

1 [Social Housing - 598 Portola Dr. and Juvenile Hall]

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3 **Resolution urging the City and County of San Francisco to prioritize affordable social**
4 **housing, including for youth and families, on City-owned property generally, and**
5 **specifically at 598 Portola Dr. and Juvenile Hall.**

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7 WHEREAS, The City and County of San Francisco (the “City”) owns property at 598
8 Portola Dr. currently leased to Twin Peaks Petroleum, Inc., doing business as Twin Peaks
9 Auto Care, and operated as a gasoline service station; and

10 WHEREAS, In late 2020, the Board of Supervisors (the “Board”) considered a
11 proposed resolution, contained in BOS File No. 200965, to authorize a new 25-year lease for
12 the aforementioned property as a gasoline service station, with one five-year option to extend;
13 and

14 WHEREAS, However, on October 6, 2020, the Board sent the resolution in question
15 back to committee due to concerns about the long-term impact of leasing City property to be
16 operated as a gasoline service station; and

17 WHEREAS, According to the San Francisco Examiner, it is possible for the City-owned
18 property at 598 Portola Dr. to be developed as housing, since “a 2013 appraisal of the
19 property found the highest value of the property, at \$1.8 million, was as a residential or mixed
20 commercial and residential development of up to 26 units;” and

21 WHEREAS, Provided that the City conducts thorough and extensive environmental
22 remediation of the site, given its past and present use as a gasoline service station, housing
23 would be a better use of the City-owned property at 598 Portola Dr. than the current use; and

24 WHEREAS, The current gasoline service station at 598 Portola Dr. sits on a large
25 parcel of City-owned property that also includes the Youth Guidance Center, also known as

1 Juvenile Hall, which is required to close by December 31, 2021 as a result of Ordinance No.
2 117-19, contained in BOS File No.190392, effective July 2, 2019; and

3 WHEREAS, The Youth Commission strongly supports the closure of Juvenile Hall and
4 alternatives to incarceration for youth, as set out in YC File No. 1819-RBM-13; and

5 WHEREAS, The current so-called public safety mechanisms of policing and
6 incarceration, such as Juvenile Hall, do not achieve real public safety, and actively harm Black
7 and Indigenous, and other communities of color that have and continue to experience the
8 impacts racially motivated and systemic police brutality and mass incarceration policies; and

9 WHEREAS, Juvenile Hall is currently very underutilized, with only 11 youth detained as
10 of April 2020 due to a long-term decrease in youth arrests, as well as to releases during the
11 Covid-19 pandemic; and

12 WHEREAS, As of November 30, 2019, of 40 youth detained at Juvenile Hall, 72.5%
13 were African American and 20.0% were Latino, compared to 5.2% and 15.2% respectively in
14 the San Francisco population at-large; and

15 WHEREAS, A 2019 report by the Young Women's Freedom Center found that youth
16 participants involved in the foster care, juvenile justice, and adult justice systems experienced
17 extreme housing instability between the ages of 13 and 21, moving an average of 20.8 times
18 between the ages of 13 and 17, and an average of 16.3 times between the ages of 18 and 21;
19 and

20 WHEREAS, Affordable housing and Section 8 voucher waitlists remain a significant
21 barrier to accessing stable housing for system involved youth, and the absence of a
22 coordinated entry into systems of care, such as housing and supportive mental and behavioral
23 health services, further perpetuates hardship and inequity faced by system involved youth;
24 and

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1 WHEREAS, Adequately funding social services, including truly affordable housing, has
2 the potential to create real public safety for all youth and their communities in San Francisco;
3 and

4 WHEREAS, On November 3, 2020, San Francisco voters approved Propositions I and
5 K, which respectively approved a increase to the real estate transfer tax on transactions of
6 over \$10 million in order to fund rent relief and affordable municipally-run social housing, and
7 an authorization for the City to own, develop, construct, acquire or rehabilitate up to 10,000
8 units of low-income rental housing in San Francisco, by 57.55% and 73.52% respectively; and

9 WHEREAS, The proposed ordinance contained in BOS File No. 201364, currently
10 being considered by the Board, would appropriate \$5,700,000 for the acquisition, creation and
11 operation of affordable, social housing under the Housing Stability Fund in Fiscal Year 2020-
12 2021; and

13 WHEREAS, In April 2019, the Board adopted a resolution authored by Supervisor
14 Mandelman, contained in BOS File No. 190222, declaring a climate emergency and urging
15 San Francisco to achieve emissions reductions at emergency speed, thus signaling a wind
16 down of fossil fuels; and

17 WHEREAS, In 2018, Governor Brown signed executive order B-55-18 pledging that
18 California must reach carbon neutrality no later than 2045, and then become carbon negative,
19 by reducing greenhouse gas emissions; and

20 WHEREAS, By providing a below market rate lease for the property at 598 Portola Dr
21 to be operated as a gasoline service station, San Francisco is effectively reinvesting and
22 continuing to subsidize the fossil fuel sector and fossil fuel infrastructure; and

23 WHEREAS, Instead, San Francisco should be a leader in the climate change
24 movement and be committing by its actions to tackling climate change; and

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1 WHEREAS, Additionally, according to a 2017 report by the Planning Department
2 entitled Housing for Families with Children, San Francisco ranks lowest among large cities in
3 the United States by percentage of households that are families, with only 18% compared to
4 the nationwide average of 29.4%; and

5 WHEREAS, According to the 2019 Point in Time Count, 18% of individuals
6 experiencing homelessness in San Francisco on any given night are Transitional-Aged Youth
7 (“TAY”) between the ages of 18 and 24, and yet affordable housing and Section 8 voucher
8 waitlists remain long and the City has still not met its goal of operating 400 units of permanent
9 supportive housing for TAY by 2015, raising doubts about the long-term stability of youth
10 exiting homelessness beyond the supportive system; and

11 WHEREAS, Existing housing production strategies have failed to provide for low-
12 income households, as well as for families, who are increasingly priced out of the City due to
13 the high cost of living; and

14 WHEREAS, A municipally-operated social housing program would decouple production
15 of affordable housing from market fluctuations by moving beyond existing funding
16 mechanisms that have, by and large, completely failed to anticipate or respond to the housing
17 crisis; and

18 WHEREAS, Insofar as the existing uses on the City-owned parcel at 598 Portola Dr.
19 and Juvenile Hall are contrary to City and State policy on the climate crisis and transformative
20 justice, the City has the opportunity to invest in new strategies for progressive and sustainable
21 housing policy by developing the aforementioned properties as affordable social housing;
22 now, therefore, be it

23 RESOLVED, That the Youth Commission urges the City to prioritize affordable social
24 housing, including for youth and families, on City-owned property at 598 Portola Dr. and
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1 Juvenile Hall, provided that the City conducts thorough environmental remediation of the land
2 upon which the gasoline service station currently stands; and, be it

3 FURTHER RESOLVED, That the Youth Commission urges the City to explore issuing
4 housing vouchers for youth formerly and currently detained at Juvenile Hall to have priority
5 access to deeply affordable housing, including a period of rent-free housing for system
6 involved youth to find stable employment and support; and, be it

7 FURTHER RESOLVED, That the Youth Commission urges the City to confront the
8 failures of existing planning and funding mechanisms for affordable housing, and to explore
9 and invest in non-market based and countercyclical housing production strategies, particularly
10 emphasizing municipal operation and ownership; and, be it

11 FURTHER RESOLVED, That the Youth Commission urges the City to systematically
12 prioritize land for affordable and social housing on all City-owned parcels throughout San
13 Francisco.

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Nora Hylton, Chair

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Adopted on February 22, 2021

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2020-2021 San Francisco Youth Commission

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