

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Galeria legacy  
**Date:** Wednesday, January 16, 2019 9:35:48 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309|Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
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**From:** Smith, Desiree (CPC)  
**Sent:** Wednesday, January 16, 2019 9:28 AM  
**To:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** Fwd: Galeria legacy

Please see another letter of support for designation of The Galeria de la Raza/Studio 24 Building, on today's HPC agenda.

Thank you,  
Desiree

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**From:** Amalia Mesa-Bains <[am.mesa.bains@gmail.com](mailto:am.mesa.bains@gmail.com)>  
**Sent:** Tuesday, January 15, 2019 11:10 PM  
**To:** Ani Rivera; Smith, Desiree (CPC)  
**Subject:** Galeria legacy

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

I have been a member of the Galeria de la Raza's Family for over 45 years as a board member and artist. As a former Commissioner of Art for the city of San Francisco I am well acquainted with the landmark status of community spaces and I would like to attest to the importance of the Galeria site. This corner space has been a touchstone for decades as a place of community value and artistic importance. City members and tourists from around the world have visited this cultural center. It is

legendary for its exhibitions, originator of the city's Day of the Dead celebration and a gathering spot for artists and cultural figures from all over the Americas. The Galeria's storefront hosted the beginning of the mural movement through neighborhood art and originated the first exhibitions of art related to Frida Kahlo and by Frida Kahlo. There is no other Chicano or Latino and Chicano organization in the Bay Area that represents the best of the legacy of art and culture. The space should be preserved to remember the moments of artistic and cultural achievements that have been such a part of San Francisco's history.

Dr Amalia Mesa-Bains

Mac Arthur Fellow

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter in Support of Galería de la Raza  
**Date:** Wednesday, January 16, 2019 9:35:34 AM  
**Attachments:** [Untitled document.pdf](#)

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**From:** Smith, Desiree (CPC)  
**Sent:** Wednesday, January 16, 2019 9:29 AM  
**To:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** Fwd: Letter in Support of Galería de la Raza

Another letter of support for designation of Galería de la Raza Building. Please forward to HPC.

Thank you,  
Desiree

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**From:** Jessica Sabogal <[josabogal@gmail.com](mailto:josabogal@gmail.com)>  
**Sent:** Wednesday, January 16, 2019 9:24 AM  
**To:** Smith, Desiree (CPC)  
**Subject:** Letter in Support of Galería de la Raza

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

Thank you.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Galeria de la Raza Ordinance  
**Date:** Wednesday, January 16, 2019 9:06:41 AM  
**Attachments:** [2019-01-15 signed Ordinance Galeria de la Raza.pdf](#)

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---

**From:** Smith, Desiree (CPC)  
**Sent:** Tuesday, January 15, 2019 5:49 PM  
**To:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** Frye, Tim (CPC) <[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)>  
**Subject:** Galeria de la Raza Ordinance

Hi Jonas,

Could you please forward the attached Ordinance for Galeria de la Raza to the HPC members? Due to staff being out for the holidays it took a little longer to receive the City Attorney's comments, otherwise we would have liked to include it in the packet. I'll also have copies on hand at the hearing.

Thank you!  
Desiree

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**From:** Skellen, Lauren (CAT) <[Lauren.Skellen@sfcityatty.org](mailto:Lauren.Skellen@sfcityatty.org)>  
**Sent:** Tuesday, January 15, 2019 2:23 PM  
**To:** Smith, Desiree (CPC) <[Desiree.Smith@sfgov.org](mailto:Desiree.Smith@sfgov.org)>  
**Cc:** WONG, VICTORIA (CAT) <[Victoria.Wong@sfcityatty.org](mailto:Victoria.Wong@sfcityatty.org)>; RUIZ-ESQUIDE, ANDREA (CAT) <[Andrea.Ruiz-Esquide@sfcityatty.org](mailto:Andrea.Ruiz-Esquide@sfcityatty.org)>  
**Subject:** Galeria de la Raza

Hi Desiree!

Attached is a copy of the signed ordinance. The original is waiting for you at City Hall, Room 234. Thanks!

Lauren Skellen  
Legal Secretary  
Office of City Attorney Dennis Herrera  
City Hall, Room 234  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
Direct: (415) 554-4761  
[Lauren.Skellen@sfcityatty.org](mailto:Lauren.Skellen@sfcityatty.org)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Galeria de la Raza Historic Landmark Comment  
**Date:** Wednesday, January 16, 2019 9:03:42 AM

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**From:** Smith, Desiree (CPC)  
**Sent:** Tuesday, January 15, 2019 6:35 PM  
**To:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** Frye, Tim (CPC) <[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)>  
**Subject:** FW: Galeria de la Raza Historic Landmark Comment

Please forward to HPC members, for tomorrow's hearing.

Thank you!  
Desiree

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**From:** Marie Shier <[marieshier3@gmail.com](mailto:marieshier3@gmail.com)>  
**Sent:** Tuesday, January 15, 2019 6:02 PM  
**To:** Smith, Desiree (CPC) <[Desiree.Smith@sfgov.org](mailto:Desiree.Smith@sfgov.org)>  
**Subject:** Galeria de la Raza Historic Landmark Comment

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

Hello,

I write to offer my support for the hearing to make Galeria de la Raza, previously at 2857 24th Street, a historical landmark. I first came into contact with this place while doing undergrad at University of San Francisco. They welcomed me into their arms, and I learned a great deal while working there, including everything from art installation technique and event planning to social justice values and community organizing practice. I spent five years, in a variety of roles, working with this incredible group of people at this amazing place.

Although my first experience with Galeria was in 2012, their history is much, much deeper than that. They were one of the first organizations of their kind in the nation. They have made an enormous difference in the lives of a countless amount of people. The place, perfectly situated on the corner of 24th and Bryant, has served to connect them deeply with their communities and to bring them to the forefront of the Mission District and the Chicano Rights/Arts movement. IT IS PARAMOUNT that this place become a historical landmark. The billboard itself- an amazing story of perseverance and subversiveness in the best form- should absolutely be saved.

Feel free to reach out for additional information as necessary. I truly urge you to do the right thing- give Galeria the Historic Landmark status they deserve.

Warmly,  
Marie Shier

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: LILY NG'S OPPOSITION TO GALERIA DE LA RAZA /STUDIO 24 HISTORIC PRESERVATION LANDMARK DESIGNATION  
**Date:** Tuesday, January 15, 2019 1:26:54 PM  
**Attachments:** [Lily Ng's Opposition to Galeria Historical Landmark Destination.docx](#)

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**From:** LN Family <lnfamily@yahoo.com>  
**Sent:** Tuesday, January 15, 2019 1:21 PM  
**To:** andrew@tefarch.com; aaron.hyland.hpc@gmail.com; Black, Kate (CPC) <kate.black@sfgov.org>; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com  
**Cc:** Smith, Desiree (CPC) <Desiree.Smith@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** LILY NG'S OPPOSITION TO GALERIA DE LA RAZA /STUDIO 24 HISTORIC PRESERVATION LANDMARK DESIGNATION

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

To: Historical Preservation Committee Members

The Galeria de la Raza/Studio 24 Building, case no. 2018-017223DES, is on tomorrow's agenda, January 16, 2019, 12:30 - 2 PM. On behalf of the property owner, Lily Ng, the family prepared a detailed response to the application.

**The property owner is 100% opposed to the historical preservation landmark designation of her property for many reasons.**

We would appreciate that you take the time and read the attached document before tomorrow's hearing meeting. Tomorrow's hearing meeting is the first notice of the application since it was initiated. The property owner was not aware of the application until two weeks ago. The owner did not receive any prior correspondence at the address where she lives.

We anticipate that several family members and the property manager's attorney will be present at

tomorrow's hearing. We understand that each speaker will be limited to three minutes each.  
Please allow us to speak.

Thank you for your attention.

Daughters of Lily Ng

Property at 2851-2861 24th Street, San Francisco, CA 94110

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, SUPERVISOR CATHERINE STEFANI, AND COMMUNITY LEADERS CELEBRATE THE REOPENING OF AFFORDABLE HOUSING FOR SENIORS AND PEOPLE WITH DISABILITIES  
**Date:** Tuesday, January 15, 2019 12:16:21 PM  
**Attachments:** [1.15.19 Sacramento & California RAD.PDF](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, January 15, 2019 12:15 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, SUPERVISOR CATHERINE STEFANI, AND COMMUNITY LEADERS CELEBRATE THE REOPENING OF AFFORDABLE HOUSING FOR SENIORS AND PEOPLE WITH DISABILITIES

**FOR IMMEDIATE RELEASE:**

Tuesday, January 15, 2019

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED, SUPERVISOR CATHERINE STEFANI, AND COMMUNITY LEADERS CELEBRATE THE REOPENING OF AFFORDABLE HOUSING FOR SENIORS AND PEOPLE WITH DISABILITIES**

*138 permanently affordable apartments were rehabilitated under the RAD program*

**San Francisco, CA** — Mayor London N. Breed, Supervisor Catherine Stefani, and community leaders today celebrated the rehabilitation and grand reopening of two former public housing properties serving seniors and people with disabilities in the lower Pacific Heights neighborhood.

2451 Sacramento Street (JFK Tower) and 2698 California Street are two of the 29 properties previously owned by the San Francisco Housing Authority that were renovated under the Rental Assistance Demonstration (RAD) program through the U.S. Department of Housing and Urban Development (HUD). RAD allows for a voluntary, permanent conversion of public

housing to privately-owned, permanently affordable housing and is the backbone of the City's commitment to preserve and revitalize 3,500 distressed public housing units across San Francisco. To date, more than 2,600 units have been renovated under the program.

"These renovations provide our residents with the safe, quality housing they deserve, and ensure they can continue living in their own homes with dignity," said Mayor Breed. "Growing up in public housing, I know the conditions that many of these residents have faced. I am proud that today 138 seniors and people with disabilities can return home to these beautiful new units thanks to the work and support of our partner organizations."

Under the RAD program structure, Mercy Housing, The John Stewart Company (JSCo), and Japanese American Religious Federation (JARF) Housing Inc. own, maintain, and provide the necessary service programs for the seniors and individuals with disabilities who reside at JFK Tower and 2698 California. The renovations at each property focused on the quality and longevity of the buildings, life safety and accessibility improvements, voluntary structural upgrades, modernization or replacement of original building systems and equipment, energy use reduction, new roofs, modernization of the buildings' elevators, and resident unit renovations such as new flooring, appliances, countertops and showers. No one was permanently relocated during the rehabilitation.

"I am excited to have two renovated residences where seniors and people with disabilities can grow old and enjoy one of the best neighborhoods in San Francisco," said Supervisor Catherine Stefani. "The rehabilitated JFK Tower and 2698 California will provide 138 quality, safe, and affordable apartments for decades to come."

The 98 apartments at JFK Tower are part of a distinctive 12-story building that curves around a shared courtyard and new community space in the backyard. Each home has a brightly colored door that opens on to an outdoor walkway overlooking the neighborhood. 2968 California is a smaller community nearby with 40 homes and an upgraded lobby area that provides a great space for residents to gather.

"It's exciting to be able to celebrate 138 households returning to beautifully renovated homes in a supportive community. We are grateful for the collaboration with Mercy Housing, JSCo, JARF, HUD, the San Francisco Housing Authority, and Bank of America to bring these properties up to current standards of safety and design for some of the City's most vulnerable residents," said Kate Hartley, Director of the Mayor's Office of Housing and Community Development.

"The residents of JFK Tower and 2698 California have come on a journey with us since we first acquired these buildings in 2015. The residents, along with our services teams, have done an extraordinary job in creating a rich community. These properties feel different now--they are warm and welcoming, and residents are excited to talk about their homes," said Doug Shoemaker, President of Mercy Housing California.

"JSCo is very pleased to have worked with the Mayor's Office of Housing and Community Development, the San Francisco Housing Authority, Mercy Housing, and JARF to make much-needed investments in JFK Tower and 2698 California," stated Jack Gardner, President and CEO, The John Stewart Company. "This 'dream team' has transformed these properties into high-quality affordable housing for their residents and the broader community, and we couldn't be happier about the end result!"

“Financing all 29 properties of SF RAD, the largest affordable housing renovation project in the nation, with \$2.1 Billion from Bank of America Merrill Lynch is no small feat, especially with the goal of not displacing vulnerable tenants like the seniors and disabled households at John F. Kennedy Towers and 2698 California. The life-safety upgrades to improve the quality of life for these residents helps fulfill Mayor Breed’s vision of providing safe and secure affordable housing, and makes us all proud to be part of such an important public-private effort,” said Ari Beliak, Senior Vice President at Bank of America Merrill Lynch.

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED INTRODUCES LEGISLATION TO DECLARE A SHELTER CRISIS IN SAN FRANCISCO  
**Date:** Tuesday, January 15, 2019 8:51:41 AM  
**Attachments:** [1.15.19 Shelter Crisis Legislation.pdf](#)

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*Jonas P. Ionin,  
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**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, January 15, 2019 7:03 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED INTRODUCES LEGISLATION TO DECLARE A SHELTER CRISIS IN SAN FRANCISCO

**FOR IMMEDIATE RELEASE:**

Tuesday, January 15, 2019

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED INTRODUCES LEGISLATION TO  
DECLARE A SHELTER CRISIS IN SAN FRANCISCO**

*Two ordinances introduced by the Mayor would allow the City to more quickly construct homeless shelters, contract with homeless services providers, and help unhoused residents into care and shelter*

**San Francisco, CA** — Mayor London N. Breed today introduced legislation to declare a shelter crisis in San Francisco, which would allow the City to take more immediate action to address the homelessness crisis.

The two ordinances introduced by Mayor Breed together would significantly expand a more limited shelter crisis ordinance already in effect and streamline administrative, contracting, building, and planning code red tape that delays the construction of new shelters and the delivery of services to those in need.

“We cannot just say there is a homelessness crisis and continue moving at our normal pace,” said Mayor Breed. “We need immediate action to address this public emergency, and we need to move faster to add more beds and get our unsheltered residents the services they need to help them exit homelessness. I am committed to opening 1,000 new shelter beds by 2020 to clear our nightly waitlist for shelter and bureaucracy and red tape should not delay our efforts

to bring help to the people who are suffering on our streets.”

The first ordinance would allow the City to streamline the contracting and permitting process for the construction of new homeless shelters as well as the contracting process for homelessness services. The Departments of Homelessness and Supportive Housing (HSH) and San Francisco Public Works (DPW) would be responsible for vetting a pool of contractors who can provide construction support and homelessness services and would then choose from this pool for future projects, rather than having to go through the usual three to six month contracting process for each project individually. To ensure accountability, the ordinance requires HSH and DPW to submit detailed annual reports on all contracts awarded under this expedited procedure.

Additionally, this ordinance would remove planning code barriers to opening shelters in certain zoning districts that currently have limitations or restrictions. HSH would be required to undergo a robust community process prior to the opening of any site-based service like a shelter. The Board of Supervisor would have oversight of all contracts rewarded under this expedited procedures and would be able to veto proposed shelter locations by majority vote.

“We are facing a crisis in our community. These ordinances reform City processes and expedite our ability to respond to the crisis before us,” said Shari Wooldridge Executive Director of the Society of St. Vincent de Paul-San Francisco. “These ordinances will allow the City to open shelters more quickly, expand homeless services and make a positive impact in the lives of people experiencing homelessness in our community.”

The second ordinance would opt-in the City to AB932, authored by Assemblymember Phil Ting, which streamlines the building and planning code approval process for homeless shelters by implementing expedited approval procedures that would reduce the process by a matter of months. This ordinance would require approval from the California Department of Housing and Community Development before going into effect.

“With thousands of homeless youth and adults sleeping on our streets every night the City must take action to ensure that we are able to shorten the time it takes to open new shelters and expand services for people experiencing homelessness,” said Sherilyn Adams Executive Director for Larkin Street Youth Services.

Mayor Breed has announced an ambitious plan to open 1,000 new shelter beds by 2020, 212 of which have been opened so far. Additionally, [she has proposed spending the \\$181 million in discretionary funding from the recently announced windfall on affordable housing and homelessness programs](#), including the expansion of 300 new spaces in homeless shelters and Navigation Centers.

The shelter crisis would remain in place for five years, or until there is a 30% reduction in homelessness as measured by the Point in Time Count, the City’s biennial survey of homeless individuals. The legislation is co-sponsored by Supervisors Vallie Brown, Shamann Walton, Rafael Mandelman, and Matt Haney.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES THE SAN FRANCISCO PUBLIC LIBRARY WILL PROPOSE ELIMINATING OVERDUE FINES TO INCREASE LIBRARY ACCESS  
**Date:** Monday, January 14, 2019 2:45:57 PM  
**Attachments:** [1.14.19 Library Fine Free.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Monday, January 14, 2019 2:44 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES THE SAN FRANCISCO PUBLIC LIBRARY WILL PROPOSE ELIMINATING OVERDUE FINES TO INCREASE LIBRARY ACCESS

**FOR IMMEDIATE RELEASE:**

Monday, January 14, 2019

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED ANNOUNCES THE SAN  
FRANCISCO PUBLIC LIBRARY WILL PROPOSE  
ELIMINATING OVERDUE FINES TO INCREASE LIBRARY  
ACCESS**

*Fines disproportionately impact low-income residents, African-American communities, and San Franciscans without college degrees; research shows they are not an effective tool to encourage returns*

**San Francisco, CA** — Mayor London N. Breed today announced that the San Francisco Public Library will propose eliminating fines for overdue returns in order to reduce inequitable access to public resources.

The Library has partnered with [the San Francisco Financial Justice Project](#) in the Office of Treasurer José Cisneros to study the issue and interview libraries across the country who have gone “fine-free.” Their research found that fines are a barrier to equitable access of resources and services and disproportionately affect low-income San Franciscans. As libraries across the country are increasingly going fine-free, research shows that overdue fines are not an effective tool to encourage returns, and the fiscal impact of the move would be minimal.

“As a City, we need to make sure that we are not placing unnecessary burdens on people to

access our public resources,” said Mayor Breed. “In this case, the fines and fees are overwhelmingly affecting people in our community from disadvantaged backgrounds, which undermines the goal of the Library and reinforces inequality in our City.”

The Library found that patrons across the City, regardless of income, miss return deadlines at similar rates. However, patrons in low-income areas face much more difficulty in paying the fines and fees associated with overdue items. As a result, overdue fines can widen existing inequalities. As an example, roughly 11 percent of the Bayview’s adult cardholders are blocked from accessing library materials, which is more than three times as many as in most high-income locations. Across the City, branches that serve lower-income populations have a greater share of blocked patrons.

“As the City’s debt collector, the research we conducted convinced me there are better tools to help people return books on time that don’t disproportionately burden low-income people and block people from accessing the library. San Francisco should join libraries across the country and eliminate overdue fines that disproportionately burden low-income people and communities of color,” said San Francisco Treasurer José Cisneros.

Library fines generate approximately \$330,000 in revenue each year, which represents 0.2 percent of the Library’s budget. This revenue is expected to continue to decrease over time, as digital and e-books become increasingly common. Several libraries that have gone fine-free reported that they spent more money to collect fines than they generated in revenue, and the move to eliminate fines freed up staff time to devote to more worthwhile activities.

“The Library is here for the people of San Francisco and we want everyone to be able to take advantage of our incredible collections and resources,” said Acting City Librarian Michael Lambert. “There has never been a better time for us to eliminate overdue fines and reaffirm that all are welcome at the library.”

None of the libraries surveyed that have gone fine-free saw a decrease in circulation or increase in late returns. Should the proposal be adopted, Library patrons will still be responsible for returning books on time. Patrons that do not return their books will still need to either replace, or pay for the value of, any materials not returned. The report also recommends several administrative changes to help increase the return rate, including sending out more reminders, and shortening the timeframe before a book needs to be replaced or paid for. The recommendation to go fine-free follows recent efforts to reduce the amount of outstanding debt, and to reengage inactive patrons and recover materials. The Library has executed four amnesty periods over the last 20 years, and most recently worked with the Treasurer’s Bureau of Delinquent Revenue to run a collections campaign in 2018.

The report developed by The Financial Justice Project and the San Francisco Public Library is titled: “[Long Overdue: Eliminating Fines on Overdue Materials to Improve Access to San Francisco Public Library](#).” The Library Commission will be hearing the proposal at their next meeting on Thursday.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](mailto:planning@rodneymong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [andrew@tefarch.com](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON THE ANNOUNCED BANKRUPTCY OF PG&E  
**Date:** Monday, January 14, 2019 11:47:05 AM  
**Attachments:** [1.14.19 PG&E.PDF](#)

---

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**From:** Press Office, Mayor (MYR)  
**Sent:** Monday, January 14, 2019 7:44 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON THE ANNOUNCED BANKRUPTCY OF PG&E

**FOR IMMEDIATE RELEASE:**

Monday, January 14, 2019

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON THE ANNOUNCED**  
**BANKRUPTCY OF PG&E**

“I want to assure San Francisco residents that PG&E’s bankruptcy declaration will not impact their power service. People will still have complete access to power in their homes, their businesses, and throughout our City. San Francisco’s public power program CleanPowerSF will continue to operate, and San Francisco will continue to invest in our ability to deliver clean power for our residents. I have directed the San Francisco Public Utilities Commission to study any near and long-term impacts this bankruptcy will have on our city and to identify any and all options we have to ensure that everyone in San Francisco has access to clean, safe, and reliable power.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON GOVERNOR GAVIN NEWSOM'S BUDGET PROPOSAL  
**Date:** Friday, January 11, 2019 10:55:31 AM  
**Attachments:** [1.10.19 Governor Newsom's Budget.pdf](#)

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---

**From:** Press Office, Mayor (MYR)  
**Sent:** Thursday, January 10, 2019 1:47 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON GOVERNOR GAVIN NEWSOM'S BUDGET PROPOSAL

**FOR IMMEDIATE RELEASE:**

Thursday, January 10, 2019

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON GOVERNOR GAVIN**  
**NEWSOM'S BUDGET PROPOSAL**

"I am incredibly excited by the bold proposals put forward by Governor Newsom to address our state's housing and homelessness crises. Too many people are struggling to afford to live in San Francisco, the Bay Area, and California, and we need statewide solutions. We have been under-building housing for years and the effects are evident in our high housing and rent prices. By building more homes and investing in affordable housing, we can make it possible for our low- and middle-income populations to afford to call California home.

Additionally, Governor Newsom's proposals to address homelessness can help the thousands of people who are struggling on our streets. San Francisco has been at the forefront of efforts to help people into care and shelter, and the Governor's proposed funding will help us with the resources needed to address this issue not just in San Francisco, but also on a more regional scale. I look forward to working with Governor Newsom and our regional and state partners to move forward these solutions together."

###

**From:** [Silva, Christine \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram](#); [Black, Kate \(CPC\)](#); [Dianematsuda@hotmail.com](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - CP TEAM \(TAC - Preservation\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [WONG, VICTORIA \(CAT\)](#); [Joslin, Jeff \(CPC\)](#); [Rahaim, John \(CPC\)](#)  
**Subject:** ARC & HPC Calendars for January 16, 2019  
**Date:** Thursday, January 10, 2019 2:58:30 PM  
**Attachments:** [20190116\\_arc.docx](#)  
[20190116\\_arc.pdf](#)  
[20190116\\_hpc.docx](#)  
[20190116\\_hpc.pdf](#)  
[HPC Advance - 20190116.xlsx](#)  
[HPC Hearing Results 2018.docx](#)

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Commissioners,

Attached are you ARC & HPC calendars for January 16, 2019.

Sincerely,

**Christine L. Silva**  
**Senior Planner, Commission Affairs**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
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[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodnevfong.com](#); [Rich Hillis Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, SUPERVISOR RAFAEL MANDELMAN, AND COMMUNITY LEADERS CELEBRATE THE REOPENING OF AFFORDABLE HOUSING  
**Date:** Thursday, January 10, 2019 11:36:20 AM  
**Attachments:** [1.10.19 25 Sanchez.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Thursday, January 10, 2019 11:29 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, SUPERVISOR RAFAEL MANDELMAN, AND COMMUNITY LEADERS CELEBRATE THE REOPENING OF AFFORDABLE HOUSING

**FOR IMMEDIATE RELEASE:**

Thursday, January 10, 2019

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED, SUPERVISOR RAFAEL  
MANDELMAN, AND COMMUNITY LEADERS CELEBRATE  
THE REOPENING OF AFFORDABLE HOUSING**

*Under the RAD program, 90 affordable apartments renovated for seniors and people with disabilities*

**San Francisco, CA** — Mayor London N. Breed, Supervisor Rafael Mandelman, and community leaders today rededicated 90 newly renovated affordable apartments for seniors and people with disabilities.

The former public housing site at 25 Sanchez Street is one of 29 properties previously owned by the San Francisco Housing Authority that was renovated under the Rental Assistance Demonstration (RAD) program through the U.S. Department of Housing and Urban Development, which allows for a voluntary, permanent conversion of public housing to privately-owned, permanently affordable housing. The project is part of the City's commitment to preserving and revitalizing 3,500 distressed public housing units across San Francisco. To date, more than 2,500 apartments have been renovated under the program.

“The continued rehabilitation of affordable housing in San Francisco has a huge impact on the

lives of the people living there, and today 90 seniors and people with disabilities have a new, safe place to call home,” said Mayor Breed. “I grew up in public housing and I remember what those conditions were like. Seeing these residents return to their new homes is a testament to what we are accomplishing for vulnerable households across the City.”

The renovation of 25 Sanchez focused on improving the quality of life for residents and longevity of the building. Under the provisions of the RAD program, no residents were displaced, all residents moved back into their revitalized apartments, and all continue to pay 30% of their income for rent.

“Despite having one of the highest rates of evictions and displacement in the city, District 8 has seen very little creation of new affordable housing,” said Supervisor Mandelman. “The RAD Program allows us to rehabilitate our precious existing affordable housing stock and maintain our critical supply of affordable units while improving the lives of tenants in buildings like 25 Sanchez.”

“As we celebrate the 13th grand reopening of a RAD development, we are thrilled to see more former public housing transformed into beautiful, safe, and stable housing for the City’s most vulnerable tenants. It’s especially exciting for a property like 25 Sanchez in the Castro/Upper Market neighborhood that has such a great need for affordable housing,” said Kate Hartley, Director, Mayor’s Office of Housing and Community Development.

Co-developers BRIDGE Housing and Mission Economic Development Agency (MEDA) oversaw the extensive rehabilitation of residents’ apartments and community spaces. The primary scope of work included life safety and accessibility improvements, residential room renovations, voluntary structural upgrades, sprinkler system upgrades, replacement of original building systems and equipment, energy use reduction and improved elevator access. Revitalized amenities also include a community room and laundry room. The property has access to public transportation, with well-utilized bus and light-rail lines offering frequent service throughout San Francisco.

“25 Sanchez showcases the collaborative power when City officials, funders, stakeholders, partners, community members and the property’s residents themselves come together for a common purpose: the preservation of affordable housing so seniors and people with disabilities can age in place with dignity,” stated MEDA Chief Executive Officer Luis Granados.

“Affordable housing is a precious resource, and it’s essential for any city that strives to maintain diversity and inclusivity. We’re proud to be part of the public-private RAD partnership in San Francisco, which is preserving housing opportunities for the long term and improving the lives of some of our most vulnerable community members,” said Cynthia Parker, President and CEO of BRIDGE.

“Financing all 29 properties of SF RAD, the largest affordable housing renovation project in the nation, with \$2.1 billion from Bank of America Merrill Lynch is no small feat, especially with the goal of not displacing vulnerable tenants like the seniors and disabled households at 25 Sanchez. The life-safety upgrades and modernization efforts to improve the quality of life for these residents helps fulfill Mayor Breed’s vision of providing safe and secure affordable housing, and makes us all proud to be part of such an important public-private effort,” said Liz Minick, San Francisco-East Bay Market executive at Bank of America, which provided a

\$22.8 million tax-exempt construction loan to make the project possible. “To help ease the transition during renovation periods for residents, an additional \$2.8 million from Bank of America helps fund social services, wellness activities and other resources for SF RAD properties such as 25 Sanchez.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES OPENING OF NEW BRYANT STREET NAVIGATION CENTER  
**Date:** Wednesday, January 09, 2019 12:10:00 PM  
**Attachments:** [1.9.19 Bryant Street Navigation Center.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Wednesday, January 09, 2019 12:05 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES OPENING OF NEW BRYANT STREET NAVIGATION CENTER

**FOR IMMEDIATE RELEASE:**  
Wednesday, January 9, 2019  
Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED CELEBRATES OPENING OF NEW  
BRYANT STREET NAVIGATION CENTER**

*New facility builds on Mayor Breed's plan to open 1,000 new shelter beds and will provide care and services to 84 homeless residents*

**San Francisco, CA**—Mayor London N. Breed today celebrated the grand opening of the Bryant Street Navigation Center alongside Assemblymember Phil Ting, and partners CalTrans and Google.org. The Navigation Center will provide support and services for up to 84 clients at a time.

The Navigation Center opening helps advance Mayor Breed's plan to open 1,000 new shelter beds by 2020. Bryant Street is currently the sixth Navigation Center open and operating in San Francisco. As of December 2018, Navigation Centers have successfully transitioned 621 individuals into permanent housing, found temporary placements for 125 others, and helped another 1,234 individuals exit homelessness through the Homeward Bound program.

“Addressing our homelessness crisis requires creating paths for people to get into housing and receive the care they need, which is why I’m committed to opening 1,000 new shelter beds in San Francisco. This Navigation Center not only expands our capacity to help our homeless population, it also provides separate, dedicated spaces for homeless women,” said Mayor Breed. “This project is another example of what we can accomplish by working with our state representatives and local partners to help our most vulnerable residents.”

Bryant Street is the second Navigation Center to be constructed on land leased from Caltrans, following the opening of the Division Circle Navigation Center in August 2018. Google.org provided a \$3 million grant to help cover construction costs.

As a result of AB 857, introduced by Assemblymember Phil Ting, the City is able to use underutilized Caltrans locations like this one for emergency food and shelter programs at affordable rates. Assemblymember Ting additionally helped secure \$27.6 million in funding through the Homeless Emergency Aid Program, which will be used to support existing navigation centers, adult and transitional age youth rapid rehousing, and shelters replacement.

“I’m excited to see another Navigation Center open on CalTrans property. State and local partnerships are the key to tackling San Francisco’s homeless crisis,” said Assemblymember Phil Ting. “That’s why I championed \$500 million in last year’s state budget to establish the Homeless Emergency Aid Program. San Francisco has already received a \$27.6 million program grant for more shelters and services, and I look forward to working with Mayor Breed to see the impact of this investment.”

Bryant Street is unique in that it provides 20 beds specifically for women in a separate wing of the facility that is only accessible to women, including a women’s only outdoor area. Navigation Centers are designed to serve San Franciscans struggling with homelessness who are often resistant to traditional shelters. Unlike traditional shelters, they allow people to bring their partners, pets, and belongings with them. In addition to room and board, case managers provide support to connect them with employment opportunities, health services, public benefits, and permanent housing.

“I would like to thank all of the partners that came together to make this new Navigation Center a reality,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “Navigation Centers play an important role in the City’s homelessness response system providing a low-barrier point of entry for people on our streets. The dedicated resources for women here will bring additional trauma informed care to an especially vulnerable population.”

Like other Navigation Centers, access to Bryant Street comes from referral from the Encampment Resolution Team, which focuses on resolving long term encampments, and the Homeless Outreach Team, which provides care management and medical services to homeless individuals.

“We are grateful to Caltrans for stepping up and opening its land for this important project,” said San Francisco Public Works Director Mohammed Nuru, whose team led the planning and design phases for the new Navigation Center. “The innovative partnership between San Francisco and the state is exactly what’s needed to help tackle one of our biggest challenges by moving people off the streets and into a supportive environment where they can get safe shelter and needed services.”

“Caltrans is proud to partner with the City of San Francisco on this project,” said Caltrans Director Laurie Berman. “When government agencies, elected officials, and the private sector join forces, we find greater success in addressing the needs of our fellow citizens in a compassionate and lasting way.”

Episcopal Community Services of San Francisco (ECS) will operate the Bryant Street Navigation Center. In addition to Bryant, ECS also operates the Central Waterfront Navigation Center and previously operated the original Mission Navigation Center prior to its closure in October.

“This Navigation Center is a critical tool in a broader effort to drive systemic change and solve problems of homelessness more effectively on a larger scale,” said Episcopal Community services Executive Director, Beth Stokes. “Navigation Centers provide low-barrier, low-threshold respite from the streets for a highly vulnerable population, in tandem with on-site case management, streamlined access to social services and coordinated entry into housing pathways. We are building the foundation of a new system to end homelessness and this lays a cornerstone.”

“We wanted to do our part to ensure that this Navigation Center became a reality,” stated Google California Public Affairs Lead Rebecca Prozan. “Since 2014, we’ve provided \$63 million of grants to the city’s non-profit organizations, nearly a quarter of which has been directed to aiding homeless, and we’re so happy that this latest \$3 million grant from Google.org was able to cover the majority of the construction costs for the center and expedite the process of getting vital services to those in our community who need them most.”

The Homeless Outreach Team has already placed 34 guests at Bryant Navigation Center and will be working to fill it over the next few weeks.

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON THE ELECTION OF BOARD PRESIDENT NORMAN YEE  
**Date:** Tuesday, January 08, 2019 3:33:14 PM  
**Attachments:** [1.8.18 Board President Norman Yee.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, January 08, 2019 3:28 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON THE ELECTION OF BOARD PRESIDENT NORMAN YEE

**FOR IMMEDIATE RELEASE:**

Tuesday, January 8, 2019

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* STATEMENT \*\*\***

**MAYOR LONDON BREED ON THE ELECTION OF BOARD  
PRESIDENT NORMAN YEE**

“I want to congratulate Supervisor Norman Yee on being elected to serve as President of the Board of Supervisors. As a former Board President, I know firsthand the responsibility that comes with serving in this role, which includes working collaboratively with all members of the Board to improve the lives of everyone in San Francisco. I look forward to working with President Yee to create more housing for all San Franciscans, help our homeless residents get the care and shelter they need, and keep our streets clean and safe.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](mailto:planning@rodneymong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [andrew@tefarch.com](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED INITIATES PLANS FOR AFFORDABLE HOUSING BOND  
**Date:** Tuesday, January 08, 2019 10:27:39 AM  
**Attachments:** [1.7.19 Capital Plan Draft.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Monday, January 07, 2019 12:38 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED INITIATES PLANS FOR AFFORDABLE HOUSING BOND

**FOR IMMEDIATE RELEASE:**

Monday, January 7, 2018

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED INITIATES PLANS FOR  
AFFORDABLE HOUSING BOND**

*A \$300 million Affordable Housing Bond has been added into the City's draft Capital Plan, moving up plans for an Earthquake Safety and Emergency Response Bond*

**San Francisco, CA** — Today Mayor London N. Breed announced she will be moving forward an Affordable Housing Bond to build and preserve affordable housing in San Francisco. The Affordable Housing Bond, which would be placed on an upcoming ballot, has been added to the draft Capital Plan for Fiscal Years 2019-20 through 2028-29, which lays out the upcoming 10 year General Obligation (G.O.) Bond schedule. The prior version of the Capital Plan, approved in 2017, did not include an Affordable Housing Bond for upcoming elections. The updated G.O. Bond schedule has also moved up plans for an Earthquake Safety and Emergency Response (ESER) Bond to pay for seismic retrofitting and resiliency for critical public safety infrastructure to 2019, responding to critical seismic risks and needs in first responder and public-facing buildings.

The Mayor will be convening a stakeholder process to build support for both bonds, as one can run in November 2019 and the other can run in March 2020. In the current version of the draft Capital Plan, the Affordable Housing Bond is slated for 2020 and the ESER Bond is slated for 2019. These dates are placeholders and can be changed in the coming months. The

Mayor is committed to moving both bonds forward to create more affordable housing for San Francisco residents and ensure that all of our critical public safety infrastructure is safe and sound.

“We need to build more housing in San Francisco, especially badly needed affordable housing to help keep our communities stable. This requires us to invest in solutions to build homes for people who need them,” said Mayor Breed. “An Affordable Housing Bond is a key part of this strategy, and we are working now to move this effort forward so we can invest in more housing production to serve the people of San Francisco. We also know that our public safety infrastructure must be able to withstand any upcoming earthquakes. These are both key priorities for our City, and we will work in the coming weeks to bring people together and determine what elections makes the most sense for these bonds to be successful.”

Published every odd year, the 10-Year Capital Plan is a fiscally constrained expenditure plan that lays out infrastructure investments over the next decade. The City Administrator prepares the document with input from Citywide stakeholders, who have put forth their best ideas and most realistic estimates of San Francisco’s future needs.

The draft Capital Plan will be introduced at the next Capital Planning Committee (CPC) meeting on January 7, 2019. This draft version will be discussed at meetings over the next two months and modifications made, including changing the election dates for either bond. By March 1, 2019, the Proposed Capital Plan will be submitted to the Board of Supervisors and the Mayor for approval no later than May 1, 2019, per Admin Code Section 3.20.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON N. BREED RELEASES FIVE-YEAR FISCAL PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO  
**Date:** Friday, January 04, 2019 10:25:45 AM  
**Attachments:** [1.4.19 Five-Year Financial Plan.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Friday, January 04, 2019 9:52 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON N. BREED RELEASES FIVE-YEAR FISCAL PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO

**FOR IMMEDIATE RELEASE:**

Friday, January 4, 2018

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON N. BREED RELEASES FIVE-YEAR FISCAL PLAN FOR THE CITY AND COUNTY OF SAN FRANCISCO**

*While revenue growth is projected to continue, steps must be taken to address structural deficits in future years*

**San Francisco, CA** — Mayor London N. Breed today announced the release of [San Francisco's Five-Year Financial Plan](#) for Fiscal Years (FYs) 2019-20 through 2023-24. The Financial Plan projects that while the City will experience continued strong, but slowing, growth in tax revenues over the next five years, the cost of City services will outpace growth in tax revenues, resulting in ongoing structural deficits.

If the City does not take corrective action, the projected gap between revenues and expenditures will increase from a deficit of \$107 million in FY 2019-20 to approximately \$644 million by FY 2023-24. The City's budget deficit for the upcoming two fiscal years, FY 2019-20 and FY 2020-21, is projected to be approximately \$271 million.

“We need to make sensible choices in the short-term because while we continue to enjoy good economic times and strong revenue growth, we know that we cannot expect that to continue forever,” said Mayor Breed. “I am committed to making sure we are helping the residents of our City who have the greatest needs, and that we are spending City funds

effectively and efficiently.”

In recent years, strong revenue growth has enabled the City to overcome budget deficits while also restoring and increasing important services to the public. Looking forward, however, the City cannot rely on continued revenue growth at the levels experienced in recent years. To ensure stability, the Financial Plan proposes a package of fiscal strategies aimed at slowing projected expenditure growth, including managing employee wage and benefit costs, as well as limiting non-personnel cost growth, and capital and debt restructuring. These fiscal strategies, if implemented, would still allow the City’s expenditures to grow by 16 percent over the next five years.

The Financial Plan does not assume excess Educational Revenue Augmentation Fund (ERAF) revenue in the forecast, though it was recently recognized as a windfall in the current budget year, due to the unpredictable nature of the funding source.

While the Financial Plan does not assume an economic downturn or any loss of state and federal revenue, the report does note that the United States is experiencing the second longest period of economic expansion since World War II, rendering the likelihood of a slowdown or decline in revenue growth increasingly likely over the next five years. Should an economic slowdown or loss in state or federal revenue occur, the fiscal strategies outlined in the Financial Plan would not be sufficient to close the large gaps between revenues and expenditures. The Financial Plan includes an assessment of the potential impact of an economic downturn on the City’s five-year outlook. In a recession scenario, the City would need to utilize economic reserves and make expenditure reductions to balance the budget.

Since the last economic recession, significant efforts and policy changes have been made to improve the City’s financial standing and better guard against the next financial downturn. Despite these efforts, the City is facing a persistent structural deficit, largely due to increases in employee costs, increases to voter mandated baselines and set-asides, and growing required contributions to support existing entitlement programs.

The Financial Plan projects that available General Fund revenue sources will increase by \$759 million, or 14%, over the next five years. In comparison, total expenditures are projected to grow by \$1.4 billion, or 25%, over the same time period, including: \$598 million in employee salary, pension, and benefit cost growth (43 percent of total expenditure growth); \$401 million in citywide operating cost increases (28 percent of total expenditure growth); \$239 million in baseline and reserve growth (17 percent of total expenditure growth); and, \$165 million in other departmental operating cost increases (12 percent of total expenditure growth).

The Five-Year Financial Plan is required under Proposition A, a charter amendment approved by voters in November 2009. The City Charter requires the plan to forecast expenditures and revenues during the five-year period, propose actions to balance revenues and expenditures during each year of the plan, and discuss strategic goals for City departments. The Financial Plan is co-authored by the Mayor’s Office, the Controller’s Office, and the Board of Supervisors’ Budget and Legislative Analyst.

The Mayor must submit a balanced budget to the Board of Supervisors by June 1.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](mailto:planning@rodneymong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [andrew@tefarch.com](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON SPEAKER NANCY PELOSI  
**Date:** Thursday, January 03, 2019 11:00:26 AM  
**Attachments:** [1.3.18 Speaker Pelosi.pdf](#)

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*Jonas P. Ionin,  
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**From:** Press Office, Mayor (MYR)  
**Sent:** Thursday, January 03, 2019 10:59 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON SPEAKER NANCY PELOSI

**FOR IMMEDIATE RELEASE:**

Thursday, January 3, 2019

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* STATEMENT \*\*\***

**MAYOR LONDON BREED ON SPEAKER NANCY PELOSI**

“I want to congratulate Speaker Nancy Pelosi on her return to leadership in Washington D.C. today. She is a fierce and dedicated leader who represents the best of San Francisco and our country, and I know she will continue to push for real Democratic values like protecting working people, making healthcare more affordable, and advancing the rights of all Americans. San Francisco stands proudly behind Speaker Pelosi as she retakes the gavel and leads Congress into this year and beyond.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, CITY DEPARTMENTS, AND COMMUNITY LEADERS CELEBRATE COMPLETION OF MOSCONE EXPANSION PROJECT  
**Date:** Thursday, January 03, 2019 10:39:28 AM  
**Attachments:** [1.3.19 Moscone Expansion Project.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Thursday, January 03, 2019 10:33 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, CITY DEPARTMENTS, AND COMMUNITY LEADERS CELEBRATE COMPLETION OF MOSCONE EXPANSION PROJECT

**FOR IMMEDIATE RELEASE:**

Thursday, January 3, 2019

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED, CITY DEPARTMENTS, AND  
COMMUNITY LEADERS CELEBRATE COMPLETION OF  
MOSCONE EXPANSION PROJECT**

*\$551 million expansion provides increased capacity and public amenities, will help San Francisco's tourism and hospitality industries meet growing demand*

**San Francisco, CA**— Mayor London N. Breed today joined elected officials, City departments, tourism and hospitality industry leaders, and community representatives to celebrate the completion of the \$551 million Moscone Expansion Project.

The project adds more than 305,000 square feet of functional area in addition to a host of new public benefits and amenities. With the completion of the project, the new Moscone Center will better meet growing demand for convention and tourism space and increase tax revenue for the City.

“The new Moscone Center is a world-class facility for a world-class city,” said Mayor London Breed. “With the completion of this expansion, San Francisco is taking a major step to support

and expand our tourism industry, while also serving residents in the surrounding area. This state-of-the-art facility exemplifies our commitment to sustainability, creates new flexible-use convention and tourism spaces, and supports the neighborhood with a host of new design and open-space improvements.”

The Moscone Center has hosted some of the most important conventions and product announcements in recent memory, providing the space and amenities for businesses and organizations from the United States and beyond to celebrate their achievements and anticipate the future. Some of these include Salesforce’s annual Dreamforce conference, Oracle’s annual Oracle OpenWorld convention, the Game Developers Conference, and groundbreaking medical conferences.

Convention activities help drive general hotel tax revenues for the City, which were anticipated to provide approximately \$375 million of General Fund revenues in Fiscal Year 2018-19 budget. The expansion is also anticipated to create nearly 1,000 permanent jobs in San Francisco.

“The expansion of Moscone Center will have a lasting and positive impact on San Francisco’s economy,” said City Administrator Naomi Kelly. “In addition to the tax revenue and permanent jobs created, the expansion will provide new public spaces and pedestrian enhancements, weaving the Moscone Center into the surrounding neighborhood.”

The project implemented a number of urban design, streetscape and pedestrian safety changes that were designed to improve Moscone Center’s connection to the surrounding Yerba Buena neighborhood. The changes include wider sidewalks, open-air plazas, four additional public art installations, and enhanced landscaping and family-friendly play spaces to create a safer and more inviting neighborhood for residents and visitors. The San Francisco Public Works project team managed the Final Environmental Impact Report, development of design, secured all site permits, worked closely with multiple community groups to collect input on the proposed project design, and provided project management and construction management services.

“This project meets the demands of a 21st-century San Francisco with a design that is both functional and beautiful and adds to the vibrancy of the surrounding neighborhood,” said Public Works Director Mohammed Nuru. “Our partnerships with the hospitality sector and community groups to turn the Moscone expansion from idea to reality exemplifies San Francisco as a can-do city.”

The new Moscone Center is designed to meet LEED Platinum certification, and has the lowest carbon footprint per delegate of any major convention center in North America. It also has the largest rooftop solar panel array in San Francisco, which will provide the center with approximately 20 percent of its power. In addition, 15 million gallons of water will be recovered annually for reuse in landscaping, street cleaning and toilet flushing, and recycling and composting are included throughout the facility.

“San Francisco understands that we must be responsible and forward-thinking when it comes to water use,” said San Francisco Public Utilities Commission General Manager Harlan L. Kelly, Jr. “The expanded Moscone Convention Center, which will save as much as 15 million gallons of water a year through its new water reuse system, is a perfect example of that innovative spirit.”

With funding generated by the capital project, the San Francisco Arts Commission commissioned light artist Leo Villareal for the enclosed pedestrian bridge across Howard Street; Sarah Sze for the Park Bridge, spanning Howard Street; Christine Corday for a large outdoor sculpture on the north side of Howard Street; and Brendan Monroe for a large-scale mural on the Paseo Gallery wall. All artists were selected through a competitive public process and approved by the San Francisco Arts Commission. The Arts Commission also reinstalled works already in the Moscone collection, including the beloved Three Dancing Figures by Keith Haring.

The Moscone Expansion project follows a number of smaller renovations to the facility. In 2008, the City entered into a public-private partnership agreement with San Francisco Travel and the newly established San Francisco Tourism Improvement District (TID) to undertake a \$56 million facelift of the existing Moscone interiors, including improving bathrooms, wayfinding, carpeting, movable walls, digital displays and other interior aesthetics. Following the completion of the initial renovations, the City explored future uses of the space. As a result, in 2012 and 2013, the Office of Economic and Workforce Development led negotiations to establish the public-private Moscone Expansion District (MED) partnership to fund the new \$551 million renovation and expansion. The expansion project was funded through a combination of MED hotel revenue assessment and the City's General Fund.

“The collaborative effort of this public private partnership is delivering substantial public benefits to the Yerba Buena neighborhood, creating hundreds of jobs and driving economic activity in a sustainable, responsible way,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “Expanding the economic potential of this historic facility strengthens San Francisco’s status as a cultural destination now and into the future.”

“It is important that San Francisco stay competitive with expanded and upgraded convention facilities. This project has achieved that,” said Joe D’Alessandro, President and CEO of the San Francisco Travel Association. “Our two main goals have been to create contiguous space and flexibility for the Moscone Center. Now we have a brand-new center with state-of-the-art everything.”

Mayor Breed announced the rededication of the Moscone Center campus in honor of Mayor George Moscone, and the dedication of the South Lobby in honor of the late Mayor Edwin M. Lee, which includes a plaque recognizing the Mayor Edwin M. Lee South Lobby.

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodnevfong.com](mailto:planning@rodnevfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED UNVEILS NEW STREETLIGHTING IN THE TENDERLOIN  
**Date:** Thursday, January 03, 2019 8:45:02 AM  
**Attachments:** [1.2.19 Tenderloin Street Lighting.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Wednesday, January 02, 2019 5:37 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED UNVEILS NEW STREETLIGHTING IN THE TENDERLOIN

**FOR IMMEDIATE RELEASE:**  
Wednesday, January 2, 2019  
Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED UNVEILS NEW STREETLIGHTING  
IN THE TENDERLOIN**

*97 newly installed street lights will increase visibility and pedestrian safety in the neighborhood*

**San Francisco, CA**— Mayor London N. Breed today joined community leaders to unveil newly installed streetlights in the Tenderloin District, which will better serve the neighborhood and help increase public safety as part of Mayor Breed's commitment to improving the area.

The new streetlights were funded as part of the California Pacific Medical Center (CPMC) Cathedral Hill Hospital Development Agreement in 2013, with \$4.25 million provided by CPMC for 97 streetlights in the Tenderloin community.

“Since taking office, I have been out regularly in the Tenderloin talking to residents and merchants about how we can bring meaningful change and improve public safety for people who live and work in the community,” said Mayor Breed. “The increased lighting we are unveiling today is an important project that residents have asked for, and today we are

delivering.”

As part of \$9 million in funding for public improvements provided under the CPMC Development Agreement, the San Francisco Public Utilities Commission (SFPUC) was provided a community benefit grant of \$4.25 million. With these funds, 97 new streetlights have been installed in the Tenderloin community between McAllister and O’Farrell Streets on Larkin, Hyde, Leavenworth, and Jones Streets, as well as on Eddy Street between Larkin and Mason Streets.

“A community with more streetlights is a safer, healthier and more-connected place for everyone,” said SFPUC General Manager Harlan L. Kelly, Jr. “We are proud to work alongside Mayor Breed and our public and private partners to bring new light and vitality to the Tenderloin.”

The design of the lights is intended to match the historic style poles along Taylor Street and Golden Gate Avenue. Additionally, by including two lights on each pole, one which lights the street and one which lights the sidewalk, these new improvements will enhance the pedestrian experience in the Tenderloin.

“As a not-for-profit organization, Sutter Health believes in giving back. Sutter Health’s CPMC recognizes that public safety and neighborhood investments are a key component of our community’s health,” said Hamila Kownacki, Chief Operating Officer of CPMC/Sutter Health. “We are proud to work with the City and County of San Francisco to fund enhanced lighting in the Tenderloin neighborhood so residents can feel safer at night. We look forward to joining this community as a neighbor when our Van Ness Campus opens in March of this year.”

“I began working with former Mayor Lee to increase the number of streetlights in the Tenderloin in 2011,” said Randy Shaw, Director of the Tenderloin Housing Clinic. “We are thrilled that this critical neighborhood safety project has finally been completed.”

“As a resident of the Tenderloin neighborhood, I find it of utmost importance to increase the lighting on our streets. I am a woman who works cleaning offices at night and appreciate this effort, and it that should be duplicated throughout the neighborhood since there are still many very dark streets and this makes it dangerous and a vulnerable place for residents. We hope this continues in 2019 and that all the Tenderloin is illuminated to improve neighborhood safety and comfort,” said Tenderloin resident Johana Ramirez.

“I’ve been here 24 years, since 1994. It has been dark. In my experience, when it’s bright, there’s no people doing drug activities. It makes a big difference,” said Alex Alhaj, owner Empire Market.

“I have lived in Tenderloin for more than 40 years. These new historic pedestrian lights are very attractive addition to our neighborhood and makes a huge difference in the night. I feel this is a good first step in returning our neighborhood to a place that we can be proud to be part of,” said Tenderloin resident Larry Gothberg.

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**From:** [Silva, Christine \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram](#); [Black, Kate \(CPC\)](#); [Dianematsuda@hotmail.com](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [CTYPLN - CP TEAM \(TAC - Preservation\)](#); [CTYPLN - COMMISSION SECRETARY](#); [WONG, VICTORIA \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Joslin, Jeff \(CPC\)](#); [Rahaim, John \(CPC\)](#)  
**Subject:** HPC Calendar for January 2, 2019 - Cancelled  
**Date:** Thursday, December 27, 2018 3:57:18 PM  
**Attachments:** [20190102\\_can.docx](#)  
[20190102\\_can.pdf](#)  
[HPC Advance - 20190102.xlsx](#)  
[HPC Hearing Results 2018.docx](#)

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Commissioners,

Attached are your calendars for January 2<sup>nd</sup> which is cancelled. Your next hearing is scheduled for January 16, 2019.

Happy New Year!

**Christine L. Silva**  
**Senior Planner, Commission Affairs**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9085 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** CPC/HPC Joint - Jan 24, 2019  
**Date:** Friday, December 21, 2018 12:09:14 PM

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Commissioners,  
Please advise on your availability for a Joint hearing with you and the Planning Commission on Thursday, January 24, 2019 starting at 10:00 am.

Reply only to me.

Thank you,

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES DETAILED PROPOSAL TO FUND AFFORDABLE HOUSING AND PROGRAMS FOR HOMELESSNESS, SHELTER, AND BEHAVIORAL HEALTH  
**Date:** Thursday, December 20, 2018 12:04:32 PM  
**Attachments:** [12.20.18 Windfall Housing and Homelessness Funding.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Thursday, December 20, 2018 11:48 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES DETAILED PROPOSAL TO FUND AFFORDABLE HOUSING AND PROGRAMS FOR HOMELESSNESS, SHELTER, AND BEHAVIORAL HEALTH

**FOR IMMEDIATE RELEASE:**  
Thursday, December 20, 2018  
Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED ANNOUNCES DETAILED  
PROPOSAL TO FUND AFFORDABLE HOUSING AND  
PROGRAMS FOR HOMELESSNESS, SHELTER, AND  
BEHAVIORAL HEALTH**

*Mayor Breed seeks to spend recently announced windfall on programs that address the City's pressing issues*

**San Francisco, CA** – Mayor London N. Breed today unveiled a detailed proposal to direct the \$181 million in available funding from the City's recently announced windfall to programs for homelessness, affordable housing, behavioral health, and street cleanliness.

The Mayor's proposal would support the creation of over 900 new units of affordable housing, preserve and improve over 1,000 units of existing affordable housing, fund the expansion of 300 new spaces in homeless shelters and Navigation Centers, and open 86 behavioral health and substance abuse hospital beds.

“Opportunities like this are rare, which is why it is so important that we make responsible investments that will make an immediate impact in helping our homeless population into shelter, creating new affordable housing for our low-income residents, and keeping our streets clean,” said Mayor Breed. “The voters have been very clear that this is their top priority. The majority of the total windfall money is already being distributed to important programs like transportation and schools. I think we should take advantage of this chance to address the housing and homelessness crisis we see every day.”

Mayor Breed’s legislation, which is co-sponsored by Board of Supervisors President Malia Cohen, would direct \$90.5 million for affordable housing programs to the Mayor’s Office of Housing and Community Development. This funding would provide \$42 million to fund the construction of a homeless housing site and \$14 million for the acquisition of one or more future 100% affordable housing sites. Approximately \$20 million would fund the expansion of the Small Sites Program, which helps residents avoid displacement by removing properties from the speculative market and converting them to permanently affordable housing. The Sunnysdale and Potrero public housing sites would receive \$9 million in capital upgrades, and the remaining \$6 million would fund the predevelopment of other affordable housing projects. All of the affordable housing investments are one-time expenses.

The legislation would direct the other \$90.5 million to fund homelessness, behavioral health, and street cleanliness programs for a four-year time period. A total of approximately \$56 million would be directed to temporary shelter and treatment programs:

- \$11 million going to expand existing Navigation Centers by over 100 beds;
- \$9 million going to open 14 additional beds at San Francisco Healing Center at St. Mary’s Hospital;
- \$10 million to open 72 new substance use recovery beds; and
- \$27 million to support 200 new beds in a Shelter Access For Everyone (SAFE) emergency homeless shelter, which will incorporate elements of San Francisco’s Navigation Center model in larger settings.

In addition to shelters, \$30 million will be allocated to add approximately 300 units of permanent supportive housing for formerly homeless individuals. In order to further address street cleanliness, \$4 million will be allocated to the expansion of high need neighborhood cleaning and the expansion of the Pit Stop Program, which provides staffed public restrooms. This funding will support programming and operations for four years, which is intended to serve as a bridge until more sustainable funding sources can be secured.

A total of approximately \$234 million of the \$415 million windfall will be allocated to specific programs and reserves. This includes \$38 million for the San Francisco Municipal Transportation Agency, \$35 million for San Francisco Unified School District, \$19 million for children and family programming, \$9 million for the Public Library, and \$2 million for street tree maintenance.

There is no guarantee that the windfall being recognized will continue in future years, which is why Mayor Breed is prioritizing one-time expenses or programs that can serve as a bridge to more sustainable funding. Under state law, property taxes are distributed by the Controller to the City, school district, and other taxing entities within its borders, with a unique formula for each county. In 1992 and 1993, as a means of balancing the State budget, the State directed all

counties to create an Educational Revenue Augmentation Fund (ERAF) and shift local property tax revenue to the fund. In San Francisco, 25% of collections from base property tax rate is allocated to ERAF.

As the property tax roll has grown by 20% in the last two years, the revenue has increased funding for ERAF to a level that exceeds the City's funding obligation, and as a result the excess property tax contributions will be returned to the City. The funding total is approximately \$415 million for Fiscal Years 2017-18 and 2018-2019. Approximately \$78 million of this funding must be allocated to various baselines and approximately \$156 million must go to Rainy Day Reserves, leaving approximately \$181 million available for other purposes.

"We are in the middle of a mental health and addiction crisis in our country, our city, and on our streets," said Dr. Vitka Eisen, President of CEO of HealthRIGHT 360. "We must address this crisis by providing those most in need with the health services that they need and the housing options that they deserve. We must help get people off the street and into a healthier, more prosperous, and more fulfilling future. The investments proposed today make it clear that the Mayor understands the priorities of our residents, and I want to thank her for making such a promising investment in the health of our city."

"We have the opportunity to make real and transformative investments with these resources in addressing our housing and homelessness crisis," said Tomiquia Moss, Chief Executive Officer of Hamilton Families. "By prioritizing funding for affordable housing projects which serve formerly homeless individuals and families, expanding shelter options for those experiencing homelessness, and increasing behavioral health services Mayor Breed's proposal will help us serve those most in need in our City."

"San Francisco is in desperate need of more housing and specifically supportive housing for the most vulnerable members of our city, including seniors and people with disabilities," said Gail Gillman, CEO of Community Housing Partnership. "Mayor Breed's proposal would not only help those currently experiencing homelessness by opening up new beds in Navigation Centers and shelters, it would also create new opportunities for individuals ready to move into permanent housing as well."

"San Francisco has a large affordable housing debt that has become a crisis," said Jamestown Community Center Executive Director and Planning Commission Vice President Myrna Melgar. "We owe this debt to our working class families, our African American and Latino citizens who have been displaced, our seniors, our tenants, the homeless and above all we owe it to our children. When you get a one-time windfall and you owe, you don't go out and buy something new, or even use it for your regular expenses - you use it to pay your debt. Our debt as a City to the next generation will get a sizable payment because of Mayor Breed's investment for which I am grateful, as it is long overdue."

"Every unit of housing is a solution to homelessness, and using these unexpected funds to support those amongst us who are most in need is the right thing to do," said Beth Stokes, Executive Director of Episcopal Community Services. "Making significant investments in new housing units while also increasing our capacity to provide shelter for people while that housing is built, will go a long way in meeting our shared goal of ending chronic homelessness in San Francisco."

“This funding will make a real difference in the lives of hundreds of families living in our neighborhoods,” added recent Fisk University graduate and Sunnydale resident Breonna Frierson. “For too long we have been cut off from safe and decent housing, and from real opportunity. This investment that Mayor Breed is willing to make into our neighborhoods finally allows Sunnydale and Potrero Hill to be a part of the rest of San Francisco. Thank you Mayor Breed for giving the community hope and for trying to invest in what often feels like the forgotten.”

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES DETAILED PROPOSAL TO FUND AFFORDABLE HOUSING AND PROGRAMS FOR HOMELESSNESS, SHELTER, AND BEHAVIORAL HEALTH  
**Date:** Thursday, December 20, 2018 12:04:23 PM  
**Attachments:** [12.20.18 Windfall Housing and Homelessness Funding.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Press Office, Mayor (MYR)  
**Sent:** Thursday, December 20, 2018 11:49 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES DETAILED PROPOSAL TO FUND AFFORDABLE HOUSING AND PROGRAMS FOR HOMELESSNESS, SHELTER, AND BEHAVIORAL HEALTH

**FOR IMMEDIATE RELEASE:**  
Thursday, December 20, 2018  
Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED ANNOUNCES DETAILED  
PROPOSAL TO FUND AFFORDABLE HOUSING AND  
PROGRAMS FOR HOMELESSNESS, SHELTER, AND  
BEHAVIORAL HEALTH**

*Mayor Breed seeks to spend recently announced windfall on programs that address the City's pressing issues*

**San Francisco, CA** – Mayor London N. Breed today unveiled a detailed proposal to direct the \$181 million in available funding from the City's recently announced windfall to programs for homelessness, affordable housing, behavioral health, and street cleanliness.

The Mayor's proposal would support the creation of over 900 new units of affordable housing, preserve and improve over 1,000 units of existing affordable housing, fund the expansion of 300 new spaces in homeless shelters and Navigation Centers, and open 86 behavioral health and substance abuse hospital beds.

“Opportunities like this are rare, which is why it is so important that we make responsible investments that will make an immediate impact in helping our homeless population into shelter, creating new affordable housing for our low-income residents, and keeping our streets clean,” said Mayor Breed. “The voters have been very clear that this is their top priority. The majority of the total windfall money is already being distributed to important programs like transportation and schools. I think we should take advantage of this chance to address the housing and homelessness crisis we see every day.”

Mayor Breed’s legislation, which is co-sponsored by Board of Supervisors President Malia Cohen, would direct \$90.5 million for affordable housing programs to the Mayor’s Office of Housing and Community Development. This funding would provide \$42 million to fund the construction of a homeless housing site and \$14 million for the acquisition of one or more future 100% affordable housing sites. Approximately \$20 million would fund the expansion of the Small Sites Program, which helps residents avoid displacement by removing properties from the speculative market and converting them to permanently affordable housing. The Sunnysdale and Potrero public housing sites would receive \$9 million in capital upgrades, and the remaining \$6 million would fund the predevelopment of other affordable housing projects. All of the affordable housing investments are one-time expenses.

The legislation would direct the other \$90.5 million to fund homelessness, behavioral health, and street cleanliness programs for a four-year time period. A total of approximately \$56 million would be directed to temporary shelter and treatment programs:

- \$11 million going to expand existing Navigation Centers by over 100 beds;
- \$9 million going to open 14 additional beds at San Francisco Healing Center at St. Mary’s Hospital;
- \$10 million to open 72 new substance use recovery beds; and
- \$27 million to support 200 new beds in a Shelter Access For Everyone (SAFE) emergency homeless shelter, which will incorporate elements of San Francisco’s Navigation Center model in larger settings.

In addition to shelters, \$30 million will be allocated to add approximately 300 units of permanent supportive housing for formerly homeless individuals. In order to further address street cleanliness, \$4 million will be allocated to the expansion of high need neighborhood cleaning and the expansion of the Pit Stop Program, which provides staffed public restrooms. This funding will support programming and operations for four years, which is intended to serve as a bridge until more sustainable funding sources can be secured.

A total of approximately \$234 million of the \$415 million windfall will be allocated to specific programs and reserves. This includes \$38 million for the San Francisco Municipal Transportation Agency, \$35 million for San Francisco Unified School District, \$19 million for children and family programming, \$9 million for the Public Library, and \$2 million for street tree maintenance.

There is no guarantee that the windfall being recognized will continue in future years, which is why Mayor Breed is prioritizing one-time expenses or programs that can serve as a bridge to more sustainable funding. Under state law, property taxes are distributed by the Controller to the City, school district, and other taxing entities within its borders, with a unique formula for each county. In 1992 and 1993, as a means of balancing the State budget, the State directed all

counties to create an Educational Revenue Augmentation Fund (ERAF) and shift local property tax revenue to the fund. In San Francisco, 25% of collections from base property tax rate is allocated to ERAF.

As the property tax roll has grown by 20% in the last two years, the revenue has increased funding for ERAF to a level that exceeds the City's funding obligation, and as a result the excess property tax contributions will be returned to the City. The funding total is approximately \$415 million for Fiscal Years 2017-18 and 2018-2019. Approximately \$78 million of this funding must be allocated to various baselines and approximately \$156 million must go to Rainy Day Reserves, leaving approximately \$181 million available for other purposes.

"We are in the middle of a mental health and addiction crisis in our country, our city, and on our streets," said Dr. Vitka Eisen, President of CEO of HealthRIGHT 360. "We must address this crisis by providing those most in need with the health services that they need and the housing options that they deserve. We must help get people off the street and into a healthier, more prosperous, and more fulfilling future. The investments proposed today make it clear that the Mayor understands the priorities of our residents, and I want to thank her for making such a promising investment in the health of our city."

"We have the opportunity to make real and transformative investments with these resources in addressing our housing and homelessness crisis," said Tomiquia Moss, Chief Executive Officer of Hamilton Families. "By prioritizing funding for affordable housing projects which serve formerly homeless individuals and families, expanding shelter options for those experiencing homelessness, and increasing behavioral health services Mayor Breed's proposal will help us serve those most in need in our City."

"San Francisco is in desperate need of more housing and specifically supportive housing for the most vulnerable members of our city, including seniors and people with disabilities," said Gail Gillman, CEO of Community Housing Partnership. "Mayor Breed's proposal would not only help those currently experiencing homelessness by opening up new beds in Navigation Centers and shelters, it would also create new opportunities for individuals ready to move into permanent housing as well."

"San Francisco has a large affordable housing debt that has become a crisis," said Jamestown Community Center Executive Director and Planning Commission Vice President Myrna Melgar. "We owe this debt to our working class families, our African American and Latino citizens who have been displaced, our seniors, our tenants, the homeless and above all we owe it to our children. When you get a one-time windfall and you owe, you don't go out and buy something new, or even use it for your regular expenses - you use it to pay your debt. Our debt as a City to the next generation will get a sizable payment because of Mayor Breed's investment for which I am grateful, as it is long overdue."

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**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, SUPERVISOR VALLIE BROWN, AND COMMUNITY LEADERS CELEBRATE THE REOPENING OF AFFORDABLE HOUSING FOR SENIORS AND PEOPLE WITH DISABILITIES  
**Date:** Wednesday, December 19, 2018 3:11:31 PM  
**Attachments:** [12.19.18 1750 McAllister.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Wednesday, December 19, 2018 12:36 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, SUPERVISOR VALLIE BROWN, AND COMMUNITY LEADERS CELEBRATE THE REOPENING OF AFFORDABLE HOUSING FOR SENIORS AND PEOPLE WITH DISABILITIES

**FOR IMMEDIATE RELEASE:**  
Wednesday, December 19, 2018  
Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED, SUPERVISOR VALLIE BROWN,  
AND COMMUNITY LEADERS CELEBRATE THE  
REOPENING OF AFFORDABLE HOUSING FOR SENIORS  
AND PEOPLE WITH DISABILITIES**

*97 units of permanently affordable housing were rehabilitated under the RAD program,  
without displacement of existing residents*

**San Francisco, CA** — Mayor London N. Breed, Supervisor Vallie Brown, and community leaders today celebrated the grand reopening and rededication of 1750 McAllister Street, a recently acquired and rehabilitated residence serving seniors and people with disabilities. The 1750 McAllister project is a 12-story, 97-unit property that is being renovated under the Rental Assistance Demonstration (RAD) program through the U.S. Department of Housing and Urban Development, which allows for a voluntary, permanent conversion of public housing to privately-owned, permanently affordable housing. The project is part of the City's commitment to preserving and revitalizing over 3,500 distressed public housing units across San Francisco. To date, more than 2,500 units have been renovated under the program.

“As someone who grew up in public housing, I am proud of the progress we continue to make renovating our public housing in San Francisco,” said Mayor Breed. “This project ensures that 120 of our seniors and people with disabilities have beautiful new homes that meet their individual needs. I want to thank all of our partner organizations for their continued support and efforts to make this project a reality.”

The renovation included the replacement of unit interior fixtures and finishes, the reconfiguration of management and staff offices, building system upgrades including elevator modernization and fire/life safety, accessibility upgrades, and new exterior landscaping. In addition, building maintenance and operations were improved. No residents were permanently relocated during the renovation.

“It’s essential that our community be able to stay and age gracefully in the neighborhoods they’ve helped raise, in homes that are safe and that they can securely call their own,” said Supervisor Vallie Brown. “I’m so thrilled the renovated 1750 McAllister will enable more of our elders and people living with disabilities to find all of this in a supportive environment right here in the Western Addition.”

"We are grateful for the collaboration with Community Housing Partnership, HUD, the San Francisco Housing Authority and Bank of America to bring 1750 McAllister up to current standards of safety and design and to provide 97 senior and disabled households with the homes and services they need and deserve," said Kate Hartley, Director of the Mayor’s Office of Housing and Community Development.

Under the RAD program structure, Community Housing Partnership owns, maintains, and provides resident and clinical service programs for a total of 120 seniors and individuals with disabilities who reside at 1750 McAllister. These programs – spanning from case management, one-on-one counseling, community workshops, health assessments, treatment planning, crisis intervention, and more – are aimed at supporting residents aging in place and promoting self-sufficiency.

“Revitalizing properties like 1750 McAllister Street make a profound impact when it comes to better supporting our community’s most vulnerable residents,” said Gail Gilman, Chief Executive Officer of Community Housing Partnership. “Through the late Mayor Lee’s vision to rehabilitate San Francisco public housing and transition properties to non-profit developers, Community Housing Partnership is now able to give 120 seniors and individuals with disabilities a home where they can safely and comfortably live and age in place. Today’s event feels especially powerful as we honor Rachel Townsend. We are proud that the rededicated Rachel Townsend Apartments will stand tall and serve our community for many years to come.”

The building will be renamed and dedicated in memory of Rachel Townsend, daughter of Reverend Arnold Townsend, in recognition of her impactful work throughout the Bay Area. Rachel was devoted to giving back to her community, ensuring people of color were represented and engaged civically, working on many political campaigns in Oakland and San Francisco, and helping provide a voice to the voiceless. Notably, Rachel was the driving force behind San Francisco’s annual Juneteenth celebration which commemorates the 1865 abolishment of slavery in the United States.

“Rachel had her challenges just like everyone else, but nothing ever stopped her,” said Rev. Townsend. “She was a real fighter, was passionate, and had an intense concern for others. Her legacy will be carried on through the Rachel Townsend Apartments by giving those in need a safe place to live and true sense of community.”

The rehabilitation architect overseeing these renovations was Levy Design Partners, and FineLine Construction served as the general contractor. Financial partners included Bank of America Merrill Lynch, the Mayor's Office of Housing & Community Development, San Francisco Housing Authority, Federal Home Loan Bank of San Francisco, and Freddie Mac Multifamily. California Housing Partnership Corporation provided financial consulting and Community Housing Partnership was represented by Armando Vasquez for construction management services.

“Bank of America Merrill Lynch is pleased to provide a \$30 million construction loan, \$9.6 million in permanent debt through Freddie Mac and \$24 million in equity to help revitalize much-needed affordable housing for senior and disabled residents at 1750 McAllister,” said Ari Beliak, senior vice president of Community Development Banking at Bank of America Merrill Lynch. “It is gratifying to see the transformative impact made on lives of our fellow San Franciscans, and the power of private-public partnerships through our \$2.1 billion investment in SF-RAD.”

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