the development of future tree preservation programs for Alabama.

Literature Review

For the purpose of this research, tree preservation is defined as the protection of specific trees or a particular area, group or woodland from intentional damage or destruction during construction activities (Methaney and Clark 1998). It is well documented that construction activities damage and threaten tree health (Sandfort and Runck 1986; Vander Weit and Miller 1986). Furthermore, many of the current building techniques damage the natural environment causing difficulties during the establishment, growth or survival of trees on or near building sites (Alberty et al. 1984; Craul 1994; Randrup and Lichter 2001). According to Despot and Gerhold (2003), many builders are unaware of the damage they cause to trees because it may be several years before trees exhibit symptoms of damage due to construction.

It is well documented that trees add economic, environmental, and aesthetic value to real estate and significantly reduce energy costs associated with cooling (Laband 2009; Stigarll and Elam 2009; Coder 1996). Yet, the overwhelming number of studies and data on tree benefits do not appear to be reaching the design and construction audience. A Pennsylvania survey found that the second largest barrier to tree preservation was lack of knowledge, followed by the perceived higher costs of tree preservation (Depot and Gerhold 2003). The same study found that the single most noted reason not to preserve trees was site constraints (Depot and Gerhold 2003). Over the past two decades—and especially over the past few years—tree preservation guides have been developed for increasing.

More than 350 trees have fallen around San Francisco since Saturday night

By Amy Graff, SFGATE

Updated 11:54 am, Wednesday, January 11, 2017

The atmospheric river that roared through San Francisco this week brought short periods of heavy rainfall and high winds. On Tuesday night, as a cold front swooped into the city, the gusts were howling.

The wind toppled trees around the city, and the San Francisco Public Works department said some 300 city trees had fallen between Saturday night and Wednesday morning. The Rec and Park department had counted 47 trees toppled. This adds up to 347 trees, but the total is likely larger because it doesn't include backyard trees on private property.

Media: KTVU

"We're still counting and assessing," says Rachel Gordon, a spokesperson for Public Works.

A tree smashed into a house on Brookdale Avenue near McLaren Park on Sunday morning, and another damaged a parked car on Fell Street near Alamo Square.

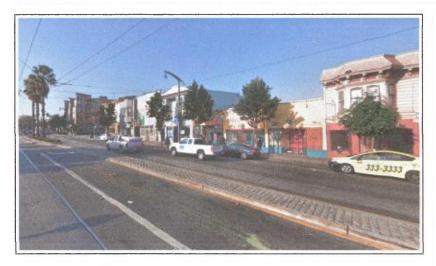
One tree fell to the ground at a Visitacion Valley housing project Tuesday morning, crushing to parked cars and triggering a gas leak and evacuation, <u>the</u>

<u>Chronicle</u> reported.

And on Tuesday night, a tree crashed onto the Muni tracks at Dolores Park, causing a delay on the J Church line.

In another incident, an uprooted tree pinned down a 50-year-old man near the Beach Chalet in Golden Gate Park. Firefighters rescued the man who suffered only minor injuries. Third Street Project Redesigned, Permitted and on the Market (http://www.socketsite.com/archives/2018/07/third-street-project-redesigned-permitted-and-on-the-market.html)

July 11, 2018



(http://www.socketsite.com/wp-content/uploads/2018/07/4712-3rd-Street-Site.jpg)

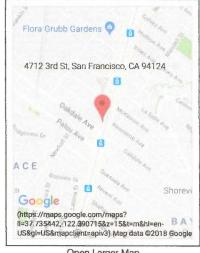
Listings (for sale) (http://www.socketsite.com/archives/category/listings-for-sale)

As originally envisioned and proposed, the vacant "3rd Street Village" building at 4712-4729 (tel:4712-4729) 3rd Street, in the heart of Bayview, was to be razed in order for a three-story residential care facility with 24 rooms for the elderly to rise on the site.

Instead, permits for a four-story development, with 13 two-bedroom condos over a 1,200-square-foot retail space and no off-street parking, save for a storage room for 13 bikes, have been approved.



(http://www.socketsite.com/wp-content/uploads/2018/07/4712-3rd-Street-Rendering.jpg)

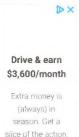


Open Larger Map (https://www.google.com/maps/place/4712+3rd+St%2C+



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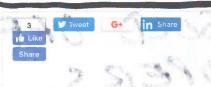
- Commission Slated to Condemn Plans for Oakland Tower (/?p=71898)
- 2. Former Police Station and Jail on the Market for \$8.4M (/?p=71915)
- 3. Plans to Raze The Phoenix for SRO Units to Rise (/? p=71931)
- East Bay
 Compound Fetches
 \$10M under Original
 List (/?p=71903)







And with a demolition permit having been approved, but not yet funded, as well, the parcel and plans are now on the market with a \$2.59 million price tag.



Buildings in SF (/7 p=71908) Third Street Project

New Office

- Redesigned, Permitted and on the Market 1/7 D=71935
- First Tenants of SF's Transbay / Salesforce Transit Center Identified (/? p=71894)

Punt (http://pinterest.com/pin/create/button/?url=&media=http%3A%2F%2Fwww.socketsite.ccm%4Five_content%2Fuploads%2F2018%2F07%2F4712and Caffeinate

1.jpg&description=Third%20Street%20Project%20Redesigned%2C%20Permitted%20and%20on%20 Reddit 110 in SE 20%7C%20SocketSite%E2%84%A2)

9. Rezoning Could **Quadruple Density**

of 19th Avenue องครั้งผลให้รักให้ 20%20SocketSite%E2%84%A2&body=Thc subject=Third%20Street%20Project%20Redesigned%2C%20Permitted%20and%20on%20the%20M p=71879) street-proj

Related: 3rd Street Village (http://www.socketsite.com/archives/tag/3rd-street-village)

4712 3rd Street (http://www.socketsite.com/archives/tag/4712-3rd-street)

4712-4720 3rd Street (http://www.socketsite.com/archives/tag/4712-4720-3rd-street)

Bayview (http://www.socketsite.com/archives/tag/bayview)

Third Street Corridor (http://www.socketsite.com/archives/tag/third-street-corridor)

Urban Infill (http://www.socketsite.com/archives/tag/urban-infill)

No Housing for Long-Shuttered Real Food Location Indeed (/?p=71882)



Third Street Project Redesigned, Permitted and on the Market



Plans to Raze The Phoenix for SRO Units to Rise

(http://www.socketsite.com/archives/2018/07/plans-

3rd-Street-Rendering-

to-raze-the-phoenix-for-sro-units-torise.html)

Comments from "Plugged-In" Readers

Posted by Dave

10 hours ago (http://www.socketsite.com/archives/2018/07/third-street-project-redesigned-permitted-and-on-the-market.html#comment-337460)

This brings the number of units in approved projects that the developer has chosen not to build but rather put up for sale to about 1900. At 2.59 million the purchaser will be paying 200K up front for each "paper" unit.

Reply (http://www.socketsite.com/archives/2018/07/third-street-project-redesigned-permitted-and-on-themarket.html?replytocom=337460#respond)

Posted by surfair

9 hours ago (http://www.socketsite.com/archives/2018/07/third-street-project-redesigned-permitted-and-onthe-market.html#comment-337464)

Which developer is this? And what are some of the other projects for sale? Reply (http://www.socketsite.com/archives/2018/07/third-street-project-redesigned-permitted-and-on-the-

market.html?replytocom=337464#respond)

Posted by Dave

9 hours ago (http://www.socketsite.com/archives/2018/07/third-street-project-redesigned-permitted-andon-the-market.html#comment-337466)

1270 Mission (299 units), One Oak (300 units), 524 Howard (close to 300 units) and the 7th. Avenue project which would have been about 440 units. Also the Hines RH "counterflow" project - 180 units. Those are the larger ones. I don't know whom the developer is of this project but the asking price seems in the ballpark compared to some other entitlements where the asked price/paper unit has been way too high.

Reply (http://www.socketsite.com/archives/2018/07/third-street-project-redesigned-permitted-and-on-themarket.html?replytocom=337466#respond)

6 hours ago (http://www.socketsite.com/archives/2018/07/third-street-project-redesigned-permittedand-on-the-market html#comment-337471)

1270 Mission, One Oak, and 524 Howard are all such important projects. I hope all three eventually get built and soon.

Reply (http://www.socketsite.com/archives/2018/07/third-street-project-redesigned-permitted-and-onthe-market.html?replytocom=337471#respond)

Posted by Accuracy

5 hours ago (http://www.socketsite.com/archives/2018/07/third-street-project-redesigned-permittedand-en-the-market.html#comment-337479)



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