



## City and County of San Francisco YOUTH COMMISSION

### MINUTES

Monday, May 15, 2023  
5:00 p.m.

#### IN-PERSON MEETING with REMOTE ACCESS

**Members:** Emily Nguyen (Chair, D11), Ewan Barker Plummer (Vice Chair, Mayoral), Steven Hum (Legislative Affairs Officer, Mayoral), Raven Shaw (Legislative Affairs Officer, Mayoral), Gabrielle Listana (Communications & Outreach Officer, D6), Astrid Utting (Communications & Outreach Officer, D8), Chloe Wong (D1), Allister Adair (D2), Reese Terrell (D3), Maureen Loftus (D4), Hayden Miller (D5), Ann Anish (D7), Yoselin Colin (D9), Vanessa Pimentel (D10), Yena Im (Mayoral), Tyrone S. Hillman III (Mayoral), Safiyyah Mirza (Mayoral).

**Present:** Emily Nguyen, Ewan Barker Plummer, Steven Hum, Raven Shaw, Astrid Utting, Chloe Wong, Allister Adair, Reese Terrell, Maureen Loftus, Hayden Miller, Yoselin Colin, Vanessa Pimentel, Tyrone S. Hillman III, Safiyyah Mirza.

**Absent:** Gabrielle Listana (unexcused), Ann Anish (excused), Yena Im (unexcused).

**Tardy:** None.

The San Francisco Youth Commission met in-person with remote access, and provided public comment through teleconferencing, on May 15, 2023, with Chair Nguyen presiding.

#### 1. Call to Order and Roll Call for Attendance

Chair Nguyen called the meeting to order at 5:02pm.

On the call of the roll:

Roll Call Attendance: 15 present, 2 absent.

Chloe Wong present  
Allister Adair present  
Reese Terrell present



Maureen Loftus present  
Hayden Miller present  
Gabrielle Listana present  
Ann Anish absent  
Astrid Utting present  
Yoselin Colin present  
Vanessa Pimentel present  
Ewan Barker Plummer present  
Steven Hum present  
Raven Shaw present  
Yena Im absent  
Tyrone S. Hillman III present  
Safiyyah Mirza present  
Emily Nguyen present

A quorum of the Commission was present.

Commissioner Colin, seconded by Commissioner Terrell, motioned to excuse Commissioner Anish. No public comment. The motion was carried by the following voice vote:

Voice vote: 15 ayes, 2 absent.

Chloe Wong aye  
Allister Adair aye  
Reese Terrell aye  
Maureen Loftus aye  
Hayden Miller aye  
Gabrielle Listana aye  
Ann Anish absent  
Astrid Utting aye  
Yoselin Colin aye  
Vanessa Pimentel aye  
Ewan Barker Plummer aye  
Steven Hum aye  
Raven Shaw aye  
Yena Im absent  
Tyrone S. Hillman III aye  
Safiyyah Mirza aye  
Emily Nguyen aye



Action: Commissioner Anish's absence excused.

## **2. Communications**

Alondra Esquivel Garcia, Director of the SFYC, shared communications and meeting announcements with Commissioners.

## **3. Approval of Agenda (Action Item)**

No discussion, and no public comment.

Commissioner Utting, seconded by Officer Colin, motioned to approve the May 15, 2023 full Youth Commission meeting agenda. No public comment. The motion carried by the following voice vote:

Voice Vote: 15 ayes, 2 absent.

Chloe Wong aye  
Allister Adair aye  
Reese Terrell aye  
Maureen Loftus aye  
Hayden Miller aye  
Gabrielle Listana aye  
Ann Anish absent  
Astrid Utting aye  
Yoselin Colin aye  
Vanessa Pimentel aye  
Ewan Barker Plummer aye  
Steven Hum aye  
Raven Shaw aye  
Yena Im absent  
Tyrone S. Hillman III aye  
Safiyyah Mirza aye  
Emily Nguyen aye

Action: Agenda Approved.

## **4. Approval of Minutes (Action Item)**

### **a. May 1, 2023 (Packet Materials)**

No discussion. No public comment.



Commissioner Colin, seconded by Vice Chair Barker Plummer, motioned to approve the May 1, 2023 full Youth Commission meeting minutes. No public comment. The motion carried by the following voice vote:

Voice Vote: 15 ayes, 2 absent

Chloe Wong aye  
Allister Adair aye  
Reese Terrell aye  
Maureen Loftus aye  
Hayden Miller aye  
Gabrielle Listana aye  
Ann Anish absent  
Astrid Utting aye  
Yoselin Colin aye  
Vanessa Pimentel aye  
Ewan Barker Plummer aye  
Steven Hum aye  
Raven Shaw aye  
Yena Im absent  
Tyrone S. Hillman III aye  
Safiyyah Mirza aye  
Emily Nguyen aye

Action: Minutes Approved.

**5. Public Comment on matters not on Today's Agenda** (2 minutes per comment)

No public comment.

**6. Hearings** (discussion and possible action)

**a. Hearing to discuss and understand the current status of school safety policies, procedures, and infrastructure at San Francisco Unified School District school sites; and requesting the San Francisco Unified School District and San Francisco Police Department to report.**

- i. Presenters: Gregory Markwith, SFUSD Admin; Hong Mei Pang, SFUSD Head of Communications and External Affairs; Arran Pera, SFPD Acting Commander; Delia Montiel, Community Violence Intervention Coordinator with SFPD Policy and Public Affairs.



Officer Utting emphasized that schools should be spaces for safe learning for youth, and clarified that the intent of this hearing is not about or encouraging the presence of police in schools. Vice Chair Barker Plummer made remarks about the need for safety in schools, and ensuring that young people, staff, and teachers are safe from gun violence. Vice Chair Barker Plummer also stated that he does not believe that police should return to school sites and hopes that this hearing will result in clarity in information about the status of school sites and how they can be made safer.

Hong Mei Pang, the SFUSD Head of Communication and External Affairs, made their presentation to the Youth Commission. Pang discussed the mission and values of the district, the school culture and climate that exists within the district, the available resources and services that the district provides to students, the district's readiness and safety planning, emergency response, the district's security matrix, and the district's coordination with the San Francisco Police Department.

Arran Pera, SFPD Acting Commander, and Delia Montiel, Community Violence Intervention Coordinator with SFPD Policy and Public Affairs, gave their presentation to the Youth Commission. Pera discussed details around SFUSD's decision to not renew the MOU (Memorandum of Understanding) with SFPD, the current relationship between SFUSD and SFPD as a liaison-based collaboration, and the extensive details of the preparation or emergency response to safety threats. Montiel discussed the SVRT (Street Violence Response Team) and their approach to deter at-risk youth through city departments, law enforcement, and both community- and faith-based organizations.

Vice Chair Barker Plummer asked both SFUSD and SFPD if the MOU included a school resource officer program or if it was inclusive of other policy understandings, to which Pera said it was both. Barker Plummer asked for the perspective if an MOU would create a better sense of collaboration, to which Pera said he thinks it would be a great idea, and Pang said that they still do communicate without the MOU and have a set of working guidelines in place. Gregory Markwith, the SFUSD Director of Planning, Preparedness & Prevention, added that SFUSD and SFPD still remain in regular communications to ensure that students' rights are being observed. Barker Plummer said it should be worth exploring to see what options would work best in the future.

Chair Nguyen asked why the SFUSD stopped having the School Resource Officer program in place and how effective the program was, to which Eric Guthertz, SFUSD Director of High Schools, said that with the change in the school board composition that the MOU was no longer an option to renew. Chair Nguyen pressed on why the SFUSD Board of Education decided to end the MOU, to which Guthertz said he can't speak as to why exactly, but it was to prevent students from being put in harm's way.



Officer Utting asked SFUSD about clarification on the timeline to modernize the PA systems and special lock devices for all schools in SFUSD, to which Markwith said that they're looking to complete the locks by Spring 2024, and are strategizing which sites will be prioritized to modernize the PA systems. Markwith added that there are 40 sites that need to be modernized in regard to the PA systems, and are assessing school sites to focus on updating their "A-phone" buzzer systems. Officer Utting asked what support SFUSD would need to expedite their process, to which Markwith said that the general bond will be on the ballot next year, and they can then use those funds if the bond does pass in the election. Markwith also said that he recognizes the frustration of how long these processes take and the extensive bureaucracy that is required due to it being a public city agency.

Officer Listana left the meeting at 6:01pm.

Commissioner Adair asked for clarity on the history of their responses to school-related threats, to which Pera said he can't comment on specifics but said most threats do not have merit. Adair asked about the process for when a threat does not have merit, to which Pera said that a report is filed and they communicate with the district on their conclusions.

Commissioner Miller asked about the root causes of youth violence and what initiatives that SFUSD is working on to prevent instances of crime from happening in the first place, to which Guthertz said that is exactly what they need to be focusing on, and said that the wellness centers are critical to addressing those problems. Guthertz added that working collectively & collaboratively with community-based organizations, and having case-by-case responses to best address students' direct basic needs by putting them in contact with resources and services that will best provide what they need. Miller asked about what support is in place for educators and school staff to be able to address issues around safety, to which Guthertz said that SFUSD provides similar resources and services to school staff to be able to address their issues as well. Miller asked SFUSD what their security strategy is since it can vary campus-to-campus, to which Guthertz said they intend to increase trainings for school security employees, increase more collaboration with CBOs to bring in violence interrupters, and other methods.

Commissioner Hillman asked if a new MOU would ensure a fast and effective response to emergency situations, to which Pang said that they have a strong enough system on their own, while also communicating with SFPD when needed.

Commissioner Wong asked what takes place when an incident happens and how to deal with the aftermath, to which Markwith said they have an established system to respond



to every type of situation at any school site, as well as doing a debrief after any response is needed through this emergency response process to improve in the future.

Commissioner Loftus asked if SFPD receives training in child psychology and de-escalating situations with youth, to which Pera said that they don't have specific trainings with younger children ages 12 or under.

Commissioner Pimentel asked if SFPD feels that they have adequate information about SFUSD schools to be able to respond to an active threat, to which Pera said that he can't speak for the precinct captains since they have the relationship with SFUSD. Pera clarified some information.

Commissioner Colin asked what SFPD's relationship is with students rather than school administration and teachers, to which Pera said that the relationship is good and usually isn't contentious. Commissioner Colin asked specifically if students would feel safe around police officers, to which Pera said that he can't speak for everyone but says it doesn't seem that they feel unsafe.

Officer Hum asked both SFUSD and SFPD what areas of improvement there are for methods of communication between both parties, to which Markwith says that the current relationship is good and that communication can only improve. Markwith says there's also more things that they'd wish to build back into their relationship with SFPD like student station visits.

Officer Shaw asked what the education looks like around these processes of emergency response and how familiar students are with the anonymous reporting system, to which Pang said that they maintain a family bulletin and regularly send out critical information that includes the many resources that they can use. Pang added that SFUSD also sends out bimonthly newsletters and practices lockdowns throughout the school year.

Vice Chair Barker Plummer asked about the significant delay in the implementation of school locks when the original date was January 2022 but has been delayed multiple times to now be fully completed in January 2024, to which Pang said that SFUSD operates a large number of schools and they have since expanded their scope of work and implementation of the previously mentioned safety systems. Vice Chair Barker Plummer emphasized that this is an important conversation to have and asked why the locks cannot be put in place over this summer for example, to which Pang said their public contracting and facility assessment processes take up a significant bulk of the reason for the repeated delays. Barker Plummer said that his first resolution was to push forward safe firearm storage information to families and asked what other plans SFUSD has to spread this information as a priority, to which Pang said that they appreciate that



there's information sharing and that there is a letter going out to families regarding this information.

Chair Nguyen asked SFUSD how they plan on destigmatizing access to health services and resources for youth since many youth of color don't feel safe accessing wellness centers at SFUSD schools, to which Pang said that there is a nationwide staff shortage for the needed qualifications to work in those positions.

Officer Utting asked how SFUSD plans on addressing the responses to the increase in youth violence, to which Markwith said there has been a reduction of situations that required the presence of police but said there is a strong continued need for more mental health services for students. Officer Utting asked if there would be a standardized plan to address these instances, to which Markwith said yes there is. Guthertz added that there's additional data that help improve their efficacy in their responses.

Commissioner Miller asked how SFUSD is ensuring that students are educated on their rights in the classroom especially when dealing with law enforcement, to which Pang said that the Student Advisory Council has been working to uplift SFUSD students by better embedding those rights into school programming. Miller added that it would be great for those further conversations to happen, especially directly from SFUSD itself. Pang added that SFUSD is hoping to soon launch a public service campaign to reaffirm students' rights, and would be interested in partnering with the Youth Commission in the future.

#### Public Comment:

Speaker 1 (Celeste Perron): She thanked Commissioner Barker Plummer and Commissioner Utting showed a painting of a young person painting a young student hiding under the desk with a gun pointed at them, and next to their friend who was shot in school. She is glad that SFUSD is moving forward to provide better safety measures, but wants them to send more information directly to families. Part of Moms Demand Action.

Speaker 2 (Chrissy Rivera): She has children who attend SFUSD, and thanked the Youth Commission for speaking on these issues. She said that her children have witnessed multiple incidents at school and that the issue is very real for young people in SFUSD. She is afraid that her children will be involved in more incidents if nothing is done. Part of Moms Demand Action.

Speaker 3 (Tarah P.): She thanked the Youth Commission and Commissioner Barker Plummer, and said that she hopes SFUSD will send letters home to every





family in the school district at the beginning of each school year. Part of Moms Demand Action.

Speaker 4 (Cindy Shuserman): She is a resident of the Sunset and she's a public school teacher. She said 60 calls each year is too many with too many lives at stake. She recommends that in addition to letters being sent home, there should be in-person signage, group meetings, and other ways of letting youth know about how to stay safe. She said that she has imagined the choice of having to sacrifice her life for her students, and that the reality of school shootings happening is daily. She wants to see change. Part of Moms Demand Action.

Speaker 5 (unknown): She thanked the Youth Commission for discussing this issue, and is the parent of two young children in SF. Part of Moms Demand Action.

Vice Chair Barker Plummer made final remarks thanking everyone for being there, and hopes that there can be a future where students in school truly feel safe. Officer Utting agreed and hopes that these conversations can still continue to move forward.

**7. Chinese Community Health Resource Center Asian American Public Health Youth Leadership Academy Partnership** (discussion and possible action)

a. Presenter: YC Staff

Director Garcia gave an explanation of what this partnership would look like, which would include hosting their cohort in City Hall and explaining what work the Youth Commission has been doing this year.

Commissioner Miller asked about the final approval for this partnership, to which Director Garcia said that the Executive Committee gave preliminary approval.

No public comment.

Officer Utting, seconded by Vice Chair Barker Plummer, motioned to approve the partnership with the Asian American Public Health Youth Leadership Academy. The motion carried by the following voice vote:

Voice Vote: 15 ayes, 2 absent

Chloe Wong aye  
Allister Adair aye  
Reese Terrell aye



Maureen Loftus aye  
Hayden Miller aye  
Gabrielle Listana aye  
Ann Anish absent  
Astrid Utting aye  
Yoselin Colin aye  
Vanessa Pimentel aye  
Ewan Barker Plummer aye  
Steven Hum aye  
Raven Shaw aye  
Yena Im absent  
Tyrone S. Hillman III aye  
Safiyah Mirza aye  
Emily Nguyen aye

Action: partnership approved.

#### **8. Staff Report** (discussion item)

Director Esquivel Garcia said she'll be emailing out most of her report, she apologized for the quick turnaround to approve the Asian American Public Health Youth Leadership Academy's partnership but said that they can attend a SFYC meeting to explain the resources and services that they provide. Director Garcia also asked Commissioners to reach out to staff if they want to submit a leave of absence during the summer, and thanked those who did reach out to her. Lastly, Director Garcia said she is working to try and get in-person tours for TAY housing in District 9, and that she'll be sure to update the Commission once that tour has been scheduled.

Commissioner Loftus asked if there was any difference between excusing absences and the letter of absence, to which Director Garcia clarified the attendance policy.

Specialist Zhan had no report. Specialist Ochoa said that he's working on recruitment efforts to different organizations to encourage youth to apply for the 2023/2024 YC, and reminded Commissioners to distribute the flyers he gave out at the beginning of the meeting.

No public comment.

#### **9. Announcements** (this includes Community Events)

No announcements. No public comment.



## **10. Adjournment**

There being no further business on the agenda, the full Youth Commission adjourned at 7:05pm.

May 15th, 2023

To Whom It May Concern

Re: School Safety

Hello,

I am a public school teacher and have been a part of SFUSD for the past 7 years. Over this time, I have seen the District face and address many challenges. The current reality of our school district safety is staggering.

While there are many issues that present themselves in this conversation, I'd like to focus on one specific problem. Teachers, when the victim of threats or violence, have little recourse in the current system. I myself had an obsessive student (the District's term, not mine) who scheduled my execution. When I was made aware of this, I was forced to use my remaining PTO days, and then go on unpaid leave while the District looked into this issue. The only resolution available to me was to leave my school site and transfer to another. Doing so ensured that I would not be exposed to the individual who threatened me, however, students at the school remain exposed to the student. The District was both unable and unwilling to take any actions to ensure my safety and the safety of others. Additionally, I am forced to use my personal days, and then go unpaid, while this is being resolved.

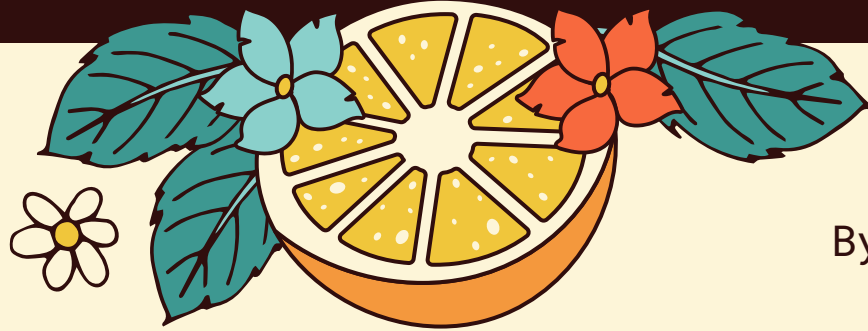
What I am asking for is that the District clarify procedures and expectations for staff who experience threats from students. I was left negotiating a complicated path, with little guidance. If SFUSD hopes to attract and retain teachers, there needs to be clear support in place for those who are the victims of violent threats and actions in the workplace.

Regards,

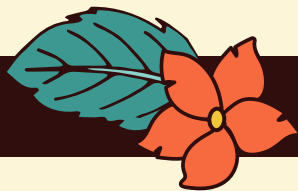
Michael Adkins  
SFUSD middle school teacher



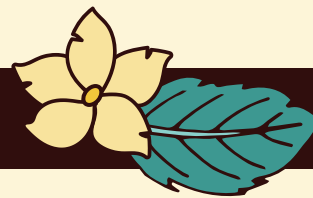
# YPAR: Exploring Marketing's effects on Tenderloin Youth



By: Youth Health  
Ambassadors



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01

# Research Question



# Research Question

01



How does sugary drink  
marketing or advertising  
affect student choices in  
drink consumption?





# How we create our research question

01

## Topic

We decided to focus on the marketing aspect because we hypothesized that it has an influence on drink choice

02

## Targeted Audience

We decided on youth ages 13-21 because it was more relevant to us.

03

## Final Question

We then come up with our finalized research question "How does sugary drink marketing or advertising affect student choices on drink consumption?"



02



# Research Process



# Research Process



## Created Research Question

How does sugary drink marketing or advertising affect student choices on drink consumption?

## Interview questions

Made questions for the people that we were going to interview

## Interviews

We began to interview people and in our group (seven people) we each interviewed five people between the ages of 13-21 years old

## Outreach

We found stores and we began to make a poster to put them up on the stores!

## Findings

After doing the interviews we looked at what all interviews had in common



# Interviews



# Interview Questions:

- What do you consider to be a sugary drink?
- What do you consider to be a healthy drink?
- What is your favorite sugary drink?
  - How often do you drink it?
  - Where did you first hear about this drink?
- What is your best estimate of how many sugary drinks you drink in a week?
- What makes you crave a sugary drink?
- What do your friends usually drink?
- What health consequences do you know about sugary drinks?
  - Where did you learn about this?
- From 1 to 10, how likely are you to buy a sugary drink after seeing an ad for it?
- What type of ads for sugary drinks do you notice most?
  - Words, images, digital or print?
- What type of sugary drink ads are more likely to make you want to drink sugary drinks?

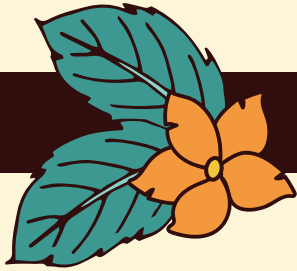


04



## Interview Findings

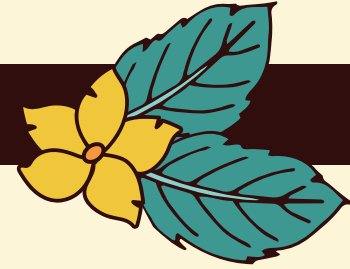




# Findings



Interview of Findings



- Non-sugary drinks or fruit-based sugary drinks (lemonade, juices) are regarded as healthy beverages to many youth.
- When eating out or when they feel that water is too bland, youth would then drink more sweetened beverages.
- In contrast to the other half, who struggled to think of many consequences, 50% could mention a handful.
- Some believe advertisements have an impact on sugary drinks, others disagree.
- Most people typically find these advertisements online.
- Many youth have started to cut off their sugary drink consumption.
- Most youth are influenced by advertisements that make the product seem more refreshing.
- Youth also find sugary drinks more tempting when seeing people they hang around consume the drink.
- More youth now are educated on sugary drinks consumptions, though not all are aware.
- Youth notice brighter colors and visuals on advertisements the most.
- Youth are more influenced by their surroundings.

# Summary

05





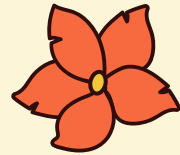


# Summary

Based on our interviews finding and data analysis, marketing of sugary drinks does have an impact on youth sugary drink consumption.

In addition, the majority of the interviewees have knowledge of the consequences of sugary drink from personal experience.

**There are few cases of this knowledge coming from school or media.**



# Conclusions From The Interviews

- ❖ Sugary drinks defined as these with added Artificial Sweeteners
- ❖ Healthy drinks have low sugar and calorie amount.
- ❖ Favorite sugary drink: Root beer, consumed a few times per year and on special occasions
- ❖ Craves sugary drinks when very thirsty or hungry
- ❖ Sugary drinks defined as those with high sugar content.
- ❖ Healthy drinks have high nutrient content and low sugar consumption
- ❖ Go to healthy drink: Lemon Water



# Health Ambassadors + Youth Commission

- ❖ According to the Youth Commission Charter and Bylaws, the commission is charged with "identifying the unmet needs" of San Francisco's children and youth through a variety of methods."
- ❖ Educational Advertising to counteract the marketing of harmful sugary drink to teens, is an unmet need.
- ❖ Thus, we ask the Youth Commission along with local stores to post our educational flyer in their physical spaces or online platforms.



[Supporting SCA 2: lowering voting age to 17]

**Motion to support SCA 2: lowering the voting age from eighteen to seventeen in all public elections throughout the state**

WHEREAS, ensuring active participation in democracy among young citizens is crucial for fostering a vibrant and inclusive society; and

WHEREAS, lowering the voting age can empower young adults to engage in the democratic process, encouraging civic responsibility and promoting political awareness at an earlier stage; and

WHEREAS, individuals aged seventeen possess the capacity to understand and contribute meaningfully to public discourse, as demonstrated by their increasing involvement in community affairs, social issues, and education; and

WHEREAS, numerous countries and municipalities across the globe have successfully implemented a voting age of seventeen, with positive outcomes and increased youth involvement in politics; and

THEREFORE BE IT RESOLVED, the San Francisco Youth Commission expresses their unwavering support for SCA 2: lowering the voting age from eighteen to seventeen in all public elections throughout the state; and

BE IT FURTHER RESOLVED, the San Francisco Youth Commission urges Mayor London Breed and San Francisco Board of Supervisors to support this legislation.

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(415) 554-6464

June 5, 2023

Senator Steven Glazer (Chair)  
CA Senate Elections Committee  
Sacramento, CA

**Subject: SUPPORT SCA 2 (Stern)**

Dear Chairman Glazer,

On behalf of the San Francisco Youth Commission, we ask you to please support SCA 2 (Stern) which would lower the voting age from eighteen to seventeen in all public elections throughout the state.

Young voters (ages 18-24 years old) in California have the lowest turnout rate of any age demographic, leaving them drastically underrepresented. In the 2014 general election, only 8.2% of California's eligible youth voted. The low turnout of young voters is partly due to the fact that they enter voting eligibility at a time of drastic transition; many 18-year-olds are graduating from high school, going to college, or getting a job.

Research has shown that the earlier in life one votes, the more likely they are to continue voting. Furthermore, a robust body of evidence demonstrates that 16- and 17- year-olds have the necessary cognitive skills and civic knowledge to vote responsibly. As a result, there has been a nationwide movement to engage youth earlier in the electoral process. California, along with ten other states, allow 16-year-olds to pre-register to vote. California's pre-registration program began in 2016, and as of 2020, more than 500,000 California teens have taken advantage of the preregistration program.

Research demonstrates that voting is habitual—if someone votes in the first election for which they are eligible, they are far more likely to continue voting throughout their lifetimes. Furthermore, when younger voters participate in the political process, this civic engagement is more likely to trickle up and influence their friends and families. Lowering the voting age not only will bring younger voters into the electoral process, but will also have positive impacts on those around them.

The passage of SCA 2 would allow California to pave the way toward a stronger democracy and help heal generational wounds that have negatively impacted equitable voting. As of May 2022, 21.9 million of California's 26.9 million eligible adults (82%) were registered to vote. This is six percent higher than just 4 years before. However, about six in ten unregistered adults in the state are Latino. A growing body of political science research concludes that one of the primary determining factors in whether someone becomes a lifelong voter is whether their parents voted. This hereditary habit voting has been historically inhibited for many minority groups, and those effects can still be seen in turnout today.

It is for these reasons that the San Francisco Youth Commission strongly urges your yes vote to pass SCA 2.

---

Emily Nguyen, Chair  
Adopted on 05/01/2023  
2022 – 2023 San Francisco Young Commission

cc: Sen. Stern

## **Resolution supporting Assembly Bill 645.**

WHEREAS, Traffic fatalities are the second highest cause of death among US Teens, second only to gun violence; and,

WHEREAS, Studies have shown that a pedestrian who is struck by a vehicle traveling at 30 MPH is twice as likely to be killed as a pedestrian struck by a vehicle traveling at 25 MPH; and,

WHEREAS, Automated Speed Enforcement (ASE) is a critical component in reducing this alarming statistic; and,

WHEREAS, In jurisdictions such as New York City where ASE has been implemented, total crashes declined by 15%, total injuries by 17%, fatalities by 55%, and speeding by 70%; and,

WHEREAS, Assembly Bill 645 authorizes Speed Safety System Pilot Programs which would allow automated enforcement of speed limits in several California municipalities including San Francisco in school zones or areas with a history of injuries, fatalities or speeding, helping achieve Vision Zero goals; and,

WHEREAS, Automated Speed Enforcement authorized by AB645 is critical to reducing traffic fatalities, achieving vision zero goals, and providing safe streets for users of all ages and abilities; and,

THEN BE IT RESOLVED, That the Youth Commission shall send a letter of support for AB 645 to Assemblymember Friedman.

June 5th, 2023

The Honorable Laura Friedman  
California State Assembly  
1021 O Street, Suite 5740  
Sacramento, CA 95814

**RE: Support for AB 645 (Friedman)—Vehicles: Speed Safety System Pilot Program**

Dear Assemblymember Friedman,

On behalf of the San Francisco Youth Commission, I am writing to express our support for your bill, AB 645 (Friedman). AB 645 authorizes Speed Safety System Pilot Programs that would allow automated enforcement of speed limits in several California municipalities including San Francisco in school zones or areas with a history of injuries, fatalities or speeding, helping achieve Vision Zero goals.

The Youth Commission is composed of seventeen youths, between the ages of 12 to 23, who represent the diverse communities of San Francisco. Created by the voters under a 1995 amendment to the City Charter, the Youth Commission advises the Board of Supervisors and the Mayor of San Francisco on policies and laws related to young people. The Youth Commission is also charged with providing comments and recommendations on all proposed laws that primarily affect youth before the Board takes final action.

The Youth Commission supports AB 645 because Speed Safety Systems, also referred to as Automated Speed Enforcement (ASE), are a critical component to reducing dangerous speeding. Studies have shown a pedestrian who is struck by a vehicle traveling at 30 MPH is twice as likely to be killed as a pedestrian struck by a vehicle traveling at 25 MPH and in jurisdictions such as New York City where ASE has been implemented, total crashes declined by 15%, total injuries by 17%, fatalities by 55%, and speeding by 70%. Traffic fatalities are the second highest cause of death among US Teens, second only to gun violence and ASE is a critical component in reducing this alarming statistic.

Automated Speed Enforcement authorized by AB645 is critical to reducing traffic fatalities, achieving vision zero goals, and providing safe streets for users of all ages and abilities. When deployed with geographic equity, automated speed enforcement also helps reduce bias in traffic enforcement as it eliminates potential for profiling and pretext based traffic stops. Thank you for your continued leadership on this critical issue.

Sincerely,

Emily Nguyen, Chair



## Motion to support Statement on The Death of Banko Brown

The San Francisco Youth Commission is devastated by the fatal shooting of Banko Brown, an unhoused Black trans man. Our deepest condolences go to his family and his community. Brown was leaving a Walgreens when an altercation started between Brown and a security guard, which resulted in Brown being fatally shot. It appears that the altercation between Brown and the security guard was caused by the belief that Brown was taking food.

This serves as yet another reminder that we as a city must combat the systemic issues that led to Brown's death; including homelessness, lack of services for Transitional-Aged/Queer youth, racism, and more. According to San Francisco's Homeless Unique Youth Count and Survey, nearly 50% of unhoused youth identify as LGBTQ+. The family of Brown has mentioned his consistent struggle with finding permanent housing and it appears Brown had been turned away after several attempts to apply for permanent housing.

In San Francisco, there is a major food shortage problem among our homeless population. According to the 2019 San Francisco Homelessness Count and Survey Report, 56% of unhoused people had experienced a food shortage at least 4 weeks before the survey was conducted. Furthermore, the USDA released a report that stated that 22% of Black children lived in food-insecure households. It is clear more must be done to ensure unhoused people, particularly youth and Transitional Aged youth, receive the support they need—particularly when it comes to the basic human need for food.

The Youth Commission is outraged at the misgendering and deadnaming of Banko Brown by the Medical Examiner's Office, the San Francisco Police Department, and members of the media after his death. As San Francisco's youth, we expect follow-through when these agencies and individuals declare that they support trans people. When mistakes are made, they must be acknowledged publicly and apologized for. It is essential our City departments respect the pronouns and gender identities of San Franciscans, particularly those who have been killed.

Banko Brown should have never died, or have even been in a situation where he had to steal food to survive. This situation does not reflect the San Francisco Youth Commission nor the city's values as a whole. Queer youth, especially Black Trans youth such as Brown, deserve to feel safe in San Francisco, and until we can provide the services and support to achieve that, they won't. The San Francisco Youth Commission is committed to working towards addressing these issues in order to prevent these incidents and provide the needed support to other Queer youth and youth of color.

[Supporting Court Appointed Special Advocates Budget Request]

**Motion to support Court Appointed Special Advocates (CASA) request of \$250,000 to sustain programs that serve 400 systems-involved youth in FY 23-24 and 24-25 budget**

WHEREAS, Court Appointed Special Advocates (CASA) is vital organization committed to providing support and guidance to systems-involved youth in San Francisco; and

WHEREAS, CASA's programs have consistently demonstrated their effectiveness in meeting the needs of 400 foster youth, ensuring their well-being, and advocating for their best interests; and

WHEREAS, CASA's dedicated volunteers play a crucial role in advocating for foster youth, offering a voice for those who may otherwise go unheard; and

WHEREAS, CASA's budget request of \$250,00 per year is necessary to sustain and enhance their programs, ensuring the continued provision of essential services to foster youth; and

WHEREAS, the upcoming fiscal years of 2023-2024 and 2024-2025 present an increasing demand for support, as more systems-involved youth require CASA's assistance; and

THEREFORE BE IT RESOLVED, the San Francisco Youth Commission expresses their unwavering support for CASA's budget request of \$250,000 to sustain their programs in FY 23-24 and 24-25; and

BE IT FURTHER RESOLVED, the San Francisco Youth Commission urges Mayor London Breed and San Francisco Board of Supervisors to support this budget request.

San Francisco Youth Commission  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
[youthcom@sfgov.org](mailto:youthcom@sfgov.org)  
(415) 554-6464

June 5, 2023

San Francisco Mayor London Breed  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Subject: Letter of Support for Court Appointed Special Advocates Budget Request

Dear San Francisco Mayor London Breed and San Francisco Board of Supervisors,

The San Francisco Youth Commission expresses their full support for Court Appointed Special Advocates (CASA) and their budget request of \$250,000 per year to sustain their programs in San Francisco, specially addressing the needs of 400 systems-involved youth during FY 23-24 and 24-25. We believe that investing in the welfare and well-being of foster youth is not only a moral obligation but also an essential responsibility for our community.

CASA's unwavering dedication to starving foster youth in San Francisco has been commendable. The organization has consistently demonstrated its commitment to ensuring that every child in foster care receives the care, guidance, and support they deserve. By advocating for the best interests of these vulnerable young individuals, CASA has played a pivotal role in bridging the gaps in the welfare system and has had a profoundly positive impact on the lives of countless foster youth.

Supporting CASA's budget request is crucial for several reasons. Firstly, the requested funds will enable CASA to sustain and expand their programs, reaching a larger number of youth. By serving 400 youth, CASA will have a broader reach, allowing more young individuals to benefit from the personalized attention and support that CASA advocates provide. These young individuals often face significant challenges, including trauma, instability, and a lack of consistent guidance. CASA's intervention is instrumental in ensuring that these youth have a stable, nurturing environment and the necessary resources to thrive.

Secondly, investing in CASA's programs is a sound financial decision for our community. By providing support and guidance to foster youth, CASA helps reduce the long-term societal costs associated with the negative outcomes that often result from a lack of support during the critical transition to adulthood. Research consistently demonstrated that the foster youth who receive CASA services are more likely to graduate high school, pursue higher education, and secure

stable employment. By equipping these youth with the skills and resources they need to become productive, self-sufficient adults, we can break the cycle of dependency on social services and foster a strong, more resilient community.

Last, supporting foster youth is a matter of social justice and compassion. These young individuals have already faced significant adversity and challenges beyond their control. By investing in CASA's programs, we are reaffirming our commitment to creating a just society where every child has an equal opportunity to succeed, regardless of their background or circumstances. The funds allocated to CASA will empower dedicated advocates to ensure that foster youth's voices are heard and their rights are protected within the child welfare system.

In conclusion, the San Francisco Youth Commission wholeheartedly supports CASA's budget request of \$250,000 to sustain their programs and address the needs of 4000 systems-involved youth in San Francisco during FY 23-24 and 24-25. By investing in CASA, we are investing in the future of our community, empowering foster youth to overcome obstacles and build successful fulfilling lives. We urge you to consider the immense impact that this investment can have and make a strong commitment to supporting CASA's vital work.

Sincerely,

Emily Nguyen, Chair  
Adopted on 05/01/2023  
2022 – 2023 San Francisco Young Commission

Dear Youth Commission,

After our meeting on June 5, I am submitting my formal request for a leave of absence from my position as co-legislative affairs officer and mayoral appointee of the Youth Commission due to my school responsibilities. My time away from work will be from June 5 to July 24.

If my request is approved, I am more than willing to help prepare a plan of action to take care of my job responsibilities while I am away from the job. If needed, I can be available by phone or email to provide help in answering any questions that may arise.

If you need any additional information, please let me know. Thank you for your time in discussing the leave with me and for considering my request.

Sincerely,  
Raven Shaw

To the San Francisco Youth Commission,

Starting 23 JUN 2023 I will have to begin cadet summer training (CST) with my Senior ROTC program in Ft Knox, Kentucky as part of my scholarship requirement. This is an obligation that cannot be excused as I am under orders by the Federal Government, and that takes precedence over the obligations of the Youth Commission. This summer training is one step closer for me to achieve my goal to become a commissioned officer in the Army and as a tribute to my late mentor, Colonel George Ishikata.

With that said, this would mean I would not be able to continue to attend in person meetings for the remainder of my term. I do however, look forward to continuing my work on the Youth Commission, if reappointed, in the next full term.

Thank you all for the opportunity to work alongside each other as peers representing the Youth of San Francisco.

Best,  
Steven Hum  
Mayoral Appointee

*Dear Youth Commission,*

*After our meeting on June 5th, 2023, I am submitting my formal request for a leave of absence from my position as a Mayoral Appointee of the Youth Commission. My time away from work will be from June 12th, 2023, to the end of my term, as I am working two jobs and traveling out of the country for most of the summer.*

*If my request is approved, I am more than willing to help prepare a plan of action to take care of my job responsibilities while I am away from the job. If needed, I can be available by phone or email to provide help in answering any questions that may arise.*

*If you need any additional information, please let me know. Thank you for your time in discussing the leave with me and for considering my request.*

*Sincerely,*

*Yena Leia Im*

Dear Youth Commission,

After our meeting on June 5, 2023, I am submitting my formal request for a leave of absence from my position as the District 9 Commissioner and Chair of the Transformative Justice Committee of the Youth Commission.

My time away from work will be from June 20, 2023, to July 21, 2023.

If my request is approved, I am more than willing to help prepare a plan of action to take care of my job responsibilities while I am away from the job. If needed, I can be available by phone, text, or email to provide help in answering any questions that may arise.

If you need any additional information, please let me know. Thank you for your time in discussing the leave with me and for considering my request.

Sincerely,

Commissioner Colin



BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## MEMORANDUM

TO: Youth Commission

FROM: Angela Calvillo, Clerk of the Board

DATE: May 22, 2023

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors has received the following, which at the request of the Youth Commission is being referred as per Charter Section 4.124 for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

**File No. 230026-2**

**Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize up to four units on individual lots, up to twelve units on merged lots in RH-1 (Residential-House, One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard setback requirements, conditional use authorizations, and neighborhood notification requirements; 4) amending the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) amending the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) amending the Zoning Map to show the Family Housing Opportunity Special Use District; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

Board of Supervisors  
Land Use and Transportation Committee  
Referral – File No. 230026

Please return this cover sheet with the Commission's response to Erica Major, Assistant Clerk, Land Use and Transportation Committee at [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

\*\*\*\*\*

**RESPONSE FROM YOUTH COMMISSION**      **Date:** \_\_\_\_\_

\_\_\_\_\_ **No Comment**

\_\_\_\_\_ **Recommendation Attached**

\_\_\_\_\_  
**Chairperson, Youth Commission**

[Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District]

Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize up to four units on individual lots, up to twelve units on merged lots in RH-1 (Residential-House, One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard setback requirements, conditional use authorizations, and neighborhood notification requirements; 4) amending the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) amending the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) amending the Zoning Map to show the Family Housing Opportunity Special Use District; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
**Additions to Codes** are in single-underline italics Times New Roman font.  
**Deletions to Codes** are in ~~strikethrough italics Times New Roman font~~.  
**Board amendment additions** are in double-underlined Arial font.  
**Board amendment deletions** are in ~~strikethrough Arial font~~.  
**Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or parts of tables.

1 Be it ordained by the People of the City and County of San Francisco:

2  
3 Section 1. CEQA and Land Use Findings.

4 (a) The Planning Department has determined that the actions contemplated in this  
5 ordinance comply with the California Environmental Quality Act (California Public Resources  
6 Code Section 21000 *et seq.*). Said determination is on file with the Clerk of the Board of  
7 Supervisors in File No. \_\_\_\_ and is incorporated herein by reference. The Board affirms this  
8 determination.

9 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
10 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
11 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
12 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
13 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

14 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
15 amendments will serve the public necessity, convenience, and welfare for the reasons set  
16 forth in Planning Commission Resolution No. \_\_\_\_\_, and the Board adopts such  
17 reasons as its own. A copy of said resolution is on file with the Clerk of the Board of  
18 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

19  
20 Section 2. General Findings.

21 (a) California faces a severe crisis of housing affordability and availability, prompting  
22 the Legislature to declare, in Section 65589.5 of the Government Code, that the state has "a  
23 housing supply and affordability crisis of historic proportions. The consequences of failing to  
24 effectively and aggressively confront this crisis are hurting millions of Californians, robbing  
25

1 future generations of a chance to call California home, stifling economic opportunities for  
2 workers and businesses, worsening poverty and homelessness, and undermining the state's  
3 environmental and climate objectives.”

4 (b) This crisis of housing affordability and availability is particularly severe in San  
5 Francisco. It is characterized by dramatic increases in rent and home sale prices over recent  
6 years.

7 (c) According to the Planning Department's 2020 Housing Inventory, the cost of  
8 housing in San Francisco has increased dramatically since the Great Recession of 2008-  
9 2009, with the median sale price for a two-bedroom house more than tripling from 2011 to  
10 2021, from \$493,000 to \$1,580,000. This includes a 9% increase from 2019 to 2020 alone,  
11 even in the face of the COVID-19 pandemic. The median rental price for a two-bedroom  
12 apartment saw similar although slightly smaller increases, nearly doubling from \$2,570 to  
13 \$4,500 per month, from 2011 to 2019, before declining in 2020 due to the pandemic.

14 (d) These housing cost trends come after decades of underproduction of housing in  
15 the Bay Area. The City's Chief Economist has estimated that approximately 5,000 new  
16 market-rate housing units per year would be required to keep housing prices in San Francisco  
17 constant with the general rate of inflation. To this end, the City's COVID-19 Economic  
18 Recovery Task Force included a recommendation in its October 2020 report to support  
19 construction of small multifamily buildings in low density areas to support “missing middle”  
20 housing opportunities.

21 (e) Moreover, San Francisco will be challenged to meet increased Regional Housing  
22 Needs Allocation (“RHNA”) goals in the 2023-2031 Housing Element cycle, which total 82,069  
23 units over eight years, more than 2.5 times the goal of the previous eight-year cycle. At the  
24 same time, relatively new State laws like Senate Bill 35 (2017) would limit San Francisco's  
25

1 local zoning control and discretion if the City does not meet these RHNA housing production  
2 goals.

3 (f) San Francisco's new housing production in recent years has been heavily  
4 concentrated in the eastern and southeastern parts of the City, with 90% of all new housing  
5 produced in just ten eastside and central neighborhoods, according to the 2019 Housing  
6 Affordability Strategies Report. These neighborhoods are home to many of the City's most  
7 established communities of color and communities most vulnerable to displacement  
8 pressures.

9 (g) The California Fair Housing Task Force annually updates the Tax Credit Allocation  
10 Committee/Department of Housing and Community Development Opportunity Map  
11 ("TCAC/HCD Opportunity Map"). The TCAC/HCD Opportunity Map identifies high-resource  
12 and highest-resource areas in the state whose concentration of resources have been shown  
13 to support positive economic, educational, and health outcomes for low-income families —  
14 particularly long-term outcomes for children. The 2020 TCAC/HCD Opportunity Map is the  
15 basis for the Well-Resourced Neighborhoods Map in the 2023-2031 Housing Element, on file  
16 with the Clerk of the Board of Supervisors in File No. 230001. The Well-Resourced  
17 Neighborhoods Map is also on file with the Clerk of the Board of Supervisors in File No.  
18 \_\_\_\_\_ and is incorporated herein by reference.

19 (h) Since 2005, just 10% of all new housing in San Francisco and 10% of new  
20 affordable housing in San Francisco has been built in high- and highest-resource  
21 neighborhoods, though these areas cover nearly 52% of the residential land in the city. In  
22 these high-resource neighborhoods, 65% of the land is limited to one or two units. Permitting  
23 additional units in high-resource areas will increase the supply of available housing, including  
24 the supply of modestly-sized family units that are more affordable than large, single-family  
25 homes.

1 (i) While recent legislation has authorized multi-family homes in these neighborhoods,  
2 additional procedural requirements may render them too expensive to deliver. Streamlining  
3 and simplifying permit processes will help provide more equitable access to the application  
4 process and improve certainty of development outcomes for small multifamily buildings in  
5 high- and highest-resource neighborhoods.

6 (j) This ordinance creates the Family Housing Opportunity Special Use District (SUD),  
7 whose boundaries are generally coterminous with the Well-Resourced Neighborhoods Map in  
8 the 2023-2031 Housing Element. This legislation expands upon and complements recently  
9 enacted state legislation, such as SB 9, that aims to promote multifamily housing development  
10 in single-family neighborhoods. To this end, the legislation provides project sponsors  
11 flexibility to choose from a menu of incentives to fit their project needs – be it relief from  
12 procedural requirements like conditional use authorizations, neighborhood notification, and  
13 public-initiated discretionary review, relief from development standards like density, or a  
14 combination of the two.

15 (k) The Family Housing Opportunity SUD permits development of up to four units on  
16 an individual parcel in an RH District, provided that the proposed project complies with the  
17 heights and bulk specified in the City's Zoning Maps (Height & Bulk Maps HT01 through  
18 HT14), in addition to other eligibility criteria detailed in this ordinance. The SUD also permits  
19 up to one Group Housing unit per 415 square feet of lot area in RH-1, RH-1(D), and RH-1(S)  
20 districts. In those same districts, the SUD permits up to 12 units if the lot is the result of a  
21 merger of three lots, or eight units if the lot is the result of a merger of two lots. This  
22 ordinance also streamlines approval by exempting eligible projects from conditional use  
23 authorization and neighborhood notification requirements and public-initiated discretionary  
24 review hearings in Planning Code Section 311.

BOARD of SUPERVISORS



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## MEMORANDUM

TO: Youth Commission

FROM: Angela Calvillo, Clerk of the Board

DATE: May 10, 2023

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors has received the following, which at the request of the Youth Commission is being referred as per Charter Section 4.124 for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

**File: 230519**

Hearing on the Department of Homelessness and Supportive Housing's Strategic Plan, to understand how the department prepares its approach to homelessness as far as available beds in the system whether permanent or temporary, the number of available openings on the waitlist for each program, how the department maintains its coordinated entry system with the number of individuals awaiting for housing and those who do not qualify for housing, and how the impact of the strategic plan's implementation will have on street conditions over the next five years; and requesting the Department of Homelessness and Supportive Housing to report.

Please return this cover sheet with the Commission's response to **Stephanie Cabrera, Assistant Clerk, Homelessness and Behavioral Health Select Committee.** at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or email me at: [Stephanie.Cabrera@sfgov.org](mailto:Stephanie.Cabrera@sfgov.org).

\*\*\*\*\*

**RESPONSE FROM YOUTH COMMISSION**      **Date:** \_\_\_\_\_

\_\_\_\_\_ **No Comment**

\_\_\_\_\_ **Recommendation Attached**

\_\_\_\_\_  
**Chairperson, Youth Commission**



## Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)  
(Routine, non-controversial and/or commendatory matters only)
- ☒ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor \_\_\_\_\_ inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. \_\_\_\_\_ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. \_\_\_\_\_
- ☐ 9. Reactivate File No. \_\_\_\_\_
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on \_\_\_\_\_

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission    ☐ Youth Commission    ☐ Ethics Commission
- ☐ Planning Commission    ☐ Building Inspection Commission    ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes    ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Ronen; Mandelman

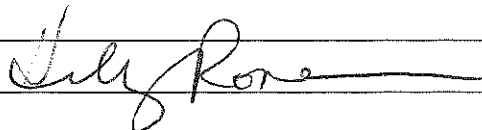
Subject:

HSH Strategic Plan

Long Title or text listed:

Hearing on the Department of Homelessness and Supportive Housing's Strategic Plan, specifically to hear how the department describes it's approach to homelessness and the impact that the strategic plan's implementation will have on street conditions over the next five years, and calling for the Department of Homelessness and Supportive Housing to report. Please catalogue and map all beds in the system, both temporary and permanent with number of openings or waitlist for each program. Also provide a detailed description of the coordinated entry system. How many people are waiting for housing in the system and how many do not qualify for permanent housing?

Signature of Sponsoring Supervisor:



1 (l) All parcels affected by this ordinance are considered urban infill sites under  
2 California Government Code Section 65913(e)(3). This Board therefore declares that this  
3 ordinance is enacted pursuant to California Government Code Section 65913(e)(3).

4 (m) This Board finds that this ordinance is consistent with San Francisco's obligation to  
5 affirmatively further fair housing pursuant to California Government Code Section 8899.50, by  
6 increasing density for projects that enter into regulatory agreements with the City  
7 acknowledging that, in consideration for the density exceptions, the new units shall be subject  
8 to local rent control notwithstanding the Costa-Hawkins Rental Housing Act (California Civil  
9 Code Section 1954.50 *et seq.*). Increasing density in this manner meaningfully addresses  
10 significant disparities in housing needs and access to opportunity. Additionally, this ordinance  
11 streamlines the approval process to promote certainty in development outcomes in high- and  
12 highest-resource neighborhoods.

13 (n) This Board finds that it is in the public interest to encourage the production of a  
14 variety of unit types, sizes, and tenure to accommodate people in different living situations,  
15 including a mix of smaller units that can help young adults secure housing and seniors to  
16 downsize, and larger units that can help growing or multi-generational families stay  
17 adequately housed.

18 (o) This Board recognizes that additional development opportunities may lead to  
19 speculative real estate investments that may seek to displace current residents, demolish  
20 existing housing stock, build new units, and quickly sell those units. To discourage such  
21 speculation, demolition of existing units, and displacement of current residents, this ordinance  
22 makes the benefit of the streamlining and development incentives available only to persons  
23 who have owned their properties for one year prior to the date of their application, including  
24 the ownership duration of their Eligible Predecessor, as defined herein, subject to exceptions  
25 for multiple ownership structures and vacant buildings described further in the ordinance.

Section 3. Article 2 of the Planning Code is hereby amended by adding Section 249.94, to read as follows:

**SEC. 249.94. FAMILY HOUSING OPPORTUNITY SPECIAL USE DISTRICT.**

**(a) Purpose.** *To incentivize the development of multifamily housing in the City's well-resourced neighborhoods, a special use district entitled "Family Housing Opportunity Special Use District" is hereby established.*

**(b) Boundaries.** *The boundaries of the Family Housing Opportunity Special Use District are shown on Special Use District Maps Sheets SU 1, SU 2, SU 3, SU 4, SU 5, SU 6, SU 7, SU 11, SU 12, and SU 13. These boundaries consist generally of the areas designated as high-resource and highest-resource on the Well-Resourced Neighborhoods Map of the 2023-2031 Housing Element.*

**(c) Eligibility.** *An eligible project under this Section 249.94 shall be a project that complies with all the following criteria:*

**(1) is located in an RH District in the Family Housing Opportunity Special Use District;**

**(2) is not seeking or receiving approval under the provisions of Planning Code Sections 206.3, 206.5, or 206.6;**

**(3) is not located on a parcel resulting from a lot split under California Government Code Section 66411.7;**

**(4) proposes any of the following project types:**

**(A) Single-Lot Development Project.** *The construction, including through the alteration of an existing structure, of at least two and no more than four dwelling units on a single lot, inclusive of any existing dwelling units on the site. For a project proposing four dwelling units, the fourth dwelling unit shall be constructed in the rear yard pursuant to subsection (d)(3) of this Section*

1 249.94. For a project proposing fewer than four dwelling units, up to one unit may be located in the  
2 rear yard pursuant to subsection (d)(3) of this Section 249.94.

3 (B) **Lot-Merger Development Project in RH-1 Districts.** A merger of up to  
4 three lots in RH-1, RH-1(D), or RH-1(S) districts and the construction on the resulting lot of at least  
5 nine and no more than 12 dwelling units for a three-lot merger project, or at least six and no more than  
6 eight dwelling units for a two-lot merger project. A project proposing a lot merger shall not be eligible  
7 to construct a rear-yard unit pursuant to subsection (d)(3) of this Section 249.94.

8 (C) **Group Housing Development Project.** A single-lot project pursuant to  
9 subsection (c)(4)(A) of this Section 249.94 and a lot-merger project pursuant to subsection (c)(4)(B) of  
10 this Section 249.94 may also propose the construction of Group Housing up to the density limits  
11 prescribed in subsection (d)(1)(C) of this Section 249.94 or currently permitted under the Planning  
12 Code, whichever is greater. Projects proposing Group Housing units shall not be eligible for  
13 condominium subdivision, including but not limited to conversion pursuant to Subdivision Code Section  
14 1396.7.

15 (5) contains at least two dwelling units with two or more bedrooms. This provision  
16 does not apply to projects where all of the units qualify as Group Housing;

17 (6) includes more dwelling units than are existing on the site at the time of application.  
18 In the case of Group Housing, projects utilizing this Section 249.94 shall provide more bedrooms than  
19 are existing on the site at the time of application;

20 (7) does not propose the demolition of a building that is:

21 (A) listed as a Contributor to Article 10 Historic Districts;

22 (B) listed as a Landmark under Article 10;

23 (C) located in an Article 11 Conservation District, where the building has a  
24 rating of Category I, II, III or IV

1 (D) listed in or determined eligible for listing in the California Register of  
2 Historical Resources; or,

3 (E) listed in or determined eligible for listing in the National Register of  
4 Historic Places;

5 (8) complies with the Planning Code and any applicable design guidelines, including  
6 but not limited to the provisions of this Section 249.94. Notwithstanding the previous sentence, an  
7 eligible project shall strive for consistency with the Residential Design Guidelines to the extent  
8 feasible;

9 (9) complies with the requirements of Section 66300(d) of the California Government  
10 Code, as may be amended from time to time, including but not limited to requirements to replace all  
11 protected units and to offer existing occupants of any protected units that are lower income households  
12 relocation benefits and a right of first refusal for a comparable unit, as those terms are defined therein;  
13 and

14 (10) demonstrates that the project sponsor has owned the subject lot for a minimum of  
15 one year prior to the time of the submittal of their application, subject to the following:

16 (A) **Eligible Predecessor.** A property owner who has inherited the subject lot,  
17 including any inheritance in or through a trust, from a blood, adoptive, or step family relationship,  
18 specifically from either (i) a grandparent, parent, sibling, child, or grandchild, or (ii) the spouse or  
19 registered domestic partner of such relations, or (iii) the property owner's spouse or registered  
20 domestic partner (each an "Eligible Predecessor"), may add an Eligible Predecessor's duration of  
21 ownership of the subject lot to the property owner's duration of ownership of the same lot.

22 (B) **Multiple Ownership.** Whenever property proposed for development is  
23 jointly owned, owned as common property or is otherwise subject to multiple ownership, the durational  
24 requirements of this subsection (c)(10) must be satisfied by: (i) the majority ownership, whether  
25 represented by stock, membership interest, partnership interest, co-tenancy interest, or otherwise, in

1 the case of projects proposed under subsection (c)(4)(A); or (ii) the majority ownership of each lot to  
2 be merged, whether represented by stock, membership interest, partnership interest, co-tenancy  
3 interest, or otherwise, in the case of projects proposed under subsection (c)(4)(B).

4 (C) **Vacant or Abandoned Property.** The requirement in this subsection (c)(10)  
5 that the project sponsor has owned the subject lot for a minimum of one year prior to the time of the  
6 submittal of their application shall not apply if the property has been vacant for one or more years at  
7 the time of application, or if the property has been registered as a vacant or abandoned building  
8 pursuant to Building Code Section 103A.4 et seq.

9 (d) **Other Controls.**

10 (1) **Density Exceptions.** Projects that meet the eligibility criteria in subsection (c) of  
11 this Section 249.94 are exempt from residential density limits, calculation of which shall not include  
12 any Accessory Dwelling Units permitted under Section 207, as follows:

13 (A) **Single-Lot Density Exception.** For projects eligible under subsection  
14 (c)(4)(A), up to four dwelling units per lot are allowable;

15 (B) **Lot-Merger Density Exception.** For projects eligible under subsection  
16 (c)(4)(B), up to twelve dwelling units per lot are allowable, if the lot is the result of a merger of three  
17 lots, or up to eight dwelling units per lot are allowable, if the lot is the result of a merger of two lots;

18 (C) **Group Housing Density Exception.** For both Single-Lot and Lot-Merger  
19 Development Projects under subsection (c)(4)(A) or (B), up to one Group Housing unit per 415 square  
20 feet of lot area is allowable in RH-1, RH-1(D), and RH-1(S) districts.

21 (2) **Height.** Notwithstanding any other provision of this Code, including but not limited  
22 to Section 261, the height limit for a project that meets the eligibility criteria in subsection (c) of this  
23 Section 249.94 shall be 40 feet, if 40 feet is authorized by the Height Map of the Zoning Map.

24 (3) **Construction of Rear-Yard Unit.** Construction of a rear-yard unit shall be  
25 governed by the following standards:

1 (A) The subject parcel must be at least 2,400 square feet;

2 (B) The rear-yard unit shall be located at least four feet from the side and rear  
3 lot lines and shall not share structural walls with any other structure on the lot;

4 (C) Compliance with minimum rear-yard requirements shall not be required,  
5 except that a minimum 25 feet separation shall be provided between the facades that face each other;

6 (D) The dwelling unit exposure requirements of Section 140(a)(2) may be  
7 satisfied through qualifying windows facing an unobstructed open area that is no less than 25 feet in  
8 every horizontal dimension, and such open area is not required to expand in every horizontal  
9 dimension at each subsequent floor;

10 (E) The rear-yard building height shall be limited to 20 feet measured from  
11 existing grade at any given point to either i) the highest point of a finished roof in the case of a flat roof  
12 or ii) the average height of a pitched roof or stepped roof, or similarly sculptured roof form. The rear-  
13 yard building shall not be eligible for any height exemptions in subsection (d)(2) of this Section 249.94  
14 or in Section 260(b); and

15 (F) Each dwelling unit shall have at least 100 square feet of usable open space  
16 if private, and 133 square feet if common.

17 (4) **Rear-Yard Setback Requirements.** For projects that do not construct a rear-yard  
18 unit pursuant to subsection (d)(3) of this Section 249.94, the basic rear yard setback shall be equal to  
19 30% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

20 (5) **Open Space Requirements for Lot-Merger Projects.** For projects eligible under  
21 subsection (c)(4)(B) of this Section 249.94, each dwelling unit shall have at least 100 square feet of  
22 usable open space if private, and 133 square feet if common.

23 (6) **Minimum Density Requirement on Merged Lots.** For lots merged pursuant to  
24 subsection (c)(4)(B) of this Section 249.94, any development on the resulting lot shall be subject to the  
25 following minimum densities:

1                                (A) six units per lot, if the lot results from a two-lot merger, or

2                                (B) nine units per lot, if the lot results from a three-lot merger.

3                                **(e) Applicability of Rent Ordinance; Regulatory Agreements.**

4                                (1) Sponsors of projects utilizing any of the density exceptions in subsection (d)(1) of  
5 this Section 249.94 shall enter into a regulatory agreement with the City subjecting the new units  
6 created pursuant to such density exception, except for any required Affordable Units as defined in  
7 Planning Code Section 401, to the Residential Rent Stabilization and Arbitration Ordinance (Chapter  
8 37 of the Administrative Code), as a condition of approval of the density exception (“Regulatory  
9 Agreement”).

10                               (2) The property owner and the Planning Director, or the Director’s designee, on  
11 behalf of the City, will execute the Regulatory Agreement, which is subject to review and approval by  
12 the City Attorney’s Office. The Regulatory Agreement shall be executed prior to the City’s issuance of  
13 the First Construction Document for the project, as defined in Section 107 A.13.1 of the Building Code.  
14 Following execution of the Regulatory Agreement by all parties and approval by the City Attorney, the  
15 Regulatory Agreement or a memorandum thereof shall be recorded in the title records in the Office of  
16 the Assessor-Recorder against the property and shall be binding on all future owners and successors in  
17 interest.

18                               (3) At a minimum, the Regulatory Agreement shall contain the following:

19                               (A) A description of the total number of units approved, including the number of  
20 units subject to the Rent Stabilization and Arbitration Ordinance and other restricted units, if any, and  
21 the location, square footage of dwelling units, and number of bedrooms in each unit;

22                               (B) A statement that the new units created pursuant to the density exception are  
23 not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Section 1954.50 et seq.)  
24 because under Section 1954.52(b), the property owner has entered into and agreed to the terms of the  
25 agreement with the City in consideration for an exception from residential density limits, or other



1 direct financial contribution or other forms of assistance specified in California Government Code  
2 Section 65915 et seq.;

3 (C) A description of the residential density exception or other direct financial  
4 contribution or forms of assistance provided to the property owner; and

5 (D) A description of the remedies for breach of the agreement and other  
6 provisions to ensure implementation and compliance with the agreement.

7 (f) **Review and Approvals.** Notwithstanding any other provision of this Code and irrespective  
8 of whether a project is utilizing a density exception pursuant to subsection (d)(1) of this Section 249.94,  
9 for any project that meets the eligibility criteria in subsection (c) of this Section 249.94 the following  
10 shall apply:

11 (1) No conditional use authorization shall be required, including but not limited to the  
12 requirements of Sections 303 and 317 of this Code;

13 (2) Compliance with Section 311 of this Code shall not be required; and

14 (3) A Notice of Special Restrictions ("NSR") shall be recorded on the title of any  
15 property receiving approval under this Section 249.94. The NSR shall:

16 (A) Describe the uses, restrictions, and development controls approved under  
17 Planning Code Section 249.94, including but not limited to the minimum density restrictions set forth in  
18 subsection (d)(6);

19 (B) State that the NSR runs with the land and is binding on all future owners and  
20 successors in interest;

21 (C) Provide the Planning Department with the ability to enforce the provisions  
22 of this Section 249.94;

23 (D) Describe any other conditions that the Planning Director deems appropriate  
24 to ensure compliance with this Section 249.94; and

1 (E) Be signed by the City and recorded prior to issuance of the building permit  
2 for the project receiving approval under this Section 249.94.

3 (g) **Review of Program.** The Planning Department shall include the location and number of  
4 units of projects using this Section 249.94 in the Housing Inventory Report. Prior to December 31,  
5 2030, the Planning Department shall prepare a report containing recommendations for modifications  
6 to this Section 249.94, including modifications to the boundaries described in subsection (b), to further  
7 the goals of the City's Seventh Housing Element Cycle.

8  
9 Section 4. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheets SU 1,  
10 SU 2, SU 3, SU 4, SU 5, SU 6, SU 7, SU 11, SU 12, and SU 13 of the Zoning Map of the City  
11 and County of San Francisco are hereby amended, as follows:

Description of Property	Special Use District Hereby Approved
All parcels within the westernmost boundary of the Great Highway; the northernmost boundary of the City; and the area bounded by Leavenworth between Jefferson and North Point; Columbus between North Point and Chestnut; Chestnut between Taylor and Montgomery; Montgomery between Chestnut and Greenwich; Greenwich between Montgomery and Sansome; Sansome between Greenwich and Vallejo; Vallejo between Sansome and Kearny;	Family Housing Opportunity Special Use District

1	Kearny between Vallejo and Filbert; Filbert	
2	between Kearny and Columbus; Columbus	
3	between Filbert and Greenwich; Mason	
4	between Greenwich and Green; Green	
5	between Mason and Leavenworth;	
6	Leavenworth between Green and	
7	Washington; Washington between	
8	Leavenworth and Powell; Powell between	
9	Washington and California; California	
10	between Powell and Leavenworth;	
11	Leavenworth between California and Bush;	
12	Bush between Leavenworth and Van Ness;	
13	Van Ness between Bush and California;	
14	California between Van Ness and Steiner;	
15	Steiner between California and Sutter; Sutter	
16	between Steiner and Gough; Gough	
17	between Sutter and Geary; Geary between	
18	Gough and Baker; St. Joseph's Avenue	
19	between Geary and Turk; Turk between St.	
20	Joseph's Avenue and Scott; Scott between	
21	Turk and McAllister; McAllister between	
22	Scott and Steiner; Steiner between	
23	McAllister and Fulton; Fulton between	
24	Steiner and Laguna; Laguna between Fulton	
25	and Oak; Oak between Laguna and	

1	Fillmore; Fillmore between Oak and Page;	
2	Page between Fillmore and Webster;	
3	Webster between Page and Haight; Haight	
4	between Webster and Laguna; Laguna	
5	between Haight and Market; Market between	
6	Laguna and Castro; Castro between Market	
7	and 21st Street; 21st Street between Castro	
8	and Dolores; Dolores between 21st Street	
9	and Cesar Chavez; Cesar Chavez between	
10	Dolores and Noe; Noe between Cesar	
11	Chavez and Laidley; Harry Street Stairs	
12	between Laidley and Beacon; Beacon	
13	between Harry Street Stairs and Miguel;	
14	Miguel between Beacon and Bemis; Bemis	
15	between Miguel and Castro; Sussex	
16	between Castro and Diamond; Diamond	
17	between Sussex and Surrey; Surrey	
18	between Diamond and Bosworth; Bosworth	
19	between Surrey and San Jose; San Jose	
20	between Bosworth and Ocean; Ocean	
21	between San Jose and Howth; Howth	
22	between Ocean and Mt. Vernon; Mt. Vernon	
23	between Howth and Harrold; Grafton	
24	between Harold and Capitol; Capitol	
25	between Grafton and Lakeview; Lakeview	

1	between Capitol and Ashton; Ashton	
2	between Lakeview and Holloway; Holloway	
3	between Ashton and Junipero Serra;	
4	Junipero Serra between Holloway and 19th	
5	Avenue; 19th Avenue between Junipero	
6	Serra and Eucalyptus; Eucalyptus between	
7	19th Avenue and Middlefield; Middlefield	
8	between Eucalyptus and Lake Merced	
9	Boulevard; Lake Merced Boulevard between	
10	Middlefield and Skyline Boulevard; Skyline	
11	between Lake Merced Boulevard and Sloat;	
12	Sloat between Skyline and the Great	
13	Highway.	
14		

15  
16 Section 5. Article 9 of the Subdivision Code is hereby amended by amending Sections  
17 1359, 1396.4, 1396.5 and adding Section 1396.7, to read as follows:

18  
19 **SEC. 1359. PARCEL MAP.**

20 \* \* \* \*

21 (c) In the case of Conversions where a Tentative Map is not required, the  
22 requirements of Section 1314 and the requirements of Article 9 on Conversions shall apply,  
23 provided that hearings as provided in Sections 1313 and 1332 shall not be required, and  
24 provided further that Article 9 shall not be applied to two-unit buildings where both units are  
25 owner-occupied for one year prior to the application for Conversion. This exemption for

owner-occupied two-unit buildings shall not apply to units legalized pursuant to Section 207.3 of the Planning Code or units constructed pursuant to Section 249.94 of the Planning Code.

\* \* \* \*

#### **SEC. 1396.4. CONDOMINIUM CONVERSION FEE AND EXPEDITED CONVERSION PROGRAM.**

(a) Findings. The findings of Planning Code Section 415.1 concerning the City's inclusionary affordable housing program are incorporated herein by reference and support the basis for charging the fee set forth herein as it relates to the conversion of dwelling units into condominiums.

(b) Any building may be exempted from the annual lottery provisions of Section 1396 if the building owners for said building comply with either: (1) Section 1396.3(g)(1) and all the requirements of this Section 1396.4; ~~or~~ (2) all the requirements of Section 1396.6; or (3) all the requirements of Section 1396.7. Notwithstanding the foregoing sentence, no property or applicant subject to any of the prohibitions on conversions set forth in Section 1396.2, in particular a property with the eviction(s) set forth in Section 1396.2(b), is eligible for the Expedited Conversion program under this Section 1396.4. Eligible buildings as set forth in this subsection (b) may exercise their option to participate in this program according to the following requirements:

\* \* \* \*

#### **SEC. 1396.5. SUSPENSION OF THE LOTTERY PENDING PRODUCTION OF REPLACEMENT UNITS FOR EXPEDITED CONVERSION UNITS.**

\* \* \* \*

(c) Except as otherwise authorized under Section 1396.6 or Section 1396.7, the Department shall not accept an application for the conversion of residential units under Section 1396 nor conduct a lottery under this Article prior to January 1, 2024. Thereafter, the lottery shall resume upon the earlier of the following: (1) the first February following the Mayor's Office of Housing and Community Development report pursuant to subsection (b) showing that the total number of Conversion Replacement Units produced in the City of San Francisco exceeded the total number of units converted as identified in the Department's report prepared pursuant to Subsection (a); or (2) completion of the "Maximum Suspension Period" as defined below.

\* \* \* \*

**SEC. 1396.7. CONDOMINIUM CONVERSION ASSOCIATED WITH PROJECTS  
CONSTRUCTED PURSUANT TO PLANNING CODE SECTION 249.94.**

**(a) Findings.** The findings of Planning Code Section 415.1 concerning the City's inclusionary affordable housing program are incorporated herein by reference and support the basis for charging the fee set forth herein as it relates to the conversion of dwelling units into condominiums.

**(b) Definition.** "Existing Dwelling Unit" shall mean the dwelling unit in existence on a lot at the time of the submittal of an application to construct a new dwelling unit pursuant to Planning Code Section 249.94.

**(c) Notwithstanding Section 1396.4 of this Code and Ordinance No. 117-13, a subdivider of a one-unit building that has obtained a permit to build one or more new dwelling units pursuant to Planning Code Section 249.94, which results in two or more dwelling units, and that has signed an affidavit stating the subdivider's intent to reside in one of those resulting dwelling units, or in the Existing Dwelling Unit, for a period of three years after the approval of the Certificate of Final Completion and Occupancy for the new dwelling units, shall (1) be exempt from the annual lottery**

1 provisions of Section 1396 of this Code with respect to the dwelling units built as part of the Project  
2 and (2) be eligible to submit a condominium conversion application for the Existing Dwelling Units  
3 and/or include the Existing Dwelling Units in a condominium map application for the project approved  
4 pursuant to Planning Code Section 249.94. Notwithstanding the foregoing sentence, no property or  
5 applicant subject to any of the prohibitions on conversions set forth in Section 1396.2 of this Code,  
6 including but not limited to a property with the eviction(s) set forth in Section 1396.2(b), shall be  
7 eligible for condominium conversion under this Section 1396.7. Eligible buildings as set forth in this  
8 subsection (c) may exercise their option to participate in this program according to the following  
9 requirements:

10 (1) The applicant(s) for the subject building seeking to convert dwelling units to  
11 condominiums or subdivide dwelling units into condominiums under this subsection shall pay the fee  
12 specified in Section 1315 of this Code.

13 (2) In addition to all other provisions of this Section 1396.7, the applicant(s) shall  
14 comply with all of the following:

15 (A) The requirements of Subdivision Code Article 9, Sections 1381, 1382, 1383,  
16 1386, 1387, 1388, 1389, 1390, 1391(a) and (b), 1392, 1393, 1394, and 1395.

17 (B) The applicant(s) must certify that within the 60 months preceding the date  
18 of the subject application, no tenant resided at the property.

19 (C) The applicant(s) must certify that to the extent any tenant vacated their unit  
20 after March 31, 2013, and before recordation of the final parcel or subdivision map, such tenant did so  
21 voluntarily or if an eviction or eviction notice occurred it was not pursuant to Administrative Code  
22 Sections 37.9(a)(8)-(12) and 37.9(a)(14). If a temporary eviction occurred under Sections 37.9(a)(11)  
23 or 37.9(a)(14), then the applicant(s) shall certify that the original tenant reoccupied the unit after the  
24 temporary eviction.



1                   (3) If the Department finds that a violation of this Section 1396.7 occurred prior to  
2 recordation of the final map or final parcel map, the Department shall disapprove the application or  
3 subject map. If the Department finds that a violation of this Section occurred after recordation of the  
4 final map or parcel map, the Department shall take such enforcement actions as are available and  
5 within its authority to address the violation.

6                   (4) This Section 1396.7 shall not prohibit a subdivider who has lawfully exercised the  
7 subdivider's rights under Administrative Code Section 37.9(a)(13) from submitting a condominium  
8 conversion application under this Section 1396.7.

9                   **(d) Decisions and Hearing on the Application.**

10                  (1) The applicant shall obtain a final and effective tentative map or tentative parcel  
11 map approval for the condominium subdivision or parcel map within one year of paying the fee  
12 specified in subsection (e) of this Section 1396.7. The Director of the Department of Public Works or  
13 the Director's designee is authorized to waive the time limits set forth in this subsection (d)(1) as it  
14 applies to a particular building due to extenuating or unique circumstances. Such waiver may be  
15 granted only after a public hearing and in no case shall the time limit extend beyond two years after  
16 submission of the application.

17                  (2) No less than 20 days prior to the Department's proposed decision on a tentative  
18 map or tentative parcel map, the Department shall publish the addresses of buildings being considered  
19 for approval and post such information on its website. During this time, any interested party may file a  
20 written objection to an application and submit information to the Department contesting the eligibility  
21 of a building. In addition, the Department may elect to hold a public hearing on said tentative map or  
22 tentative parcel map to consider the information presented by the public, other City department, or an  
23 applicant. If the Department elects to hold such a hearing it shall post notice of such hearing and  
24 provide written notice to the applicant, all tenants of such building, any member of the public who  
25 submitted information to the Department, and any interested party who has requested such notice. In

1 the event that an objection to the conversion application is filed in accordance with this subsection  
2 (d)(2), and based upon all the facts available to the Department, the Department shall approve,  
3 conditionally approve, or disapprove an application and state the reasons in support of that decision.

4 (3) Any map application subject to a Departmental public hearing on the subdivision  
5 or a subdivision appeal shall receive a six-month extension on the time limit set forth in subsection  
6 (d)(1) of this Section 1396.7.

7 (e) Should the subdivision application be denied or be rejected as untimely in accordance with  
8 the dates specified in subsection (d)(1) of this Section 1396.7, or should the tentative subdivision map  
9 or tentative parcel map be disapproved, the City shall refund the entirety of the application fee.

10 (f) Conversion of buildings pursuant to this Section 1396.7 shall have no effect on the terms  
11 and conditions applicable to such buildings under Section 1385A or 1396 of this Code.

12  
13 Section 6. Chapter 37 of the Administrative Code is hereby amended by revising  
14 Sections 37.2 and 37.3, to read as follows:

15  
16 **SEC. 37.2. DEFINITIONS.**

17 \* \* \* \*

18 (r) **Rental Units.** All residential dwelling units in the City together with the land and  
19 appurtenant buildings thereto, and all housing services, privileges, furnishings, and facilities  
20 supplied in connection with the use or occupancy thereof, including garage and parking  
21 facilities.

22 \* \* \* \*

23 The term "rental units" shall not include:

24 \* \* \* \*

1 (4) Except as provided in subsections (A)-(E), dwelling units whose rents are  
2 controlled or regulated by any government unit, agency, or authority, excepting those  
3 unsubsidized and/or unassisted units which are insured by the United States Department of  
4 Housing and Urban Development; provided, however, that units in unreinforced masonry  
5 buildings which have undergone seismic strengthening in accordance with Building Code  
6 Chapters 16B and 16C shall remain subject to the Rent Ordinances to the extent that the  
7 ordinance is not in conflict with the seismic strengthening bond program or with the program's  
8 loan agreements or with any regulations promulgated thereunder;

9 \* \* \* \*

10 (E) The term "rental units" shall include any new dwelling units created  
11 pursuant to the density exception<sub>s</sub> set forth in Section<sub>s</sub> 207(c)(8) and 249.94 of the Planning  
12 Code.

### 14 **SEC. 37.3. RENT LIMITATIONS.**

15 (a) **Rent Increase Limitations for Tenants in Occupancy.** Landlords may impose  
16 rent increases upon tenants in occupancy only as provided below and as provided by  
17 subsections 37.3(d) and 37.3(g):

18 \* \* \* \*

19 (d) **Costa-Hawkins Rental Housing Act (Civil Code Sections 1954.50. et seq.).**  
20 Consistent with the Costa-Hawkins Rental Housing Act (Civil Code Sections 1954.50. et seq.)  
21 and regardless of whether otherwise provided under Chapter 37:

22 (1) **Property Owner Rights to Establish Initial and All Subsequent Rental**  
23 **Rates for Separately Alienable Parcels.**

24 (A) An owner or residential real property may establish the initial and all  
25 subsequent rental rates for a dwelling or a unit which is alienable separate from the title to any

1 other dwelling unit or is a subdivided interest in a subdivision as specified in subdivision (b),  
2 (d), or (f) of Section 11004.5 of the California Business and Professions Code. The owner's  
3 right to establish subsequent rental rates under this paragraph shall not apply to a dwelling or  
4 unit where the preceding tenancy has been terminated by the owner by notice pursuant to  
5 California Civil Code Section 1946 or has been terminated upon a change in the terms of the  
6 tenancy noticed pursuant to California Civil Code Section 827; in such instances, the rent  
7 increase limitation provisions of Chapter 37 shall continue to apply for the duration of the new  
8 tenancy in that dwelling or unit.

9 \* \* \* \*

10 (D) An owner's right to establish subsequent rental rates under  
11 subsection 37.3(d)(1) shall not apply to a dwelling or unit that is a new dwelling unit created  
12 pursuant to the density exception<sub>s</sub> set forth in Section<sub>s</sub> 207(c)(8) and 249.94 of the Planning  
13 Code.

14 \* \* \* \*

15  
16 Section 7. The Planning Department, the Department of Public Works, and the Rent  
17 Board are authorized to adopt regulations to implement this ordinance.

18  
19 Section 8. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
20 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
21 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
22 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
23 additions, and Board amendment deletions in accordance with the "Note" that appears under  
24 the official title of the ordinance.

1           Section 8. Severability. If any section, subsection, sentence, clause, phrase, or word  
2 of this ordinance, or any application thereof to any person or circumstance, is held to be  
3 invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision  
4 shall not affect the validity of the remaining portions or applications of the ordinance. The  
5 Board of Supervisors hereby declares that it would have passed this ordinance and each and  
6 every section, subsection, sentence, clause, phrase, and word not declared invalid or  
7 unconstitutional without regard to whether any other portion of this ordinance or application  
8 thereof would be subsequently declared invalid or unconstitutional.

9  
10           Section 9. No Conflict with Federal or State Law. Nothing in this ordinance shall be  
11 interpreted or applied so as to create any requirement, power, or duty in conflict with any  
12 federal or state law.

13  
14           Section 10. Effective Date. This ordinance shall become effective 30 days after  
15 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
16 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
17 of Supervisors overrides the Mayor's veto of the ordinance.

18  
19 APPROVED AS TO FORM:  
20 DAVID CHIU, City Attorney

21 By: /s/ Giulia Gualco-Nelson  
22       GIULIA GUALCO-NELSON  
23       Deputy City Attorney

24  
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**REVISED LEGISLATIVE DIGEST**

(Substituted, 5/16/2023)

[Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District]

**Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize up to four units on individual lots, up to twelve units on merged lots in RH-1 (Residential-House, One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard setback requirements, conditional use authorizations, and neighborhood notification requirements; 4) amending the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) amending the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) amending the Zoning Map to show the Family Housing Opportunity Special Use District; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

Existing Law

The General Plan consists of goals, policies and programs for the future physical development of San Francisco. The Housing Element is a component of the General Plan and serves as the City's plan for accommodating its Regional Housing Needs Allocation during an eight-year planning cycle. The 2023-2031 Housing Element identifies Well-Resourced Neighborhoods, comprised of high-resource and highest-resource areas, as defined by the California Tax Credit Allocation Committee and the Department of Housing and Community Development's Fair Housing Taskforce.

The Planning Code sets forth different zoning districts, including Special Use Districts, throughout the City, where different uses are permitted, conditionally permitted, or prohibited, and where various controls (such as density, height and bulk standards, rear yard setback, and open space requirements) apply.

The Planning Code prescribes a process to grant conditional use authorizations, which may be required in a variety of circumstances, including but not limited to the demolition, removal, or merger of dwelling units (Planning Code Section 317). The Planning Code also sets forth

the procedures for neighborhood notification for building permit applications and the process for members of the public to initiate discretionary review (Section 311).

### Amendments to Current Law

This ordinance amends the Planning Code and Zoning Map to create the Family Housing Opportunity Special Use District (SUD). The boundaries of the SUD are generally coterminous with the Well-Resourced Neighborhoods identified in the 2023-2031 Housing Element.

This ordinance exempts qualifying development projects in the SUD from all conditional use authorizations, including, but not limited to, demolition, removal, or merger of dwelling units (Section 317). Qualifying projects are also exempt from neighborhood notification procedures and public-initiated discretionary review (Section 311).

A qualifying project is one that meets all of the following criteria:

- located in an RH zone in the Family Housing Opportunity SUD;
- is not seeking or receiving a density bonus under the provisions of Planning Code Sections 206.3, 206.5, or 206.6;
- is not located on a parcel resulting from a lot split under California Government Code Section 66411.7;
- proposes the construction, including the alteration of an existing structure, of one of the following project types:
  - a “Single-Lot Development Project” of at least two and no more than four dwelling units on a single lot, inclusive of any existing dwelling units on the site. For a project proposing four dwelling units, the fourth dwelling unit shall be constructed in the rear yard. For a project proposing fewer than four dwelling units, up to one unit may be located in the rear yard.
  - a “Lot-Merger Development Project” of up to three merged lots in the RH-1, RH-1(D), and RH-1(S) districts and the construction on the resulting lot of at least nine and no more than 12 dwelling units for a three-lot merger project, or at least six and no more than eight dwelling units for a two-lot merger project.
  - a “Group Housing Development Project” consisting of a single-lot project or a lot-merger project that proposes the construction of Group Housing up to the density limit prescribed in the SUD or currently permitted under the Planning Code, whichever is greater.
- includes more dwelling units than are existing on site at the time of application, or in the case of Group Housing, at least as many bedrooms as exist on site at the time of application;
- does not propose the demolition of certain historic buildings, as defined in the SUD;
- complies with the Planning Code and any applicable design guidelines;
- complies with the requirements of Section 66300(d) of the California Government Code, as may be amended from time to time;

- demonstrates that the project sponsor has owned the subject lot for a minimum of one year prior to the time of the submittal of their application, subject to certain exceptions, as defined in the SUD.

Qualifying projects shall receive a density exception of up to four dwelling units per lot, eight units on a lot resulting from a two-lot merger, or 12 units on a lot resulting from a three-lot merger. Qualifying projects shall also receive a density exception of up to one Group Housing unit per 415 square feet of lot area in RH-1, RH-1(D), and RH-1(S) districts. These density exceptions are not inclusive of any accessory dwelling units.

The height limit for a qualifying project is 40 feet, provided that 40 feet is permitted in the Height Map of the Planning Code. Qualifying projects must provide rear yard setbacks equal to 30% of the total depth of the lot. Qualifying projects that construct a dwelling unit in the rear yard are subject to reduced rear yard setback, dwelling unit exposure, and open space requirements.

In addition, special requirements apply to lot-merger projects. Lot-merger projects are eligible for reduced open space requirements. Lots that are merged pursuant to this ordinance are subject to minimum densities that govern future development on the merged lot. These minimum densities are six units per lot, if the lot results from a two-lot merger, or nine units per lot, if the lot results from a three-lot merger.

Projects that utilize the density exceptions must subject the units created pursuant to those exceptions to rent control, minus any affordable units required by Planning Code Section 415. Project sponsors must enter into a regulatory agreement with the City, agreeing that the incentives they are receiving constitutes adequate consideration to waive their rights under the Costa-Hawkins Rental Housing Act. (California Civil Code Sections 1954.50 et seq.) The ordinance makes parallel amendments to the Administrative Code.

The ordinance also amends the Subdivision Code to authorize a subdivider of a one-unit building that has obtained a permit to build one or more new dwelling units under the SUD, resulting in two or more dwelling units, to submit an application for condominium conversion or a condominium map that includes the existing dwelling unit as well as the new dwelling units created under the SUD. This conversion program does not include projects that propose Group Housing units. Applicants must meet certain requirements specified in the ordinance. Eligible projects in the SUD that propose Group Housing units are not eligible for condominium maps or the conversion procedures set forth in the ordinance.

The ordinance provides incentives for property owners who sign an affidavit stating their intent to reside on their properties for three years after the issuance of the Certificate of Final Completion and Occupancy for the new dwelling units.



This ordinance requires the Planning Department to report on the outcomes of this SUD in the Housing Inventory Report, in addition to a report containing recommendations for modifications to the SUD to further the goals of the next Housing Element Cycle.

### Background Information

The ordinance contains findings setting forth the need to promote housing development in San Francisco's well-resourced neighborhoods. It states that the City faces a severe crisis of housing affordability and availability, characterized by dramatic increases in rent and home sale prices over recent years and historic underproduction of new housing units across income levels, particularly in the City's well-resourced neighborhoods. This ordinance also contains findings setting forth the need to affirmatively further fair housing, by increasing density in a manner that meaningfully addresses significant disparities in housing needs and access to opportunity, in addition to streamlining the approval process to promote certainty in development outcomes in these well-resourced neighborhoods.

The ordinance also includes findings to support consideration and approval of the ordinance with respect to the California Environmental Quality Act ("CEQA"), as authorized under Senate Bill 10 (Wiener) ("SB 10").

This ordinance is a substitute for an ordinance that was introduced on January 10, 2023. This substitute ordinance contains new eligibility criteria and refined development standards for eligible projects. This substitute ordinance also includes an obligation to rent restrict units created pursuant to the density exception and authorizes certain property owners to apply for condominium conversion or condominium maps that include existing residential units as well as new units created under the SUD.

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## **Introduction Form**

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)  
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor  inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No.  from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission      ☐ Youth Commission      ☐ Ethics Commission
- ☐ Planning Commission      ☐ Building Inspection Commission      ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes      ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor:

**Resolution advocating for the Board of Supervisors and the Mayor of San Francisco to implement youth gun violence prevention, particularly in District 10**

WHEREAS, Gun violence has increasingly become a prevalent and detrimental issue within the United States; and

WHEREAS, In the [first](#) six months of 2022, there were over 300 mass shootings throughout the nation, rising to 647 shootings by the end of the year; and

WHEREAS, Gun violence has a disproportionate impact on underserved communities in America, with Black Americans experiencing 10 times the gun homicides than White Americans; and

[WHEREAS](#), According to the Department of Justice, in fact, 'U.S. residents are 128 times more likely to be killed by everyday gun violence than by international terrorism; Black people specifically are 500 times more likely to die this way'; and

WHEREAS, Youth and transitional-aged youth are especially more prone to being [exposed](#) to this kind of violence as in 2020, firearms became the leading cause of death among children aged nineteen and below; and

WHEREAS, San Francisco is not immune to this issue and is a microcosm of the national data, particularly [District 10](#), which is composed of some of the following communities: Bayview Hunters Point, Portola, Visitacion Valley, and parts of Mission; and

WHEREAS, District 10 has the largest proportion of residents aged 0-17, with over 2x its residents identifying as Black or African American and 3.5x identifying as Native American or other Pacific Islander; and

WHEREAS, In District 10 from 2014-2023, there were 48 gun violence victims from the ages of 0-17 and 218 gun violence victims within that same period from the ages of 18 - 24; and

WHEREAS, The months of September, February, and May, all of which are school months, all statistically had the highest number of gun violence victims; and

Commissioners Hillman, Shaw

WHEREAS, 67% of the gun violence victims from these respective ages were identified to have been African American; and

WHEREAS, Gun violence has been in America for many years, and it is understood that the best way to reduce gun violence is to make buying a gun like buying a car leading to gun violence being significantly reduced in America; and

WHEREAS, Although gun violence has had a massive effect on communities, the recommendations to try to reduce gun violence (as aforementioned) are increasingly becoming harder to utilize due to a focus on political agendas and less on public safety; and

WHEREAS, Due to the prominence of gun violence within D10, it is pertinent that San Francisco break this national trend and focus more on public—and youth—safety by establishing ways to keep students safe during school and after school hours; and therefore be it

RESOLVED, That the 2022-2023 San Francisco Youth Commission urges the City and County of San Francisco to explore and implement the following possibilities in order to keep high-risk youth safe from gun violence; and be it

FURTHER RESOLVED, That the San Francisco Youth Commission implores the City and County of San Francisco to consider investing in the Protecting Our Students program, which is an AI software dedicated to saving student lives by identifying the vulnerable aspects that are on school campuses, interior and exterior, and providing recommendations for better improvement; and therefore be it

FURTHER RESOLVED, That the San Francisco Youth Commission urges SFUSD to create after-school programs focused on academic and social enrichment to grant students more opportunities to be in school and away from potential harming situations after school; and therefore be it

FURTHER RESOLVED, That the San Francisco Youth Commission urges SFUSD to create more wellness and mental health support around gun violence; for instance, training counselors

to become more adept at supporting youth who have directly or indirectly experienced gun violence; and therefore be it

FURTHER RESOLVED, That the San Francisco Youth Commission urges San Francisco to provide grants to local nonprofits and CBOs such as United Playaz and Gun x Gun, who are doing the frontline work to utilize gun violence prevention and youth development within local communities; and be it

FURTHER RESOLVED, That the San Francisco Youth Commission staff are directed to transmit copies of this resolution to the Office of the Mayor, Board of Supervisor, and San Francisco Unified School District.