

Member, Board of Supervisors  
District 7



City and County of San Francisco

## NORMAN YEE

For Immediate Release: Tuesday, March 15, 2016

### Potential Homeless Shelter and Navigation Center Sites

Over the last couple of days, there has been a lot of speculation and misinformation circulating about West Portal parking lots being identified as potential sites for emergency homeless shelters and Navigation Centers. I want to assure our neighbors that we can confirm that these two sites **will not** be utilized as emergency homeless shelters or Navigation Centers.

The rumors started from a publicized correspondence between the City's Director of Real Estate, John Updike, and Supervisor David Campos that included the two West Portal parking lots as part of a list of potential sites. Earlier this month, Supervisor David Campos introduced a resolution declaring a State of Emergency on Homelessness in San Francisco. This calls upon the City to evaluate existing locations where more shelters and Navigation Centers could be implemented in the immediate future. We have undoubtedly been in a State of Emergency on homelessness for some time now and I believe that we need to expand on what works. Navigation Centers are effective in supporting our homeless residents, but they would have to be in locations that are accessible, connected to existing services, and part of a larger infrastructure. The locations in our District 7 neighborhoods are not practical sites for these purposes.

The City currently has hundreds of public sites that are underutilized. The list that was generated only included a rough selection of 37 sites, including the two parking lots in West Portal that are managed by SFMTA. Director Updike was asked to offer a preliminary assessment of each site's "feasibility" for shelter/Navigation Center use. This assessment was *solely* based on lot size and the topography (flatness) of the land. They did not evaluate zoning, use, infrastructure, electricity/water sources, impacts on neighborhoods or businesses, connections to resources, nor practicality.

The initial assessment for both West Portal parking lots was that they were "feasible." My office clarified with Director Updike that this determination was not correct as the sites did not actually meet the size requirement. The Mayor's Office of HOPE indicated that the minimum square footage should be at least 10,000 square feet. Both of these sites are roughly 9,400 square feet. Regardless of size, the Director noted that even when a site meets the size requirement, many other factors would have to be taken into consideration. I have made it abundantly clear that West Portal does not meet any of the criteria to be considered as a potential location.

I hope that this offers insight and answers to your concerns. I am encouraged by many of the residents in West Portal who care about our homeless population and who want to see more shelters and services offered so that individuals and families can move off the streets. I am committed to working with my colleagues on the Board of Supervisors, the Mayor, and nonprofit service providers to move swiftly on addressing the issue on homelessness, but not without foresight. I will guarantee that any site that moves forward as a potential location in other areas of the city will go through an evaluation and a community process. In the end, we collectively want to see a better San Francisco for all of our residents and that can only be done if we work together on practical solutions. If you have any other questions, please feel free to contact my office at 415.554.6516 or [Norman.Yee@sfgov.org](mailto:Norman.Yee@sfgov.org).



Edwin M. Lee, Mayor  
Naomi M. Kelly, City Administrator



John Updike  
Director of Real Estate

March 11, 2016

Supervisor David Campos  
City & County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102

**Subject: Homeless Shelter/Navigation Center Potential Sites**

Honorable Supervisor Campos:

I am writing to provide further information about the list of potential sites for new homeless shelter and navigation center facilities, delivered to me by your staff this week.

I understand from your staff that you believe these sites, which are mostly publicly-owned parking lots, garages, vacant lots or open space, comprise your recommendations for further evaluation as homeless shelter and navigation center facilities.

Attached is a spreadsheet of the sites provided to me by your office along with some notes about most of the sites. As you will see, many are unsuitable because they are too small. After checking with the Mayor's Office of HOPE, the desired minimum square footage is 10,000 sf.

The current Navigation Center at 1950 Mission Street is 36,000 sf.

In other cases, the sites may present significant challenges because they are adjacent to playgrounds, elementary schools, pre-schools, in underground parking garages with less than adequate ventilation, or in the middle of neighborhood commercial districts.

There are a handful that are viable, suitable locations, and happen to be the sites we are already evaluating with the Mayor's Office, Human Service's Agency, Department of Public Health, the Mayor's Office of HOPE and San Francisco Public Works.

I would note that almost all of these sites are publicly owned or managed and the City would need to perform legally required noticing to solicit constituent input. Recently introduced legislation to declare a Shelter Emergency would release the City from liability related to health and safety codes, but not release us from our obligation to perform community outreach, and as such, the timeline with which we could implement these sites might be significantly longer than you would have expected.

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Additionally, as you may know there will soon be a hearing on the status of the City's surplus and underutilized properties where there will be much discussion about the fate of many of these properties, and I encourage you to provide your valuable input during this process.

Thank you for your office's initiative in offering these recommendations for new homeless shelter and navigation center facilities throughout the City. We look forward to continuing to work with the Mayor and all members of the Board of Supervisors to provide emergency shelter and meaningful exits from homelessness.

Sincerely,



John Updike  
Director of Real Estate

attachment

cc: Naomi Kelly, Office of City Administrator;  
Sam Dodge, HOPE - Housing Opportunity, Partnerships and Engagement;  
Mohammed Nuru, Director of Public Works;  
Trent Rhorer, Director of Human Service Agency

<u>Parcel Name</u>	<u>Block-Lot</u>	<u>Current Use</u>	<u>Zoning</u>	<u>Size (sf)</u>	<u>Possible Use*</u>	<u>Concern (if any)</u>
Van Ness office building (1 South VN)		parking garage			not feasible	can't operate city building
1000 Fitzgerald		underwater (bay lot)			not feasible	not accessible
1140 Fillmore	0756-015	uninhabitable bldg			not feasible	unsafe structure
1140 Fillmore	0756-016	park, but under RED jurisdiction	NCT	9,925	feasible	neighborhood planning park improvements
Market & Grandview	right of way	parking, street, trees	N/A	unknown	feasible	power, water access
1961 Carroll	5434A-026	strip of land only		<100	not feasible	too small
West Portal parking	2979A-034	surface parking lot	NCD	9400	feasible	SFMTA managed
Hickory btwn webster and buchanan		street - no city owned parcels			not feasible	active street, closure not an option
Jerrold & Rankin	5262-004	material storage	PDR-2	18,112	feasible	active area at night (market ops)
Jerrold & Upton	5286A-004	leased strip of former rail spur		12863	not feasible	17' wide
Geneva at Ocean	6946-061	abutment for ped overpass		8575	not feasible	surrounded by streets, inaccessible
O'Farrell Garage		parking garage			not feasible	was already rejected for use by El Nino team
Outer Irving off street parking	1730-050	off street parking	NCD	8498	feasible	SFMTA managed
1400 Bancroft	4850-?	city doesn't own 1400 Bancroft			not feasible	nothing City owned
14-16 Norton	3148-007	Excelsior off-street parking	NCD	10000	feasible	SFMTA managed
3255 24th Street	6517-038	Mission off-street parking	P	7200	feasible	SFMTA managed
9th & Clement	1440-029	Clement off-street parking	P	6000	feasible	SFMTA managed
334 Claremont	2979A-002	West Portola off-street parking	NCD	9473	feasible	SFMTA managed
2627 Cesar Chavez	4339-004	DPW parking	PDR-2	33044	feasible	staff parking - could be MOU issues
419 18th Avenue	1526-002	Geary off-street parking	P	12000	feasible	SFMTA managed
Aleman & Farragut	7096B-001A	remainder of r/w	P	17000	not feasible	block long narrow strip of r/w
California near Steiner	0635-009, 009A	California off-street parking	NCD	11000	feasible	SFMTA managed
Cesar Chavez & Kansas	various	DPW yard operations			not feasible	interferes with yard operations
Hayes/Grove		only slivers remain, all else sold			not feasible	parcels remaining w/City too small
Winston Drive/Lake Merced	7298-004			11761	not feasible	long narrow strip of r/w
Gough/Grove		only slivers remain, all else sold			not feasible	parcels remaining w/City too small
2095 Jerrold		produce market ops related			not feasible	in use
4th/Channel		construction staging			not feasible	shared use by private developer & SFMTA
101 Lanado Court		cul-de-sac for SFR's			not feasible	not appropriate
1155 Harrison	3758-047	warehouse, privately owned	SALI		not feasible	no site control
1950 Mission		in use as Nav Center			feasible until 6/2017	
Jamestown & Hunters Point		assuming this is Candlestick area - not available			not feasible	
445 Bayshore		nothing at this address			not feasible	we have a small lot at Bayshore/Hilton, too small
Palo Alto near Fairview	2719C	Summit Reservoir			not feasible	incompatible use
Helena & Elmira	5369-068		PDR-2	500	not feasible	too small, streets look incompatible for closure
Civic Center Plaza					not going to opine on this	
1001 Polk	0694-004	homeless shelter			?	existing homeless shelter

\*while off-street parking lots are shown as "feasible", most are all likely too small, and we're not offering any opinions regarding impacted businesses  
On 3/10/2016, confirmed that any Navigation Center should be on a site of at least 10,000 sf, per HOPE office.