

Petitions and Communications received from June 7, 2011, through June 13, 2011, for reference by the President to Committee considering related matters, or to be ordered filed by the Clerk on June 21, 2011.

***Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.***

From concerned citizens, submitting support for eliminating the \$2,000,000 in service fees charged to City College. 3 letters (1)

From concerned citizens, regarding saving the Sharp Park Wetlands. 2 letters (2)

From Eugene Zooey, submitting a letter regarding taxing without representation. (3)

From concerned citizens, submitting support for the Environmental Impact Report for North Beach Library and Joe DiMaggio Playground. File No. 110614, 11 letters (4)

From concerned citizens, submitting opposition to the Environmental Impact Report for North Beach Library and Joe DiMaggio Playground. File No. 110614, 4 letters (5)

From concerned citizens, submitting opposition to the Treasure Island/Yerba Buena Island Redevelopment Plan Project. File No. 110618, 33 letters (6)

From concerned citizens, submitting support for the Treasure Island/Yerba Buena Island Redevelopment Plan Project. File No. 110618, 2 letters (7)

From concerned citizens, submitting opposition to the Parkmerced Redevelopment Project. File No. 110300, 2 letters (8)

From Stuart Flashman on behalf of San Francisco Tomorrow, submitting opposition to the Parkmerced Redevelopment Project. File No. 110300 (9)

From Planning Department, submitting an analysis report regarding possible revenue from leasing radio towers, siren poles, and other City and County sites to private telecommunication carriers. (10)

From Pacific Gas and Electric Company, submitting notice of 2012 electric procurement forecast costs and other project costs application. (11)

From Planning Department, submitting a recommendation for approval with modifications for the historic sign ordinance. (12)

From the Clerk of Board, submitting notice of receipt of Form 700:  
Deborah Barone - assuming. (13)

From Chamber of Commerce, submitting a letter opposing the Health Care Security Ordinance. File No. 110546 (14)

From the Clerk of the Board, submitting a letter requesting the release of funds on reserve for the use of the North or South Light Courts during the renovation of Legislative Chambers. (15)

From Planning Department, submitting the San Francisco Socio-Economic Profile. (16)

From Colusa County Fish and Game Advisory Commission, requesting that the wild pig be made a non-game animal. (17)

From Office of the Treasurer and Tax Collector, submitting an amendment to the 2010 Annual Report of Businesses Processed for the Clean Technology Business Exclusion. (18)

From Office of the Controller, submitting the April 2011 Government Barometer Report. (19)

From Eileen Boken, urging opposition to the General Plan Amendment adopting the 2009 Housing Element. File No. 110397. (20)

From Kim Garside, submitting opposition to the Sitting or Lying on Public Sidewalks Ordinance. File No. 100233 (21)

From Kathy Howard, submitting opposition to budget cut backs of street tree maintenance. (22)

From Peter Siwinski, submitting a letter of support for the Booker T. Washington Community Center. (23)

From Michael Scott, submitting a letter of support for the relocation of PCC Program to Laguna Honda School site on 7<sup>th</sup> Avenue. (24)

From Axis of Love, submitting a letter requesting the Planning Commission and Board of Supervisor to revisit the San Francisco Medical Cannabis Act. (25)

From Emil Lawrence, submitting a letter regarding taxi driver fees lose of income. (26)

From David Hiller, submitting a letter in response to a SFGate article regarding abortion policies. (27)

From Robert Slate, submitting money saving suggestions for the City. (28)

File No. 110742

From Abdalla Megahed, submitting a letter of concern on various investigative issues.  
(29)

From James Corrigan, submitting a letter regarding Fire Department practices. (30)

\*(An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document is available at the Clerk's Office Room 244, City Hall.)



Invest in City College!  
Shirleychan to: Board.of.Supervisors

06/12/2011 10:10 PM

View: (Mail Threads)

To Mayor Lee and Supervisors: City College provides critical educational opportunities to 100,000 working students every year. Our future depends on quality, affordable education. Students have it hard enough as it is -- let's give students a break by eliminating the \$2 million in service fees charged to City College.

Sincerely,

Shirleychan  
San Francisco, 94112





Invest in City College!  
Koko Kittell to: Board.of.Supervisors

06/13/2011 09:05 AM

View: (Mail Threads)

To Mayor Lee and Supervisors: City College provides critical educational opportunities to 100,000 working students every year. Our future depends on quality, affordable education. Students have it hard enough as it is -- let's give students a break by eliminating the \$2 million in service fees charged to City College. Do the right thing and support education!

Sincerely,

Koko Kittell  
San Francisco, 94114



To: BOS Constituent Mail Distribution,  
Cc:  
Bcc:  
Subject: Invest in City College!

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From: "Jackson Chan" <jc1487@hotmail.com>  
To: Board.of.Supervisors@sfgov.org  
Date: 06/10/2011 12:30 AM  
Subject: Invest in City College!

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To Mayor Lee and Supervisors:

City College provides critical educational opportunities to 100,000 working students every year. Our future depends on quality, affordable education. Students have it hard enough as it is -- let's give students a break by eliminating the \$2 million in service fees charged to City College.

Please consider eliminating the hefty 2 million dollar service fee or atleast reduce it.

CCSF has served SF for generations. It is without a doubt one of the city's most important institutions. I myself receive my first dose of higher education here. It gave me so much education and insights while I was there.

The teachers and staff is top notch. Professional and have passion for their work.

Please consider.

Thank you.

Sincerely,

Jackson Chan  
San Francisco, 94112



To: BOS Constituent Mail Distribution,  
Cc:  
Bcc:  
Subject: Please Save The Sharp Park Wetlands

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From: Valérie DISLE <vdisle@yahoo.fr>  
To: Board.of.Supervisors@sfgov.org  
Date: 06/08/2011 05:03 AM  
Subject: Please Save The Sharp Park Wetlands

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Dear Board of Supervisors

I am writing to urge the City of San Francisco to turn the Sharp Park Golf Course over to its next door neighbor, the National Park Service. The Sharp Park Wetlands provide critical habitat for the endangered California Red-Legged Frog and a variety of other wildlife. Both frogs and wetlands are rapidly disappearing in California and worldwide, so it is disconcerting that the City of San Francisco is currently using taxpayer dollars to pump the Sharp Park Wetlands dry, killing endangered frogs in the process, and violating state and federal laws.

The Sharp Park Golf Course has a long history of environmental and economic troubles, and the time has clearly come for the City of San Francisco to change course. By closing the golf course and handing the land over to the National Park Service, the City of San Francisco would relieve itself of its current financial, legal and environmental burden, and it would also clearly mark itself as a world leader in environmental protection efforts.

The restored Sharp Park Wetlands would be a safe haven for threatened wildlife and would provide valuable recreational opportunities to San Francisco residents and tourists alike. This would not only improve the quality of life for San Francisco's residents, it would increase the long-term economic value of the property.

On behalf of all those who enjoy nature and wildlife, thanks for your consideration.

Valérie DISLE

SAINT LEU LA FORET, ot 95320  
FR

From: olivier GOMES <GOULU95@hotmail.fr>  
To: Board.of.Supervisors@sfgov.org  
Date: 06/08/2011 05:03 AM  
Subject: Please Save The Sharp Park Wetlands

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On behalf of all those who enjoy nature and wildlife, thanks for your consideration.

olivier GOMES

SAINT LEU LA FORET, ot 95320  
FR



Please Save The Sharp Park Wetlands  
Jolie Truesdell to: Board.of.Supervisors  
Please respond to vontruesdell

06/11/2011 10:51 AM

Jolie Truesdell

Please Save The Sharp Park Wetlands

Dear Board of Supervisors

I am writing to urge the City of San Francisco to turn the Sharp Park Golf Course over to its next door neighbor, the National Park Service. The Sharp Park Wetlands provide critical habitat for the endangered California Red-Legged Frog and a variety of other wildlife. Both frogs and wetlands are rapidly disappearing in California and worldwide, so it is disconcerting that the City of San Francisco is currently using taxpayer dollars to pump the Sharp Park Wetlands dry, killing endangered frogs in the process, and violating state and federal laws.

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On behalf of all those who enjoy nature and wildlife, thanks for your consideration.

Jolie Truesdell

kansas city, KS 66103  
US



To: BOS Constituent Mail Distribution,  
Cc:  
Bcc:  
Subject: TAXING WITHOUT REPRESENTATION

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From: Eugene Zooey <jjjsween@gmail.com>  
To: board.of.supervisors@sfgov.org  
Date: 06/13/2011 09:03 AM  
Subject: TAXING WITHOUT REPRESENTATION

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Microsoft Word - Taxing without Representation.pdf

## **TAXING WITHOUT REPRESENTATION**

San Franciscans would be no less represented with four supervisors than the current eleven, even more so if they focused on supervising instead of legislating.

City officials currently perform well at collecting taxes and fees, paying themselves high salaries and benefits, and maintaining dirty-grimy streets and sidewalks.

They support graffiti and signs on dead telephone poles as they degrade funding for living street trees. Fact they 'earn' more than their counterparts in larger cities like San Jose, San Diego and Los Angeles.

Certainly we would feel far more represented with more care and maintenance and less of them. What is a municipality all about anyway?



To: BOS Constituent Mail Distribution,

Cc:

Bcc:

Subject: NB LIBRARY & JOE DIMAGGIO PLAYGROUND: FACT SHEET 3 & QUICK SUMMARY

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From: WongAIA@aol.com

To: Ross.Mirkarimi@sfgov.org, carmen.chu@sfgov.org, sean.elsbernd@sfgov.org,  
Eric.L.Mar@sfgov.org, john.avalos@sfgov.org, david.campos@sfgov.org, David.Chiu@sfgov.org,  
Board.of.Supervisors@sfgov.org, Malia.Cohen@sfgov.org, Mark.Farrell@sfgov.org,  
Jane.Kim@sfgov.org, Scott.Wiener@sfgov.org, angela.calvillo@sfgov.org, Kate.Stacy@sfgov.org

Date: 06/07/2011 01:23 PM

Subject: NB LIBRARY & JOE DIMAGGIO PLAYGROUND: FACT SHEET 3 & QUICK SUMMARY

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Dear Honorable Supervisors:

**ATTACHMENTS: FACT SHEET 3 and QUICK SUMMARY**

**Introducing several other items into record---likely previously submitted months ago. But summarizes issues well.**

Regards,

Howard Wong, AIA



HW-FACTsheet3-June2010-PDF-XXXXXXX.pdf HW-QUICK SUMMARY 11-10-10.doc-PDF.pdf



# FACT SHEET <sup>3</sup>

## A WIN-WIN SOLUTION: SATISFY VOTER MANDATES PRESERVE NORTH BEACH LIBRARY AND TRIANGLE PARK

DATE: June 8, 2010 Revision 3    BY: Friends of Appleton-Wolfard Libraries, (415)-982-5055

### **SUMMARY OF ISSUES**

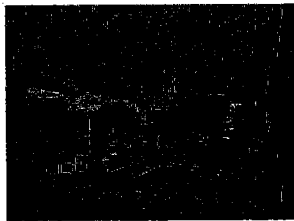
In 1988's Prop A, 2000's Prop A and 2007's Prop D, voters approve redundant bond funds to "Upgrade all neighborhood branches" and "Save and rebuild our branch libraries" and "Retrofit our branch libraries ...while preserving their historic character." In 2003, Eminent Domain seizes the Triangle Lot at 701 Lombard (Columbus Ave./ Mason St.), for the stated purposes of open space. In 2007 after litigation, Open Space Funds are used to purchase the Triangle open space. In August 2008, the Library proposes to build a new Triangle Library and to demolish the historic Appleton-Wolfard North Beach Library.

### **WHAT IS BEING REQUESTED**

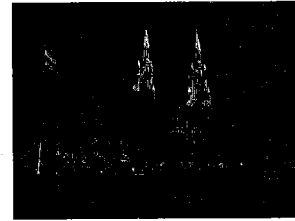
Per the Public's Intent and voter/ legal mandates, preserve the Triangle Park and North Beach Library-----consistent with all public documents, Ballot Measures, Library/ Rec-Park Commission Resolutions & Minutes, Board of Supervisors Minutes, Eminent Domain Resolution of Necessity, Open Space Fund Charter Amendment, neighborhood organizations' Motions, newspaper/ media/ newsletter accounts and public expectations and testimony from 1988 to mid-2008.



Historic North Beach Library: Eligible for the National Register and State Register.



Triangle Park: Strategic open space and simultaneous public vistas.



Washington Square & Triangle Park : Urban focal points along Columbus Ave.

**ISSUE: Historic Preservation of the North Beach Library is voter-mandated.**

**ISSUE: Open space and a Triangle Park at 701 Lombard is legally-mandated.**

**ISSUE: Spot Zoning & construction onto Mason St. contradicts SF General Plan**

**ISSUE: The proposed Triangle Library blocks public vistas & contradicts the SF General Plan.**

**ISSUE: The proposed Triangle Library's high cost will decrease future library operating budgets.**

**ISSUE: The proposed Triangle Library & Master Plan decreases net playground space.**

### **THERE'S A WIN-WIN SOLUTION--TO GET A LARGER LIBRARY MORE QUICKLY**

Satisfying all competing interests, there's a win-win design: A larger street-level Triangle Park, more recreational space, historic preservation of the North Beach Library, a Library Addition, preservation of public vistas to historical sites, keeping Joe DiMaggio's fields, higher sustainability, optimal accessibility, faster schedule, much lower cost, a much bigger Library---while satisfying voter and legal mandates.

### **VOTER AND LEGAL MANDATES**

#### ■ NOVEMBER 8, 1988: PROP A LIBRARY BOND MEASURE (\$109 million)

- In the "Analysis": "Construction of a main public library and reconstruction of branch libraries".
- Voter Pamphlet "Arguments", signed by Board of Supervisors: "Proposition A would also upgrade all city-owned neighborhood branches" and "Upgrade the entire library system."

#### ■ NOVEMBER 7, 2000: PROP A LIBRARY BOND MEASURE (\$105 million)

- Voter Pamphlet "Arguments", signed by Mayor Willie L. Brown, Board President Tom Ammiano and 9 Supervisors: "Proposition A will retrofit our branch libraries.....while preserving their historic character." And "Proposition A will rebuild these branch libraries: Anza, Bayview, Bernal Heights, Eureka Valley, Excelsior, Glen Park, Golden Gate, Ingleside, Marina, Merced, Mission, Noe Valley, North Beach, Ortega, Portal and Western Addition."
- For many years, the Library publishes a program of REHABILITATION for all branch libraries.
- **SUMMER 2003:** Library presents a program of REHABILITATION to San Francisco Architectural Heritage's Issues Committee. Heritage publishes news article in "Heritage News": "San Francisco's

Modern Branch Libraries Face Rehabilitation.”

- **2003-2004:** Land-use battle over Triangle Lot at 701 Lombard St.---a **Condo versus open space.**
- **2004:** Eminent Domain Resolution passes by a narrow Board vote, seizing the Triangle to develop **“Open Space---under the Neighborhood Park Bond and Open Space Programs.”**
- **2007:** After litigation, the City purchases the Triangle Lot with Open Space Funds for the stated purposes of **“open space”**. Per the 2000 Open Space Fund Charter Amendment, these monies can be used to acquire property only for park and recreational purposes.
  - Moreover, the Open Space Fund Charter Amendment *requires that any non-recreational purposes be approved by the electorate.*
- **NOVEMBER 6, 2007: PROP D “RENEWING LIBRARY PRESERVATION FUND” BALLOT MEASURE (Revenue Bond Authority)**
  - In addition to extending set-aside funding, the Library includes authority to sell Revenue Bonds---with debt load **repaid from future General Fund set-asides.**
  - In Prop. D’s Voter Pamphlet “Arguments”, signed by Mayor Gavin Newsom, Board President Aaron Peskin and 8 other Supervisors: *“Measure D also provides the funds necessary to finish the remaining projects of the Branch Library Improvement Program. When this program is complete, 27 branch libraries will be renovated and modernized”.*
- **APRIL 30, 2008: First Library Community Meeting** presents only images of a Triangle Park.
- **MAY 28, 2008: Second Library Community Meeting** presents variations of a Triangle Park/ Plaza.
- **AUGUST 18, 2008: Third Library Community Meeting** presents Site Master Plan/ Triangle Library.
- **APRIL 30, 2009: Library’s own Historic Resources Technical Report** cites North Beach Library as eligible for the *National Register of Historic Places* and *California Register of Historical Resources*
- **October 7, 2009: Historic Preservation Commission** initiates landmark designations of five Appleton-Wolfard Libraries, including the one with the highest integrity---North Beach Library.
- **2009 TO 2010: CEQA Process is in progress and an EIR is required**---with a preservation option.

#### **HISTORIC PRESERVATION CRITERIA**

With professional qualifications set by statute, the Historic Preservation Commissioners can focus on preservation criteria---while facilitating projects and fulfilling programmatic needs, urban design principles, zoning codes, SF General Plan, open space, economics, accessibility and sustainability. Per the *“Landmark Designation Case Report”* and the *“North Beach Branch Library Historic Resources Technical Report”*, Appleton-Wolfard Libraries are eligible for the National and State Registers, possessing high architectural and historical significance. North Beach Library has the highest architectural integrity. **With the North Beach Library’s CEQA process just beginning, preservation is extremely viable.**

#### **SUPPORTERS HAVE LONG HISTORY WITH PRESERVATION AND NEIGHBORHOOD**

Groups that support historic preservation of the North Beach Library and protecting the strategic triangular open space (at Columbus/ Lombard/ Mason Sts.):  
*National Trust for Historic Preservation, San Francisco Architectural Heritage, DOCOMOMO, San Francisco Preservation Consortium, historians and preservation professionals. Telegraph Hill Dwellers, the Library Citizens Advisory Committee of the Board of Supervisors, Coalition for San Francisco Neighborhoods, San Francisco Tomorrow, Parkmerced Residents Organization, Sunset Parkside Education & Action Committee, Coalition for a Better North Beach Library & Playground, Save Mason Street, North Beach Association, North Beach Neighbors, Friends of North Beach Library and residents.*

#### **SPOT ZONING AND LAND-USE ISSUES**

The Triangle Library extends over 19 feet beyond the property line into Mason Street (with another 15 feet for sidewalk). **“Spot Zoning”, the rezoning of Mason Street, is onerous---especially when the new Library is bulkier than the earlier Condo design.**

The Triangle Lot was seized by Eminent Domain in 2004 for new open space and purchased with Open Space Funds (\$2.8 million) for open space. Much later in August 2008, a Triangle Library is proposed---onto an intended park that residents and political figures had invested much personal prestige.

#### **OPEN SPACE AND URBAN DESIGN CRITERIA**

By blocking simultaneous public vistas to Telegraph Hill, Coit Tower, SS Peter & Paul Church, Transamerica Pyramid, cable cars, Hills and Bay, construction on the Triangle and Mason Street contradicts the Urban Design Element of the San Francisco General Plan:

**Image and Character: POLICY 1.1:** *Recognize and protect major views in the city, with particular attention to those of open space and water.*

**Fundamental Principles for Conservation:** 17. Blocking, construction or other impairment of pleasing street views of the Bay or Ocean, distant hills, or other parts of the city can destroy an important characteristic of the unique setting and quality of the city.

**Street Space:** POLICY 2.8: Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.



Along the grand Columbus Avenue diagonal axis, Washington Square and Triangle Park add to a sequence of unique open spaces, where one can feel so much of the City. Preservation of urban nodes, public vistas and historic resources define a great city---for the enjoyment of visitors, residents, families, children and future generations.



With primarily solid walls and glazing only at acute-angled corners, the proposed Triangle Library places an opaque barrier along Columbus Ave.---displacing unique, neighborhood-defining views for perpetuity.

### **ACCESSIBILITY, CODE AND STRUCTURAL VIABILITY OF EXISTING LIBRARY**

As part of the City's Earthquake Safety Program, all branch libraries had structural evaluations in 1995. Each branch library was evaluated in terms of structural elements, seismic risk, retrofit schemes and costs. While an optimal Seismic Risk Level is 2, the Marina Library had a rating of 4 and the North Beach Library fared better with a rating of 3. The North Beach Library can be easily retrofitted.

**All library renovations comply with Building Codes, ADA and programmatic needs. The North Beach Library's preservation with a large Addition optimizes flexibility and universal accessibility.**

### **LARGE COST SAVINGS WITH PRESERVATION**

Revenue bonds must be sold to pay for the North Beach Branch Library, not due to go on the market till 2010. But the debt incurred will be **repaid with set-aside money from the general fund. So, the larger the debt obligations; the greater the impact on operating budgets of ALL branch libraries**

- The Triangle Library has an estimated \$8 million project cost---not counting \$6 million in interest. For 8,500 square feet, that's \$940 per square foot. Factoring in the \$2.8 million for the eminent domain purchase of the Triangle Lot, that's **\$1,270 per square foot.**
- Cost of the Marina branch renovation and expansion was \$503 per square foot---already a regal sum. Renovation is potentially half the cost of new construction.

### **HIGHER SUSTAINABILITY WITH PRESERVATION**

Historic preservation has gained favor as the most sustainable construction methodology, conserving resources as well as cost. And preservationists hoped that these precepts would guide the Library Program, especially in light of the City's leadership in sustainability and looming budget deficits.

### **THE PROPOSED TRIANGLE LIBRARY DECREASES PLAYGROUND SPACE**

The North Beach Playground is a regional recreational node. But the proposed Joe DiMaggio Playground Master Plan actually **decreases net playground space**, while obligating Rec-Park to high demolition and structural costs that are unavailable. The Triangle Library, which extends over 19 feet into Mason St., decreases and shadows the intended Triangle Park. With new ramps, stairways, pathways, sloped terrain and fencing, the playground shrinks significantly. Moreover, the proposal eliminates the namesake Joe DiMaggio softball fields. With outfield fences moving 40 feet towards home plate, the softball fields fall far below international standards---disrespecting a local and American sports icon.

### **THE PROPOSED TRIANGLE LIBRARY IS "SMALLER"**

The existing North Beach Library is a 4,190 sq. ft. flexible room---with high spatial quality. A Library Addition, at the same level as the existing library, could create a single-floor of up to 9,500 sq. ft.---optimizing accessibility. A lower level expansion and addition could create 11,000 sq. ft. at lower cost. But the proposed new Triangle Library is cut up into smaller rooms---a 1,965 sq. ft. Adult Reading Room, a 1,050 sq. ft. Children's Reading Room and a 430 sq. ft. Teen Reading Room. An Upper Floor of 2,510 sq. ft. has a community room and bathrooms. An acute-angled plan is much less functional---cramping furniture layouts and accessibility with an inefficient 43.58 percent of non-library space.

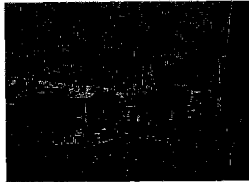
### **FASTER PROJECT SCHEDULE: SEVERAL PRESERVATION DESIGN CHOICES**

A win-win design is one that allays neighborhood divisiveness, delays, appeals, litigation and high costs.



# QUICK SUMMARY

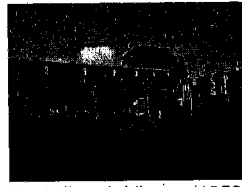
## NORTH BEACH LIBRARY AND JOE DIMAGGIO PLAYGROUND



Save the Triangle Park and superlative public vistas to historical sites.



Stop the downsizing of the regional Multi-purpose Hardscape Field.



North Beach Library (1958): Highest architectural integrity of Appleton-Wolfard Libraries.



Preservation saves Joe DiMaggio's Softball Fields: Vince, Joe and Dom DiMaggio.

**THE VISION:** The largest possible hi-tech library, more open space, larger playground, saving Joe DiMaggio's Softball Fields, adherence to urban design principles/ code/ legal mandates, a triangular park along Columbus Avenue, protection of superlative public view corridors, axial views to the bay, honoring history/ cultural values, historic preservation, faster schedule, cost efficiencies, meeting everyone's programmatic desires and expectations.....

- Preservation and expansion gives us the biggest hi-tech library, most new open space, largest playground and saves Joe DiMaggio's Softball Fields.
- The proposed Master Plan is illegal, non-code compliant, contradicts the SF General Plan, has a substandard library, decreases new open space, downsizes the playground and eliminates Joe DiMaggio's Softball Fields.
- Official Ballot Arguments in Library Bond Measures of 1988, 2000 and 2007 are legal mandates and state that branch libraries will be renovated---specifically the North Beach Library.
- From 1988 to 2008, the Library's contracts, studies, structural report and programs plan for rehabilitating and expanding the North Beach Library.
- In 2004, the triangle lot at Columbus/ Lombard is seized by eminent domain for open space.
- In 2007, \$2.8 million of Open Space Funds are used to purchase the triangle lot for open space.
- In 2008, the Library decides to build on the triangle---but bigger than the rejected 2004 Condo.
- The Triangle Library is non-code compliant, requiring rezoning, spot zoning, construction of 19'-6" into the Mason Street right-of-way, vacation of a city street....
- The Triangle Library contradicts the SF General Plan, which maintains a "strong presumption" against construction onto streets and the blockage of public view corridors.
- Construction onto the street impacts the economic interests of adjacent property owners.
- The Draft EIR cites the North Beach Library as a significant historic resource. Its demolition would be an adverse environment impact. Compliant preservation designs would be environmentally superior.
- The Historic Resources Report, Continuation Sheets, Case Reports, independent historians, preservation organizations, Library, Historic Preservation Commission and Planning Department concur that the North Beach Library has high architectural, historical and cultural significance.
- In 2003, the Library requested and presented a preservation program for all eight Appleton-Wolfard Libraries to SF Architectural Heritage
- The North Beach Library has the highest integrity of the remaining Appleton-Wolfard Libraries.
- The North Beach Library is eligible for the National Register of Historic Places and the California Register of Historical Resources.
- The North Beach Library is eligible for a thematically-related Multiple Property Listing, sharing the same defining features as the grouping of Appleton-Wolfard Libraries.
- The North Beach Library may be the neighborhood's best example of mid-century modernism.
- On November 6, 2010, the Appleton-Wolfard Parkside Library reopened after a superb renovation and expansion---as did the Marina, Eureka Valley, Western Addition and other branches.

**The North Beach Library has been determined to be a significant historic resource, meeting federal historical, architectural and cultural criterion---but preservation is also the best design.**

National Trust for Historic Preservation, San Francisco Architectural Heritage, DOCOMOMO, San Francisco Preservation Consortium, architectural historians, preservation professionals, Telegraph Hill Dwellers, North Beach Neighbors, the Library Citizens Advisory Committee of the Board of Supervisors, Coalition for San Francisco Neighborhoods, San Francisco Tomorrow, Parkmerced Residents Organization, Sunset Parkside Education & Action Committee, Coalition for a Better North Beach Library & Playground, Save Mason Street, Friends of Appleton-Wolfard Libraries, Friends of North Beach Library and many residents.

**For any questions, feel free to contact Friends of Appleton-Wolfard Libraries at (415)-982-5055.**

North Beach Library and Joe DiMaggio Playground

Igoodin1

to:

board.of.supervisors, David.Chiu, david.campos, carmen.chu, Malia.Cohen, Mark.Farrell, Eric.L.Mar, john.avalos, Jane.Kim, Ross.Mirkarimi, Scott.Wiener, Sean.Elsbernd

06/08/2011 12:31 PM

Cc:

"cwnevius", "jking"

Please respond to Igoodin1

Show Details

Honorable Supervisors,

Many, many, thanks for your unanimous support of the North Beach Library and Joe DiMaggio Playground project. It's been a long hard slog but yesterday gives us hope that next year (hopefully) we can finally break ground on this sorely needed neighborhood improvement. Looking forward to seeing all of you there for this momentous occasion!

Lee Goodin

North Beach

415 346-4335

[Igoodin1@mindspring.com](mailto:Igoodin1@mindspring.com)

Fwd: Support for New North Beach Library Master Plan

Anne Chermak

to:

Board.of.Supervisors, John.Avalos, David.Chiu, Malia.Cohen, Mark.Farrell, David.Campos,  
Carmen.Chu, Sean.Elsbernd, Jane.Kim, Eric.Mar, Ross.Mirkarimi, Scott.Wiener

06/07/2011 04:02 PM

Show Details

Esteemed Board of Supervisors,

I regret work commitments prevent my attending this afternoon's important hearing on the proposed new North Beach Library.

In addition to my letter below, I offer the following comments in support of this much needed project:

I am a recent resident of San Francisco, having spent almost 35 years as a U.S. diplomat specializing in cultural and press affairs at our embassies across Europe and Eurasia. I am proud to call Russian Hill home and experience the richness of this great city.

Several days ago, I received a flier in the mail from a group called "Coalition for a Better North Beach Library & Playground" with the title, "Save a Great Civic Space, Save Triangle Park." I wondered what park they were talking about, as I walk by Columbus and Lombard almost daily. What is there is an asphalt-covered parking LOT. Some days, two men passing themselves off as parking lot attendants appear and proceed to bilk unsuspecting visitors. This is neither a park nor a "great civic space." Furthermore, the photographs and text of this flier are highly misleading, asserting that building a new library will "decrease property values and neighborhood quality." In my view, a vibrant new library will have the opposite effect, improving both neighborhood quality and property values, and provide residents of all ages with a wonderful civic space.

I urge you to vote for all elements of the new library and park plan.

With kind regards and best wishes,

Anne Chermak Dillen

----- Forwarded message -----

From: **Anne Chermak** <[chermakam@gmail.com](mailto:chermakam@gmail.com)>

Date: Sat, Jun 4, 2011 at 10:43 AM

Subject: Support for New North Beach Library Master Plan

To: [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org), [John.Avalos@sfgov.org](mailto:John.Avalos@sfgov.org), [David.Chiu@sfgov.org](mailto:David.Chiu@sfgov.org),  
[Malia.Cohen@sfgov.org](mailto:Malia.Cohen@sfgov.org), [Mark.Farrell@sfgov.org](mailto:Mark.Farrell@sfgov.org), [David.Campos@sfgov.org](mailto:David.Campos@sfgov.org), [Carmen.Chu@sfgov.org](mailto:Carmen.Chu@sfgov.org),  
[Sean.Elsbernd@sfgov.org](mailto:Sean.Elsbernd@sfgov.org), [Jane.Kim@sfgov.org](mailto:Jane.Kim@sfgov.org), [Eric.Mar@sfgov.org](mailto:Eric.Mar@sfgov.org), [Ross.Mirkarimi@sfgov.org](mailto:Ross.Mirkarimi@sfgov.org),  
[Scott.Wiener@sfgov.org](mailto:Scott.Wiener@sfgov.org)

Cc: Lizzy Hirsch <[lizzy@arcadia-garden.com](mailto:lizzy@arcadia-garden.com)>, Caroline King <[carolinedking@gmail.com](mailto:carolinedking@gmail.com)>

Esteemed addressees,

As a resident in the neighborhood of the North Beach Library, I strongly support the master plan for the new library, the closure of the small section of Mason St., the renovated playground, and approval of the EIR.

I believe the master plan makes optimal use of what limited public space we have, is deeply desired by the majority of neighbors and will greatly enhance the vibrancy of this neighborhood. The current library building is decrepit, and too small to serve the needs of its users.

I urge the Board of Supervisors to vote "yes" on the new North Beach Library Master Plan.

Sincerely,  
Anne Chermak Dillen



To: BOS Constituent Mail Distribution, Alisa Somera/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: File 110316: Mason Street

---

From: M Wong <sfca941@yahoo.com>  
To: "board.of.supervisors@sfgov.org" <board.of.supervisors@sfgov.org>  
Date: 06/06/2011 07:45 PM  
Subject: Mason Street

---

I don't mind the closing of Mason Street but do not want it as part of a new library in the triangle space. If necessary you can use the street to expand the current existing library. If the only purpose to close Mason Street is to build a new library, then I oppose its closing. I would like the triangle space and street as a park in front of the current library.

Thank you,  
M. Wong



SAVE THE NEIGHBORHOOD / SUPPORT A NEW NORTH BEACH LIBRARY & MASON STREET ADDITION\*

Carolyn Blair

to:

Board.of.Supervisors, John.Avalos, David.Chiu, Malia.Cohen, Mark.Farrell, David.Campos, Carmen.Chu, Sean.Elsbernd, Jane.Kim, Eric.Mar, Ross.Mirkarimi, Scott.Wiener

06/07/2011 09:35 AM

Show Details

RE: Support a new North Beach Library & Mason Street addition -- to SAVE OUR NEIGHBORHOOD!

Dear Supervisors,

I received this flyer to Save Mason Street and wondered WHO ARE THESE FEW PEOPLE that want to save a street for cars!!!

I live in the hood and go to the North Beach Library almost everyday and also in the evening-- and have never seen any traffic, period, on Mason Street.

Pulse for the good of all, The City is moving forward with a new balance of pedestrian safety and enjoyment with narrowing roads with traffic calming seating and landscaping that is a real asset and expresses a sense of caring for all our neighborhoods. We need less hardscape and more green space to create a positive feeling and the spending the other green stuff.

Please continue all your good work, adding more park space, less cars, better public transportation for all to enjoy and a much needed new library.

Thank you! --Carolyn

*Carolyn Blair*, SF Activist

Trees, Tenants, & Transit  
2310 Powell Street, #305  
San Francisco, CA 94133  
sftreecouncil@dslextrême.com  
415 982 8793



# North Beach Library/ Joe DiMaggio Playground / Master Plan

Board of Supervisors, Â John Avalos,  
Audrey Kelly to: David Chiu, Malia Cohen, Mark Farrell,  
David Campos, Carmen Chu, Sean Elsbernd,

06/07/2011 03:51 PM

Audrey Kelly

North Beach Library/ Joe DiMaggio Playground / Master Plan

1 attachment



photo.JPG

Dear Supervisors,

I hope you will weigh the recommendation of the numerous City employees, commissions, boards who support this master plan for North Beach against the rumored threat of a costly lawsuit by unknown parties, and make the right choice. Though this project seems divisive to some, the consequence of improved space in North Beach should be good news for the people (of all ages) who live here and the for the visitors upon whom most of our neighborhood businesses rely. Surely a new library & better playground will make North Beach more inviting for residents in search of shared civic space.

Please show leadership on this issue and vote for the project to move forward.

Thank you.

Sincerely,  
Audrey Kelly  
North Beach resident, park & library user

PS Here's a picture of the playground today, filled with kids who walked here. This crowd replaced an earlier crowd, and it will be replaced by yet another crowd later in the day. The neighborhood loves & uses this playground and library. We would love & use a new ones, too.

Susan Brandt-Hawley  
Brandt-Hawley Law Group  
707.938.3900  
[preservationlawyers.com](http://preservationlawyers.com)

From: steven fortier <steelanpope@yahoo.com>  
To: board.of.Supervisors@sfgov.org  
Date: 06/06/2011 05:21 PM  
Subject: attention all supervisors!

---

I support the master plan for the New North beach Library, the EIR. This is the optimal use of a very limited space to help us all in North beach  
thank you Rev. Steven-Paul Fortier

From: Charles and Clarice Moody <cncmoody@sbcglobal.net>  
To: Board.of.Supervisors@sfgov.org  
Date: 06/06/2011 07:47 PM  
Subject: We support a new North Beach Library

---

Dear Supervisors:

We have closely followed the issues surrounding development of a new library for the North Beach community and have attended and spoken at many of the hearings and deliberations,

This matter has received the closest public scrutiny and the result is a master plan and library that enjoys the overwhelming support of the residents of the area.

We support the Master Plan, the new library, the closure of a small portion of Mason Street and the renovated Joe DiMaggio Playground. We hope that each of you will do so as well.

Charles and Clarice Moody

From: stephanie greenburg <stephgreenburg@gmail.com>  
To: Board.of.Supervisors@sfgov.org, John.Avalos@sfgov.org, David.Chiu@sfgov.org, Malia.Cohen@sfgov.org, Mark.Farrell@sfgov.org, David.Campos@sfgov.org, Carmen.Chu@sfgov.org, Sean.Elsbernd@sfgov.org, Jane.Kim@sfgov.org, Eric.Mar@sfgov.org, Ross.Mirkarimi@sfgov.org, Scott.Wiener@sfgov.org  
Date: 06/07/2011 07:51 AM  
Subject: North Beach Library...please support new library and playground

---

I am unable to attend the hearing, but I support, and hope you will do the same, a new library and improved playground/park space in North Beach. Those in the community who use the library, deserve and support a new and improved facility. Expansion of the green space and playground will have a positive impact on the community, including the current parking lot and Mason street space, is consistent with San Francisco's "livable streets" and "pavement to parks" agenda.

Thank you for continuing to support improvement in our City's communities.

Regards,  
Stephanie Greenburg

--  
Steph

From: WongAIA@aol.com  
To: Ross.Mirkarimi@sfgov.org, carmen.chu@sfgov.org, sean.elsbernd@sfgov.org, Eric.L.Mar@sfgov.org, john.avalos@sfgov.org, david.campos@sfgov.org, David.Chiu@sfgov.org,

Date: 06/07/2011 07:52 AM

Subject: NORTH BEACH LIBRARY & JOE DIMAGGIO PLAYGROUND MASTER PLAN

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TO: Honorable Board of Supervisors

SUBJECT: North Beach Library and Joe DiMaggio Playground Master Plan

RE: AGENDA ITEMS

110614: APPEAL OF FINAL EIR

110673: ZONING MAP AMENDMENT-701 LOMBARD

110315: STREET VACATION ORDER

ATTACHMENTS:

1. Perspective image of future Triangle Park.
2. Color site plan of preservation alternative.
3. Site analysis of proposed master plan.
4. Summary of major issues and legal mandates.

The following briefly supplements the appeal of the certification of the EIR, and the related Zoning Map Amendment and Street Vacation Order.



Poster from 2003-04,  
displayed throughout neighborhood.

From 1988 to August 2008, Library ballot measures, eminent domain processes, public hearings, public financing, project programmatic scope departmental and public intent inexorably amalgamated towards a Triangle Park on 701 Lombard and a renovated/ expanded North Beach Library.

Recently, we walked through the ten blocks surrounding Joe DiMaggio Playground and found that the vast majority of local businesses and residents intuitively supported, without much prompting, the Triangle Park and the less costly and much larger renovated library---because of beauty and cost effectiveness.

**The proposed Master Plan actually decreases net recreational square footage**, with construction onto the Triangle, construction 20 feet onto Mason Street, reduction of the multi-purpose hardscape field, elimination of Joe DiMaggio's Softball Fields and introduction of new circulation paths. By simply adding a Triangle Park and a Mason Street Park (or flex-use brick paved street), there would be the largest possible 13,800 sq. ft. of new open space, saving \$4 million.

**The proposed Master Plan actually decreases functional library square footage.** The odd-shaped Triangle Library has a high inefficiency ratio. The Library proposes to restrict public access to the Triangle Library's second floor (administration and community room). With 6,180 sq. ft. on the first floor, subtracting 1,400 sq. ft. of circulation space leaves only 4,780 sq. ft. of functional library space (which in turn is divided into a 1,900 sq. ft. Adults, 435 sq. ft. Teens and 950 sq. ft. Children's Areas). After a \$12.5 million project expenditure, the proposed new library is marginally larger than the existing Appleton-Wolfard Library. However, a renovated and expanded library increases functional/ flexible library space by several thousand square feet---with significant spatial quality while saving \$4 million.

**The EIR is inadequate in accurately studying alternative site/ library renovation alternatives.**

**The Triangle at 701 Lombard is legally intended to be open space.**

**The Street Vacation of Mason Street should be restricted from building construction, per decades of public processes and the San Francisco General Plan.**

Regards,  
Howard Wong, AIA





SITE PERSPECTIVE PDF.pdf SITE PLAN AW-3 10-13-10.pdf HW-MEDIA INFORMATION 5-1-11.doc PDF.pdf

From: WongAIA@aol.com  
To: Ross.Mirkarimi@sfgov.org, carmen.chu@sfgov.org, sean.elsbernd@sfgov.org,  
Eric.L.Mar@sfgov.org, john.avalos@sfgov.org, david.campos@sfgov.org, David.Chiu@sfgov.org,  
Board.of.Supervisors@sfgov.org, Malia.Cohen@sfgov.org, Mark.Farrell@sfgov.org,  
Jane.Kim@sfgov.org, Scott.Wiener@sfgov.org, angela.calvillo@sfgov.org, Kate.Stacy@sfgov.org  
Date: 06/07/2011 12:28 PM  
Subject: NB LIBRARY & JOE DIMAGGIO PLAYGROUND APPEAL , REZONING, STREET VACATION

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TO: BOARD OF SUPERVISORS & CLERK OF BOARD  
RE: NORTH BEACH LIBRARY & JOE DIMAGGIO PLAYGROUND  
SUBJECTS: APPEAL OF EIR, REZONING 701 LOMBARD & STREET VACATION

**Reminder to introduce into the Record: All previously submitted and referenced items, including but not limited to:**

1. Items submitted during Eminent Domain Processes for 701 Lombard Street Property (approximately 2003-07), such as newspaper articles (Chronicle, Semaphore....), petitions supporting eminent domain, supporting letters, public testimony, records of public hearings (commissions, committees, boards....), records of litigation that continued through 2007.....
2. Items submitted regarding closure of Mason Street, including petitions opposing closure, records of public processes/ meetings.....
3. Items submitted for Scoping Comments prior to DEIR process, from many sources and including ballot measures, resolutions, letters, articles....
4. All other records and items that have been previously submitted to the Planning Department, Board of Supervisors, Recreation & Park Department, DPW, related commissions/ committees, nonprofit affiliates....
5. The intent of this email is to be **all inclusive** of the long public record and the participation of the citizenry over many years---to assure that all voices be recognized.

Regards,  
Howard Wong, AIA



To: BOS Constituent Mail Distribution, Alisa Somera/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: North Beach Library and Joe DiMaggio Playground - Meeting June 7, 2011

---

From: <pmgatsf@msn.com>  
To: <board.of.supervisors@sfgov.org>, <david.chiu@sfgov.org>  
Date: 06/06/2011 01:24 PM  
Subject: North Beach Library and Joe DiMaggio Playground - Meeting June 7, 2011

---

I reside in North Beach, and wish to record my **support** for the Master Plan for the new library, the renovated playground, and the closure of Mason Street.

Patricia Griffiths



To: BOS Constituent Mail Distribution, Andrea Ausberry/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: 701 Lombard/Triangle Park

---

From: Claire LaVaute <motjuste@pacbell.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/08/2011 08:52 AM  
Subject: 701 Lombard/Triangle Park

---

Dear Supervisors,

I'm writing to express my desire that the triangle park at 701 Lombard be used as a park. The beautiful old trees around its perimeter add to the view sloping north to the Bay. It would be a shame for the City, yet again, to allow the removal of old, substantial trees and to build on an open PUBLIC space that could be successfully transformed into a green island/public park.

I am alarmed at the ongoing allowance of the diminishment of public green spaces and greenery. In my own neighborhood, in September, a vibrant, healthy, full ficus was allowed to be cut down, turning the intersection at Taylor and Washington into a glaring, hot, concrete square. And the destruction of the Chinese Recreation Center removed several old trees that provided visual greenery on the hillside and quiet shady spaces in which to sit and read and reflect, a recreational pursuit enjoyed in parks as well as library buildings. The replacement facility appears to offer a taller building, but no similar park space for neighborhood enjoyment.

It is argued, in most instances, that older trees, especially those which dare reveal their roots, are replaceable. Promises to plant saplings is supposed to cure this destruction, but this has not come to pass in my ever more denuded neighborhood, nor are saplings even a substitute for substantial shade trees.

Please stop the destruction of the City's old trees. We have enough library buildings. Why not follow your own hyped mantra to reduce, reuse, recycle. Recycle the extant library building and leave the trees alone!! Please!

Thanks for your attention,

Claire LaVaute

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

File 110614

Page 2, BOS-11

Joe DiMaggio Playground / North Beach Library Master Plan  
2011 JUN 2 18  
PN

I do not support the closure of Mason Street. This is a busy connection from North Beach to Fisherman's Wharf for residents and all the tourist activity.

I do not support any building on the Triangle. It is a perfect open space that would be ideal for a City park. Making the Triangle a park would be a compliment to Lombard's crooked block and all the other landmarks near by.

There is a library building. Please remodel and improve that instead of ruining the Triangle.

Thank you for giving me the opportunity to comment.

Leslie DeRanieri

950 Columbus Ave Apt 2

San Francisco, CA 94133





## North Beach Library EIR

Sal to: Board.of.Supervisors

06/07/2011 01:03 PM

David.Chiu, john.avalos, david.campos, carmen.chu, Sean.Elsbernd,  
Cc: eric.l.mar, Jane.Kim, Mark.Farrell, Scott.Wiener, Malia.Cohen,  
Ross.Mirkarimi, kate.stacy

Sal	North Beach Library EIR
Kate Stacy	<i>I have not been working on any North Beach Library matters. I have b</i>

Please attache this note to today's meeting with the Board of Supervisors public hearing for Joe DiMaggio/North Beach Library Master Plan.

This is to advise the Supervisors that I have given Supervisor Chiu, Jerry Robins, MTA and Michael Jacinto, EIR 500 signatures opposing the closing of Mason.  
Save Mason Street . org has also sent in petitions against closing Mason Street to Supervisor Chiu, Jerry Robins, MTA, Michael Jacinto, EIR.  
Save Mason Street . Org is still sending in petition against closing as of this mailing.

Respectfully,  
Sal Busalacchi



To: BOS Constituent Mail Distribution, Alisa Somera/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: North Beach emails

---

From: "Judy Robinson" <judyrobo@pacbell.net>  
To: <Board.of.Supervisors@sfgov.org>  
Cc: <citylibrarian@sfpl.org>  
Date: 06/06/2011 03:58 PM  
Subject: North Beach Library

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*Judith Robinson  
562 B Lombard Street  
San Francisco, California 94133-2314*

6 June, 2011

TO: S. F. Board of Supervisors RE: Oppose final EIR for North Beach Library  
Board.of.Supervisors@sfgov.org and construction onto, & closing of, Mason St.  
FROM: Judith Robinson  
RE: North Beach Library and Mason Street closure

I urge the Board of Supervisors to:

- 1 – not certify an EIR for North Beach Library and DiMaggio Playground;
- 2 – oppose construction of a replacement library on adjacent Triangle Park and consequent closing of Mason Street.

Many local residents see the obvious wisdom of rennovating and expanding the existing library  
– providing larger space at less cost.

The triangle was acquired by the City under eminent domain. Construction on it would block views of Telegraph and Russian Hills. A proposed new library on that site violates the S. F. General plan by forcing closure of Mason Street.

Thank you for considering these views on these matters.

cc: citylibrarian@sfpl.org  
Telegraph Hill Dwellers  
Friends of Appleton-Wolfard Libraries

From: Susan Brandt-Hawley <susanbh@preservationlawyers.com>  
To: Board.of.Supervisors@sfgov.org  
Cc: David Chiu <David.Chiu@sfgov.org>, John Avalos <John.Avalos@sfgov.org>, David Campos <David.Campos@sfgov.org>, Carmen Chu <Carmen.Chu@sfgov.org>, Sean Elsbernd <Sean.Elsbernd@sfgov.org>, Eric Mar <Eric.L.Mar@sfgov.org>, Jane Kim <jane.kim@sfgov.org>, Mark Farrell <Mark.Farrell@sfgov.org>, Scott.wiener@sfgov.org, malia.cohen@sfgov.org, Ross Mirkarimi <Ross.Mirkarimi@sfgov.org>, kate stacy <Kate.Stacy@sfgov.org>  
Date: 06/06/2011 04:59 PM  
Subject: North Beach Library EIR; Supplement to Appeal

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Good afternoon. Please consider this supplemental information regarding the North Beach Library EIR appeal. Thank you.



TI / YBI Redevelopment - from a YBI Resident's Perspective

Deb Campbell

to:

board.of.supervisors

06/07/2011 01:17 PM

Show Details

Hello,

I hope that the redevelopment plan for TI / YBI is reconsidered. There are so many loose ends that need to be addressed, and you are the people who could get this right - or be responsible for a future mess. TI is dangerous now on many levels (radioactivity, liquification risk, tsumani-swamp risk, crime)

but

YBI is the beautiful natural resource that could end up as a place for the wealthy where it could be a destination for future generations to cherish. Of course the developer will make the most money from this beautiful, natural island with the sale of condos priced from 800 grand to 2 million dollars. But - think about it as a natural open-space - the most beautiful of just about anywhere in the country. A true jewel that the City could be proud of. There's just one chance to make this happen, or it will be gone forever.

There are also numerous species of song birds, sea birds and raptors. It saddens me to think that their habitat will most likely become a gated community for the rich. I don't know if you've been to the island - but YBI it is a stunning place of natural beauty that should be set aside for future generations to enjoy, not just a wealthy few.

The increased traffic to and from the islands is a joke to us residents - and I can't imagine the impact the redevelopment will have on the wildlife and birds. We know the realities of living on the island, and the problems even a few cars have. I wonder if anyone who is considering this plan has had the 'opportunity' to visit the islands on the 4th of July. There have been years when the streets all over TI and YBI are completely gridlocked with traffic, and buses and cars idle for hours trying to get off via the single lane onramps to the bridge. As problematic as that is (cars in line for hours) - it probably doesn't come close to the traffic created by 18,000+ new residents trying to get somewhere - especially in an emergency.

Please think carefully about this. Future generations will thank you.



Treasure Island  
Charlotte Hennessy to: board.of.supervisors

06/07/2011 01:00 PM



Charlotte Hennessy

Treasure Island

I strongly urge you to consider the negative impact of the proposed over-development of Treasure Island. Air pollution, ridiculously increased traffic, just to mention two of the most pressing concerns.

Where is the Environmental Impact Report?

Thank you,

Charlotte Hennessy



Treasure Island Development  
Seth Luther to: board.of.supervisors

06/09/2011 09:11 AM

Seth Luther

Treasure Island Development

Board of Supervisors,

Please work out a plan to improve the transit system before approving the development on Treasure Island. The last thing the Bay Area needs is more congestion on the Bay Bridge.

Also, wouldn't it be in the City's interests to have an elected group implement the plan rather than a private developer?

It's better to get this thing right and have it take longer than to get put unneeded stress on this city's infrastructure.

Thank you for your time.

Seth Luther  
San Francisco resident



Treasure Island Development  
michellemehlhorn to: board.of.supervisors

06/07/2011 04:01 PM

View: (Mail Threads)

Sear Bord of Supervisors:

Please insure that public transportation is improved, especially to  
Treasure Island, before you agree to any development.

Michelle Mehlhorn  
6359 Kensington Ave.  
Richmond, CA 94805

# Lippe Gaffney Wagner LLP

www.lgwlawyers.com

SAN FRANCISCO • 329 Bryant St., Ste. 3D, San Francisco, CA 94107 • T 415.777.5600 • F 415.777.9809  
SACRAMENTO • 9333 Sparks Way, Sacramento, CA 95827 • T 916.361.3887 • F 916.361.3897

Thomas N. Lippe  
Brian Gaffney  
Keith G. Wagner  
Kelly A. Franger  
Erin C. Ganahl

File 110618 orig: Joy  
BOS-11  
cpage

June 3, 2011

Via Facsimile and U.S. Mail

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2011 JUN -6 PM 3:13  
BY AK

Ms. Angela Calvillo  
Clerk of the Board  
City and County of San Francisco  
1 Dr Carlton B Goodlett Place  
City Hall Room 244  
San Francisco, CA 94102 4689

Mr. Dennis Herrera  
City Attorney  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
City Hall Room 234  
San Francisco CA 94102

Re: TI/YBI Redevelopment Plan Project and EIR Certification Appeal - Objection to 1) City's Failure to Meet Government Code 10-Day Notice Requirements; 2) Introduction of New Substantive Reports and Information Without a Meaningful Opportunity for Public Review or Comment; and 3) City's Violations of Letter and Spirit of City Administrative Code section 31.16.

Dear Ms. Calvillo and Mr. Herrera:

My firm has been retained to represent appellants Golden Gate Audubon, Sierra Club, Arc Ecology, Wild Equity, Kenneth Masters and Aaron Peskin in the above matter. I am writing on behalf of Appellants to 1) object to the City's failure to meet the Government Code's 10-day public notice requirements regarding the City's plans to present the above Project and EIR to the Board for approval on Tuesday, June 7, 2011; 2) object to the City's last-minute attempt to submit new, substantive reports and information in support of the Project without a meaningful opportunity for public review or comment under CEQA; and 3) request that the City comply with the spirit and letter of its Administrative Code, which prohibits the City's decisionmakers from taking up substantive consideration of any CEQA project, unless and until the City's certification of its EIR for that project is final following administrative appeal.

Appellants request the City's prompt confirmation that it will 1) continue its June 7, 2011 hearing of their appeal to allow Appellants, interested agencies, and the public at large, a reasonable time to consider and respond to the new information the City has produced that, at a minimum, complies with the Planning and Zoning Law's substantive 10-day notice requirement; 2) decline to open its

With this broader perspective in mind, we return to the statutory language at issue here. As stated, the notice of the...hearing must contain "a general explanation of the matter to be considered." (§ 65094.) This must be read in conjunction with the state's policy and Legislature's intent that the public be involved in the planning process and be given "the opportunity to respond to clearly defined alternative objectives, policies, and actions." (§ 65033.) Together, there can be little doubt that the purpose of notice in cases such as this one is to inform the public of the... hearing so they will have an opportunity to respond...and protect any interests they may have.... If notice could be given...without inclusion of [the underlying documents and information that will be considered at the meeting], the purpose behind the notice provision would be ill served, as the notice would not inform the public to what "clearly defined alternative objectives, policies, and actions" they would be responding.

(*Id.* At pp. 891-892.)

Moreover, to the extent City staff or the applicant may intend to present any further new or additional studies or other information that have been withheld from public disclosure (e.g., new staff reports, further proposed revisions to the EIR or the Project, new letters or other information in support of the Project, etc.) at or before the June 7, 2011 hearing on the EIR and Project, such action would constitute a similar violation of the intent and purposes of the state Planning and Zoning Law's substantive 10-day public notice requirements.

## **II. FAILURE TO PROVIDE A MEANINGFUL OPPORTUNITY FOR THE PUBLIC TO REVIEW AND RESPOND TO NEW INFORMATION THAT THE CITY OR APPLICANT MAY PUBLICLY REVEAL JUST PRIOR TO OR AT THE BOARD'S PUBLIC HEARING.**

Appellants also object on the related procedural grounds that the City's failure to provide the public "notice required by law" under the Government Code, and any efforts it may make to dump new studies or substantive information into its record of proceedings just before its final hearing on the Project (rather than preparing a revised Draft EIR with a renewed public comment period to address such significant new information) also constitute 1) a violation of CEQA's mandatory public participation and informed decision making procedures (CEQA Guidelines, § 15088.5; *Mountain Lion Coalition v. Fish & Game Com.* (1989) 214 Cal.App.3d 1043, 1052 ["If we were to allow the deficient analysis in the draft EI[R] to be bolstered by a document that was never circulated for public comment...we would be subverting the important public purposes of CEQA. Only at the stage when the draft EI[R] is circulated can the public and outside agencies have the opportunity to analyze a proposal and submit comment."]); and 2) subject the City to legal challenge on any theory under CEQA that might arise from such new materials, regardless of whether such grounds were raised at or before the June 7, 2011 hearing. (Pub. Resources Code, § 2117, subd. (e) [issue exhaustion not required under CEQA, where agency fails to give notice required by law, or otherwise conducts itself in a manner that denies the public the ability to raise such issues prior to Project approval].)

Appellants again request that the City 1) prepare a revised Draft EIR that incorporates its new studies and other information, and then recirculate its revised EIR for public review and comment as mandated by CEQA's public participation and informed decisionmaking procedures; and 2) provide



The City has violated this provision by agendizing consideration of the approval of the Development Agreement that is associated with the Project by its Land Use Committee on Monday, June 6, 2011. (Land Use Committee Agenda for June 6, 2011, Item #3.) Appellants object to this item being called for any public hearing on June 6, 2011, or any decision being rendered on the Project by the Land Use Committee at this meeting. Under section 31.16, subd. (a)(3), the Land Use Committee has no authority to consider the substance of the Project until after the Board of Supervisors considers and decides Appellants' appeal of the Planning Commission's certification of the EIR, which, under any circumstances, will not have occurred by June 6, 2011.

Moreover, in reviewing the Land Use Committee's June 6, 2011 agenda for this item, it appears that the City has further violated both the spirit and the letter of this same Administrative Code provision by having various committees of the Board consider and issue approvals regarding the Project on May 2, May 11, and May 17, 2011. Specifically, the Planning Commission considered and certified the EIR for the Project on April 21, 2011. But, as the City is aware, that Planning Commission certification remained open for appeal to the Board of Supervisors for a twenty (20) day period, pursuant to Administrative Code section 31.16, subd. (a)(1). Pursuant to that same provision, Appellants filed their administrative appeal to the Board on May 11, 2011. This clearly renders the City's May 17, 2011 committee meeting (held after the filing of Appellant's appeal) in violation of Administrative Code section 31.16, subd. (a)(3).

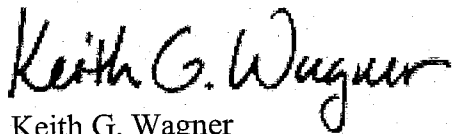
With regard to the City's committee meetings on May 2, 2011 and May 11, 2011, the City may respond that those meetings were lawful, because Appellants appeal was not on file at that time. But any such argument would fly in the face of the obvious intent and purpose of section 31.16, subd. (a)(3). This code section, when reduced to its essence, puts procedures in place that are intended to prevent the City from considering or issuing any approvals for any CEQA Project until the City knows (either because no appeal has been filed, or on appeal the Board has upheld the Planning Commission's certification), that its EIR is no longer subject to administrative challenge. The upshot is that whether or not Appellants' appeal was formally on file on May 2, 2011, or at the time of day on May 11, 2011 (the same day the appeal was filed) when its committees heard the project, the Planning Commission's certification of the EIR was not final on either of those days for purposes of administrative appeal.

To find that the May 2, and May 11, 2011 meetings were appropriately held would stand the intent and purpose of the City's extended twenty (20) day public appeal period on its head. In fact, most local land use agencies' procedures only allow a ten (10) day period for administrative appeal of an EIR's certification to the agency's elected officials. (See Pub. Resources Code, § 21151, subd. (c).) Indeed, if the City of San Francisco had followed the ten (10) day rule of most other jurisdictions, Appellants appeal would have been on file by no later than May 1, 2011, the day before the City's first, substantive hearing on the Project on May 2, 2011. In sum, if the City were to interpret section 31.16 so literally as to mean that it could substantively hear and approve any CEQA project the day after its Planning Commission certifies an EIR (because no administrative appeal was yet on file), it would not only erase any purported public benefit of the extended twenty (20) day appeal period specified in Administrative Code section 31.16, subd. (a)(1), but would also vitiate for all practical purposes the mandate of Pub. Resources Code section 21151, subd. (c), that the certification of an

#### IV. CONCLUSION.

For the foregoing reasons, Appellants request 1) that the Board not hold its final public hearing regarding the TI/YBI Redevelopment Plan Project and EIR on June 7, 2011 and instead provide the substantive, 10-day notice mandated by the Government Code (Gov. Code, §§ 65033, 65090; *Environmental Defense Project, supra*, 158 Cal. App. 4th at pp. 891-892); 2) that the Board renote its hearing of Appellants' appeal to provide a reasonable time for Appellants to review and respond to the new substantive materials regarding the Project that were only made available to them two days ago (Pub. Resources Code, § 21177, subd. (e); CEQA Guidelines, § 15088.5; *Mountain Lion Coalition, supra*, 214 Cal. App. 3d at p. 1052); 3) that the City's Land Use Committee decline to open any hearing on or to consider the Project Development Agreement on June 6, 2011, in light of Appellant's pending appeal (Admin. Code, § 31.16, subd. (a)(3)); 4) that the City consider its May 2, 11, and 17 2011 hearings and determinations on the merits of the Project null and void, as having been conducted and rendered in violation of the spirit and the letter of the City's Administrative Code (Admin. Code, § 31.16, subds. (a)(1) and (a)(3)); and 5) that the City renote and hold its committee hearings on the substance of the Project only after the Board of Supervisors has actually held its hearing on Appellant's appeal, and at such time as the Board has determined that the Planning Commission's EIR certification should stand (Admin Code, § 31.16, subd. (a)(3)).

Sincerely,



Keith G. Wagner



To: BOS Constituent Mail Distribution, Alisa Somera/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: Treasure Island Emails

---

From: "Sally" <saltooley@sbcglobal.net>  
To: <Board.of.Supervisors@sfgov.org>  
Date: 06/06/2011 04:24 PM  
Subject:

---

DEAR SUPERVISORS:

I DO NOT APPROVE OF THE NEW TRESURE ISLAND PLAN  
THE 2006 PLAN WAS MUCH BETTER FOR OUR ENVIRONMENT!  
THANK YOU  
SALLY TOOLEY

SALLY TOOLEY  
1311 MONTGOMERY ST.  
SAN FRANCISCO, CA. 94133  
(415)781-1311

From: "Silcox, Louis" <Louis.Silcox@Sothebyshomes.com>  
To: <Board.of.Supervisors@sfgov.org>  
Date: 06/07/2011 12:48 PM  
Subject: Treasure Island Development

---

***Dear Board of Supervisors,***

I and most of my neighbors and other San Francisco Residents, that I know of, are very much opposed to the current plan to develop Treasure Island for many reasons! I hope that the Board of Supervisors will reconsider this plan and Please, amend it back to the 2006 Plan , at least. The most egregious elements of the current plan include;

- 1) Severe Environmental Impact to the Region
- 2) Air & Possible Water Pollution
- 3) Traffic Congestion
- 4) Building 40 Story Towers on artificially created land which will destroy the Scenic Beauty of the San Francisco Bay from nearly every vantage point! Save our Bay!!!

***If massive development is to occur, a 65 foot height limit should be maintained in my an countless others opinions!***

Most sincerely,

Louis J. Silcox, Jr.

Senior Marketing Consultant  
Sotheby's International Realty  
117 Greenwich Street

**San Francisco, CA 94111**  
**415 296-2229 Direct**  
**415 297-2277 Cellular**  
**415 901-1701 Facsimile**  
**www.SFEstates.com**  
**DRE License # 00949191**

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--



To: BOS Constituent Mail Distribution, Joy Lamug/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: Treasure Island environmental assessment appeal: don't built it as it is built on silt and will  
liquefy

---

From: jason jungreis <jasonjungreis@gmail.com>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 01:02 PM  
Subject: re Treasure Island environmental assessment appeal: don't built it as it is built on silt and will  
liquefy

---

Board,

re Treasure Island environmental assessment appeal: don't built it as it is built on silt and will  
liquefy. As a tax-paying San Franciscan, I don't want that liability (I don't care how you think the  
City is protected physically and legally -- in the final analysis, it won't be).

Thanks.

Jason Jungreis  
527 47th Avenue  
San Francisco CA 94121



To: BOS Constituent Mail Distribution, Alisa Somera/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: File 110296: Treasure Island Development

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From: Alan Reinke <alanreinke@comcast.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 12:42 PM  
Subject: Treasure Island Development

---

Please do not approve the current plans for development of Treasure Island. You have a chance to create an automobile-free mini-city. Instead, you are going with the suburbia model. Everyone will have a car and because of the lack of public transportation will have to use that car every day.

Alan Reinke  
Berkeley, CA  
alanreinke@comcast.net



To: BOS Constituent Mail Distribution, Alisa Somera/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: File 110296: Treasure Island Development

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From: Mark Leffler <markyleffler@gmail.com>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 12:26 PM  
Subject: Treasure Island Development

---

Please improve the transit system before you approve development for Treasure Island. California, the Bay Area in particular, needs to be working toward better mass transit, and relying less on cars.

Thanks!

- Mark

improve the transit  
Kwala Bear  
to:  
board.of.supervisors  
06/06/2011 02:24 PM  
Show Details

Dear board of supervisors  
Please we want you to improve the transit system before the development  
Thank you'  
Buthienah Taha



objections include:

Too many cars, contributing to air pollution and traffic

Fewer affordable housing units than originally promised

No further public input or environmental review over the 20-year build out

In a recent change, an unelected private corporation will implement the plan

Please improve the transit system before you approve the development.

Thank you,  
Brittany Adams

From: Grace Huenemann <gracenoel@sbcglobal.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 06:58 PM  
Subject: Treasure Island development plan

---

To the Board of Supervisors:

I am unable to attend the public hearing on the development plan for Treasure Island, but I am deeply concerned about the impact of the proposed development on Bay Bridge traffic and air quality, and about the safety of such intensive development in view of ocean warming and rising sea levels.

I urge you to reject the plan as it is presently formulated, and to assure that there will be adequate environmental oversight throughout the life of the project.

Sincerely,  
Grace Huenemann

-----  
Grace Huenemann  
670 De Haro St. #3  
San Francisco, CA 94107  
415-385-9960 mobile

From: "william carty" <billito@earthlink.net>  
To: <board.of.supervisors@sfgov.org>  
Date: 06/06/2011 07:48 PM  
Subject: treasure island development

---

I am horrified that there are ANY plans to develop Treasure Island (A name that will need changing, judging by the plans I've seen). If it were up to me T.I. would become a National Park or at worst, remain as is. I can envision the traffic problems especially on Friday and Saturday nights. If I were a gang member from S.F. Oakland or Richmond, seems like it would be easy to drive out to the Island, commit crimes and hightail it out of there. What facilities would there be for people out there who need emergency medical care? How many Police will be needed? What about sewage and pollution of the Bay?

I could go on. There are innumerable issues the City needs to deal with before building a dream neighborhood for the affluent, shopping and eateries.

From: "JP Torres" <jpinkflo@xecu.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 08:26 PM  
Subject: No on Treasure Island Development

---

Dear Supervisors,

I object to the current development plan because it is both unsustainable and undemocratic. It would be built on land that is subject to liquifaction. With rising sea levels, it would be built on land that

would be under water. It would be up to us, the City residents, to foot the bill to save the Island. This is a folly!

I vote no on this ill-conceived idea. Please don't let it happen.

Thank you,  
JP Torres  
District 7

From: "jack.levin@ucsf.edu" <levinj@medicine.ucsf.edu>  
To: <board.of.supervisors@sfgov.org>  
Date: 06/06/2011 08:49 PM  
Subject: RE: Treasure Island Development

---

6th June

S.F. Board of Supervisors:

I am against the current plan for the development of Treasure Island. It is ill advised for multiple reasons including the low level of this man made island in the middle of S.F. Bay, transportation necessitated via the Bay Bridge, and the unaesthetic appearance of buildings of any significant height rising in the middle of S.F. Bay. These are just a few of the reasons it should not be allowed to go forward.

I request that you vote against the plan as currently offered.

Jack Levin

\*\*\*\*\*

Jack Levin, M.D.  
Professor of Laboratory Medicine  
Professor of Medicine  
UCSF

Mailing Address  
VA Hospital (111-H2)  
4150 Clement Street  
San Francisco, CA 94121 USA

telephone 415: 750-6913  
FAX 415: 831-2506

levinj@medicine.ucsf.edu

\*\*\*\*\*

From: bdunn59205@aol.com  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 09:08 PM  
Subject: treasure island development

---

I hope that you would reconsider improving the ratio of low income rentals in the new development plan. My son who has been disabled since birth currently lives on the island with a supportive housing program. I don't think that you have addressed this population very well in any of the previous redevelopments around the city---safe affordable housing ! sincerely  
Barbara Dunn

From: Judith Hoyem <judy.hoyem@evna.org>  
To: John.Avalos@sfgov.org, David.Chiu@sfgov.org, Malia.Cohen@sfgov.org, Mark.Ferrell@sfgov.org, Eric.L.Mar@sfgov.org, Scott Wiener <scott.wiener@sfgov.org>, David.Campos@sfgov.org, Carmen.Chu@sfgov.org, Sean.Elsbernd@sfgov.org, Jane.Kim@sfgov.org, Ross.Mirkarimi@sfgov.org  
Cc: Board.of.Supervisors@sfgov.org  
Date: 06/06/2011 10:21 PM

Dear Supervisors,

I oppose this project as currently proposed and I hope you do, too. Please vote to support the appeal of the Environmental Impact Report. Do not approve the project. Please go back to the 2006 plan.

There are so many things wrong with this current project, For starters, too many cars. How can the environment not be seriously negatively affected by 11,000 cars coming and going, not to mention an untold number of visitors' vehicles. Gridlock on the bridge and increased air pollution: what measures could possibly credibly mitigate the consequences of having to move a minimum of 19,000 people onto and off of the island each day and the greater number of them at rush hour? Ferry Boats, buses? Unlikely. A smaller scale is required.

Further, over the 20 years it will take to complete this project, no further reviews of environmental effects will be allowed; no appeals will be possible; no public input will have to be acknowledged. This alone is horrendous. But there are more instances of an undemocratic process and results, which surely have been brought to your attention.

The choice is not between this current project and no project. The 2006 smaller-scale project is acceptable and already has an approved EIR and project plan.

Please dump this terrible plan for Treasure Island that is before you and go back to the 2006 plan.

Thank you,

Judith Hoyem

Judith Hoyem  
4042 17th Street  
San Francisco, CA 94114  
415-552-1259

From: Maryalice <mag4391@sbcglobal.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 11:30 PM  
Subject: Treasure Island

---

Dear Supervisors

Improve the transit plan on Treasure Island before you approve the development plan

Keep the pollution and people impact greener.

Ed and Maryalice Montgomery

From: Maryalice <mag4391@sbcglobal.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/07/2011 12:26 AM  
Subject: Treasure Island /Keep it a TREASURE

---

### To the SF Board of Supervisors:

This long introduction is give some of basis for the depth of our dedication and concern for the San Francisco Bay Area. We are both native Californians. I am Maryalice Galvan Montgomery a fourth generation native Californian, daughter of a native San Franciscan, Edmond E. Galvan, the youngest child of seven all born in San Francisco and Dorothy L. Moulton Galvan born in Chico and spend most of her childhood years in Oakland. The Greater Bay Area has always been my home. I was raised to believe that when making decisions, we have a duty to the present and the future. We must consider the highest good for all, now and for the generations to come, as the basis for making honorable responsible decisions. My husband, Edson Lee Montgomery was born in Long Beach , California. We raised a large family here in California. Ed was a life long educator, a teacher and an elementary school principal. Aside from ten years spent as an at home mom, I too have been and education, a teacher until retirement.

We are members of the Sierra Club and support the information in the **Treasure Island Environmental Impact**

**Report.** We understand that , along with the Sierra Club, this appeal was brought by: Golden Gate Audubon Society, Wild Equity, Arc Ecology, and concerned individuals. The development being considered will include space for 19,000 people, 11,000 cars, 8,000 units of housing, over 500,000 square feet of commercial/office space, and 500 hotel rooms.

We join in the objection to the current development plan as being both unsustainable and undemocratic. Our objections include:

- Too many cars, contributing to air pollution and traffic
- Fewer affordable housing units than originally promised
- No further public input or environmental review over the 20-year build out
- In a recent change, an unelected private corporation will implement the plan
- There has not been adequate outreach or involvement of East Bay residents

We believe that the voices of East Bay residents should be heard before this important hearing!

Improvement of the transit system is a must before ANY development on Treasure Island!  
Thank you for your attention and consideration,  
Ed and Maryalice Montgomery  
Walnut Creek, CA

From: WongAIA@aol.com  
To: Ross.Mirkarimi@sfgov.org, carmen.chu@sfgov.org, sean.elsbernd@sfgov.org, Eric.L.Mar@sfgov.org, john.avalos@sfgov.org, david.campos@sfgov.org, David.Chiu@sfgov.org, Board.of.Supervisors@sfgov.org, Malia.Cohen@sfgov.org, Mark.Farrell@sfgov.org, Jane.Kim@sfgov.org, Scott.Wiener@sfgov.org, angela.calvillo@sfgov.org, Kate.Stacy@sfgov.org  
Date: 06/07/2011 05:20 AM  
Subject: TREASURE ISLAND: APPEAL OF EIR COMMENTS

---

Dear Honorable Supervisors:

**Attached are comments on the Appeal of the Treasure Island EIR---for your consideration.**  
Best Regards,



Howard Wong, AIA IDEAtreasureISLAND 6-7-11 PDF.pdf

From: Mary D'Orazi <dorazi@sbcglobal.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/07/2011 07:57 AM  
Subject: Treasure Island Development plan

---

Dear SF Board of Supervisors,

As an East Bay resident I object to the current development plan for Treasure Island because it is unsustainable and undemocratic. My objections include:

- Too many cars, contributing to air pollution and traffic
- Fewer affordable housing units than originally promised
- No further public input or environmental review over the 20-year build out
- In a recent change, an unelected private corporation will implement the plan
- There has not been adequate outreach or involvement of East Bay residents

Sincerely,

Mary D'Orazi  
Oakland

From: Margreta Von Pein <mvpein@yahoo.com>  
To: "board.of.supervisors@sfgov.org" <board.of.supervisors@sfgov.org>  
Date: 06/07/2011 09:45 AM  
Subject: Treasure island development

---

The development planned for TI is incompatible with energy conservation, environmental preservation and affordable housing. FIRST before ever considering that development, IMPROVE public transportation, BART included. I

don't have a car; I use BART and MUNI daily. They are a great system! Keep improving public transit. Do Not encourage a development with more cars! I know you will do the right thing for San Francisco in the long run.  
Margreta Von Pein

Sent from my iPhone

From: Laurie Steele <laurieksteele@gmail.com>  
To: board.of.supervisors@sfgov.org  
Date: 06/07/2011 10:46 AM  
Subject: Treasure Island

---

Are you kidding me?!

Please, please be sensible here. Environmental impact report must be thoroughly considered. The quality of the land fill, trucking in soil and compaction issues, earthquake issues with landfill, too much traffic with so much housing; jobs for previously-homeless people - what jobs? what previously-homeless people? This plan is not a panacea for our homeless problem. Too many people on a fragile island ...too many cars, too many high rise buildings. I find it hard to believe that this has gone as far as it has.

PLEASE, come to your senses and vote this proposal down!

Laurie Steele  
45 19th Avenue  
San Francisco, CA 94121

From: gary.quien@att.net  
To: board.of.supervisors@sfgov.org  
Date: 06/07/2011 11:35 AM  
Subject: TREASURE ISLAND PROPOSAL

---

This development plan is deeply flawed in so many profound ways, please use your common sense and do not approve it.

Thanks, G.&V. Quien

From: "Merle Goldstone" <merlegoldstone@comcast.net>  
To: <Board.of.Supervisors@sfgov.org>  
Date: 06/07/2011 11:35 AM  
Subject: Reject the TI plan and EIR

---

I urge you to you reject the current Treasure Island proposal which is up for a final vote today, and go back to the 2006 plan.

Thank you,  
Merle Goldstone  
289A Union Street

From: Cathy Bailey <mcathybailey@gmail.com>  
To: board.of.supervisors@sfgov.org  
Date: 06/07/2011 11:52 AM  
Subject: Treasure Island

---

SF Board of Supervisors: We are very concerned about the planned development of Treasure Island. The additional traffic on the Bay Bridge is by itself reason not to proceed with the plans. A critical step would be to improve the transit system before any further consideration of approving this massive development.



From: Ben McClinton <benmcclinton@gmail.com>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 05:32 PM  
Subject: Treasure Island Development Plan

---

Hon. Supervisors,

As East Bay residents we object to the proposed Treasure Island Development Plan. Why have you not reached out to us and sought our ideas? Treasure Island is a part of our Bay Area, too, and we are affected. This is a huge development.

We object to the current development plan for the reasons that the Sierra Club, Golden Gate Audubon Society, Wild Equity, Arc Ecology, and concerned individuals object to the plan, and we quote and adopt their objections as follows: The plan is both unsustainable and undemocratic. Our objections include:

- Too many cars, contributing to air pollution and traffic
- Fewer affordable housing units than originally promised
- No further public input or environmental review over the 20-year build out
- In a recent change, an unelected private corporation will implement the plan
- There has not been adequate outreach or involvement of East Bay residents

Please address these issues and restructure the plan to take them into consideration. Thank you.

Sincerely,  
Ben McClinton and Karen Rosenbaum

--  
231 Stanford Avenue  
Kensington, CA 94708-1103  
[benmcclinton@gmail.com](mailto:benmcclinton@gmail.com)  
(510) 526-6521

From: Pat Mimeau <pmimeau@gmail.com>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 06:32 PM  
Subject: Treasure Island Development

---

Please don't move ahead with the Treasure Island Development plan without looking at environmentally friendly ideas. The current idea adds many more cars to an already congested area. I don't like this idea and think you are capable with better ideas that would not hurt the area.

Thank you,

Pat Mimeau  
256 Circular Ave.  
SF 94131

From: Brittany Adams <badams@mail.ccsf.edu>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 06:43 PM  
Subject: Treasure Island Development

---

To whom it may concern:

I object to the current development plan because it is both unsustainable and undemocratic. My

As an East Bay resident, I wish to comment briefly on the development plan. It is disappointing that so little effort has been made to reach out to people who live on the other side of the bridge, but who would definitely be using Treasure Island resources.

I believe that the present plan allows for too many vehicles, which will only cause undue traffic problems and lead to an increase in air pollution. All cities must consider ways to reduce traffic and consequent air pollution in their development plans. This proposal tilts too far in favor of vehicle transportation and gives too little consideration to alternative means of transportation that would not contribute to increased air pollution.

I had read of encouraging numbers for affordable housing, but the current plan has reduced the numbers previously under consideration. The plan should be amended to provide for more such housing.

I was surprised to see that no further environmental review would be allowed over the long trajectory of this proposed project. That is a drastic mistake for a project that may take over 20 years to complete. It's impossible to consider all factors called for in CEQA so early in the history of this project. The board should therefore establish parameters for further review of discrete portions of the project as it proceeds.

Chris Hamilton  
1316 Albina Avenue,  
Berkeley, CA 94706

From: Rodney Merrill <rodmerill@earthlink.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 04:28 PM  
Subject: Development of Treasure Island

---

Dear Sirs,

I object to your hasty and unconcionably undemocratic development of Treasure Island. I especially suggest that you greatly improve the transit system before you do any development whatsoever; it is already abysmally choked, and this will make it even more intolerable.

Thank you for your attention.

Rodney Merrill

From: carolyn hubachek <chubachek@gmail.com>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 05:30 PM  
Subject: Treasure Island

---

Dear Board of Supervisors,

I can not understand how the plan for developing Treasure Island has gotten so far when the City can't even improve the Muni system. When did voters have an opportunity in review and input on this 20 year plan and the private corporation which will implement it?

Why don't you fix Muni first and let us talk about TI together?

Sincerely,

Carolyn Hubachek

Lifetime resident and voter



To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 04:00 PM  
Subject: Treasure island hearing

---

Did you do any research at all about the potential disaster that a developed Treasure Island could become ?

According to the San Francisco Chronicle ....., we do know some of the things that leached into the soil from  
Now the island has been invaded by some contemporary **development pirates, like billionaire Ron Burkle** :  
**mini-city built upon toxic waste and landfill.**

**This also represents something else: bad choices about how to spend public money in ever tighter times:**  
But you can't stop the potent combination of avarice and aspiration. What is new in these struggling times is :  
In the past few days, media throughout the state have published an investigation of the appalling seismic conc  
according to California Watch, an  
arm of the Center for Investigative Reporting.

While we paid **\$105 million up front so developers could profit** from high-density living on Treasure Island  
It's not OK to plow our dwindling public funds into helping private partner investors make money and ignore  
While T.I. developers are busy putting some kind of shower cap-like cover over the land so trees and foundat  
like pancakes in existing structures while they're learning math and history during the next, inevitable big qua

**PLEASE, BOARD OF SUPERVISORS, FIGHT THIS GREEDY AND ILL ADVISED DEVELOPME**

Who got paid by the developers to approve this project ? Somebody certainly did....

Why don't you find out ? You have been against many developments in the City in the past, why all of a sud

I will be watching the news.....

J. Maury

From: Sally Maier <sally2@comcast.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 04:07 PM  
Subject: Treasure Island Development

---

Dear Supervisors:

I am deeply concerned about the proposed development of Treasure Island. The current transit system needs to be improved before adding so many housing and commercial units to Treasure Island. The Bay Bridge is overwhelmed as it is & isn't seismically safe. Treasure Island is landfill & not safe for earthquakes. How could all the people evacuate if needed from Treasure Island. The current development plan is unsustainable and would bring in too many cars, contributing to worse air pollution and traffic.

My other objections to the plan are it contains fewer affordable housing units than originally promised. There will be no further public input or environmental review. And an unelected private corporation will implement the plan.

Sincerely,  
Sally Maier  
East Bay Resident

From: DONNA DEDIEMAR <dediema@sbcglobal.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 04:15 PM  
Subject: Treasure Island Development Plan

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Dear Members of the Board of Supervisors:



To: BOS Constituent Mail Distribution, Joy Lamug/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: Treasure Island Project - 32 emails

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From: Kevin Jackson <kevinosity@comcast.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 01:23 PM  
Subject: TREASURE ISLAND EIR

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Dear Supervisors:

As an Oakland resident, I object to the current Treasure Island development plan because it is both unsustainable and undemocratic. My objections include:

- Too many cars, contributing to air pollution and traffic
- Fewer affordable housing units than originally promised
- No further public input or environmental review over the 20-year build out
- In a recent change, an unelected private corporation will implement the plan
- There has not been adequate outreach or involvement of East Bay residents

Please do not certify the current EIR.

Sincerely,  
Kevin Jackson  
3870 Shafter Ave, Oakland CA 94609

From: Patricia Shean <shean@earthlink.net>  
To: Board.of.Supervisors@sfgov.org  
Date: 06/06/2011 01:42 PM  
Subject: Treasure Island EIR

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Please vote NO on the Treasure Island EIR that will be before you on June 7, 2011.

Thank You,  
Patricia Shean  
1445 Montgomery Street  
San Francisco, Ca. 94133

Property owner for 70 + years

From: Jill Ratner <jratner@rosefdn.org>  
To: <board.of.supervisors@sfgov.org>  
Date: 06/06/2011 01:45 PM  
Subject: No large development on Treasure Island

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Dear Supervisors,

Large scale development of any kind on Treasure Island is a bad idea. The current plan is particularly problematic for the following reasons.

**Transportation impractical**

The Bay Bridge cannot handle additional traffic. Additional car traffic will not only disrupt traffic flows, but also increase air pollution, particularly NOx and ozone pollution, reducing the chances for the Bay Area to reach attainment -- especially if the United States Environmental Protection Agency adopts the health based standards for ground level ozone required under the Clean Air Act.

ny significant ferry traffic from Treasure Island is almost certain to add to the air and water pollution burdens in the already over-burdened Bay Area, and may clog shipping lanes as well.

**Treasure Island will be vulnerable to flooding**

As sea levels rise, Treasure Island will be increasingly vulnerable to flooding. Additional development in likely flood zones is irresponsible.

**Treasure Island should be dedicated to uses that serve the public — including affordable housing**

The highest and best uses for Treasure Island are uses that serve the public: public open space, parks and other recreation spaces, and housing for low-income families. The current plan significantly reduces affordable housing from prior plans

**Not enough public input**

There has not been enough input from community members of affected cities throughout the Bay Area. Furthermore, it is not appropriate to move forward in a way that precluded additional public input over the 20 year build out

**Too much authority delegated to unelected private company**

The plan delegates too much authority to unelected private interests.

Please grant the appeal and overturn the current development plan for Treasure Island.

Sincerely,  
Jill Ratner

\*\*\*

Jill Ratner  
New Voices Are Rising Project  
Rose Foundation for Communities and the Environment  
6008 College Avenue, Suite 10  
Oakland, Ca 94618  
Voice: (510) 658-0702 ext. 306 / Fax (510) 658-0732  
[jratner@rosefdn.org](mailto:jratner@rosefdn.org)  
<http://www.rosefdn.org>

From: Bud Bronstein <bud.bronstein@gmail.com>  
To: board.of.supervisors@sfgov.org, "Mar L. Eric" <Eric.L.Mar@sfgov.org>, Hilger Les <Les.Hilger@sfgov.org>  
Date: 06/06/2011 01:52 PM  
Subject: Oppose Treasure Island Development

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Please oppose Treasure Island development. It is poor public policy in the face of climate change to propose to build on filled land as the sea level is measurably rising.

I object to the development plan because it is expensive, unsustainable, and rapidly submerging.

- It will be underwater before it can be completed and it will continue to cost taxpayers money that we can ill afford to give away to developers with no hope of public benefit.

Thank you,

***Bud Bronstein***

1024 Cabrillo Street  
San Francisco, CA 94118-3633  
(415) 752-1500  
(415) 624-9012 cell  
(415) 668-1648 fax

[bud.bronstein@gmail.com](mailto:bud.bronstein@gmail.com)

From: Minnette Lehmann <mmalka2@aol.com>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 02:08 PM  
Subject: Improve transit system before Treasure Island

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From: "Carol Peterson" <carol@carolpeters.net>  
To: <Board.of.Supervisors@sfgov.org>  
Date: 06/06/2011 02:11 PM  
Subject: Treasure Island

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Dear Board,

I am very much in favor of the development of Treasure Island. Even though we have a terrific view of the island and the East Bay, I welcome 40' buildings and the landscape that goes with it. I love looking at our City views with the different sizes of buildings and look forward to a "new" San Francisco on Treasure Island.

Carol Peterson

From: Kevin Moore <kmoore4u@yahoo.com>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 02:23 PM  
Subject: Proposed Treasure Island development

---

**PLEASE DO NOT APPROVE** the Treasure Island development plan until more thorough environmental impact is in place.

Thank you  
Kevin Moore  
563 Minna St. #3  
San Francisco, CA 94103

From: "rebew@sbcglobal.net" <rebew@sbcglobal.net>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 02:42 PM  
Subject: Treasure Island Development Plan

---

As an East Bay resident who commutes to San Francisco Regularly I am requesting that you not implement the Treasure Island Development Plan until an adequate upgrade to cross bay transit has been first implemented and further outreach to East Bay residents has been initiated.

Sincerely,  
Joe Dorsey  
39 Sheffield CT  
San Pablo, ca 94806

From: "Zoe" <zacarpe@prodigy.net>  
To: <board.of.supervisors@sfgov.org>  
Date: 06/06/2011 03:02 PM  
Subject: please improve transit before you build out the Treasure Island further

---

I urge the supervisory committee to rethink transportation, housing costs and the environment, before the building ensues on Treasure Island

Thank you  
Zoe Carpenter  
Concord, California

From: Josette M <jmaury08@yahoo.com>



To: BOS Constituent Mail Distribution, Joy Lamug/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: Fw: Approve the EIR

---

From: Eric Baird <eric@relisto.com>  
To: board.of.supervisors@sfgov.org  
Date: 06/06/2011 01:17 PM  
Subject: Approve the EIR

---

Please approve the EIR for Treasure Island.. Lets make San Francisco into a vibrant city that supports growth and economic development.

--

**Eric Baird**  
Managing Director | [Eric@ReLISTO.com](mailto:Eric@ReLISTO.com) | 415.236.6116 x101  
DRE#01879389

**ReLISTO**  
San Francisco | East Bay | Peninsula  
1318 Hayes Street | San Francisco | California | 94117  
415.236.6116 | [ReLISTO.com](http://ReLISTO.com)



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To: BOS Constituent Mail Distribution, Joy Lamug/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: SFBOS Hearing (Tuesday 2:00pm) Parkmerced - memo for distribution

---

From: Aaron Goodman <amgodman@yahoo.com>  
To: rick.caldeira@sfgov.org, angela.calvillo@sfgov.org, board.of.supervisors@sfgov.org  
Date: 06/07/2011 02:29 AM  
Subject: SFBOS Hearing (Tuesday 2:00pm) Parkmerced - memo for distribution

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Rick Caldeira (cc: BOS and Angela Calvillo)

As I cannot attend tuesday's hearing I wanted to submit the attached memo (PDF file) to the SFBOS on the sc

I will try and print out 12 copies and drop them off earlier in the day, but wanted to get the email copy to you earlier in the day.

Thank you for distributing, if others can print and submit for me they will let me know.. as I have bcc'd them

Thank you for your consideration and assistance in forwarding this issue to the full board.

Sincerely

Aaron Goodman



Parkmerced\_soundness.pdf



### ***Parkmerced's "soundness"***

Since Stellar Management has yet to produce any significant proof of Parkmerced's deterioration, I am submitting evidence, and images of the current dry-rot repair images I have taken during the 5 years on site when SFSU-CSU and Parkmerced's (Stellar Management) worked on portions of the site during renovations. This is only a basic rudimentary "non-professional" review of deterioration and soundness yet it gives a strong indication of the lack of proof to date by the owner on the issues and cost/analysis on the actual costs and deterioration levels of the garden units vs. the tower units, and the viability of demolition vs. sustainable preservation. The photo above is of 55 Chumasero which sustained significant structural damage during the 1989 Quake, the tower sits on a sloping hillside, which has had trees removed, and is in an area of liquifaction per US Geological Seismic Maps. The existing towers have notable leaks on the upper floors, as the walls taper, and were the first to utilize lift-slab technology and sika-flex a concrete enhancement formula in the 1940's and 50's. These towers are the ONLY towers west of twin peaks un-retrofitted. The towers received "face-lift" and cosmetic work by stellar, inclusive of fire-alarm safety system and elevator upgrades. The majority of the work on the garden units has been focused on cosmetic appearance and "flipping" of the garden unit interiors to a more "luxury" based model, often ignoring low-tech sustainable implementation of water retention, solar, and energy efficiency efforts during renovations Stellar focused primarily on a quick transformation of the site including spending a large amount on trim work on the exteriors and other systems upgrades like trash/recycling/composting that engendered complaints to the SF Civil Rights Committee and concerns on the accessibility, and purchasing of large amounts of new equipment and vehicles to service Parkmerced, while having unskilled labor handle trash issues instead of the local trash city services.

June 6, 2011

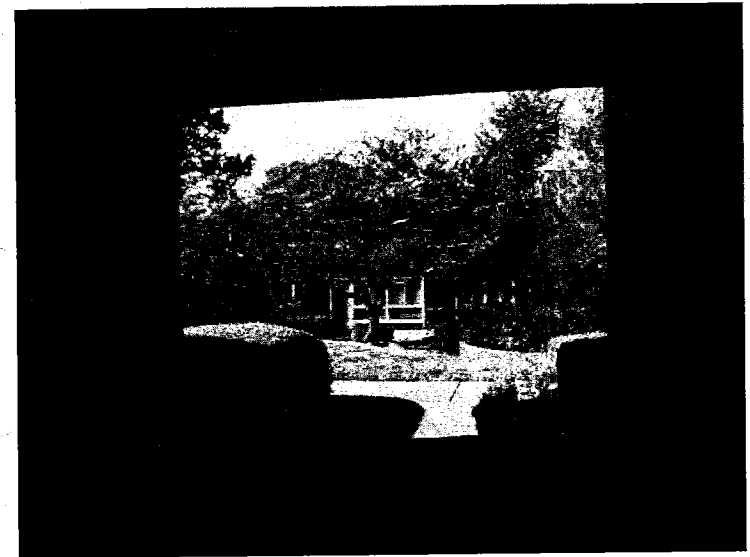
By

Aaron Goodman

6/7/2011

Parkmerced "soundness"

Parkmerced has a fully mature landscape, that is lush, green, and open. The majority of interior courtyards per Charles Birnbaum of the Cultural Landscape Foundation have great integrity to the original design and concepts of Thomas Dolliver Church the father of modern landscape design. What is missing in the discussion on the proposal is any "proof of deterioration". As I have witnessed the construction ongoing for the University Park South Blocks and some of the Parkmerced blocks, I have assembled a few photos to exhibit the extent of damage and repairs typical of the current site buildings. The image below right shows rooftops many of which were renovated by Stellar management during the last two years, with new flashing and roofing systems.

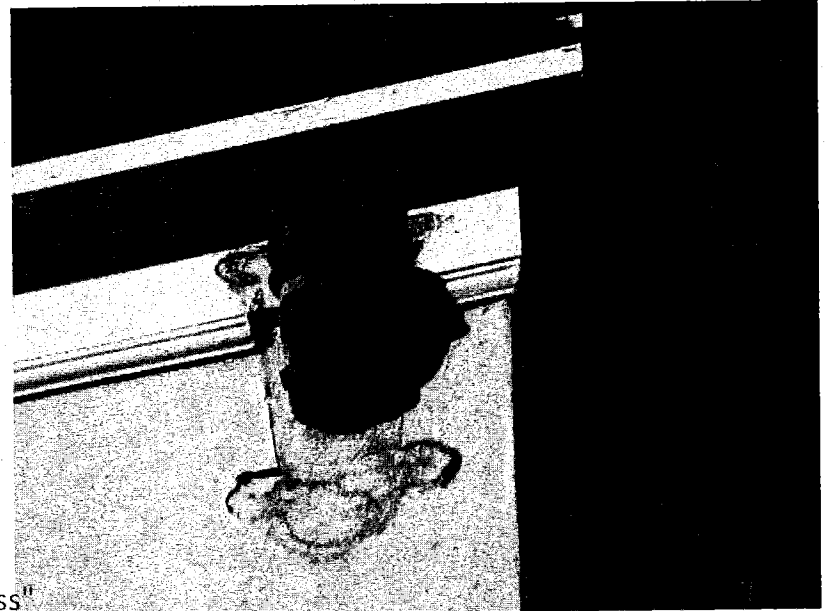
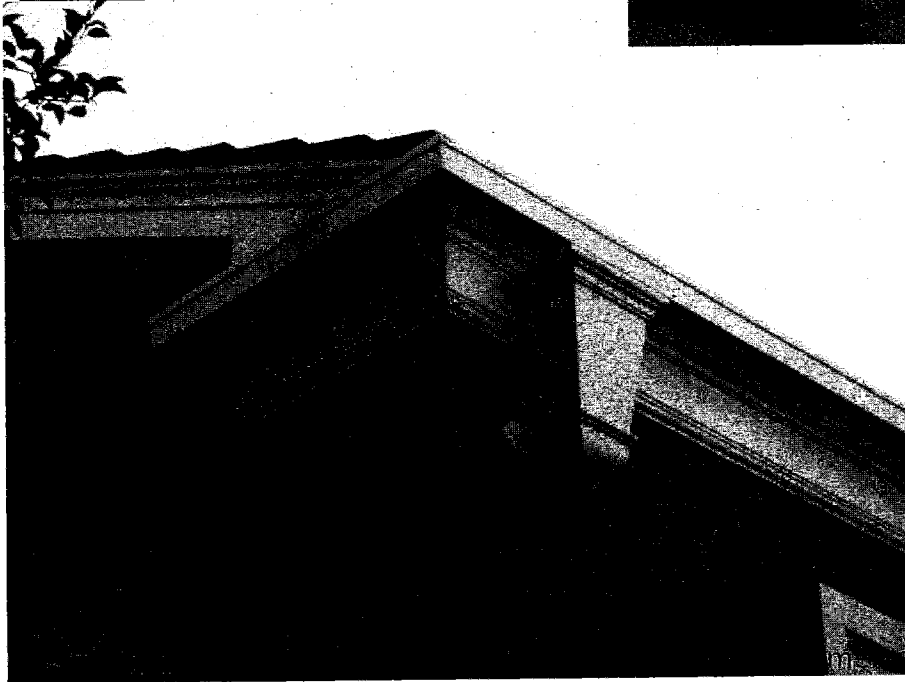
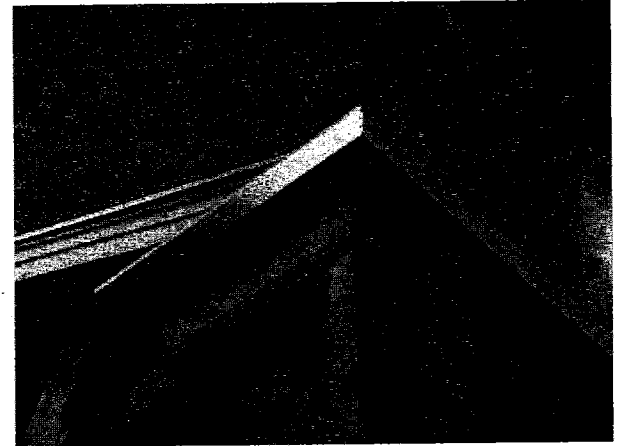
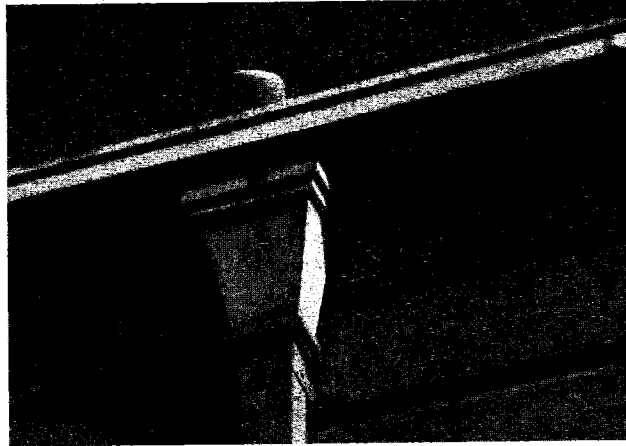
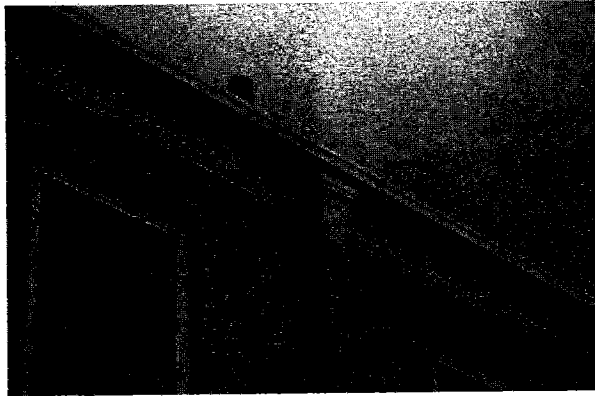


6/7/2011

Parkmerced "soundness"

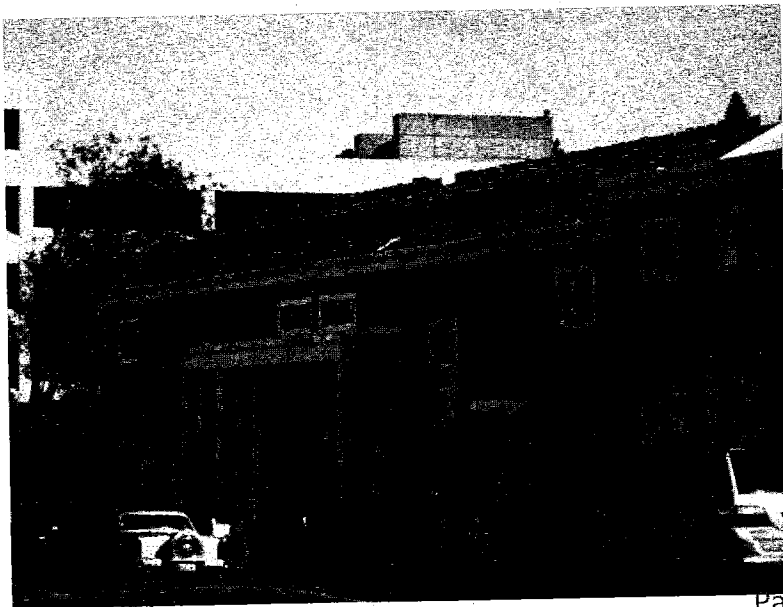
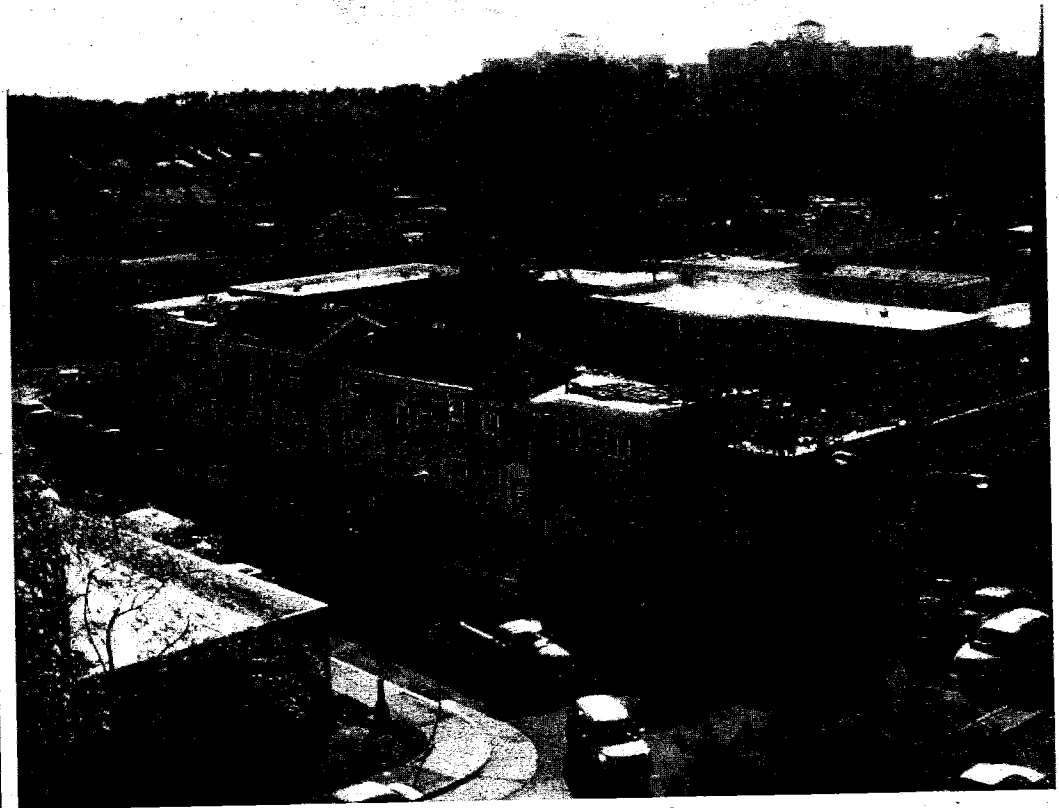
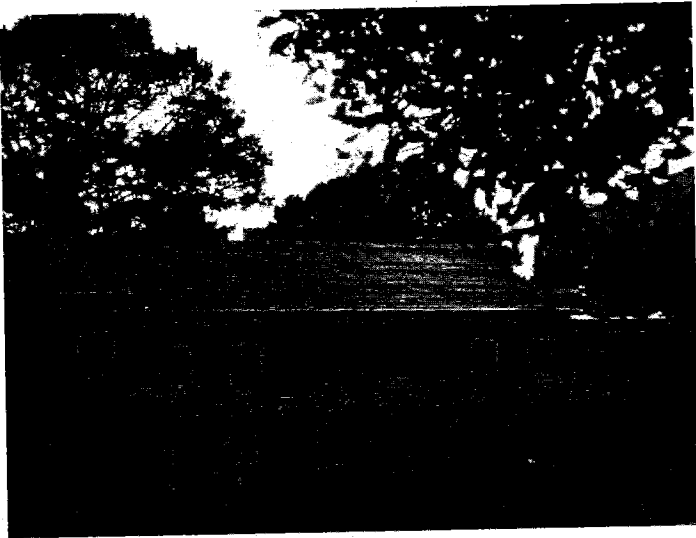


The main issue of the garden unit "water intrusion" and claims on flashing come from the eave edge, and gutter system and the intrusion of water inside the stucco finishes due to rust and wear. The solution by SFSU-CSU was to remove the gutter from the wall and redo the detailing at the exterior with new flashing and roofing. Parkmerced's (Stellar's) renovation work consisted of paint and trim work, with zero renovation of the existing scuppers and downspouts (bottom left). The majority of SFSU-CSU's work included removing the internal downspouts and providing new gutters and scuppers along with flashing and re-roofing. The two images at the right are of work done by SFSU-CSU on similar blocks. The two top left images show minor rust, and deterioration at the scupper of existing units.



and "soundness"

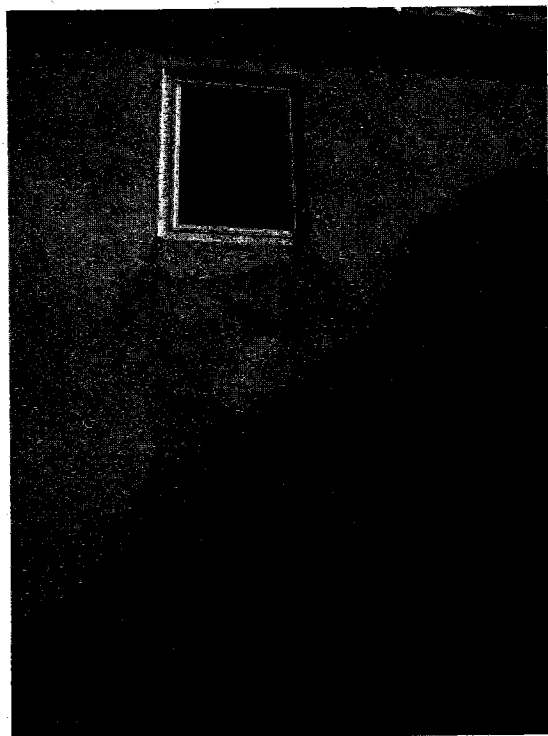
SFSU-CSU blocks were completed renovated, including new roofing, recycling of tile roofs, white roofs installed for insulation, and new flashing, canopy awnings replacement and stucco repair and painting along all facades. There was only minimal plywood decking repair during the roofing work. It should be noted that Stellar utilized water-pressure sprayers to hose off the algae on the roofs, spraying UP under the shingles, possibly causing additional damage during repairs.



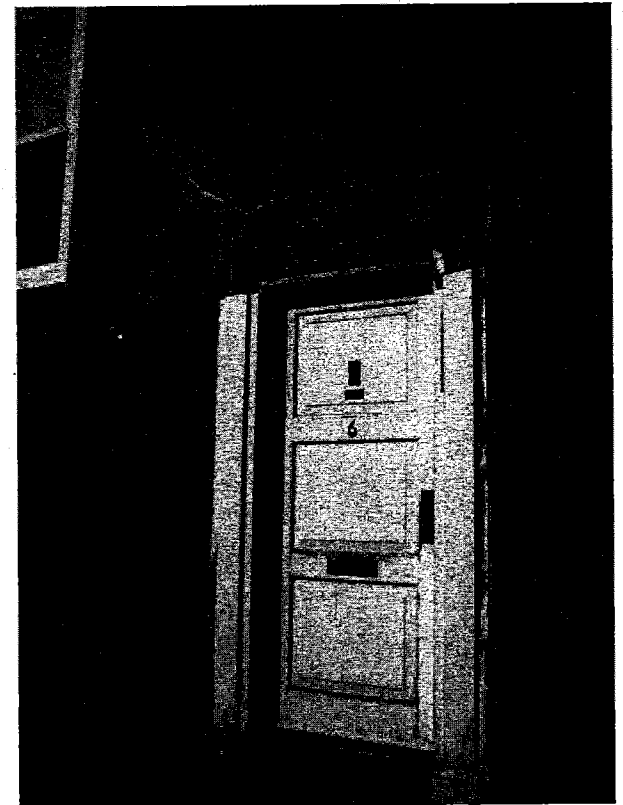
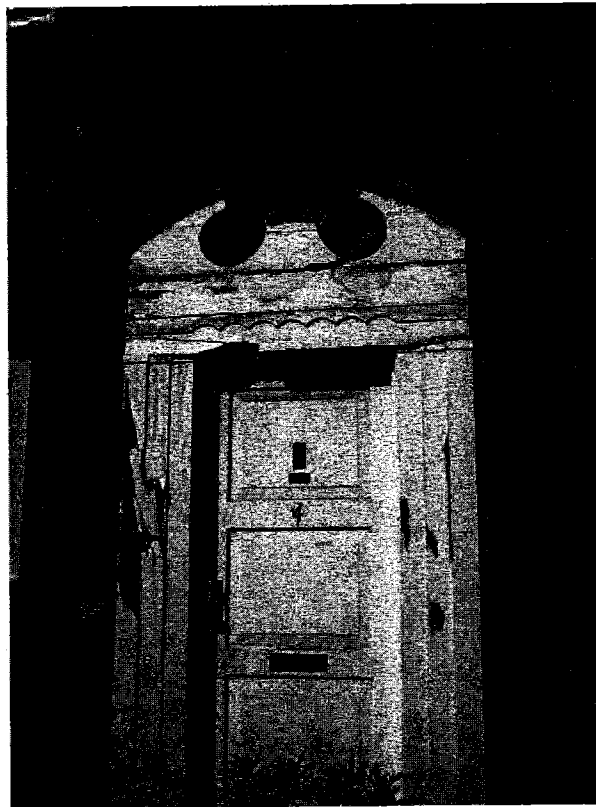
6/7/2011

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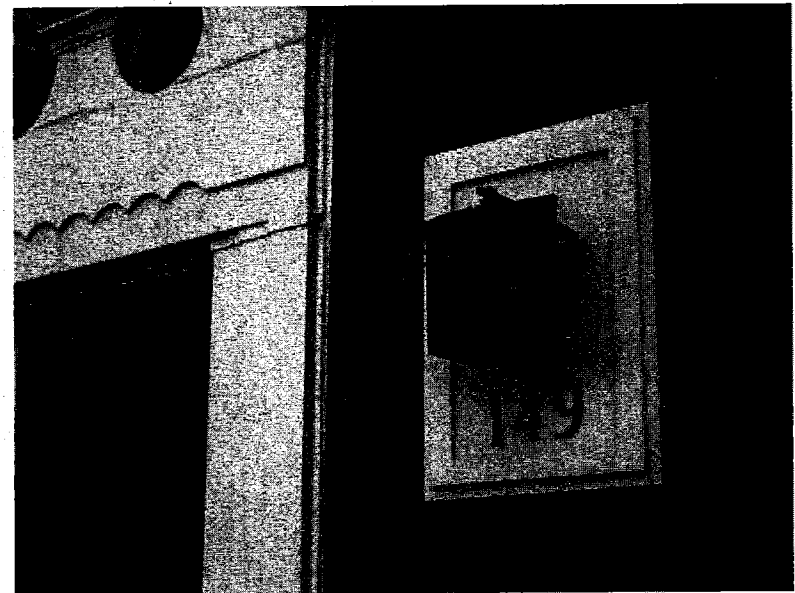
The majority of the cracking stucco and plaster work on existing windows stems from window replacement that was done without bituthene and proper flashing, seals and building paper in the 1940's vs. today's installation of building weatherproofing membranes. The existing stucco repair was notably basic chiseling out of cracks , sealing and painting over the openings on the SFSU-CSU blocks. Only minimal work was done on the Parkmerced garden units. Additional flashing was placed on some entry areas due to a lack of flashing at the top connection points along the shingles. Only minor dry-rot repair was noted on a minimal number of canopies and entrances.



Dry-rot repair even on the more ornate entrance features was minimal, and was only occasionally requiring a canopy to be removed to replace it with a new cover and seals. The dry-rot repair on the garden units rarely required any full opening of wall areas, canopies, entrances, ceilings, roofs, or any other major intrusive repair efforts. The majority of Parkmerced's (Stellar's) repair work was done quickly and shifted around the site rapidly transforming the site colors, but ignoring the impacts that multi-colored facades have on the eye, and scale of the prior community. Light fixtures and trim work were added repeatedly in an effort to transform the character of the site. The original lights are noted below right small and un-obtrusive. The new ones at left bottom show new board, fixtures, numbers, and finishes.



As shown below left the majority of Parkmerced's (Stellar's) renovations of the garden units focused on trim, and repainting, along with re-roofing. The unsimilar approach between Stellar and SFSU-CSU seems to indicate a more rushed job on the efforts by Stellar, and one that emphasizes speed, and lack of concern sustainability wise on materials being used, since they then proposed demolishing all finishes and fixtures installed, including signage, door numbers, mailbox slots, door hardware and many renovated interiors of units in 2007 when units were repeatedly flipped during the student move out after stellar's initial purchase.



To date SFSU-CSU has completed renovating the blocks purchased from Parkmerced prior. The work was done to renovate the units, and has been a very successful effort to date. It would be worthwhile to review the costs by the university, and change-orders for dry-rot repair or cost increases on roofing, flashing and basic remodeling expenses. Although there was no access to internal areas during construction, additional efforts were made to repair interiors as well. Without adequate proof of the soundness of the existing units how are we to decide whether they should be spared, renovated, restored, preserved, or rehabilitated to a basic level vs. demolition. In what ways has stellar management proven or shown proof of deterioration to support there claims that these units are "beyond" there lifespan and requiring a TOTAL tear-down. I have seen and worked on 5 large scale apartment complexes locally on the peninsula, and reviewed reports and drawn up details and worked on construction administration for another local architecture firm in the south bay. I have yet to see major repair on the Parkmerced blocks indicative of a total tear-down. The only other item of concern was when I witnessed employees of stellar caulking large cracks in the basement of 405 Serrano and than painting over them. This is my report, and although not a formal analysis it shows clearly that there is concern on the statements of the current owner's on the deterioration levels at Parkmerced. Without independent analysis and a full soundness report of the site, including the garden units, and towers, there is no indication of which units are sound and which may require serious or lighter remediation. Per the SF General Plan, the onus on proof lies on the side of the developer when proposing to demolish sound existing rental housing stock. It does not appear like they have shown any semblance of truth to date.



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June 6, 2011

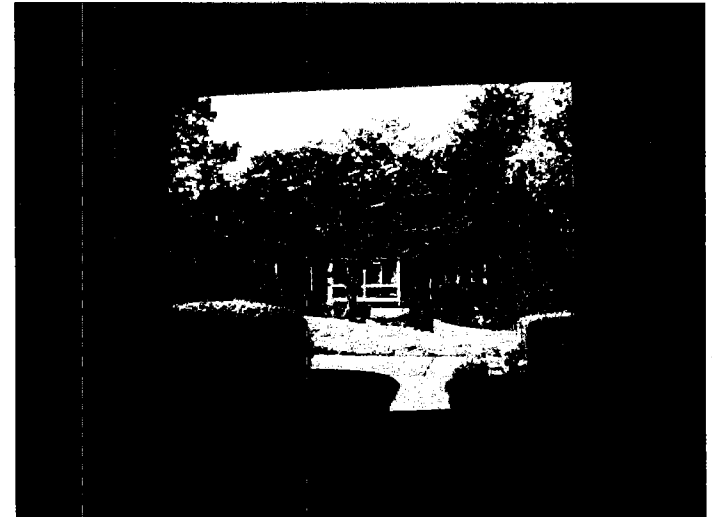
By

Aaron Goodman

6/7/2011

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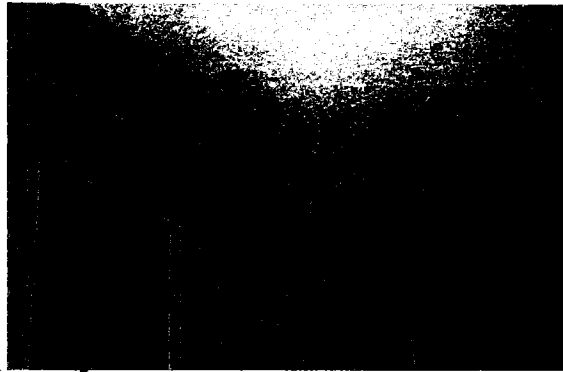
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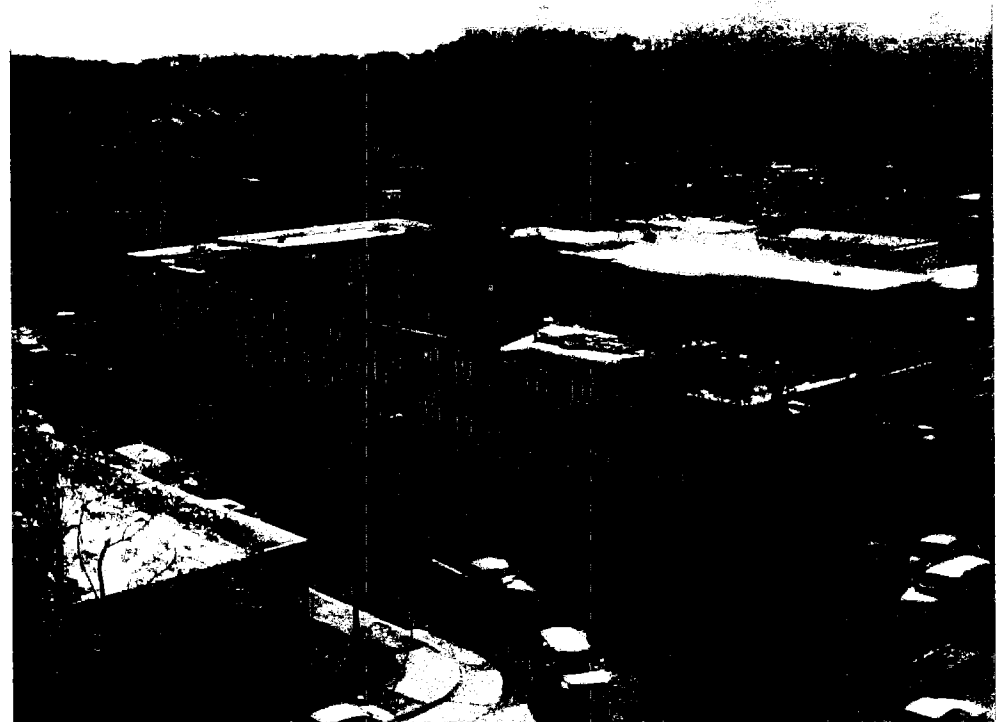
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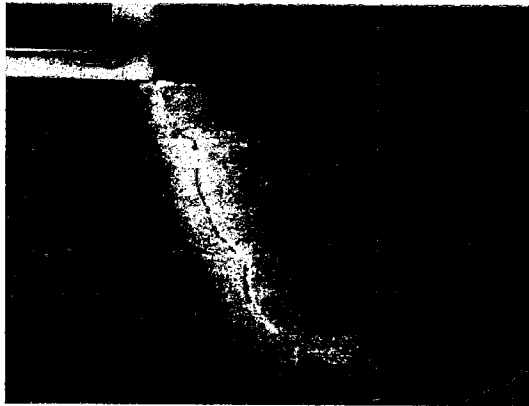
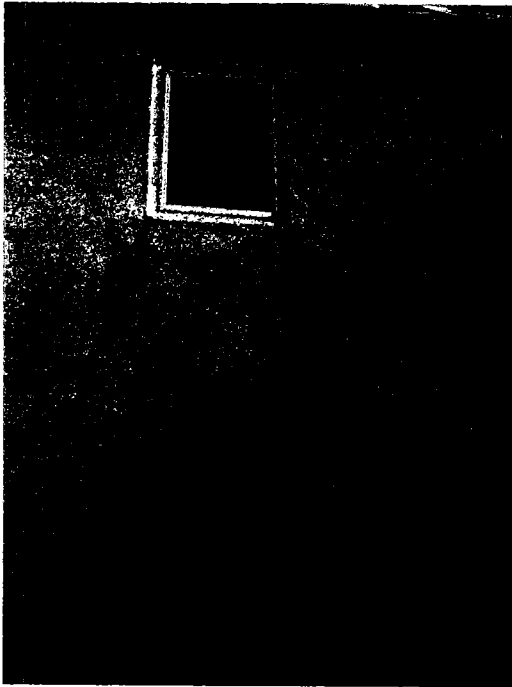
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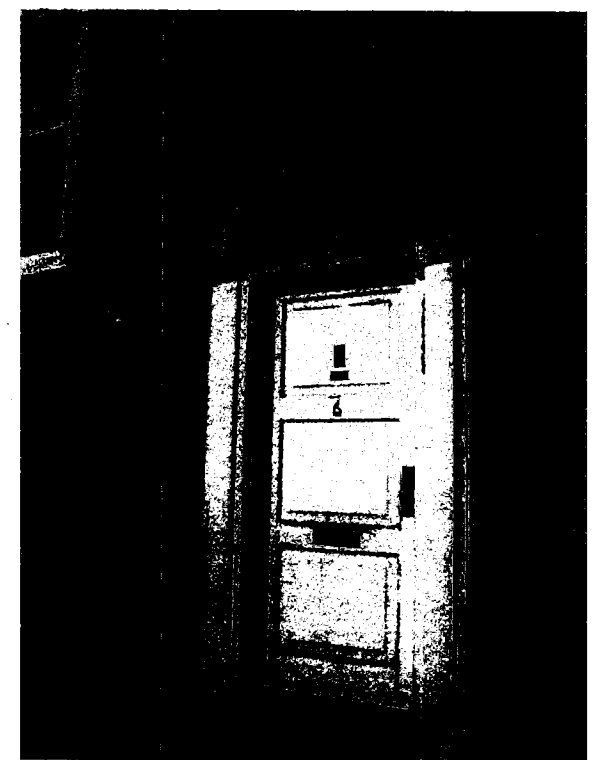
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6/7/2011

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6/7/2011

Parkmerced "soundness"



To: Joy Lamug/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: SF Gray Panthers say NO on Parkmerced Project

---

From: "Michael Lyon" <mlyon01@comcast.net>  
To: <Board.of.Supervisors@sfgov.org>, "Eric Mar" <Eric.L.Mar@sfgov.org>,  
<Mark.Farrell@sfgov.org>, "David Chiu" <David.Chiu@sfgov.org>, "Carmen Chu"  
<Carmen.Chu@sfgov.org>, "Ross Mirkarimi" <Ross.Mirkarimi@sfgov.org>,  
<Jane.Kim@sfgov.org>, "Sean Elsbernd" <Sean.Elsbernd@sfgov.org>,  
<Scott.Wiener@sfgov.org>, <David.Campos@sfgov.org>, <Malia.Cohen@sfgov.org>, "John  
Avalos" <John.Avalos@sfgov.org>, <mayoredwinlee@sfgov.org>  
Cc: <info@tenantstogether.org>, <parkmercedac@gmail.com>  
Date: 06/06/2011 09:13 PM  
Subject: SF Gray Panthers say NO on Parkmerced Project

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**San Francisco Gray Panthers**  
**1182 Market Street, Room 203**  
**San Francisco CA 94102**  
**415-552-8800, graypanther-sf@sbcglobal.net**

To: San Francisco Mayor and Board of Supervisors  
Cc: Tenants Together, Parkmerced Action Coalition  
Re: Parkmerced Project  
June 6, 2011

San Francisco Gray Panthers has deep concerns over the Parkmerced redevelopment plan that endangers 1,500 units of rent-controlled housing.

These units are largely occupied by fixed-income seniors, many of whom have lived there for decades. They must not be displaced to accommodate huge numbers of high-rise luxury units.

We are not assured by the developer's promise to keep low rents for displaced tenants. The Costa-Hawkins Act prohibits a city from imposing rent control on newly constructed housing. The City's contention that the Parkmerced deal uses an exception relies on friendly court interpretations and state law being constant. In the current anti-renter environment, these are slender threads.

In fact, the deck is stacked to give an incentive of greater profits if the developer strips away promises of rent control replacement and other community benefits. Parkmerced's current manager has broken promises of continuing low rents in a similar development on the East Coast.

Similarly, the promise of economic benefit for the City is not certain. Parkmerced's current owner left Vancouver, B.C. with a debt of millions of dollars that resulted when promises regarding a Winter Olympics project were never fulfilled.

The San Francisco Civil Grand Jury strongly disapproves of the Parkmerced plan. There are too many unanswered questions on this 30-year project that was rushed through the Board of Supervisors, who did not even have time to read the many amendments that purported to make the project acceptable.

We thank the Supervisors who voted against the project in the first reading, and hope the

Supervisors who voted for it will reconsider their support in the second reading.

The Parkmerced project would open the floodgates to more gentrification of San Francisco. At this point, we do not know whether future actions will be needed to oppose the Parkmerced project and protect affordable rentals, but if they are needed, we will be part of them. Supervisors, please do not make them necessary.

San Francisco Gray Panthers



2011-06-06-michael- letter to mayor, supes, re Parkmerced.doc



File 110300 - 110303

Letter to Board of Supervisors regarding agenda items 18-21 on the agenda for the Board meeting of June 7, 2011 (Parkmerced Project approvals)

Law Offices of Stuart Flashman

to:

Board of Supervisors

06/06/2011 10:38 PM

Cc:

Ross.Mirkarimi, Mark.Farrell, Malia.Cohen, Eric.L.Mar, David.Campos, John.Avalos, bruce, rshaw, David.Chui, Carmen.Chu, Jane.Kim, Sean.Elsbernd, Scott.Wiener

Please respond to stu

Show Details

Attached is a letter being submitted to the Board of Supervisors on behalf of San Francisco Tomorrow in regards to the Board's consideration of approvals related to the Parkmerced Project on tomorrow's Board of Supervisors meeting agenda (agenda items 18 through 21). Please provide confirmation that the letter has been received. I would also request to address the Board on these agenda items, and specifically the issues raised in the letter.



**Stuart Flashman**  
Attorney

stu@stufash.com

Serving public interest and private clients since 1990

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Law Offices of  
**Stuart M. Flashman**  
5626 Ocean View Drive  
Oakland, CA 94618-1533  
(510) 652-5373 (voice & FAX)  
e-mail: stu@stuflash.com

June 6, 2011

Board of Supervisors  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, Ca. 94102-4689

RE: Approval of development agreement, rezoning, and general plan amendment for Parkmerced Project; items 18 through 21 on Board agenda for June 7, 2011.

Dear President Chiu and Supervisors,

I am writing on behalf of my client, San Francisco Tomorrow, to comment on your pending decisions tomorrow to give final approval to the above-referenced documents in relation to the proposed Parkmerced Project (hereinafter, "Project"). As I have previously indicated in a legal memorandum to the Board of Supervisors ("Board") and oral comments to the Board's Land Use and Economic Development Committee, these approvals would be inconsistent with Priority Policies placed in the San Francisco General Plan (aka Master Plan) and Planning Code by a vote of the people of San Francisco. They are therefore improper, illegal, and invalid. (*Leshar Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531, 544.)

In addition to this infirmity, the proposed approvals also suffer from other defects, some of which have even broader implications. As noted in my previous legal memorandum, the Board's certification of the Final EIR for the Project was made in violation of the California Environmental Quality Act ("CEQA") because the Final EIR is inadequate and was certified in violation the procedural mandates of CEQA. For that reason as well, the Board's proposed approvals are abuses of discretion and also invalid.


Concerned about the potential problems with the Development Agreement's violation of the Costa-Hawkins Rental Housing Act ["Costa-Hawkins", Civ. Code, § 1954.50 *et seq.*], President Chiu has added four pages of provisions to that agreement. The added provisions attempt to shore up its rent control provisions by providing remedies in the event a court finds the Development Agreement's rent control provisions invalid as violating Costa-Hawkins. However, if a court finds that the rent control provisions violate Costa-Hawkins, it will almost certainly also find that the referenced added provisions were included in an attempt to circumvent the requirements of Costa-Hawkins and improperly interfere with the rights of the parties, and will therefore find those provisions void as contrary to public policy. (*Hollywood State Bk. v. Wilde* (1945) 70 Cal.App.2d 103, 111-114 [contract provision attempting to prevent party from challenging legality of other contract provisions void as against public policy and statute]; See also, e.g., *Schaefer v. Bernstein* (1956) 140 Cal.App.2d 278, 290 [contract void where provisions violated express statutory provisions].) In short, while President Chiu's intentions were undoubtedly good, his efforts to try to preserve rent control in the replacement units are likely to be futile in the face of a legal challenge. Consequently, the Board cannot rely on these provisions as avoiding the significant displacement impacts that the Project will cause.

Further, to the extent that the approvals rely on the Housing Element<sup>1</sup> of the General Plan as justification and to counteract the inconsistency of the approvals with the General Plan's priority policies, not only are the approvals still invalid, but the Housing Element, and indeed the entire General Plan, is rendered inadequate due to internal inconsistencies. (Government Code §65300.5; *Concerned Citizens of Calaveras County v. Board of Supervisors* (1985) 166 Cal.App.3d 90; see also, *DeVita v. County of Napa* (1995) 9 Cal.4th 763, 796 fn.12.) Further, the Housing Element fails to meet the required standards set by state law for a Housing Element. Thus, the General Plan lacks a legally adequate Housing Element and is therefore inadequate on that basis as well. Not only do these inconsistencies render the current approvals invalid, but they would require a court to determine that the entire General Plan was inadequate due to its internal inconsistencies and missing required elements, and that no further approvals should be granted in reliance on consistency with the implicated General Plan elements until those inconsistencies and inadequacies had been properly addressed and the General Plan rendered internally consistent and adequate. (See, *Camp v. Board of Supervisors* (1981) 123 Cal.App.3d 334, 359-361.) The City therefore risks not only the approval for this one project, but also approvals for other future projects that would rely on consistency with the inconsistent or inadequate elements.

In addition to all of the above objections, my client obviously also objects to the findings that the Board proposes to make in support of these approvals. Obviously, if the EIR was not adequate and was not properly adopted, it cannot support these approvals. Obviously also, if these approvals are inconsistent with the General Plan, and the General Plan is itself inadequate, findings cannot paper over those facts.

My client would again ask the Board to reconsider its actions. It is not too late to revise the Project so that the lowrise buildings that can continue to provide valuable affordable rental housing are not demolished. It is not too late to add provisions to require the retrofitting of the existing high-rise buildings so that they will remain usable after a major earthquake. It is not too late to take into account the PG&E gasline running near the Project so that its future residents are protected against an unnecessary tragedy. Perhaps most importantly, it is not too late to revise the project so that complies with the will of San Francisco's voters as expressed in the priority policies put in place by Proposition M. In short, it is not too late to take the flaws in the Project to heart and revise it to reduce or avoid its many significant and avoidable impacts.

Most sincerely,



Stuart M. Flashman

<sup>1</sup> The City apparently considers the 2004 Housing Element to be its governing Housing Element. However, portions of the 2004 Housing Element identified in the attached Peremptory Writ of Mandate and Amendment to Peremptory Writ of Mandate were found invalid for having failed to undergo review under the California Environmental Quality Act, and the City was enjoined from relying upon them in any way until it analyzed their effects in an EIR and fully complied with the requirements of CEQA. (See, *San Franciscans for Liveable Neighborhoods v. City and County of San Francisco*, S.F. Superior Court Case No. CPF 04 504780 – writ of mandate issued April 6, 2009, modified June 1, 2009.) The City abandoned these enjoined 2004 policies in preparing an EIR for the 2009 Housing Element, which EIR was certified by the Planning Commission on March 24, 2011. The Planning Commission preliminarily approved only the 2009 Housing Element and not any portion of the 2004 Housing Element. The 2009 Housing Element has not yet received final approval from the Board of Supervisors, and can therefore not be relied upon for any purpose. The proposed Parkmerced Project is not consistent with the portions of the 2004 Housing Element that were carried forward from the 1990 Housing Element, including provisions requiring that neighborhood character be maintained, and those are the only portions of the 2004 Housing Element that were not enjoined. In short the City has no legally valid Housing Element.

Kathryn DeVincenzi (SB# 7017)

22 Iris Avenue

San Francisco, CA 94118

1 Telephone (415) 221-4700

2 Facsimile (415) 346-3225

3 Attorney for Petitioner/Plaintiff

4 San Franciscans for Livable Neighborhoods

**FILED**  
San Francisco County Superior Court

APR 06 2009

GORDON PARK-LI, Clerk

By: [Signature]  
Deputy Clerk

SUPERIOR COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF SAN FRANCISCO

SAN FRANCISCANS FOR LIVABLE  
NEIGHBORHOODS,

Petitioner and Plaintiff,

v.

CITY AND COUNTY OF SAN FRANCISCO, and DOES  
I-X,

Respondents and Defendants.

) No. CPF04 504 780

) **PEREMPTORY**

) **WRIT OF MANDATE**

) Action Filed: November 30, 2004

) Hearing Date: January 27, 2009

) Dept. 302, 9:30 a.m.

) Honorable Charlotte W.

TO THE CITY & COUNTY OF SAN FRANCISCO ("City"):

YOU ARE HEREBY COMMANDED immediately upon receipt of this writ to set aside and void the approval of the Final Negative Declaration which you adopted and issued on May 13, 2004 in San Francisco Planning Commission Resolution No: 16786, in connection with your approval of the 2004 amendments to the housing element of the City's general plan and San Francisco Planning Commission Resolution No. 16787.

YOU ARE FURTHER COMMANDED to prepare, consider and certify an environmental impact report ("EIR") pursuant to the provisions of the California Environmental Quality Act, Public Resources Code §§ 21,000 *et seq.* ("CEQA"), concerning any potentially significant effects to the existing environment that may result, based on a fair argument

1 supported by substantial evidence, from any and all changes in the City's 1990 Residence  
2 Element that are embodied in the amended housing element, and to fully comply with the  
3 requirements of CEQA by June 30, 2009, concerning said proposed amendments to the housing  
4 element of the City's general plan. Among the proposed amendments to the housing element of  
5 the City's general plan that will be analyzed as part of the project considered in said EIR are the  
6 proposed omission of 1990 Residence Element Policy 2-4 to adopt specific zoning districts that  
7 would set density categories (Slip Op. 17, 22; JN 81-84) and the proposed omission of 1990  
8 Residence Element Objective 2 "To increase the supply of housing without overcrowding or  
9 adversely affecting the prevailing character of existing neighborhoods." (Slip Op. p. 22; JN p.  
10 80)  
11

12 Until you prepare, consider and certify said EIR and fully comply with the requirements  
13 of CEQA in relation to the changes from the City's 1990 Residence Element embodied in the  
14 amended housing element, YOU ARE COMMANDED to refrain from enforcing, relying upon,  
15 approving or implementing the following changes from the 1990 Residence Element, together  
16 with the accompanying interpretative text and implementation actions which are stated along  
17 with such matters in the 2004 Housing Element:  
18

- 19 1. New Policy 11.8 to "Strongly encourage housing project sponsors to take full  
20 advantage of allowable building densities in their housing developments while  
21 remaining consistent with neighborhood character" as interpreted by explanatory  
22 text providing that the "Department should strongly support projects that  
23 creatively address residential parking and open space requirements, resulting in  
24 higher densities with a full range of unit sizes" and that the Department will  
25 "study the impacts of reduced parking and private open space provisions and will  
26 consider revising the Planning Code accordingly." (Slip Op. p. 17-18; 1 AR 284-  
27 285)
- 28 2. New Policy 11.1 to "Use new housing development as a means to enhance  
neighborhood vitality and diversity" as interpreted by explanatory text that  
"[m]inimum density requirements and maximum parking standards should be  
used to encourage a mix of unit sizes in areas well served by transit and  
neighborhood retail." (Slip Op. p. 18; 1 AR 276)

3. Modified Policy 11.9 to "Set allowable densities and parking standards in residential areas at levels that promote the City's overall housing objectives while respecting neighborhood scale and character." (Slip Op. p. 17, 1 AR 285)
4. Modified Policy 11.6 to "Employ flexible land use controls in residential areas that can regulate inappropriately sized development in new neighborhoods, in downtown areas and in other areas through a Better Neighborhoods type planning process while maximizing the opportunity for housing near transit" together with Implementation 11.6 which states that: "The City will continue to promote increased residential densities in areas well served by transit and neighborhood compatible development with the support and input from local neighborhoods." (Slip Op. p. 18; 1 AR 283)
5. Modified Policy 11.5 to "Promote the construction of well-designed housing that enhances existing neighborhood character." (Slip Op. p. 18; 1 AR 280)
6. New Policy 1.7 to "Encourage and support the construction of quality, new family housing." (Slip Op. p.18)
7. New Implementation 1.6 that the "Planning Department will review the following incentives for commercial project developments in the Downtown C-3 District: "no residential parking requirement; and no density requirements for residential projects." (Slip Op. 18-19; 1 AR 220)
8. New Policy 11.7 stating that "Where there is neighborhood support, reduce or remove minimum parking requirements for housing, increasing the amount of lot area available for housing units." (1 AR 284; 15 AR 4196)
9. New Policy 1.2 to "Encourage housing development, particularly affordable housing, in neighborhood commercial areas without displacing existing jobs, particularly blue-collar jobs or discouraging new employment opportunities" including its implementation by a specialized type of zoning called "Transit Oriented Neighborhood Commercial District (NC-T) Zoning" controls that "provide increased housing densities above the ground floor and reduced residential parking requirements on linear shopping streets and along transit corridors." (1 AR 216; 204)
10. New language added to Policy 1.1 to "Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods [sic] support," and accompanying new interpretative text stating that "along transit-preferential streets" "residential parking requirements" "should be, if appropriate, modified," and that there "is a reduced need for automobile use" in "neighborhood commercial districts" where "[p]arking and traffic problems can be further addressed by community parking facilities and car-sharing programs, and other creative transportation programs." (1 AR 215)

- 1           11.    New Implementation 1.1 which states that a “citywide action plan (CAP) should  
2               provide a comprehensive framework for the allocation of higher density, mixed-  
3               use residential development in transit-rich areas with stable urban amenities in  
4               place. In these areas, specific CAP strategies should include: higher densities and  
5               reduced parking requirements in downtown areas or through a Better  
6               Neighborhoods type planning process; pedestrian-oriented improvements to  
7               enhance the attractiveness and use of transit.” (1 AR 215-216)

8   Notwithstanding the foregoing, with respect to 2004 Implementation 1.6, YOU ARE  
9   COMMANDED to refrain from enforcing, relying upon, approving or implementing only the  
10   new added language consisting of “no residential parking requirement; and no density  
11   requirements for residential projects” and with respect to 2004 Implementation 1.1, YOU ARE  
12   COMMANDED to refrain from enforcing, relying upon, approving or implementing only the  
13   new implementation added to Implementation 1.1 set forth above.

14           Your approval of the above-specified policies or implementation actions as amendments  
15   to the City’s housing element on May 13, 2004 as part of San Francisco Planning Commission  
16   Resolution No. 16787 is hereby set aside and revoked until you comply fully with CEQA as set  
17   forth herein.

18           The City need not conduct environmental review “on policies that were evaluated  
19   before the adoption of the 1990 Residence Element.” (Slip Op. p. 15) Pursuant to Public Resources  
20   Code section 21168.9, and for the reasons set forth in the arguments of counsel and as set forth  
21   below, the Court finds that:

22           a)    The policies, objectives and implementation measures of the 2004 Housing Element  
23   listed above, are severable from the remaining policies, objectives and implementation measures.  
24   This finding is based on the Court of Appeal’s holding that environmental review of the entire 2004  
25   Housing Element is not necessary under CEQA and *Black Property Owners v. City of Berkeley*  
26   (1994) 22 Cal.App.4<sup>th</sup> 974 because the 2004 Housing Element makes no changes to many policies  
27   and objectives in the 1990 Residence Element; and,  
28

1 (b) The City's reliance on the remainder of the 2004 Housing Element without the  
2 above policies will not prejudice complete and full compliance with CEQA. The Court relies on  
3 the San Francisco Planning Department Director's sworn testimony that the City has begun an  
4 environmental impact report of the 2004 Housing Element in accordance with CEQA, and the  
5 Court's continuing jurisdiction of this matter through a return to the writ will assure compliance  
6 with CEQA mandates; and,

7 (c) Consistent with the Court of Appeal holding that "[s]everal Housing Element policies  
8 incorporated no text change whatsoever from the 1990 Residence Element, and no purpose would be  
9 served in conducting environmental review on policies that were evaluated before the adoption of the  
10 1990 Residence Element," the Court finds that the remaining policies in the 2004 Housing Element  
11 do not violate CEQA.

12 In addition, the Court further finds that consistent with Public Resources Code section  
13 21168.9(c) and *Laurel Heights Improvement Assoc. v. Regents of the Univ. of Cal.* (1988) 47 Cal.3d  
14 376, the Court exercises its equitable powers in fashioning an appropriate remedy under CEQA, and  
15 finds that there are compelling public policy reasons to allow the City and County of San Francisco to  
16 rely on the remaining portions of the 2004 Housing Element, save for the policies listed above, to wit  
17 that the provision of housing, particularly affordable housing, is a "priority of the highest order" as  
18 acknowledged by case law and the state Legislature, and that San Francisco must strive to provide its  
19 fair share of regional housing needs.

20 YOU ARE FURTHER COMMANDED to certify the environmental impact report and  
21 fully comply with the provisions of the California Environmental Quality Act, Public Resources  
22 Code §§ 21000 *et seq.*, concerning the proposed housing element amendments described herein  
23 by June 30, 2009, and to make and file a return to this Court upon taking action in compliance  
24 with this writ, setting forth what you have done to comply, and this Court shall retain jurisdiction  
25  
26  
27  
28



1 over this action to determine whether the City's actions have fully complied with the mandates  
2 of this peremptory writ.

3 IT IS ORDERED THAT THE COURT SHALL ISSUE THE FOREGOING WRIT:

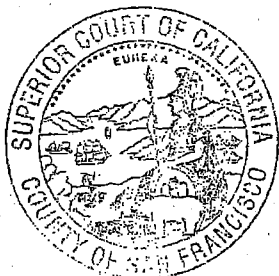
4  
5 DATE: 04-06-09

Charlotte W. Woolard  
6 THE HONORABLE CHARLOTTE W. WOOLARD  
7 JUDGE OF THE SUPERIOR COURT

8  
9  
10  
11 DATE: 4-6-09

GORDON PARK-LI, Clerk of the Superior Court

12 By: [Signature] Deputy Clerk



ERICKA LARNAUTI

1 KATHRYN R. DEVINCENZI (SB #70630)  
2 22 Iris Avenue  
3 San Francisco, CA 94118  
4 Telephone: (415) 221-4700  
5 Facsimile: (415) 346-3225  
6  
7 Attorney for Petitioner/Plaintiff  
8 San Franciscans for Livable Neighborhoods  
9

10 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
11  
12 IN AND FOR THE COUNTY OF SAN FRANCISCO  
13

14 SAN FRANCISCANS FOR LIVABLE  
15 NEIGHBORHOODS,

16 Petitioner and Plaintiff,

17 v.

18 CITY AND COUNTY OF SAN FRANCISCO, and DOES  
19 I-X,

20 Respondents and Defendants.

) No. CPF04 504 780

) ~~PROPOSED~~

) AMENDMENT TO

) PEREMPTORY

) WRIT OF MANDATE

21 Action Filed: November 30, 2004

22 Hearing Date: May 18, 2009

23 Dept. 302, 9:30 a.m.

24 Honorable Charlotte W. Woolard

25 TO THE CITY & COUNTY OF SAN FRANCISCO ("City"):

26 In addition to the changes embodied in the City's 2004 Housing Element which this Court  
27 restrained in the Peremptory Writ of Mandate issued by this Court on April 6, 2009:

28 Until you prepare, consider and certify an environmental impact report ("EIR") pursuant  
to the provisions of the California Environmental Quality Act, Public Resources Code §§ 21,000  
*et seq.* ("CEQA") concerning any potentially significant effects to the existing environment that  
may result, based on a fair argument supported by substantial evidence, from any and all changes

1 in the City's 1990 Residence Element that are embodied in the amended housing element, and  
2 fully comply with the requirements of CEQA concerning said proposed amendments to the  
3 housing element of the City's general plan, YOU ARE FURTHER COMMANDED to refrain  
4 from enforcing, relying upon, approving or implementing the following changes from the 1990  
5 Residence Element, together with the accompanying interpretative text set forth below:  
6

7 12. Language added to modified Implementation 1.3 which states with respect to  
8 "Downtown areas and areas subject to a Better Neighborhoods type planning  
9 process" that "[p]lanning and zoning code changes should include floor-to-area  
10 ratio exemptions." (See 15 AR 4187, 1 AR 217, 1990 RE p. 131)

11 13. Modified Objective 11 which states that "IN INCREASING THE SUPPLY OF  
12 HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING  
13 PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S  
14 DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL  
15 NEIGHBORHOODS." (See 15 AR 4195, 1 AR 276, 1990 RE p. 106)

16 14. Language added to Modified Policy 4.4 to: Consider granting "parking  
17 requirement exemptions for the construction of affordable or senior housing."  
18 (See 15 AR 4190, 1 AR 243, 1990 RE p. 97)

19 ~~15. Modified Policy 4.5 to "Allow greater flexibility in the number and size of units  
20 within established building envelopes, potentially increasing the number of  
21 affordable units in multi-family structures." (See 15 AR 4190, 1 AR 244, 1990  
22 RE p. 81)~~ *Am*

23 ~~16.15.~~ Modified Objective 1, which states "TO PROVIDE NEW HOUSING,  
24 ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN  
25 APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING  
26 NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE  
27 HOUSING CREATED BY EMPLOYMENT DEMAND" as interpreted by  
28 modified explanatory text stating "New residential development must be of a  
character and stability that enhances the City's neighborhoods and maintains the  
quality of life for existing and future residents. How this new residential  
development can be accommodated without jeopardizing the very assets that  
make living in San Francisco desirable must be discussed. In order to enhance the  
city's livability, the supply of housing must be increased and new housing  
developments should respect the scale and character of the surrounding  
neighborhood." (1 AR 213; 1990 RE p. 75, 15 AR 4187)

1 Your approval of the above-specified objectives, policies or implementation actions as  
2 amendments to the City's housing element on May 13, 2004 as part of San Francisco Planning  
3 Commission Resolution No. 16787 is hereby set aside and revoked until you comply fully with  
4 CEQA as set forth herein.

5  
6 The findings and other orders set forth in the Court's April 6, 2009 Peremptory Writ of  
7 Mandate, including those beginning at page 4, line 18 and continuing through page 6, line 2,  
8 apply with equal force to the proposed changes in the 2004 Housing Element described herein,  
9 which the Court incorporates by reference.

10 IT IS ORDERED THAT THE COURT SHALL ISSUE THE FOREGOING WRIT:

11  
12 DATE: 05-29-09

Charlotte W. Woolard  
13 THE HONORABLE CHARLOTTE W. WOOLARD  
14 JUDGE OF THE SUPERIOR COURT



15  
16  
17  
18  
19 DATE: JUN 01 2009

GORDON PARK-LI, Clerk of the Superior Court

20 By: Rossaly E. De la Vega Navarro Deputy Clerk

21 ROSSALY E. DE LA VEGA NAVARRO  
22  
23  
24  
25  
26  
27  
28



To: BOS Constituent Mail Distribution,  
Cc:  
Bcc:  
Subject: BOARD OF SUPERVISORS INQUIRY 20110426-002

---

From: AnMarie Rodgers/CTYPLN/SFGOV  
To: Board.of.Supervisors@sfgov.org  
Cc: david.chiu@grassroots.com, Judson True, JONAS IONIN, Rick Caldeira, David Chiu/BOS/SFGOV@SFGOV  
Date: 06/10/2011 03:56 PM  
Subject: BOARD OF SUPERVISORS INQUIRY 20110426-002

---

Dear Honorable Board President David Chiu and Clerk Calvillo,

The attached memorandum is in response to Board of Supervisors Inquiry #20110426-002 issued on April, 26, 2011 specifically asking for the Department of Technology and the Planning Department to provide analysis of possible revenue from leasing radio towers, siren poles and other City and County sites to private telecommunications carriers. Please contact Planning Department Staff, Jonas Ionin, if you should have any questions.



Chiu Inquiry- No. 20110426-002.pdf

AnMarie Rodgers  
Manager of Legislative Affairs

-----  
SF Planning Department  
1650 Mission Street, #400  
San Francisco CA, 94103  
anmarie@sfgov.org  
415.558.6395



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

DATE: June 10, 2011  
TO: Clerk of the Board  
FROM: John Rahaim  
Planning Director  
RE: Board Inquiry No. 20110426-002

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

In response to the Board of Supervisor Chiu's request for Requesting the Department of Technology and the Planning Department to provide analysis of possible revenue from leasing radio towers, siren poles and other City and County sites to private telecommunications carriers.

## *Background*

Currently, there are approximately 767 WTS facilities with approximately 320 new facilities projected over the next five years.

2010	Existing	Proposed
AT&T	168	54
Clearwire (10/1/2010)	32	28
Metro PCS (4/1/2009)	58	86
Nextel	89	0
Sprint	111	1
T-Mobile	241	92
Verizon	68	59
<b>Total</b>	<b>767</b>	<b>320</b>

The Planning Department is aware of several areas of San Francisco where mobile device coverage is significantly worse than other, better served areas. Specifically, the western side of the City and areas where the topography presents a challenge can stand to improve existing coverage and capacity conditions. Coincidentally, there are City owned and operated properties distributed in many parts of the same geographic areas that several wireless service providers would like to improve their coverage and capacity.

Existing structures, such as light standards and signs, in parks and recreational facilities and the public right-of-way are opportunities where service providers may improve their coverage and capacity. New WTS facilities may be installed on the existing structure or the existing structure may be replaced to completely conceal or "stealth" the

antenna and equipment to mitigate any aesthetic impact. New structures would also provide revenue opportunities; however, they should be evaluated carefully to mitigate its impact to its surroundings.

Each installation could generate revenue for the City in the form of individual lease agreements. Monthly leases vary greatly in the industry. Generally, individual leases may generate anywhere from as little as \$500 per month to as much as \$5,000 per month. Given the wide range of lease agreements and the uncertainty in knowing whether city properties are located well for this use, it is difficult to estimate the total potential revenue for the city. However, it is clear that parks, streets, and other city properties could provide some of the locations needed for these facilities, assuming the impacts can be addressed.

NOTIFICATION OF PACIFIC GAS AND ELECTRIC COMPANY'S  
2012 ELECTRIC PROCUREMENT FORECAST COSTS  
AND OTHER PROJECT COSTS APPLICATION

On June 1<sup>st</sup>, 2011, Pacific Gas and Electric Company (PG&E) filed an application with the California Public Utilities Commission (CPUC) to request an increase in electricity rates of \$205 million, or an average of approximately 1.6 percent, effective January 1, 2012. This increase is due primarily to rising energy prices as compared with the current costs reflected in PG&E rates.

Each year, PG&E is required to file an application that forecasts how much it will spend the following year to ensure an adequate supply of electricity for its customers. The CPUC carefully reviews PG&E's forecast to ensure that customers are not charged more for electricity than it costs PG&E to provide. The forecasted costs are updated in late 2011 and when approved by the CPUC are included in PG&E's electric rates the following year. During that year, PG&E's actual costs and revenues are tracked, and any difference is allocated to PG&E's customers at a later date.

This application requests that the CPUC adopt PG&E's 2012 electric procurement forecast of approximately \$4.5 billion for the Energy Resource Recovery Account (ERRA) and Generation Non Bypassable Forecast costs. PG&E recovers its electric procurement costs dollar for dollar, with no profit margin.

**Will rates increase as a result of this application?**

Yes, because of rising energy costs, rates will increase for most customers, although impacts for individual customers will vary. Bundled customers, or those who receive electric generation as well as transmission and distribution service from PG&E, will see rate increases. Most direct access customers, or those customers who purchase their energy from a non-utility supplier, will see rate decreases.

If the CPUC approves this application, a typical bundled residential customer using 550 kilowatt-hours (kWh) per month will see his or her average monthly bill change from \$79.70 to \$80.61, an increase of \$0.91 per month. A residential customer using 850 kWh per month, which is about twice the baseline allowance, will see his or her average monthly bill change from \$178.64 to \$183.97, an increase of \$5.33 per month. Individual customers' bills may differ.

**FOR FURTHER INFORMATION**

To request a copy of the application and exhibits or for more details, call PG&E at 1-800-PGE-5000.

For TDD/TTY (speech-hearing impaired), call 1-800-652-4712.

Para mas detalles llame al 1-800-660-6789

詳情請致電 1-800-893-9555

You may request a copy of the application and exhibits by writing to:

Pacific Gas and Electric Company  
2012 ERRR and 2012 Generation Non Bypassable Forecast Proceeding  
P.O. Box 7442, San Francisco, CA 94120.

**The CPUC Process**

The CPUC's Division of Ratepayer Advocates (DRA) and the Energy Division will review this application. The DRA is an independent arm of the CPUC, created by the Legislature to represent the interests of all utility customers throughout the state and obtain the lowest possible rate for service consistent with reliable and safe service levels. The DRA has a multi-disciplinary staff with expertise in economics, finance, accounting and engineering. The DRA's views do not necessarily reflect those of the CPUC. Other parties of record may also participate.

The CPUC may hold evidentiary hearings where parties of record present their proposals in testimony and are subject to cross-examination before an Administrative Law Judge (ALJ). These hearings are open to the public, but only those who are parties of record may present evidence or cross-examine witnesses during evidentiary hearings. Members of the public may attend, but not participate in, these hearings.

After considering all proposals and evidence presented during the hearing process, the ALJ will issue a draft decision. When the CPUC acts on this application, it may adopt all or part of PG&E's request, amend or modify it, or deny the application. The CPUC's final decision may be different from PG&E's application.

If you would like to learn how you can participate in this proceeding or if you have comments or questions, you may contact the CPUC's Public Advisor as follows:

Public Advisor's Office  
505 Van Ness Avenue  
Room 2103  
San Francisco, CA 94102  
1-415-703-2074 or 1-866-849-8390 (toll free)  
TTY 1-415-703-5282, TTY 1-866-836-7825 (toll free)  
E-mail to [public.advisor@cpuc.ca.gov](mailto:public.advisor@cpuc.ca.gov)

If you are writing a letter to the Public Advisor's Office, please include the name of the application to which you are referring. All comments will be circulated to the Commissioners, the assigned Administrative Law Judge and the Energy Division staff.

A copy of PG&E's 2012 ERRR and 2012 Generation Non Bypassable Forecast Proceeding and exhibits are also available for review at the California Public Utilities Commission, 505 Van Ness Avenue, San Francisco, CA 94102, Monday-Friday, 8 a.m.-noon, and on the CPUC's website at <http://www.cpuc.ca.gov/puc/>.

June 3, 2011  
TO: STATE, COUNTY  
AND CITY OFFICIALS

BOS-11  
CPAGE  
2011 JUN - 7 PM 3:03  
RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
AK





SAN FRANCISCO  
**PLANNING DEPARTMENT**

File 110277 Sup Campos  
RECEIVED Ac  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2011 JUN -7 AM 9:35  
BY *af*

June 6, 2011

Ms. Angela Calvillo, Clerk  
Honorable Supervisor David Campos  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Re: Transmittal of Planning Case Number CASE NO. 2011.0295T to  
the Board of Supervisors File No. 11-0277: Historic Sign  
Ordinance

**Recommendation: Approval with Modifications**

Dear Ms. Calvillo and Supervisor Campos,

On June 2, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearings at a regularly scheduled meeting to consider the proposed Ordinance. At the hearing, the Commission voted 6-0 to recommend approval with modifications.

Supervisor Campos, please advise the City Attorney at your earliest convenience if you wish to incorporate any changes recommended by the Commission.

Attached is the resolution which provides more detail about the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron Starr  
Legislative Affairs

Cc: City Attorneys: Judy Boyajian and Cheryl Adams

Attachments (one copy of the following):  
Planning Commission Resolution No. 18376



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 18376

HEARING DATE JUNE 2, 2011

*Project Name:* Amendments relating to the authorization of historic signs  
*Case Number:* 2011.0295T [Board File No. 11-0277]  
*Initiated by:* Supervisor Campos/ Introduced February 8, 2011  
*Staff Contact:* Aaron Starr, Legislative Affairs  
aaron.starr@sfgov.org, 415-558-6362  
*Reviewed by:* AnMarie Rodgers, Manager Legislative Affairs  
anmarie.rodgers@sfgov.org, 415-558-6395  
*Recommendation:* Recommend Approval with Modifications

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND PLANNING CODE SECTION 608.14 REGARDING THE AUTHORIZATION OF HISTORIC SIGNS; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.**

WHEREAS, on February 8, 2011, Supervisors Campos introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 11-0277, which would amend Sections 608.14 of the Planning Code regarding the authorization of historic signs;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on June 2, 2011; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

6. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

**I. URBAN DESIGN ELEMENT**

**OBJECTIVE 2**

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING

**POLICY 2.4**

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

*By allowing signs that contribute to the visual character of a City neighborhood to be preserved, the proposed amendments will help to promote the preservation of features within City neighborhoods that provide continuity with past developments.*

8. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The proposed amendments will not have a negative impact on neighborhood serving retail uses and will not impact opportunities for resident employment in and ownership of neighborhood-serving retail.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The proposed amendments will help preserve existing neighborhood character by allowing signs that contribute to the visual character of a City neighborhood to be maintained and preserved. The amendments will not impact existing housing.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed amendments will have no adverse effect on the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed amendments will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

**BOARD of SUPERVISORS**



**City Hall**  
**1 Dr. Carlton B. Goodlett Place, Room 244**  
**San Francisco 94102-4689**  
**Tel. No. 554-5184**  
**Fax No. 554-5163**  
**TDD/TTY No. 544-5227**

Date: June 7, 2011  
To: Honorable Members, Board of Supervisors  
From: Angela Calvillo, Clerk of the Board  
Subject: Form 700

This is to inform you that the following individual has submitted a Form 700 Statement:

Deborah Barone—Assuming



SAN FRANCISCO  
CHAMBER OF COMMERCE *Where smart business starts.*

File 110546, BOS-11  
GAO Clerk-AA  
RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2011 JUN -9 PM 3:07  
BY AK

June 8, 2011

Mayor Edwin Lee  
City Hall, Room 200  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Members, San Francisco Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Members, San Francisco Small Business Commission  
City Hall, Room 110  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear City Official,

In early May, Supervisor David Campos introduced an amendment to San Francisco's Health Care Security Ordinance that would effectively eliminate the use of Health Reimbursement Arrangements (HRA) and Flexible Spending Accounts (FSA), both of which were outlined as compliance options in the Health Care Security Ordinance when it was originally adopted. We believe that the elimination of these account options is unnecessary and will negatively impact those currently receiving important healthcare benefits. If Supervisor Campos's legislation is enacted unchanged, it would increase business overhead, forcing employers to reduce the number of people they employ, the hours their employees work and likely the quality of care and the current amount of benefit, to which their employees have access.

Supervisor Campos's legislation would change the definition of "health care expenditure" to exclude the money put into HRAs, if the unspent portion of the HRA ever reverts back to the employer. The proposal would effectively require businesses to manage health accounts for their past employees indefinitely, resulting in a substantial increase in the administrative costs to businesses. Employers that use HRAs as the primary means of compliance for Healthy San Francisco would see a significant increase in costs if the legislation is enacted, adding an additional 10% - 15% to their labor costs, and having their health care compliance costs more than triple. These additional costs will further put local businesses at an economic and competitive disadvantage to competitors in neighboring counties.

BOARD of SUPERVISORS



orig. Sup Chu, Joy, COB  
C: Controller Office, B+L  
City Hall Analyst  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227  
B+F clerk  
cpae

June 6, 2011

Honorable Supervisor Carmen Chu  
Chair, Budget and Finance Committee  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA. 94102

Dear Supervisor Chu:

On February 2, 2011, a hearing was held to consider an Ordinance appropriating \$477,732 of Certificates of Participation (COPs) Series 2011A proceeds to fund disability access and audio/visual improvements in the Board of Supervisors (Board's) Legislative Chamber in FY2010-2011. The Budget and Finance Committee placed on Committee reserve funds in the amount of \$51,054 pending additional details on relocation and a review of associated costs.

On May 13, 2011, a hearing was held to provide additional detail regarding the costs associated with the relocation. Based on a new quote for media services and a cost estimate for the Sheriff Deputies and Clerk's IT staff, these costs have been revised slightly from between \$34,515 to \$51,774. As an alternative, the Committee decided the Board would use Room 416 should the need for a veto occur on August 9, 2011, and the regularly scheduled meeting of September 6, 2011. If Room 416 proves to not be sufficient or inadequate for the Board's needs then the North or South Light Court would be utilized and the cost of \$34,515 would be incurred. Therefore, the current estimate for four meetings in the North or South Light Court would be \$34,515.

The Clerk of the Board is respectfully requesting the release of funds on reserve for a total of \$34,515.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo  
Clerk of the Board

Attachment

- c. Cindy Czerwin, Controller's Office  
Debra Newman, Budget and Legislative Analyst  
Victor Young, Budget and Finance Committee Clerk

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SAN FRANCISCO

2011 JUN -6 PM 4:55



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## MEMORANDUM

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Date: May 13, 2011

To: Honorable Carmen Chu, Chair Budget & Finance Committee  
Members of the Budget & Finance Committee

From: Angela Calvillo, Clerk of the Board

Subject: Response to Questions asked at Budget & Finance Committee February 2, 2011,  
Disability Access Improvements in the Board Chamber

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### SUMMARY

On February 2, 2011, a hearing was held to consider an Ordinance appropriating \$477,732 of Certificates of Participation (COPs) Series 2011A proceeds to fund disability access and audio/visual improvements in the Board of Supervisors (Board's) Legislative Chamber (Chamber) in FY2010-11. The Budget and Finance Committee placed on Committee reserve funds in the amount of \$51,054 pending additional details on relocation and a review of associated costs.

This report identifies the advantages and disadvantages to various meeting rooms in City Hall and outside facilities and how they meet the relocation objectives needed for the weekly Board meetings during the renovation and related costs. Additionally, the memo provides an update on the Board's connectivity issues in the Chamber that should also occur during the scheduled relocation.

### RELOCATION KEY OBJECTIVES

In determining which location may be appropriate, the following objectives were considered:

1. Minimize negative impacts to the public for access to the meetings;
2. Pursuant to the Charter, maintain the Board meetings within City Hall;
3. Provide Board Members desk space to fit the computer equipment to perform their duties;
4. Provide adequate space for Deputy City Attorney, Budget & Legislative Analyst, Controller, Mayor's staff, Departments and the press; and
5. Minimize associated costs.

### TIME FRAME FOR ADA MODIFICATION

August 2, 2011, marks the Board's final regularly scheduled meeting, with the summer legislative break commencing on August 3, 2011. In the event of a Mayoral veto of the FY2011-2012 budget, the Board will have to conduct a meeting on August 9, 2011, which would need to occur in the Board's agreed upon relocated site. According to Susan Mizner, Director of the Mayor's Office on Disability, work performed by the Department of Public Works and its sub contractors would need to begin no later than August 3,

2011 to accommodate the schedule for the ADA modifications in the Chamber in order to have the Board reconvene their meetings in the Chamber by October 18, 2011.

### CONCLUSION

Of the rooms reviewed located in City Hall, (Hearing Rooms 400 & 416, and the Light Courts); and the outside facilities located in Civic Center (San Francisco Unified School District's (SFUSD) Board Meeting Room at 555 Franklin Street, Koret Auditorium at the San Francisco Main Library, the Herbst Theater at the War Memorial Building and the Bill Graham Auditorium Rooms 414-416), the North or South Light Court comes closest to meeting a majority of the relocation objectives listed above. The meeting rooms within City Hall, specifically Rooms 400 & 416, do not provide adequate space for the Board Members, Deputy City Attorney, Budget & Legislative Analyst, Controller, Mayor's staff, Departments staff, the press or the public. The disadvantages of the outside facilities either make them unworkable, such as in the case of the Koret Auditorium with its onstage limitations, or the Herbst Theatre's unavailability during the relocation period. In the case of SFUSD, the Board would have to guarantee vacating the meeting room no later than 4:30 p.m. The review of the Bill Graham Auditorium, Rooms 414-416, proved to be more expensive than relocating to the North or South Light Court.

The North or South Light Court may be the most appropriate option for relocation of the Board Meetings within City Hall, as it best meets four of the five objectives listed above. Notably, this option is the most costly, with costs ranging between \$35K for four meetings and \$52K for six meetings, with a per meeting cost of approximately \$8,700. The Budget and Legislative Analyst report stated that the estimated costs for temporarily relocating the Board Meetings to the North or South Light Court could range from \$34,028 for four meetings to \$51,042 for six meetings. Based on a new quote for media services and a cost estimate for the Sheriff Deputies and Clerk's IT staff, these costs have been revised slightly from between \$34,515 to \$51,774 as described in the table below:

	Per Meeting	4 meetings	6 meetings
Set-up costs – Building management	\$ 800	\$ 3,200	\$ 4,800
Media services contract (based on revised bid)	4,745	18,980	28,470
SFGOVTV estimates	2,535	10,140	15,210
Sheriff	480	1,920	2,880
Clerk's IT Staff (Incurred only if overtime)	69	276	414
<b>Total</b>	<b>\$ 8,629</b>	<b>\$ 34,515</b>	<b>\$ 51,774</b>

Regarding facilities external to City Hall no space provided a preferred alternative, however, if the Board wished to further explore SFUSD's meeting space, the Board would have to change the meeting start time and make careful consideration of other significant issues mentioned below. The information regarding details of other sites and estimates are included below to provide the Committee with information it needs to best determine the location for the Board Meetings while the Chamber is modified for ADA accessibility.



## MEETING LOCATIONS WITHIN CITY HALL

### Option #1 – The North or South Light Court

Charter Section 2.103 states that the meetings of the Board shall be held in City Hall. The advantage of this option is that four of the five objectives are met as follows:

1. The Board would meet in City Hall, fulfilling Charter Section 2.103;
2. The space allows for the required number of seats to accommodate a large audience;
3. The Board Members would have the 47" of desk space, as is currently provided in the Chamber; to make space for the Crestron System, laptop, etc.;
4. The City Attorney, Budget & Legislative Analyst, Controller, Mayor's and other City staff would have space available for testimony.

The reason each meeting would cost approximately \$8,700 is because Media Services would have to contract out audio and video support at a cost of \$4,745 per meeting as currently Media Services does not have the capacity to perform this work, according to Rohan Lane, Media/Security Systems Manager. According to Jack Chin, General Manager of SFGOVTV, the estimated cost for a standard three-camera videotaping of the meeting is approximately \$2,535. Building management set-up would cost \$800. Finally, two Sheriff Deputies at \$480 per meeting and one Clerk of the Board IT staff to set-up and secure the laptops at a cost of \$69 per hour would be needed, which would not be calculated unless it is overtime has occurred. This estimate of \$8,700 per meeting is based on four hours. Besides cost, another disadvantage is that there are two events booked in the Light Courts and Rotunda; on September 6, 2011 the set up for the Symphony Opening Night Gala on September 7, 2011, and on October 4<sup>th</sup> a private event. The Board would have to either find an alternative temporary site or consider canceling the meetings.

### Option #2 – Hearing Rooms 400 & 416

If cost were the only factor, Hearing Rooms 400 or 416 would be the preferred option; however, the rooms do not provide adequate desk space for the Board Members; consider the Chamber at 47" of desk space and Room 400 at 26" and Room 416 at 34" of desk space. Additionally, there is no designated seating for City staff, or the press. City staff would have to sit in the public gallery and will displace members of the public. Public seating is also an issue, with Room 400 seating 80 members of the public and Room 416 seating only 60 seats. Overflow space is available and located on the same floor to accommodate an additional 50 members of the public.

The major advantage is that no costs will be incurred by the City for set-up as both hearing rooms are already equipped with audio visual for SFGOVTV. Depending on how late the meeting extends, the Clerk's IT staff could incur overtime to secure laptops and equipment at \$69 per hour. During a regular meeting in the Chamber, laptops are left to be dismantled the next day, as Clerk staff can secure the Chamber. This is not the case with the Hearing Rooms, as the computers would need to be set up and removed after each meeting.

Important to note, using these rooms will displace commissions and advisory bodies, including the Municipal Transportation Agency, the Public Utilities Commission, the Entertainment Commission, the Redevelopment Commission, the Health Service Committee, the Environment Commission, the Urban Forestry Council Landmark Tree Committee, the Sweat Free Procurement Advisory Board, the

Assessment Appeals Board and the Mayor's Office on Disability. Consideration has been given to allow those bodies to utilize other hearing rooms, such as our own committee room 263 which has been blocked off as a possible back-up.

### MEETING LOCATIONS OUTSIDE OF CITY HALL

Charter Section 2.103 provides by Resolution that the Board may designate some other appropriate place as its temporary meeting space in the event of an emergency; or by Motion to schedule Special Meetings of the Board in locations in San Francisco other than in City Hall. It is the Board's decision whether to declare the renovation of the Chamber an "emergency." Additionally, although the Board is set to consider routine items during the relocation, it is within the purview of the Board to determine if the meetings should be declared Special Meetings particularly if the meeting start time is earlier.

The following locations were assessed as to whether they would meet the relocation objectives needed for the weekly Board meetings.

1. SFUSD at 555 Franklin Street – The room is equipped with audio visual equipment so the cost per meeting is only approximately \$549 (Sheriff's Deputies: \$480, IT Staff: \$69 incurred if there is overtime). According to Esther Casco, Board of Education Secretary, the room is only available from 2 p.m. to 4 p.m. which may not be enough time given that the average Board meetings last for approximately four hours calculated over the last five months. If the Board wished to further explore this option, we should consider starting the meeting before 2 p.m., taking into consideration the Transportation Authority meeting schedule (September 27, 2011), temporarily suspending several Board Rules, and consider timing on public hearings on appeals and the noticing requirements.
2. Koret Auditorium at the San Francisco Main Library – Adrienna Li, Meeting Coordinator at the Library, states that on stage restrictions limit the number of individuals to only eight, so the facility cannot accommodate the Board of Supervisors set up needs, therefore this facility is deemed not an option.
3. Herbst Theater at the War Memorial – Jennifer Norris, Assistant Managing Director, stated the facility is not available from September through October and therefore this facility is not an option.
4. Bill Graham Auditorium Rooms 414-416 – Rob Reiter, City Hall Building Manager, states that while the space is available and the usage fee would be waived, costs would still exceed the North or South Light Court costs, as the Board would be responsible for custodial costs as well as the costs of heating the room in addition to set-up, Media Services, audio visual for SFGOVTV, security and depending on how late the meetings go Clerk's IT staff could incur overtime to secure laptops and equipment.

## **BOARD CONNECTIVITY IN THE CHAMBER**

### **The Board's Network Switch Replacements**

This project was not a part of the overall approved project on February 2, 2011, Ordinance appropriating \$477,732 to fund the overall ADA modification in the Chamber. However, this upgrade is needed for a number of reasons according to Norman Goldwyn, IT Director of the General Services Agency, as the network switches and fiber will need to be replaced and upgraded to improve the Board's connectivity in the Chamber. The recommendation is as follows:

The existing Cisco 4000 switch is no longer supported by Cisco and is 11 years old. The replacement switch is part of the overall replacement strategy for City Hall's consolidated network. The combination of the new fiber system previously approved and the network Board switch will improve performance and reliability to the Board's own servers. The costs associated with the network switch upgrades is approximately \$29,000. COIT has agreed to pay \$15,000 of these costs, and we have a request in for the remaining \$14,000 as this upgrade was not included in the overall Chamber project and is not part of the COP.

### **Future Upgrades**

In the future, Media Services and the Board will collaborate on an upgrade to the Crestron Touch Panel System that is compatible with accessing the Board's legislative files. This effort will be based on the status of the City's future budget, as an early estimate for a new touch panel compatible to SFGOVTV's planned HD transfer is approximately \$99,000.

Depending on improvements with the tablet technology, the design could change significantly in the future. The idea is to utilize generic touch panels and have them connected to small computers which will serve the required programming to have an identical fashion to the current display. This will eliminate the proprietary outdated touch panels we currently use greatly reducing initial and future replacement costs. The City does not currently have funds allocated for this project. It will be submitted as a capital request.



# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: 20 May 2011  
TO: Mayor Ed Lee, Board of Supervisors  
FROM: John Rahaim, Director of Planning  
RE: San Francisco Socio-Economic Profile:  
2005-2009 American Community Survey  
STAFF CONTACT: Teresa Ojeda, 558-6251

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

In the last few months, Planning Department staff has been analyzing data from the American Community Survey (ACS). The annual ACS replaces the "long form" of the decennial census and the 2005-2009 ACS represents the first five year aggregation which replicates the 10-year Census sampling. With the larger sample size, this five-year aggregation is considered the most reliable ACS data detailing socio-economic statistics such as income, poverty, educational attainment, language isolation, occupation, and commute to work.

Attached is a report prepared by the staff covering select socio-economic data available from the ACS. Basic housing characteristics and employment information are also included. The report provides an overview of San Francisco and is followed with stand-alone profiles of the City's 11 supervisorial districts. It also notes changes between the 2000 Census and the 2005-2009 ACS. Two-page "at a glance" district summaries are included as an Appendix.

The following are highlights of our findings:

## Demographics

- *Gender:* San Francisco has slightly more men than women (49% female).
- *Race:* San Francisco's racial composition continues to be diverse: 49% White, 33% Asian, 6% Black, 11% "Other Race" and "Two or More Races," and 0.9% "Native Hawaiian and Other Pacific Islanders" and "American Indian and Native Alaskan."
- *Latinos:* Fifteen percent (15%) of San Franciscans are Latinos or of Hispanic origin.
- *Age:* San Francisco is getting older, with a median age of 38.2 years old.
- *Nativity:* A third of San Franciscans are foreign-born.
- *Language Isolation:* An estimated 13% of all San Francisco households are linguistically isolated, meaning these are households in which all members over 14 years old speak a non-English language and have difficulty with English.
- *Educational Attainment:* Over half of City residents 25 years and older report having a Bachelor's degree or higher.

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RL

### **Households and Income**

- About 18% of all San Francisco households are family households with children.
- The numbers of single persons living alone has also grown to 39% of all households in San Francisco.
- Citywide median household income is estimated at \$70,120 while median family household income is \$86,670.
- Per capita income for the City is \$44,370.

### **Housing Characteristics**

- Thirty-eight percent (38%) of San Francisco households own their homes.
- An estimated 10% of housing units in the City are vacant. Half are for rent or for sale or have already been rented or sold but not yet occupied. A third of the units are vacant for "Other" reasons, which in some districts are due to foreclosed homes.
- About 29% of all households do not own cars.

### **Employment and Commute to Work**

- Half of employed San Franciscans work in managerial and professional occupations.
- A growing number commute by transit although most continue to commute by car. The number of San Franciscans who walk or bike to work are increasing as are those who are working at home.

### **Upcoming Reports:**

The Planning Department is the Local Data Affiliate of the Census Bureau and will analyze additional data released by the Bureau. Future reports will include neighborhood drilldowns and further studies on demographic change (for example, who's moving in and who's moving out of San Francisco), and housing characteristics, etc.

Please contact Teresa Ojeda at 415.558.6251, or e-mail [teresa.ojeda@sfgov.org](mailto:teresa.ojeda@sfgov.org), if you have any questions.

# **SAN FRANCISCO SOCIO-ECONOMIC PROFILE**

## **2005-2009 American Community Survey**

San Francisco Planning Department  
May 2011

### **INTRODUCTION**

San Francisco's 2010 population – at 805,330 – has surpassed its all-time high in the 1950s. Despite some shifts in proportional shares, San Francisco's racial and ethnic composition remains diverse. The City's Asian population is growing steadily but the number of Black residents continues to drop. San Franciscans of Latin or Hispanic origin are also increasing, although not at rates seen at state or national levels.

San Franciscans are also getting older, with a median age of 38.2 years. There are more children under 5 years old but Francisco continues to be among the top three major cities with the fewest children. The numbers of older San Franciscans are growing as well. Family households are increasing but there are also more single-person households.

Our citizens are also better educated: a third of San Franciscans over 25 years old have earned a B.A. diploma and about one in five hold a graduate or professional degree. Median incomes rose, although once adjusted for inflation, are almost unchanged from 2000.

More employed San Franciscans are taking transit to work. Commuting by car has dropped and other travel to work modes such as biking and walking are becoming more popular. Working at home is also increasing. A growing number of San Francisco households are car-free.

### **ABOUT THIS REPORT:**

This report summarizes recently released 2005-2009 American Community Survey. It describes select demographic and housing characteristics by supervisorial districts; it also discusses employment and commute to work. The report compares the five-year ACS estimates to 2000 Census figures.

Following the Citywide overview, statistical information on the City's 11 supervisorial districts is presented. Supervisorial districts have defined boundaries unlike neighborhoods which tend to be more amorphous with subjective and fluid boundaries. It should be noted that the district sections are meant to stand alone; hence, comparison to Citywide figures are repeated. A two-page, "at a glance" summary precedes the narrative for each supervisorial district.

### **Sources**

Statistics in this report come from three datasets produced by the U.S. Census Bureau: the 2005-2009 American Community Survey, the 2010 Census, and as baseline, the 2000 Census. Information about San Francisco housing sales prices are from the Multiple Listing Services (MLS) database and median asking rents were culled from craigslist.

For this report, figures for total population, race and Latino/Hispanic origins come from the 2010 Census PL-94-171 redistricting data. The bulk of the statistics presented, however, are based on the 2005-2009 American Community Survey (ACS).

The annual ACS replaced the Census “long form” and includes detailed socio-economic statistics such as income, poverty, educational attainment, occupation, and commute to work. Yearly ACS data is aggregated into five-year estimates to replicate decennial Census sampling. The 2005-2009 ACS is the first five-year estimate released and provides the most current demographic profile of the country.

Because the ACS figures are estimates based on samples, there will be few references in absolute numbers. The statistics are, instead, presented as percentage shares. When absolute numbers are provided, these are rounded to the nearest 10. The ACS figures are estimates based on sampling aggregated over a five-year period. The Census Bureau provides margins of error (MOE) which we considered in our analysis. At times, the MOEs can be too large for the data to be meaningful. We found this generally true for age, nativity and language. Income and vacancy estimates are especially problematic. However, as the ACS is the most “official” Census data available, the statistics in this report should not be interpreted as the absolute true figure but as an indication of likely trends.

The Planning Department will analyze additional Census 2010 data as soon as these are released. The Department will also provide yearly updates based on the American Community Survey’s five-year estimates. We will also be analyzing the City’s neighborhoods as well as recently-approved planning areas such as the Better Neighborhoods and Eastern Neighborhoods, in future studies.

### **A Note on Methodology**

Data from Census 2000 and the 2005-2009 American Community Survey sample use the same census tract geographies and are consistent over the decade, allowing for comparison. The Planning Department aggregated census tracts into supervisorial districts. Because the census tracts don’t perfectly match supervisorial districts<sup>1</sup> – with some tracts overlapping districts – the Planning Department assigned such tracts in its entirety to a specific supervisorial district. The attached map shows supervisorial districts and the census tracts assigned to each district.

Census tract boundaries were updated for the 2010 Census. A number of tracts were split and some areas counted in one supervisorial district in the 2000 Census are now part of another district in 2010. This will, if the area is populated, affect comparisons between the 2000 and 2010 Censuses. To ensure precision in comparing population counts between censuses, the Planning Department relied on the block level data for Census 2010 to get the closest approximation to the actual boundaries possible. As with all other figures, boundary issues for aggregated data should be kept in mind when comparing statistics.

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<sup>1</sup> While Census Block Group geographies allow for better fit within supervisorial districts, the ACS data is not available at this level of geography.

## SAN FRANCISCO DEMOGRAPHICS

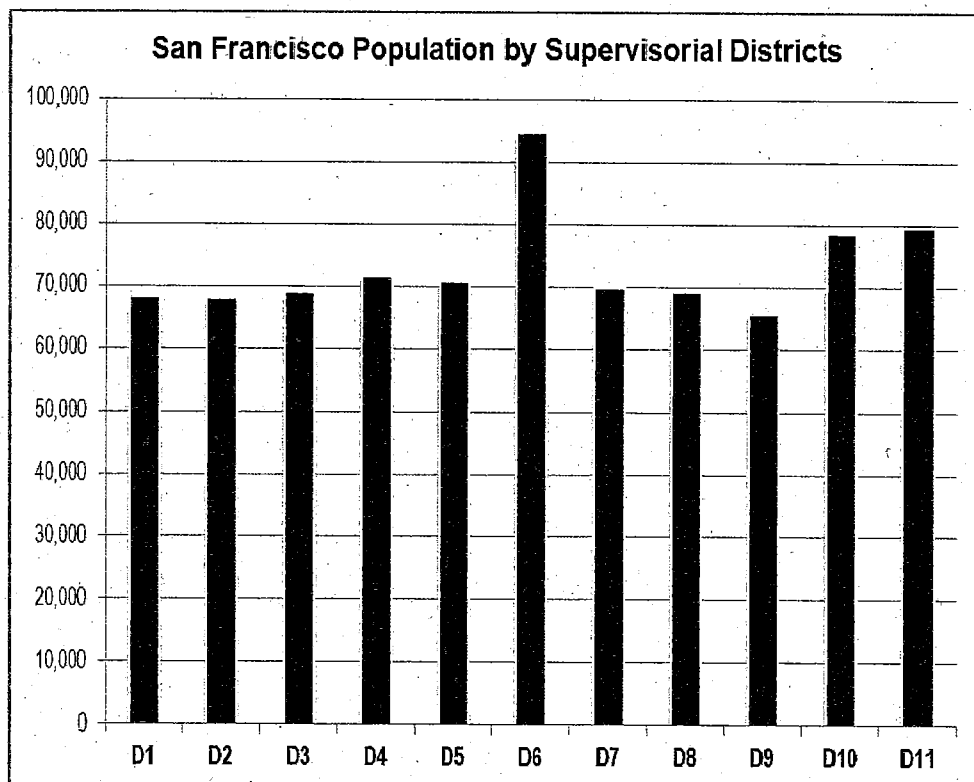
As of 1 April 2010, San Francisco has grown to 805,325, higher than the population peak of 775,360 in the 1950s. There are an additional 28,500 residents in the City or an increase of 3.7% from the 2000 Census.

### Population Change by Supervisorial Districts

Supervisorial District 6 grew the most and now has the largest number of constituents – almost 94,800 people or 12.4% of the City's population. This should not come as a surprise as District 6 includes South of Market and Mission Bay, where the bulk of new housing units were built in the last decade. District 11 follows with about 79,540 residents (10.1%) and District 10 has 78,660 (10%). District 9 has the least with 59,980 (7.4%), followed by Districts 2 (61,670 or 7.7%) and 8 (65,670, 8.1%).

District 6 grew an additional 24,590 people in the last 10 years – an increase of 35%. Districts 10 and 11 also saw notable increases in population (an additional 7% or about 5,470 and 5,420 more, respectively).

District 9, on the other hand, saw the greatest loss in population: a drop of 5,370 people (8% less). Losses of about 2% were also noted in Districts 1 and 3 (- 1,700 and - 1,260, respectively) and about 1% in Districts 8 and 5 (- 800 and - 570, respectively).



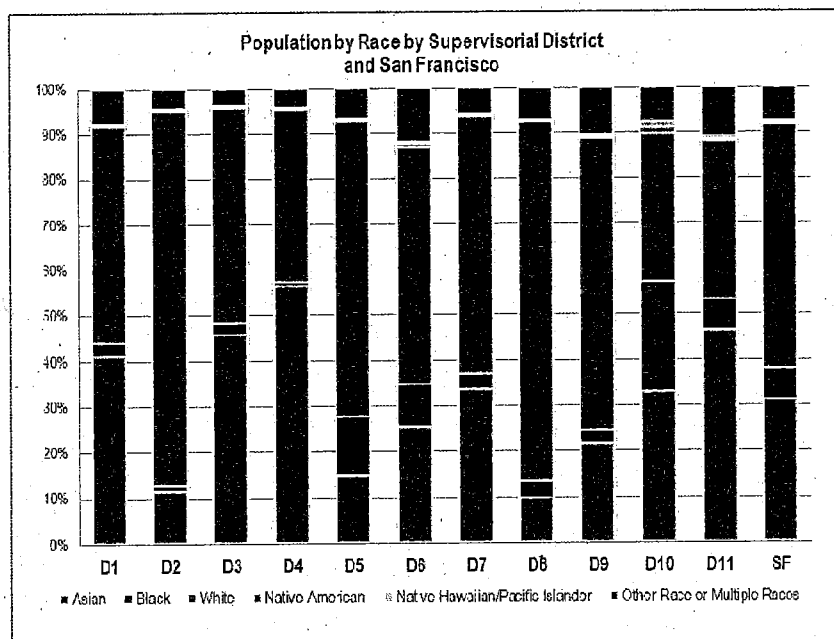
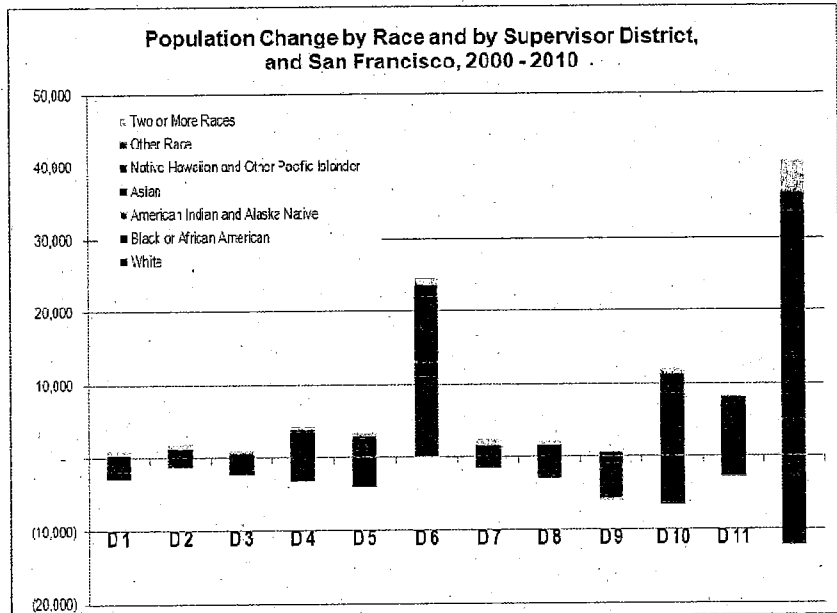


## Race

San Francisco's racial composition continues to be diverse: 49% White, 33% Asian, 6% Black, 11% "Other Race" and "Two or More Races," and 0.9% "Native Hawaiian and Other Pacific Islanders" and "American Indian and Native Alaskan." In 2000, the distribution was 50% White, 31% Asian, 8% Black, 11% "Other Race" and "Two or More Races," and 0.9% "Native Hawaiian and Other Pacific Islanders" and "American Indian and Native Alaskan."

Asians grew the most in the 10 year period covered by the Census (about 28,350 more or an 11.8% increase). San Franciscans who claim "Two or More Race," or "Other Race," also grew substantially (4,400 or 13.2% and 2,650 or 5.3%, respectively). The number of White San Franciscans grew modestly (4,660 or 1.2%). African Americans declined significantly – 11,650 less or a 19.2% drop. Native Hawaiians and Other Pacific Islanders also saw a loss of 480 (- 13%).

Despite shifts in proportional shares, Districts 6 and 9 generally reflect the City's racial make-up. Whites represent the majority in Districts 2 and 8 (79% and 75%, respectively). Districts 10 and 11 are largely minorities (77% & 76% non-white, respectively). District 4 is predominantly Asian (58%) as is District 11 (51%). African Americans make up 21% of District 10.

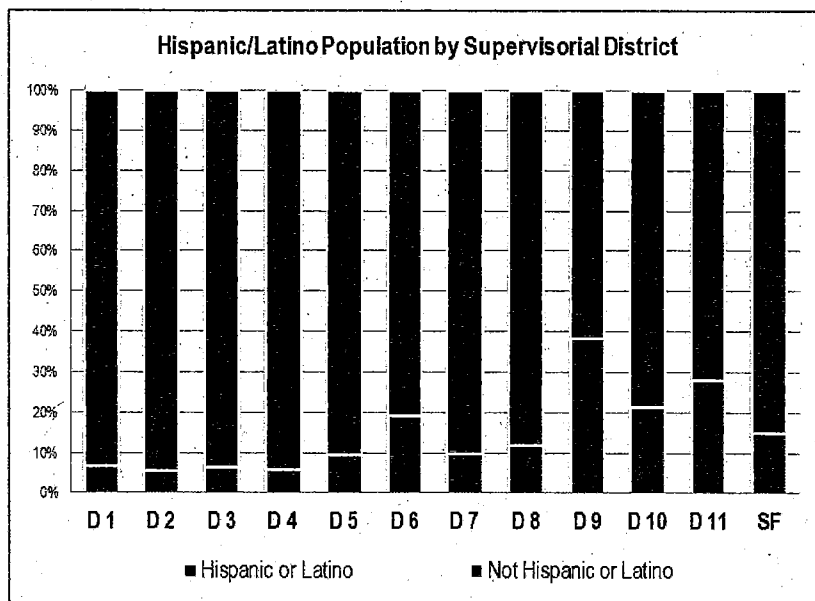
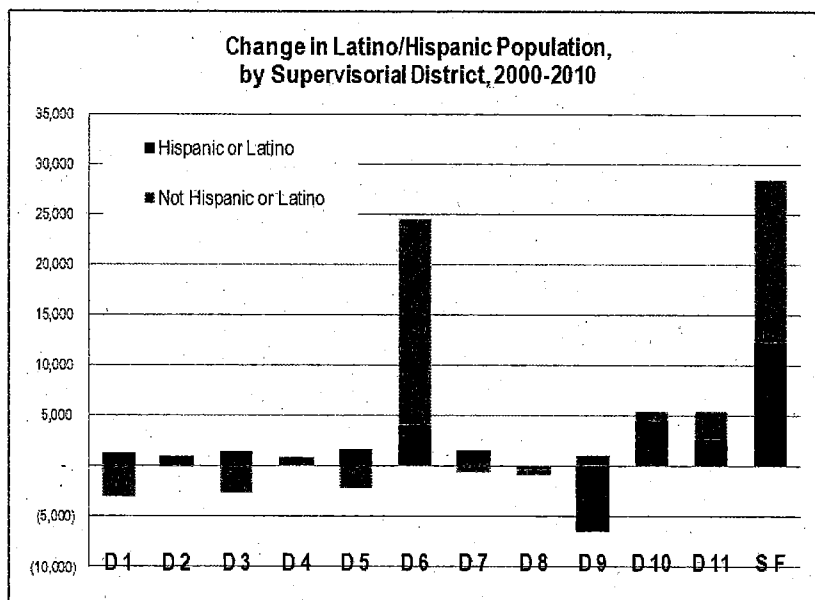


## Latin/Hispanic Origin

The City's Latino population increased by 11.2% or 12,270 more. By comparison, Latinos grew by 28% statewide and 43% nationwide. Fifteen (15%) of San Franciscans are Latinos or of Hispanic origin (up from 14% in 2000). Latinos can be of any race. In San Francisco, 51% of Latinos are "Two or More Race" or "Other Race," 44% are White, with the remainder – Black, Asian, and Native American – at roughly similar rates at just under 2% each.

While the City's Latino/Hispanic population has grown, two supervisorial districts saw a decline in their numbers. By far the greatest loss occurred in District 9: a loss of 20.4% or about 6,500 Latinos leaving the area. District 8 saw a smaller decrease (- 3% or about 270 less).

Nevertheless, Latinos continue to be concentrated in District 9 with 39% of the population claiming Latino or Hispanic heritage; District 11 follows with 28% Latinos. District 10 had a significant increase in its Latino population, growing from 17% in 2000 to 21% in 2011. Some 16% of District 6's new residents are Latino.



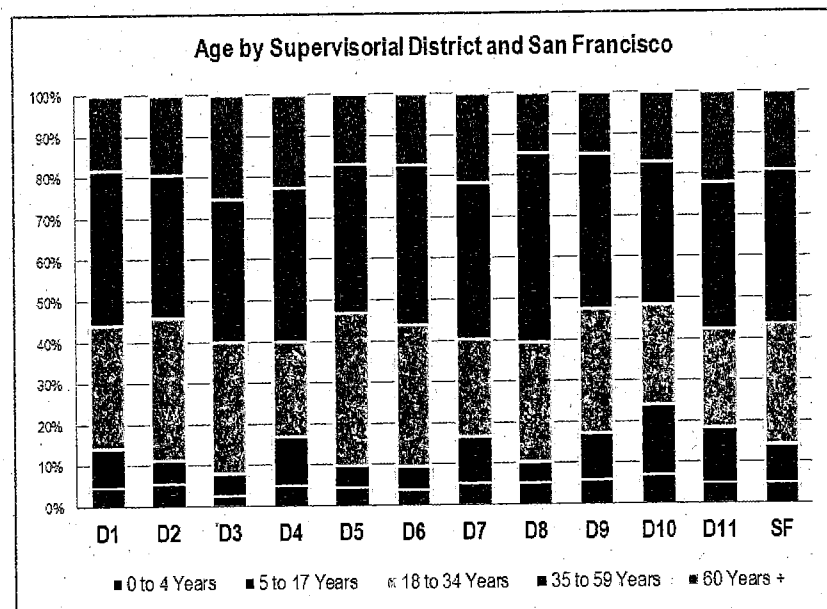
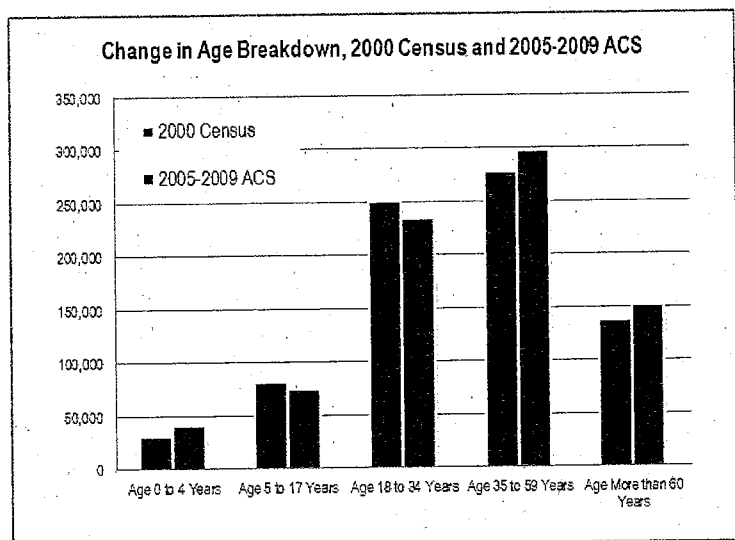
## Age

San Francisco is getting older. The 2005-2009 ACS estimated the Citywide median age at 38.2 years. By comparison, the statewide median age is 34.6 years and nationwide, 36.5 years. The City is also one of the three major U.S. cities with the least number of children per capita.

The City, nevertheless, experienced a small baby boom in the last few years. According to the 2005-2009 ACS, the number of very young children four years and under has grown and they now make up 5% of the population. On the other hand, the number of school-aged children aged 5 to 17 years old dropped to 9%. Together, young San Franciscans under 18 years old have remained at about 14% of the total population, unchanged from ten years ago.

Young adults 18 to 34 years old also fell from 32% in 2000 to 29% estimated in the 2005-2009 ACS. On the other hand, San Franciscans aged 35-59 increased to 37% of the population, up from 36% in 2000. Approximately 19% of the population are 60 and over, up from 18% ten years ago.

The bulk of San Francisco's younger citizens are in Districts 10, 11 and 4; Districts 3, 5 and 2 had the least number of children under 18 years old. San Franciscans over 60 years are well represented in Districts 3, 11 and 4; on the other hand, they are less likely to be living in Districts 9, 8, and 5.

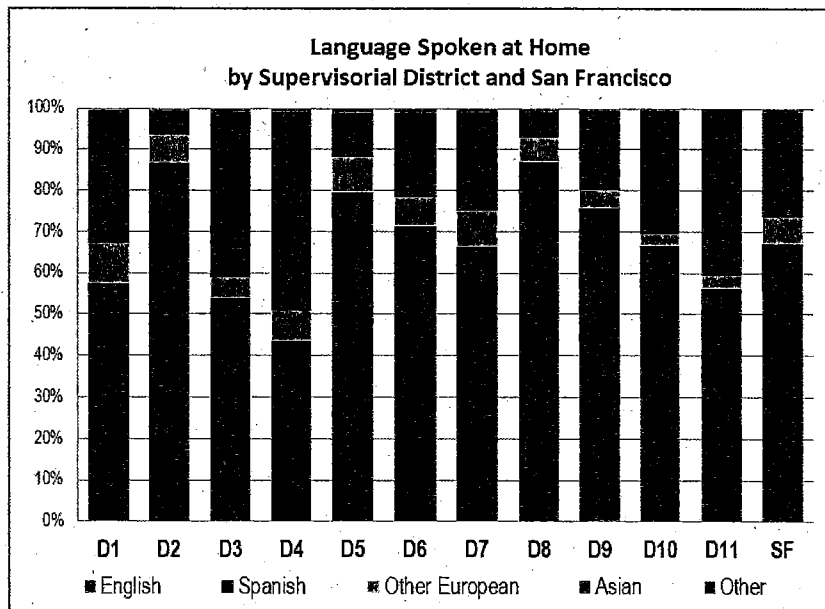


## Nativity and Language Isolation

According to the 2005-2009 ACS, about a third (34%) of San Franciscans are foreign born. Ten years ago, this share was higher at 37%. Half of District 11 residents were born outside the U.S.; almost as many are in District 4 (47%). Residents of Districts 2 and 8 are less likely to be foreign-born (16% and 17% respectively).

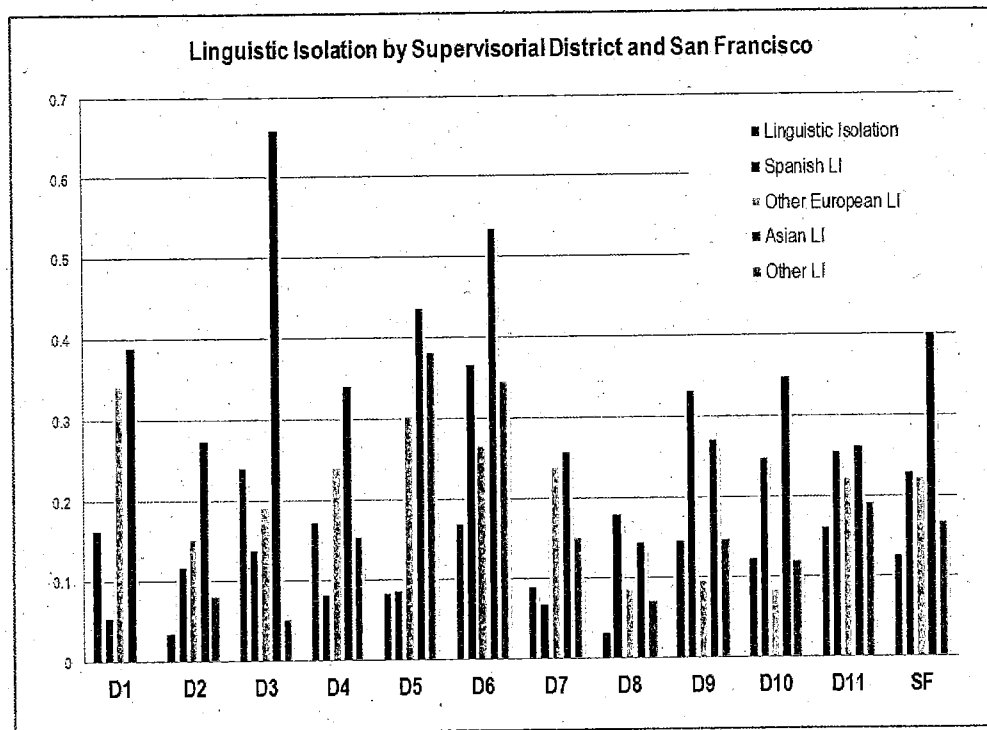
Over half (56%) of households in San Francisco speak English at home (up from 54% in 2000). Spanish is spoken at home in 12% of households, the same share as in 2000. Households speaking Asian languages also remained about the same at 26%.

Households in Districts 2 (83%) and 8 (77%) are mostly English-speaking. District 9 also has the most Spanish-speaking households (33%). Meanwhile, there are more households in Districts 4 (48%), and in 3 and 11 (both 40%) that speak an Asian language.



An estimated 13% of all San Francisco households are linguistically isolated, meaning these are households in which all members over 14 years old speak a non-English language and have difficulty with English (or as defined by the Census, "speak English less than 'very well'"). This proportion has not changed from 2000. Of households speaking an Asian or Pacific Island language, 40% are linguistically isolated. Only 23% of Spanish-speaking households are similarly burdened. Meanwhile, 22% of households speaking other European languages are also linguistically isolated. These shares have not changed from 2000.

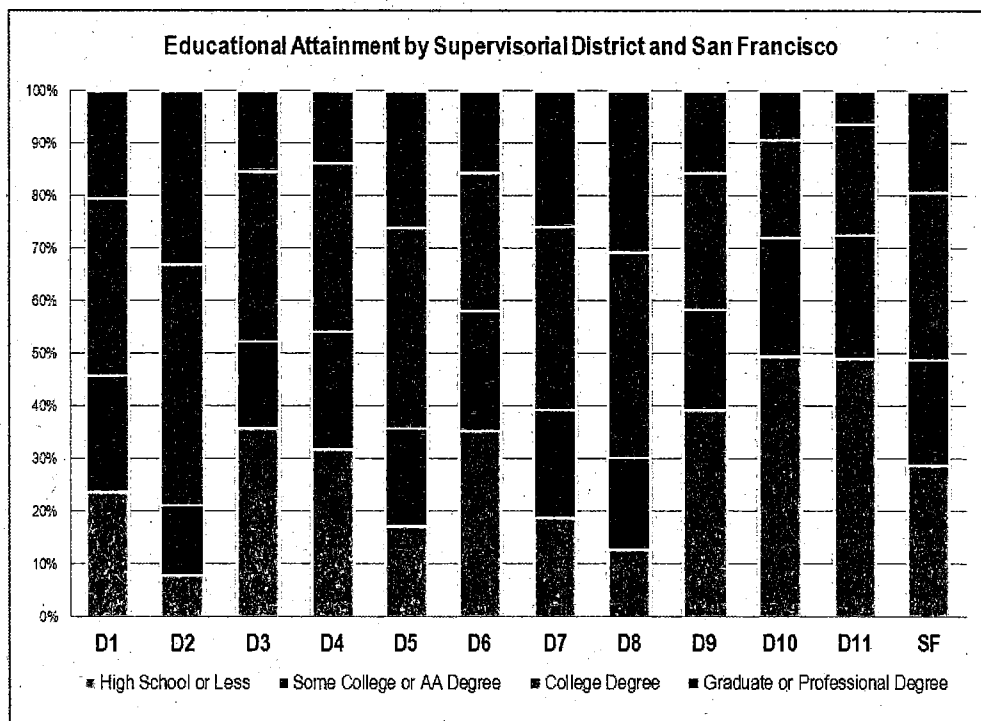
Language isolation is most prevalent in District 3 where 24% of all households do not speak English "very well." Most of these households are Asian speaking households as 66% are so disadvantaged. Only 3% of District 8 and 4% of District 2 households are isolated by language spoken.



## Educational Attainment

**San Franciscans are better educated than ever, according to the 2005-2009 ACS.** Over half of City residents 25 years and older report having a Bachelor's degree or higher, up from 45% in 2000; this includes 19% with graduate or other professional degrees (growing from 16% in 2000). Those with high school degrees or less declined from 33% to 29%.

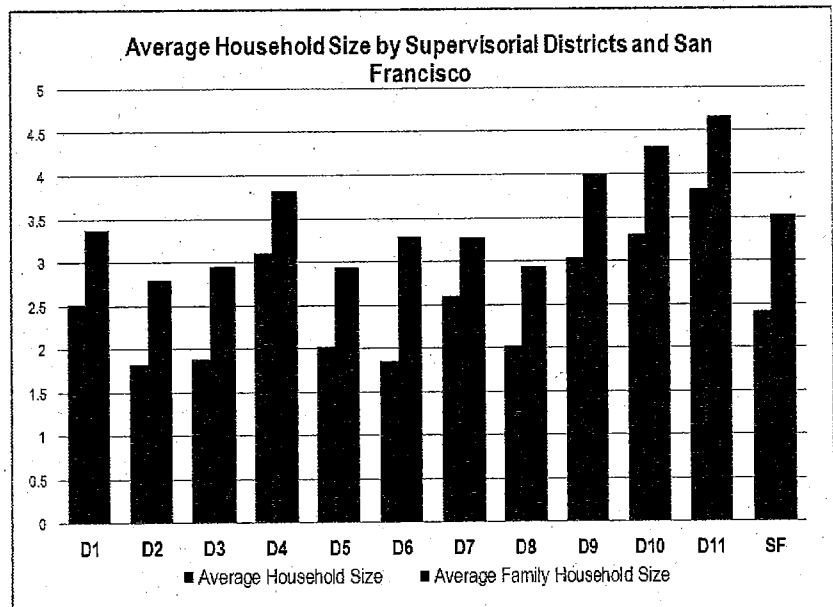
District 2 is the most educated with 79% of its residents 25 years and older holding a bachelor's degree or higher, including 33% who have a graduate or professional degree. Districts 8 and 5 follow with 70% and 64%, respectively; these shares also include 31% and 26% with graduate or professional degrees. On the other hand, Districts 10 and 11 trail with about 28% of residents 25 years and older having earned a bachelor's degree or higher; half have high school diplomas or less.



## HOUSEHOLDS AND INCOMES

The five-year ACS estimated 324,200 households in San Francisco.<sup>2</sup> Even as the estimated number of family households decreased by approximately 9%, it is at 44% of all households citywide and is practically unchanged from 2000. About 18% of all San Francisco households are family households with children. The numbers of single persons living alone has also grown and this non-family household type is estimated to make up about 39% of all households in San Francisco. Overall, Citywide average household size is 2.4 persons, an increase from 2.3 in 2000. Average family household size is 3.5 persons per family household citywide, up from 3.4 ten years ago.<sup>3</sup>

District 11 has the most family households (71%), including 34% with children; Districts 4 and 10 follow with 66% and 65% respectively, including 28% and 34% family households with children. On the other end of the spectrum, District 6 is mostly non-family households (75%), of which 60% are single-person households. Similarly, Districts 2 and 3 also have a large number of single-person households (55% and 54%, respectively). Larger households can be found in District 11 where the average household size is 3.8 persons per household. Two other districts have relatively larger households: District 10 (3.3) and District 9 (3.0). District 11 also has the largest average family household size at 4.7 per household, and again followed by District 10 with 4.3 and District 9 with 4.0. District 2 has the smallest average household size at 1.8; it is followed by Districts 6 and 3, both averaging 1.9 persons per household.



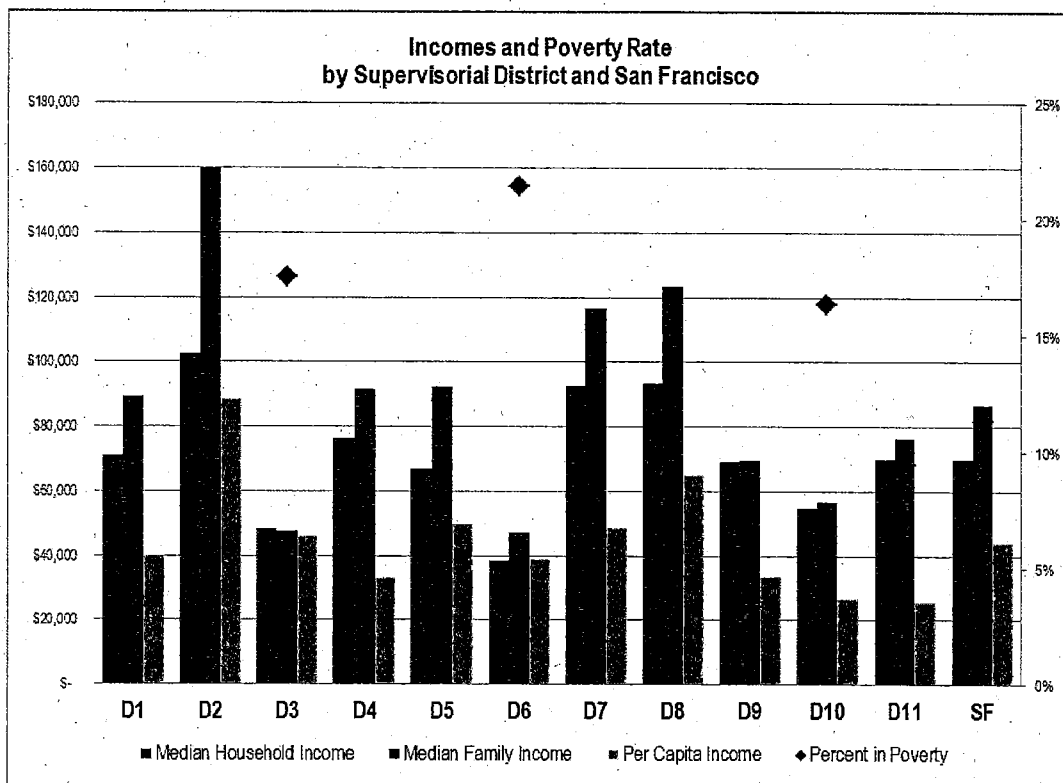
**Citywide median household income is estimated at \$70,120**, an increase from \$55,220 in 2000. However, if adjusted for inflation, median household income has remained relatively flat. **Median family household income is \$86,670**, up from \$63,545 in 2000; adjusted for inflation however, median family income is also virtually unchanged from 2000.

With a median household income of \$102,440, District 2 is the most affluent in the City; Districts 8 and 7 follow with \$93,580 and \$92,770 respectively. The lowest household median income estimated by the

<sup>2</sup> This estimate is much lower than what we believe is the actual number of households in the City. In 2008, San Francisco successfully challenged the Census Bureau's population estimate for the City. While the City's population was adjusted for the American Community Survey – an addition of some 45,000 from its 2007 to 2008 count – the number of households did not show an accompanying "rapid" population growth. Instead, the significant increase in population seemed to have been "accommodated" within a modest increase in the number of households; with virtually unchanged vacancy rates, this led to larger household sizes.

<sup>3</sup> While these increases seem minute – 0.1 – we believe that average household sizes may have remained the same or may even have shrunk over the years. As noted earlier, the ACS estimates for households seem to have simply absorbed the increase in population brought on by the 2008 challenge to the Census Bureau counts into existing households. Better counts are expected when households data from the 2010 Census is released.

2005-2009 ACS is for District 6: \$38,610; Districts 3 and 10 have relatively higher median household incomes at \$48,520 and \$54,950 but these are still lower than the City overall.



Family households in District 2 are also the most affluent with an estimated median family household income of \$159,970 – about 85% higher than the Citywide figure. Districts 7 and 8 are again the second and third most affluent with estimated median family household incomes of \$123,500 and \$116,780, respectively. Similarly, Districts 6, 3 and 10 have the lowest family household median incomes reported: \$47,410, \$47,480 and \$56,810 – all substantially less than the Citywide figure.

**Estimated per capita income increased from about \$34,560 to over \$44,370.** Once adjusted for inflation, per capita income Citywide decreased slightly by about 1%. The 2005-2009 ACS estimates for per capita incomes shows that Districts 11, 10 and 4 rank the lowest at \$25,490, \$28,880 and \$33,180 respectively. Per capita income is highest in Districts 2 – \$88,540 or double that of the City overall.

The Citywide poverty rate – estimated at 11% – is also unchanged from ten years ago. Poverty rates are highest in Districts 6 (21%), 3 (18%) and 10 (16%). District 2 has the lowest poverty rate (5%); Districts 4 (7%) and 7 and 8 (8%) also have relatively low poverty rates.



## SAN FRANCISCO HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that about 358,380 units make up the City's housing stock, an increase of about 3.4% in nine years.<sup>4</sup>

### Tenure

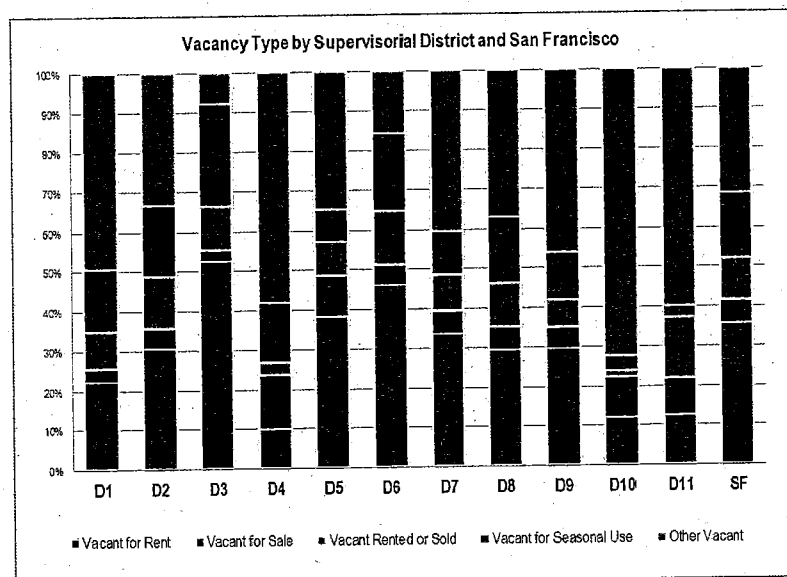
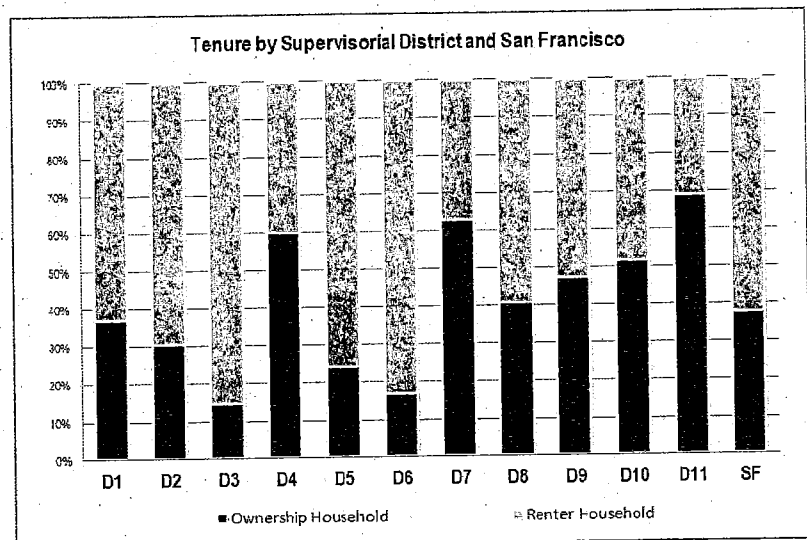
The 2005-2009 ACS estimated ownership rates at 38%, an increase from 35% in 2000. Home-ownership is highest in Districts 11 (69%), 4 (60%) and 10 (52%). Renting households predominate in Districts 6 (86%), 3 (85%), and 5 (76%).

### Vacancy

The Census Bureau tallies a unit as vacant if no one was living there at the time of the census or the survey. The Bureau then categorizes the vacancy type: a unit could be vacant because it is for rent or for sale, it has been rented or sold but is not yet occupied, it is for occasional, seasonal/recreational or secondary home use, or it is vacant for "other" reasons.<sup>5</sup> Conventional understanding of vacancy rates often pertains only to vacant units that are for rent, but sometimes can also include vacant units that are for sale.

According to the 2005-2009 ACS, San Francisco's overall vacancy rate is 10%, or double that in 2000. However, if only those units that are for rent or for sale or have been rented or sold but are not yet occupied are counted, the vacancy rate drops to about 5%.

Unoccupied units that are for seasonal, occasional or recreational use amount to 16% of all vacant units in the City; meanwhile, almost a third (32%) are units vacant for "other" reasons. The Census Bureau does not catalogue what the "Other" reasons are but it could include units that are held off the market or are not in the market (as in the case of



<sup>4</sup> The Planning Department's 2010 *Housing Inventory*, on the other hand, accounted for an additional 23,650 units built between April 2000 and December 2010 – almost 7% growth.

<sup>5</sup> One vacancy category – for migrant workers – does not apply to San Francisco.

secondary but not seasonal homes), or are pending settlement of an estate. In more recent times, however, these could include foreclosed homes.

Districts 6 and 3 have significantly higher vacancy rates than the rest of the San Francisco (16% and 14%, respectively). Both districts also have the most units that are vacant for seasonal, occasional or recreational use (26% for District 3 and 19% for District 6).

Districts 10 (7%), 11 and 4 (both 6%) have vacancy rates that are lower than the Citywide figure. However, a majority of unoccupied units in these districts are vacant for "other" reasons. Foreclosures in these districts have been especially high and may account for those vacant units. As noted previously, these three districts also have the highest homeownership rates in the City.

## **Housing Costs**

**Despite downturns, housing prices in San Francisco continue to be among the highest in the state and nationwide.** As of January 2011, the estimated median sales price for single family homes in the City was \$615,000 and for condominiums, \$652,500. Statewide, the corresponding figures are: \$271,300 and \$236,400 while the national median sales prices are \$170,600 and \$164,200. San Francisco median asking rent for a two bedroom unit was \$3,099.

The most expensive single-family homes can be found in Districts 2 (\$4.5 million median sales price), 5 (\$2.5 million), and 8 (1.2 million). More affordable single-family units for sale, on the other hand, are in Districts 10, 11, and 4 (\$325,000 or less). Median asking rents for a two bedroom unit were highest in Districts 6 and 3 (around \$4,000) and lowest in District 11 (under \$1,800), 4 and 7 (about \$2,000).

## **Access to Vehicles**

Citywide about 29% of all households reported no access to a car, largely due to a high number of renting households that do not own cars. Forty-two percent (42%) of renter households report no car access, compared to 9% of home-owning households.

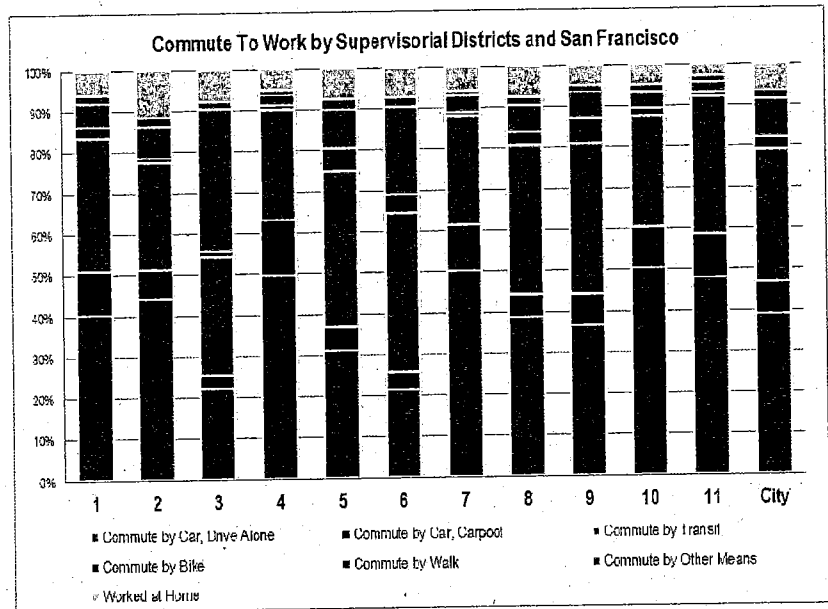
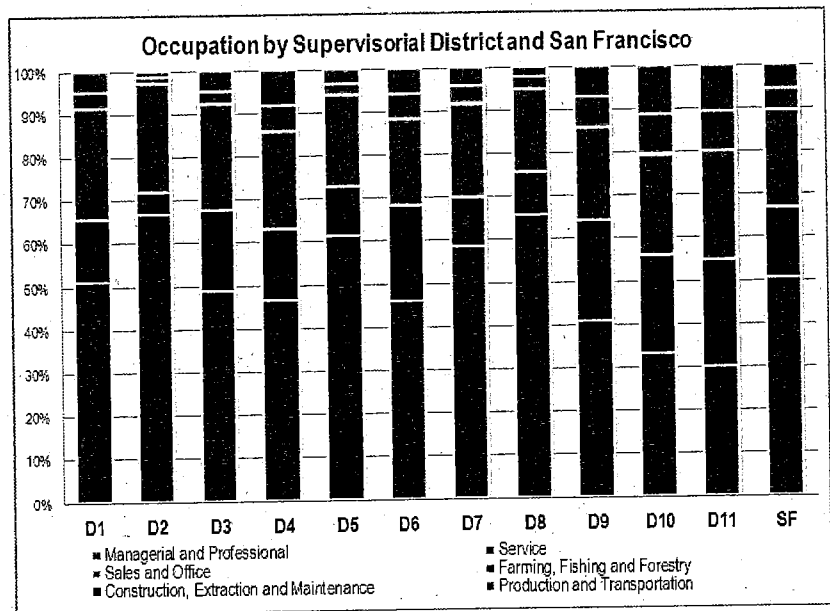
Districts 3 and 6 have the most households that do not own cars (59%); notable in these districts are the numbers of renting households (65% and 68% respectively) that have no access to vehicles. On the other extreme, Districts 7, 11 and 4 households are largely car-owners. For these districts, only 9%, 11% and 13% of households respectively, do not own cars.

## EMPLOYMENT AND COMMUTE TO WORK

Half of employed San Francisco residents (51%) work in Managerial and Professional occupations. About 23% work in Sales and in Office occupations, and even fewer work in Service occupations (16%). Only 10% work in Production, Construction and related fields. The 2005-2009 ACS estimated unemployment rate at 7%. Approximately 76% of all residents reported working in the City of San Francisco, about the same as 2000 when 77% reported living and working in the City.

The 2005-2009 ACS estimated that 47% of employed San Franciscans commute by car while 32% use transit – a shift from 2000 when 52% drove and 31% took a public transportation. The numbers who work from home have grown (7%, up from 5% in 2000). Those who biked to work increased – from 1% to 2%. The numbers who walked also grew, from 9% to 10%.

Citywide, vehicles per capita decreased from .49 to .46 vehicles per person. The advent of car-sharing services and the increase in alternative commute modes may have encouraged less dependence on car ownership.



## District 1

District 1, in the northwestern corner of San Francisco, covers the Richmond District as well as the Vista del Mar and Lone Mountain neighborhoods. Golden Gate Park and the Farallon Islands are also within District 1 boundaries.

It is generally a stable, middle-class area that saw few changes since the last Census in 2000. There was a slight decline in population and the district remains largely White and Asian. District 1 closely matches citywide averages for household composition, education, income, and employment.

The 2005-2009 American Community Survey also shows the following changes in District 1:

- An increase in the Latino population;
- Growth in the number of very young children and in adults 35 to 59 years old;
- More family households with children;
- Substantially more households with no vehicle available; and
- A decline in car use to work as other commute modes increased slightly.

## DEMOGRAPHICS

**The total population of District 1 decreased slightly** from about 76,280 down to 74,950 people. District 1 represents about 9% of the City's total population. According to the 2005-2009 ACS, an estimated 53% of District 1 residents are female; by comparison, 49% of all San Franciscans are female.

### Race and Latin/Hispanic Origin

**District 1 remains predominately White and Asian.** This racial composition is essentially unchanged from 2000 with 48% of residents reporting White and 42% Asian; another 7% reported Other/Multiple Race, and only 2% are Black. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Latinos in District 1 increased to 7% of the population in 2010; in 2000, they made up just 5% of the district population. Persons of Latin/Hispanic origin can be of any race and continue to represent a relatively small portion of the total district population. Fifteen percent (15%) of San Francisco's population are Latin/Hispanic origin.

### Age

Age distribution in District 1 does not differ greatly from the City's. **The number of young children four years and under grew from 3% to 5% of District 1 population; meanwhile, the number of children 5 to 17 remained at about 10%.** With this increase, however, children under 18 now represent approximately 15% of the district population, up from 13% in 2000. Young adults 18 to 34 years old decreased from 33% to 30%, while those 35 to 59 years old increased from 35% to 38%. Those 60 and over remained unchanged at 18% of the district population.

By comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while those 35-59 represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

## Nativity and Language

**Thirty-five percent of District 1 residents are foreign born, down from 40% in 2000.** The City saw a similar decline; the 2005-2009 ACS estimated that 34% of San Francisco residents are foreign-born, compared to 37% in 2000.

**Over half of District 1 households speak English at home (53%), an increase from 50% in 2000.**

Meanwhile, households speaking Asian languages decreased from 34% in 2000 to 32%. Ten percent of households speak other European languages at home, a decrease from 12% in 2000. Spanish is spoken at home in 4% of district households – unchanged since 2000. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

**Approximately 16% of District 1 households are linguistically isolated, a slight increase from 15% in 2000.** An estimated 39% of households that speak an Asian language are linguistically isolated, up from 34% in 2000, while only an estimated 6% of Spanish speaking residents are linguistically isolated, down from 11%.<sup>6</sup> About 34% of households that speak other European languages are linguistically isolated, the same as 2000. By comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households, 23% of Spanish speaking households, and 22% of other European speaking language households.

## Educational Attainment

District 1 residents are slightly more educated than the average San Franciscan. **About 55% of residents 25 years or older are estimated to have a Bachelor's degree or higher, including 21% possessing a graduate degree.** About a quarter (24%) are estimated to have a high school diploma or less. Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

## HOUSEHOLDS AND INCOMES

**Of the approximately 30,070 households in District 1, an estimated 52% are family households of related individuals.** This proportion is unchanged from 2000. However, households with children increased from 36% to 42% of family households and now represent 22% of all households in District 1 (up from 19% in 2000). Of the non-family households, about 71% are single persons living alone, or 35% of all households in District 1. Citywide, family households represent 44% of all households, of which 41% are estimated to have children (or about 18% of all households). Single-person households account for 41% of all San Francisco households.

Household sizes in District 1 are about the same as citywide averages. Average household size increased from 2.3 persons per household to 2.5, while average family household size increased from 3.2 to 3.4 persons per household. This compares to the citywide average of 2.4 persons per household and 3.5 persons per family household.

**District 1 remains firmly middle class and incomes are stable.** Median household income was reported at over \$71,200 and median family incomes at about \$89,240. Adjusted for inflation, these estimates are generally unchanged from 2000.<sup>7</sup> District 1 incomes are at about Citywide median incomes: household median income was estimated at just over \$70,120 and median family income at \$86,670. Per capita income in District 1, estimated at \$40,010, is also stable. At \$44,370, Citywide per capita income is higher than that estimated for District 1.

<sup>6</sup> Margins of error for language isolation in District 1 are large, except for Asian-speaking households.

<sup>7</sup> Margins of error for income can be large, making comparisons problematic.

Despite the stability in estimates of median incomes, there is a slight increase in the poverty rate in District 1: from 8% in 2000 to 10% in the 2005-2009 ACS estimate. However, this is below the 11% citywide rate of poverty.

## HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that there are about 32,770 housing units in District 1, or 9% of housing citywide.

### Tenure

**Ownership rate in District 1 generally matches the Citywide figure.** Ownership rate is estimated at 37%, an increase from 34% in 2000. An estimated 38% of San Francisco households are homeowners.

### Vacancy

According to the 2005-2009 ACS, **an estimated 8% of housing units in District 1 were reported vacant**, up from 4% in 2000. Half of the vacant units were in the process of being rented or sold and the other half is estimated to be vacant for other reasons. In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons. The 2005-2009 ACS attributed much of the increase in vacancies in District 1 to "other reasons."

### Housing Costs

**Single family homes in District 1 are, on average, more expensive; condominiums and rentals, on the other hand, are selling or renting for less than the Citywide average.** As of January 2011, estimated median sales price for single family homes in District 1 was \$950,000 and \$577,500 for condominiums. Median rent for a two-bedroom unit in District 1 was estimated at \$2,211. In comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median rent for a two-bedroom unit was \$3,099.

### Access to Vehicles

**An estimated 21% of households in District 1 reported not having a car available, a substantial increase from 2000 when only 12% reported no car access.** Twelve percent (12%) of home-owning households and 27% of renter households are estimated to not have a vehicle available at home. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households do not own cars.

## EMPLOYMENT AND COMMUTE TO WORK

**About half (51%) of District 1 employed residents work in managerial and professional occupations, with the rest working in sales and office (26%), services (15%), and production or construction related occupations (9%).** This generally matches the occupational breakdown citywide. About the same amount work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in Production, Construction and related fields. Approximately 76% of employed San Franciscans are estimated to work in the City, about the same as 2000 when 77% reported living and working in the City.

**At almost 7%, District 1 has an unemployment rate on par with that of San Francisco.**

**Car use remains the dominant mode of travel to work for employed residents of District 1.**

Commuting to work by car, however, decreased from 55% in 2000 to 51%. Use of public transit, meanwhile, remained about the same, accounting for approximately one-third of work trips. The 2005-2009 ACS also estimated that the number of those walking to work also remained the same at 6%, while those working from home increased from 5% to 6%. Both the use of motorcycles and biking to work also increased slightly from 1% to 2% respectively.

Compared to the City as a whole, District 1 commuters generally travel by car more and by other modes about the same or less. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

**There appears to be a decline in vehicle per capita in District 1.** Estimates of vehicles per capita show a reduction from .54 to .48 vehicles per person. Citywide, vehicle per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home, may partly explain citywide trends.

## District 2

District 2 is comprised of several neighborhoods including the Marina, Cow Hollow, Pacific Heights, the Presidio, Presidio Heights, Seacliff, Jordan Park, Laurel Heights, and portions of the Inner Richmond and Russian Hill. It is a stable area with little growth and few changes since 2000. The area remains predominately White, highly educated, and relatively affluent.

The 2005-2009 American Community Survey (ACS) showed the following changes within District 2:

- Growth in the number of children;
- Additional households with children;
- A substantial increase in households with no vehicle available;
- Decline in car and transit use, while working from home increased.

## DEMOGRAPHICS

**The total population of District 2 increased slightly** from just over 61,080 in 2000 to about 61,670 in 2010. About 54% of District 2 residents are female; by comparison, 49% of all San Franciscans are female.

### Race and Latin/Hispanic Origin

**District 2 remains predominately White.** Its racial composition remained essentially unchanged with an estimated 80% of residents reporting White and 13% Asian; another 5% are Other/Multiple Race, and only 1% Black. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Latinos in District 2 increased from 4% of the population in 2000 to 6% in 2010. Persons of Latin/Hispanic origin can be of any race and continue to represent a small portion of District 2 population. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

### Age

**The number of young children four years old and under increased from 3% to 6% of the population while the number of children 5 to 17 years old increased slightly to 6%.** Due to this increase, children now represent almost 12% of the population, up from 9% in 2000. Young adults 18 to 34 years old decreased from 39% to 35%. Those 35 to 59 years old represented 35%, unchanged from 2000; those 60 and over, meanwhile, increased from 17% to 19% of the population.

In comparison, 5% of the citywide population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while those 35-59 years old represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

### Nativity and Language

**An estimated 16% of District 2 residents are foreign-born, a slight decrease from 17% in 2000.** The City overall also saw a similar decline: the 2005-2009 ACS estimated that 35% of San Francisco residents are foreign-born, down from 37% in 2000.

The majority of District 2 households speak English at home – 83% or up from 80% in 2000. Spanish is spoken at home by 4% of District 2 households (a slight increase from 3% in 2000), while District 2



households speaking Asian languages decreased from 7% to 6%. Seven percent of households speak other European languages at home, a decrease from 8% in 2000. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home and 6% speak other European languages.

Only 4% of District 2 households are estimated to be linguistically isolated, the same as in 2000. An estimated 27% of households that speak an Asian language are linguistically isolated (up from 26% in 2000); in Spanish speaking households, 12% are linguistically isolated (up from 8% in 2000). About 15% of households that speak other European languages are linguistically isolated (down from 16% in 2000). In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households, 23% of Spanish speaking households, and 22% of other European speaking language households.

### **Educational Attainment**

**District 2 residents are among the most highly educated in the City.** Nearly 80% of District 2 residents 25 years and older are estimated to have a Bachelor's degree or higher, including 33% possessing a graduate degree. Only 8% of District 2 residents 25 years and older have a high school diploma or less. Citywide, just over 50% of residents 25 and older are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

### **HOUSEHOLDS AND INCOME**

**Of the approximately 33,800 households in District 2, an estimated 68% are non-family households; 32% are family households of related individuals.** Over 80% of non-family households are single persons living alone, an estimated 55% of all households in District 2. Although total non-family households decreased 6% since 2000, the number of single person households remained unchanged. The number of family households in District 2 remained about the same. Households with children however, increased from 30% to 36% of family households and now represent 11% of all households. Citywide, family households represent 44% of all households; 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Average household size in District 2 remained low at 1.8 persons per household versus 2.4 persons citywide. Average family household size in the district, on the other hand, increased from 2.6 to 2.8 persons per household. Citywide, the average family household size is 3.5 persons.

**District 2 remains an affluent area.** Median household income was estimated at over \$102,440 and median family incomes at nearly \$160,000. Household median income for the City was estimated at just over \$70,120 and median family income at \$86,670.

Per capita income for District 2 is estimated to be \$88,540. Although if adjusted for inflation, this estimate is 13% lower than that reported in 2000, per capita income for District 2 is double that estimated for the City overall (\$44,370).

The relative wealth of District 2 is also reflected in a poverty rate that remained low at 5%, compared to 11% citywide.

## HOUSING CHARACTERISTICS

**The 2005-2009 American Community Survey estimated that there are about 37,960 housing units in District 2, or about 10% of housing citywide.**

### Tenure

**Ownership rates in District 2 increased but remained below the citywide average** – from 27% in 2000 to 30%. By contrast, the citywide homeownership rate is 38%.

### Vacancy

According to the 2005-2009 ACS, an estimated 11% of housing units in District 2 are reported vacant, up from 7% in 2000. About half of all vacant units were in the process of being rented or sold, 18% were vacant due to occasional use, and 33% were reported vacant for other reasons. The 2005-2009 ACS attributed much of the increase in vacancies in District 2 to “other reasons.”

In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.<sup>8</sup>

### Housing Costs

**Housing costs in District 2 remain the highest in the City.** As of January 2011, estimated median sales price for single family homes was over \$4.5 million and \$875,000 for condominiums. Median rent for a two bedroom unit was estimated at \$3,704. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median rent for a two-bedroom unit was \$3,099.

### Access to Vehicles

**An estimated 21% of District 2 households reported not having a car available, a substantial increase from 2000 when only 12% reported no car access.** This includes 9% of home-owning households and 26% of renter households. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

Estimates of vehicles per capita show a reduction from .68 to .60 vehicles per person in District 2. Citywide, vehicles per capita also decreased from .49 to .46 vehicles per person.

## EMPLOYMENT AND COMMUTE TO WORK

**Approximately two-thirds (67%) of employed residents in District 2 work in higher paying managerial and professional occupations, with the rest working mostly in sales and office occupations (25%) and services (5%).** By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in Production, Construction and related fields. Approximately 76% of employed San Francisco residents are estimated to work in the City, about the same as 2000, when 77% reported living and working in San Francisco.

**At 4%, District 2 has a lower unemployment rate than San Francisco (just under 7%).**

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<sup>8</sup> Vacancy estimates from 2005-2009 ACS cover a five-year period, which includes a period of higher vacancies during the recession.

**Car use remains the predominant mode of travel to work for employed District 2 residents.**

Commuting to work by car however, decreased from 55% in 2000 to 51%; commuting by transit also decreased from 29% to 26% of work trips. The number of employed residents working from home however, increased substantially from 7% to 12%. An estimated 8% walked to work and 1% biked; in 2000 about 7% walked and 1% biked. Compared to the City as a whole, District 2 commuters generally travel by car more and less by other modes. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

## District 3

District 3 is in the northeast corner of San Francisco. It is comprised of several diverse neighborhoods including North Beach, Chinatown, Telegraph Hill, Nob Hill, Fisherman's Wharf, Golden Gateway, the Financial District, and portions of Russian Hill. District 3 is densely populated and is largely renters.

District 3 saw a 2% decline in population. The district's two main racial groups, Whites and Asian, dropped in numbers; there was also a slight shift in ethnic composition.

Other changes recorded by the 2005-2009 American Community Survey within District 3 include:

- The number of families with children declined sharply;
- A decrease in single-person households;
- Increased educational attainment;
- Higher housing vacancy rates;
- Car use for journey to work declined.

## DEMOGRAPHICS

**The total population of District 3 dropped about 2%,** from approximately 71,030 to about 69,890 people. The 2005-2009 ACS estimated that 49% of District 3 residents are female; this is the same as the Citywide share.

### Race and Latin/Hispanic Origin

**The number of Asians and Whites, the two main racial groups in District 3, decreased between 2000 and 2010.** However, the decline was more pronounced among Asians (a drop of 6%) than among Whites (1% less). Whites now represent 47% of the district population, up from 46% in 2000; Asians are 45% of the district population, down from 47% in 2000. Four percent of District 3 residents declared "Other/Multiple Race" and 2% are Black. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

**Persons of Latin/Hispanic origin in District 3 grew from 4% in 2000 to 7% in 2010.** Persons of Latin/Hispanic origin can be of any race and continue to represent a relatively small portion of the total District 3 population. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

### Age

The 2005-2009 ACS showed significant decline in the number of children in District 3. This drop seems especially pronounced among children 5 to 17 years of age, where the estimates the number has shrunk by 19%.<sup>9</sup> Despite the overall drop in population, the proportional share of various age groups remained unchanged from 2000: children now represent approximately 8% of the population (down from 9%); young adults 18 to 34 years old are stable at 32%; 35 to 59 year old residents represented 34%; and those 60 and over, 25%. In comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

<sup>9</sup> The margins of error for age groups in District 3 are problematic but until full 2010 Census data are released, the American Community Survey statistics are the most "official" figures available.

## Nativity and Language

**Forty-three percent (43%) of District 3 residents are foreign born.** This is 5% less than in 2000, when 45% were foreign born. The City overall saw a similar decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

Half (50%) of District 3 households speak English at home, about the same as in 2000 (49%). An Asian or Pacific Island language is spoken in another 40% of District 3 households; Spanish is spoken in 4%. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

Approximately 34% of all District 3 households are linguistically isolated, about the same as in 2000. An estimated 66% of households that speak an Asian or Pacific Island language are linguistically isolated, also unchanged from 2000.<sup>10</sup> In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

## Educational Attainment

**District 3 residents are more educated than in 2000.** About 47% of District 3 residents 25 years and older are estimated to have a Bachelor's degree or higher, up from 43% in 2000; this includes 15% with graduate or professional degrees. Thirty-six percent have a high school diploma or less (down from 39% in 2000). Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

## HOUSEHOLDS AND INCOME

**Of the approximately 36,030 households in District 3, an estimated 67% are non-family households while 33% are family households of related individuals.**

While the numbers of all types of households have fallen in District 3, households with children declined the most, dropping 13% from 2000. About 82% of non-family households in District 3 are single persons living alone, or 54% of all households in the district. Households with children continue to represent about half of family households, or 27% of all households. Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Overall, average household size in District 3 remained relatively low at 1.9 persons per household. Average family household size increased slightly from 2.9 to 3.0 persons per household. This compares to the citywide average of 2.4 persons per household and 3.5 persons per family household.

**District 3 incomes are stable and remain lower than Citywide median incomes.** Median household income was reported at \$48,520 and median family income just over \$47,450. Adjusted for inflation, this is about the same amount as in 2000. Citywide household median income was estimated at just over \$70,120 and median family income is at \$86,670. On the other hand, estimated per capita income for District 3 is \$45,900 and is higher than citywide per capita income of \$44,400.

There was a significant increase in the poverty rate in District 3: from 14% in 2000 to 18% in the 2005-2009 ACS estimate. However, this is below the 11% citywide rate of poverty.

<sup>10</sup> Margins of error for language isolation in Spanish-speaking households, as well as other languages, are too large to be meaningful.

## HOUSING CHARACTERISTICS

**There are about 43,970 units in District 3, representing 12% of Citywide total.<sup>11</sup> About 1,300 new units were added or about 3% growth in 10 years.**

### Tenure

**The proportion of renting households in District 3 decreased from 87% to 85%. This is still higher than the estimated 62% Citywide.**

### Vacancy

According to the 2005-2009 ACS, an estimated 14% of housing units were reported vacant, up from 9% in 2000.<sup>12</sup> Two of three units (67%) were in the process of being rented or sold, or have been rented or sold and awaiting occupation, 26% were vacant due to occasional use, and 8% were reported vacant for other reasons.

In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.<sup>13</sup>

### Housing Costs

**Median housing prices are generally lower in District 3 than Citywide.** As of January 2011, the estimated median sales price for single family homes was \$640,000 and \$650,000 for condominiums. Estimated median asking rent for a two bedroom unit was \$3,985. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099.

### Access to Vehicles

**An estimated 59% of households in District 3 reported not having a car available, up substantially from 2000 when only 47% reported no access to a car.** This represents 24% of home-owning households and 65% of renting households. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

## EMPLOYMENT AND COMMUTE TO WORK

An estimated 49% of District 3 employed residents work in managerial and professional occupations, up slightly from 47% in 2000. About 25% work in sales and office occupations and 19% work in service occupations. By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in Production, Construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

**District 3 has the same unemployment rate as San Francisco overall, at about 7%.**

<sup>11</sup> Housing units count from Census 2010 data; the ACS 2005-2009 estimate showed an unlikely drop.

<sup>12</sup> Vacancy rates in the ACS data appear to consistently overstate the true vacancy.

<sup>13</sup> Vacancy estimates from 2005-2009 ACS cover a five-year period, which in this case includes a period of higher vacancies during the recession.

**Car use as mode of travel to work for District 3 employed residents decreased from 29% in 2000 to 25%.** Commuting by transit also decreased from 31% to 29% of work trips. All other modes show slight increases, except biking which decreased from 2% to 1%. The number of people working from home increased from 5% to 8%. Compared to the City as a whole, District 3 commuters generally travel by car less and more by other modes. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

District 3 vehicle per capita decreased from .31 to .27. Citywide, vehicle per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends

## District 4

District 4 is in the westernmost part of San Francisco, west of 19<sup>th</sup> Avenue and immediately south of Golden Gate Park. It encompasses the Sunset, Inner Sunset, and Parkside neighborhoods.

District 4 is predominantly residential with mostly single-family homes. It is generally stable and saw modest growth over the past decade. The area is also home to a large Asian American community, which also makes up the largest ethnic group in the district. It is a district of families, especially families with children.

The 2005-2009 American Community Survey also noted the following changes in District 4:

- A substantial increase in the population in all age groups, except children 5-17 years of age;
- An increase in family household size;
- Higher educational attainment ; and
- An increase in the number of households reporting no ownership of a car increased for both homeowners and renters.

## DEMOGRAPHICS

**The total population of District 4 increased** from to 71,600 people or just over 1% from 2000. This represents about 9% of the City's total population. According to the 2005-2009 ACS, a full half of District 4 residents are female; by comparison, 49% of all San Franciscans are female.

### Race and Latin/Hispanic Origin

**The number of Asians in District 4 increased substantially.** Asians now represent 56% of the population, up from 54%. Whites represent 38% of the population, and their numbers are not significantly different from the 40% share in 2000. Those reporting race as Other or Multiple Race decreased slightly from 5% to 4% of the population during the same period. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

**The numbers of Latinos make up less than 5% of the population of District 10.** Persons of Latin/Hispanic origin can be of any race and continue to represent a relatively small portion of the total district population. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

### Age

The number of young children four years and under in District 4 increased slightly from 4% to 5% of the population, representing a growth of 25%. The number of children aged 5 to 17 years, however, remained unchanged as did its proportion (12%). Young adults 18 to 34 years old also dropped slightly and now comprise 23% of the population, down from 26% in 2000. Older adults aged 35-59 saw their share increase slightly, from 36% to 37%. The number of those 60 and over also increased: from 22% to 23%.

In comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.



## **Nativity and Language**

The proportion of foreign born residents in District 4 at about 47% of the population is unchanged from 2000. The City overall saw a similar decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

Asian languages were most commonly spoken at home in District 4 (48% all households). About 40% of district households speak English at home, the same proportion as in 2000. Spanish is spoken at home by 3% of District 4 households and is unchanged since 2000. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

An estimated 17% of all District 4 households are linguistically isolated. Of households that speak an Asian language, an estimated 34% are linguistically isolated. The corresponding figure for households that speak a European language than English or Spanish is 24%, and that for Spanish speaking households is 10%. By comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

## **Educational Attainment**

Educational attainment increased for District 4 residents over 25 years old, as was the case for most districts in the City. In 2000, 27% had a Bachelor's degree or higher, but by the 2005-2009 ACS, this increased to 32%. This includes an estimated 14% who have a graduate or other professional degree, up slightly from 12% in 2000. 32% have a high school diploma or less.

Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree. Twenty-nine percent (29%) of San Franciscans 25 years or older have a high school diploma or less

## **HOUSEHOLDS AND INCOME**

**Of the approximately 23,700 households in District 4, an estimated 66% are family households of related individuals and 34% are non-family households.** Total non-family households nevertheless decreased 9% since 2000. Family households in District 4 remained largely constant as did the number of households with children. Forty-two percent (42%) of family households had children living at home. About 70% of non-family households are single persons living alone. The number of single person households remained largely the same and make up 24% of all households in District 4. Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Household sizes in District 4 are generally larger than those of the City as a whole. Average household size increased to 3.1 persons per household (up from 2.8), while average family household size increased from 3.5 to 3.8 persons per household. This compares to the citywide average of 2.4 persons per household and 3.5 persons per family household.

District 4 median household income was reported at \$76,390 and median family income at \$91,430. Adjusted for inflation, these are not statistically significantly different from 2000 incomes. By comparison, Citywide household median income was estimated at about \$70,120 and median family income at \$86,670.

Similarly, if the estimated \$33,200 per capita income for District 4 is adjusted for inflation, there appears to be a slight decrease but is not statistically different from 2000. At just over \$44,000, however, the Citywide per capita income was also substantially higher than District 4.

The poverty rate in District 4 decreased from 8% to 7%, and is substantially lower than the 11% rate citywide.

## HOUSING CHARACTERISTICS

**About 27,000 housing units are in District 4, or 7% of housing citywide.<sup>14</sup>** Some 1,200 new units were constructed during the past decade, or an increase of about 5%, in line with the citywide growth rate of 6% over 2000 levels.

### Tenure

**Ownership rates in District 4 remains high.** The split between ownership and renter households remained constant, at 60% home-owning households to 40% renting households. By contrast, the citywide homeownership rate is 38%, up from 35% in 2000.

### Vacancy

According to the 2005-2009 ACS, an estimated 6% of housing units were reported vacant, up from 3% in 2000.<sup>15</sup> About 24% of vacant units were in the process of being rented or sold, 15% were vacant due to occasional use, and 58% were reported vacant for other reasons.

Overall, vacancies in District 4 are slightly lower than the reported citywide vacancy rates. By comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.<sup>16</sup>

### Housing Costs

**District 4, consisting mostly of single family housing, is in the middle range of affordability.** As of January 2011, median sales prices for single family homes in District 4 were estimated at \$619,000 and \$325,000 for condominiums. Median asking rent for a two bedroom unit was \$2,023. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median rent for a two-bedroom unit was \$3,099.

### Access to Vehicles

**An estimated 13% of District 4 households reported not having a car available, a substantial increase from 2000 when only 6% reported no access to a car.** Ten percent (10%) of home-owning households and 19% of renter households in District 4 do not own a car. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

## EMPLOYMENT AND COMMUTE TO WORK

**Managerial and professional occupations continued to increase as employment in sales and office related fields declined.** Approximately 47% of District 4 employed residents work in managerial and

<sup>14</sup> Housing units count from Census 2010 data; the ACS 2005-2009 estimate showed an unlikely drop.

<sup>15</sup> Vacancy rates in the ACS data appear to consistently overstate the true vacancy.

<sup>16</sup> Vacancy estimates from 2005-2009 ACS cover a five-year period, which in this case includes a period of higher vacancies during the recession.

professional occupations, an increase from 43% in 2000. About 16% worked in service occupations, and 23% in sales and office. For services occupation, this represents an increase from 14%, but for office this represents a decline from 29%. Employment in all other sectors is not significantly different than in 2000.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in Production, Construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

**At just under 7%, District 4 is at par with the unemployment rate for San Francisco.**

**Car use remains the predominant mode of travel to work for employed residents of District 4. This is unchanged from 2000. Most other modes showed no changes.** The number of people working from home, however, increased from 3% to 5%.

Compared to the City as a whole, District 4 commuters travel by car more and transit (along with other modes of transport) less. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

The number of vehicles per capita decreased slightly, from .54 to .50, a drop of 7 percent. This may at least in part explained by larger average household sizes in the district. Citywide, vehicle per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends.

## District 5

District 5 is comprised of diverse neighborhoods including the Haight-Ashbury, Lower Haight, Western Addition, Fillmore, Japantown, Lower Pacific Heights, and North of the Panhandle. District 5 also covers parts of the following neighborhoods: Hayes Valley, Ashbury Heights, UCSF, and Inner Sunset. It is a district of renters in mostly multi-unit structures and smaller households.

District 5's total population has grown slightly. This change, moreover, is accompanied by a significant shift in the district's racial composition: the numbers of African-Americans are dropping, there is a sizeable addition of new Latino residents and an increase in numbers of White residents.

The 2005-2009 American Community Survey also shows the following changes in District 5:

- Single person households increased as non-family household decreased. Family households and households with children remained stable;
- Increased educational attainment;
- Per capita incomes remained fairly static.
- Housing ownership levels increased, while the number of renters decreased;
- Households reporting no vehicles available increased significantly for both renters and for owners;
- Commuting by car declined in the district, while who walked and worked from home increased.

## DEMOGRAPHICS

**The population of District 5 increased** from about 69,260 to 70,650, or about 2% growth. This represents about 9% of the City's total population. About 51% percent of District 5 are women; by comparison, 49% of all San Franciscans are female.

### Race and Latin/Hispanic Origin

**The number of Whites in District 5 increased while the African American population declined; other racial groups remained fairly stable.** Whites increased from 62% in 2000 to 63% in 2010. African Americans dropped from 15% of the population in 2000 to 11% in 2010. Asians are about 18% of the population (up from 16% in 2000), and people reporting Other or Multiple Race increased from 7% to 8%. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

**The numbers of persons of Latin/Hispanic origin in District 5 have grown substantially –from 5% in 2000 to 8% in 2010.** Persons of Latin/Hispanic origin can be of any race and continue to represent a growing portion of the total district population in District 5. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

### Age

According to the 2005-2009 American Community Survey, the number of young children four years and under increased significantly from 4% to 5% of total district population. The percentage of children 5-17, however, decreased from 6% to 5. The proportion of children under 18 years old thus remain unchanged at about 9% of District 5's population.

Young adults 18 to 34 years old decreased significantly from 43% to 37%. Residents 35 to 59 years old, however, increased to 36% of the population (up from 32% in 2000), while those 60 years old and over increased from 15% to 17% of district population.

In comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

### **Nativity and Language**

**Twenty-two percent of District 5 residents are foreign born.** This is about the same as in 2000. The City overall saw a slight decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

**The share of different languages spoken in District 5 homes remained unchanged since 2000.** Households reporting "English only" was at 74%; "Spanish only," 6%, "Asian/Pacific Islander" languages, 11%; and "Other" languages, 9%. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

According to the 2005-2009 ACS, 9% of all households in District 5 are considered linguistically isolated. This includes 9% Spanish speaking households and 44% Asian language speaking households. By comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

### **Educational Attainment**

**District 5 residents are better educated than in the previous census.** An estimated 64% of residents over 25 years old report a Bachelor's degree or higher, up from 57% in 2000. Those reporting graduate or other professional degrees also increased from 21% to 26%. Educational attainment in District 5 exceeds the citywide figures of just over 50% reporting Bachelor's degrees or higher, including 19% reporting a graduate degree. Twenty-nine percent of San Franciscans 25 years or older have a high school diploma or less.

### **HOUSEHOLDS AND INCOMES**

**Of the approximately 38,000 households in District 5, an estimated 67% are non-family households. Thirty-three percent are family households of related individuals, including 32% with children (about 11% of all district households).** About 49% of non-family households are single persons living alone, or nearly half of all households in District 5. Total non-family households have decreased by 6% since 2000, while single person households have increased by 8%. The percentage of households with children remained unchanged in District 5.

Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Overall, average household size in District 5 remained relatively low at 2.0 person per household versus 2.4 persons Citywide. Average family household size increased slightly to 2.9 persons per household; this is less than the Citywide average of 3.5 persons per family household.

**District 5 incomes remained flat over the years.** Median household income for District 5 was estimated at \$66,885 and median family income was \$92,420. These are essentially the same levels as incomes in the 2000 Census adjusted for inflation. By comparison, median household income in District 5 is lower than

the Citywide median of just over \$70,120 while the median family household is higher than the Citywide median of \$86,670.

Estimated per capita income for District 5 rose to \$49,708. This represents a 4% increase from 2000 if adjusted for inflation. At just over \$44,400, citywide per capita income is lower than that estimated for District 5.

The poverty rate for District 5 stayed essentially flat, falling from 13% to 12%, coming in close to the citywide estimate of 11%.

## HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that there are about 36,450 housing units in District 5, or about 10% of housing citywide. This represents a 3% increase since 2000.

### Tenure

**Over three-quarters of District 5 households are renters (76%). However, ownership rates increased in District 5 from 20% in 2000 to an estimated 24%.** By comparison, an estimated 38% of San Francisco households are homeowners.

### Vacancy

According to the 2005-2009 ACS, an estimated 9% of housing units in District 5 were reported vacant, up from 4% in 2000. Well over half of all vacant units were in the process of being rented or sold, 8% were vacant due to occasional use, and 35% were reported vacant for other reasons. In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.<sup>17</sup>

### Housing Costs

**Median sales price for single-family housing in District 5 is \$2.5 million or three times the Citywide median sales price.** Median sale price for condominiums is \$655,000 and is generally on par with the citywide median (\$652,500). The median asking rent for a two bedroom unit in District 5 is \$2,472 and is lower than the citywide median rent (\$3,099).

### Access to Vehicles

**An estimated 36% of households in District 5 are reported as not having a car available, a substantial increase from 2000 when 23% had no access to a car.** According to the 2005-2009 ACS, 13% of home-owning households and 43% of renting households in District 5 do not own a car. Citywide, an estimated 29% of all households have no access to a car. The 2005-2009 ACS estimated that 42% of renter households and 9% of home-owning households in San Francisco do not own cars.

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<sup>17</sup> Vacancy estimates from 2005-2009 ACS cover a five-year period, which in this case includes a period of higher vacancies during the recession.

## **EMPLOYMENT AND COMMUTE TO WORK**

**District 5 residents are employed in occupations that essentially remained the same as in 2000. The only significant change is a drop – from 24% to 21% – in “sales and office” occupations.** The 2005-2009 ACS estimated that 61% of employed residents in District 5 work in “managerial and professional” occupations, up from 55% in 2000. About 11% work in “service occupations” and 21% in “sales and office.” Employment in “production, transportation and material moving” decreased very slightly from 4% to 3%, while those working in “construction, extraction, maintenance” occupations remained at 3%; together, these “light industrial” occupations employed 6% of District 5 workers.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in Production, Construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

**At just below 6%, District 5 has a lower unemployment rate than San Francisco (7%).**

**Car use in District 5 has declined as a mode of travel to work.** The 2005-2009 ACS estimated that 37% of commute was by car, down from 43% in 2000. Commuting by transit remained essentially the same as 2000 at 38%. All other modes, except for walking which remained flat, increased slightly. An estimated 10% walked to work and 5% biked; in 2000 10% walked and 4% biked. The number of people working from home increased from 5% to 8%.

Compared to the City as a whole, District 5 commuters generally travel by car less and more by other modes. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

Estimates of vehicles per capita in District 5 decreased from 0.50 to 0.43 cars per person. Citywide, vehicle per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends.

## District 6

District 6 is comprised of a diverse array of neighborhoods including the Tenderloin, South of Market, South Beach, Rincon Hill, Transbay, and Mission Bay. A small, northern portion of the Mission District also falls within the boundaries of District 6.

The area as a whole has seen substantial residential growth over the past decade, mainly in the South of Market, Rincon Hill and Mission Bay areas. A substantial increase in the district's population is due to new housing construction.

The 2005-2009 American Community Survey noted the following changes within District 6:

- Growth in the youngest children under 5 years of age;
- An increase in family household size;
- Higher educational attainment ; and
- A growing number of households – both homeowners and renters – reporting not owning of a car.

## DEMOGRAPHICS

**The total population of District 6 grew** from 74,500 to 94,800 people, a 27% increase. This is the largest change of any district in the City and District 6 is now the most populous with over 12% of all San Franciscans. According to the 2005-2009 ACS, only 41% of District 6 residents are female; by comparison, 49% of all San Franciscans are female.

### Race and Latin/Hispanic Origin

Overall the racial composition of District 6 is generally not that different from what it was in 2000, with Whites making up 47% of the population, followed by Asians at 28%. The number of Asians in District 6 increased the most but their share is relatively unchanged. The number of Blacks increased slightly, maintaining the 10% share, the same as in 2000. Those reporting race as Other or Multiple decreased from 16% to 14% of the population during the same period. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

**The number of Latinos in District 6 also grew.** Persons of Latin/Hispanic origin can be of any race and represent 19% of the population, unchanged from 2000. Citywide 15% of the population reported Latin origin.

### Age

The number of young children in District 6 four years and under increased slightly from 4% to 5% of the population, representing a growth of 41%. The number of children aged 5 to 17 years, however, remained relatively unchanged and thus as a proportion shrunk to 6%. Both the older adult group of 35 to 59 year olds and seniors 60 and over saw increases of 10% and 17%, respectively and now account for 39% and 17% of the district population.

By comparison, 5% of the City's population are young children four years and under; children 5 to 7 years old represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.



## Nativity and Language

The proportion of foreign born residents in District 6 declined slightly, from 41% to 39%. The City overall saw a similar decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

About 55% of households in District 6 speak English at home, up from 51% in 2000. Asian languages were spoken at home by the same number of households as in 2000, or 20%. The number of people who indicated speaking Spanish at home, at 17% is also relatively unchanged since 2000.

Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

An estimated 17% of all District 6 households are linguistically isolated, while an estimated 54% of households that speak an Asian language are linguistically isolated. The corresponding figure for Spanish speaking households is 37%.

In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

## Educational Attainment

Educational attainment in District 6 increased, as was the case for most districts in the City. In 2000 23% of district residents 25 years and older had a Bachelor's degree or higher; by the 2005-2009 ACS, this increased to 36%. An estimated 16% have a graduate or other professional degree, notably higher than 11% in 2000. Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

## HOUSEHOLDS AND INCOME

**A vast majority of District 6 is composed of non-family households, mostly single persons living alone. Of the approximately 23,700 households in District 6, only an estimated 25% are family households of related individuals.** Family households in District 6 remained largely constant as did the number of households with children (37%). About 80% of non-family households are single persons living alone, or 60% of all households in District 6. Total non-family households increased by 12% since 2000 and represent 75% of all households in District 6. The number of single person households grew by 14%.

Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Estimated average household size in District 6 is at 1.9 persons per household – substantially smaller than that of the City as a whole (2.4), and virtually unchanged over the decade. Family households averaged 3.3 persons, also unchanged from 2000. By comparison, the estimated citywide average is 2.4 persons per household and 3.5 persons per family household.

District 6 median household income was reported at \$38,610 and median family incomes at \$47,410. If adjusted for inflation, there is no overall change in median incomes since 2000. However, per capita income increased to \$39,050, a change of 21% after adjusting for inflation. Citywide household median income was estimated at just over \$70,000 and median family income is at \$86,500. At just over \$44,400, citywide per capita income is higher than that estimated for District 6.

Poverty rates in District 6 remained in an estimated 21%, substantially higher than the 11% rate estimated Citywide.

## HOUSING CHARACTERISTICS

**About 55,500 housing units are in District 6, or 15% of housing citywide.<sup>18</sup>**

About 15,000 new units were constructed during the past decade, or an increase of about 38%, the highest rate in the city. In comparison, the citywide growth rate was 6% over 2000 levels.

### Tenure

**Ownership rates nearly doubled in District 6, but remained a small minority.** The split between ownership and renter households shifted, to 83% renting households to 17% home-owning households. By contrast, the citywide homeownership rate is 38%, up from 35% in 2000.

### Vacancy

According to the 2005-2009 ACS, an estimated 16% of housing units were reported vacant, up from 10% in 2000.<sup>19</sup> Almost two out of three vacant units (64%) were in the process of being rented or sold, or have been rented or sold and awaiting occupation, 19% were vacant due to occasional use, and 16% were reported vacant for other reasons.

In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.<sup>20</sup>

### Housing Costs

**District 6, consisting mostly of multi-unit housing, ranks slightly above the citywide average in terms of affordability.** As of January 2011, estimated median sales price for single family homes was \$693,000 and \$665,000 for condominiums. The estimated median asking rent for a two bedroom unit in District 6 was \$4,238, substantially higher than the citywide rate. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099.

### Access to Vehicles

**An estimated 59% of District 6 households reported not having a car available, an increase from 55% in 2000.** This represents 14% of home-owning households and 68% of renting households who report no auto access. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

<sup>18</sup> Census 2010 data. ACS 2005-2009 showed an unlikely drop.

<sup>19</sup> Vacancy rates in the ACS data appear to consistently overstate the true vacancy.

<sup>20</sup> Vacancy estimates from 2005-2009 ACS cover a five-year period, which in this case includes a period of higher vacancies during the recession.

## **EMPLOYMENT AND COMMUTE TO WORK**

Approximately 46% of District 6 employed residents work in managerial and professional occupations, an increase from 40% in 2000. Another 22% worked in service occupations and 20% in sales and office; for services this share is unchanged, but for office this represents a decline from 29% in 2000. Production-related occupations saw their share drop from 9% to 6%. Employment in all other sectors were not significantly different than in 2000.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), Slightly fewer (23%) work in sales and office occupations and in services (16%), while 10% work in production, construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

**At 9%, District 6 has a higher unemployment rate than San Francisco (7%).**

**Most employed residents in District 6 used transit to get to work (39%) and one in four used a car (25%).** The transit share was up slightly from 37% in 2000 while car use is unchanged from ten years ago. District 6 residents are more likely to walk to work than the rest of the City. Their numbers have not changed much but the mode share has dropped from 26% to 21%. District 6 residents who ride a bicycle to work increased from 3% in 2000 to 4%. The number of people working from home increased from 5% to 7%.

Compared to the City as a whole, District 6 commuters walked more, rode public transit more and used the car less. Citywide, commuters travel by car 47% and by transit 32% of the time, 7% work from home; another 10% walked to work and 3% biked to work.

The number of vehicles per capita decreased slightly, from .54 to .50, a drop of 7%. This may at least in part explained by larger average household sizes in the district.

## District 7

District 7 covers Twin Peaks, Forest Hill, West Portal, Saint Francis Woods, Miraloma Park, Parkside, Sunnyside, the Stonestown area, Park Merced, Ingleside and portions of the Inner Sunset. It is a diverse area of largely single family homes that includes some affluent areas.

District 7 is mainly middle-class with little growth and few changes since 2000. The area remains largely White and Asian and closely matches citywide averages for household composition, although residents tend to be more educated, have higher incomes, and are more likely to work in managerial occupations.

The 2005-2009 American Community Survey shows the following changes in District 7:

- An increase in households with young children;
- Growth in the numbers of Asians and Latinos;
- Increasing levels of education;
- A growing number of households with no vehicle available; and
- An increase in commuters using transit.

### DEMOGRAPHICS

**The total population of District 7 increased slightly to 69,330 people, compared to 69,000 in 2000.** This represents almost 9% of the City's total population. According to the 2005-2009 ACS, 51% of District 7 residents are female; by comparison, 49% of all San Franciscans are female.

#### Race and Latin/Hispanic Origin

**District 7 remains predominately White and Asian.** Whites declined slightly from 57% to 55% of the population, whereas Asians increased from 31% to 33%. Another 8% reported Other/Multiple and only 3% Black. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Latinos in District 7 grew from 8% of the population in 2000 to 10% in 2010. Persons of Latin/Hispanic origin can be of any race and represent a growing portion of total District 7 population. Citywide 15% of the population reported Latin origin.

#### Age

**The number of young children four years and under increased from 4% to 5% of District 7's population while the number of children 5 to 17 years old declined from 12% to 11%.** Children continue to represent approximately 16% of the population. Young adults 18 to 34 decreased from 25% to 24%, while those 35 to 59 years old increased from 37% to 38%. Those 60 and over increased from 21% to 22% of the population.

By comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while those 35-59 represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

## Nativity and Language

**The proportion of foreign born residents in District 7 decreased from 32% to 30% of the population.** The City overall saw a similar decline: the 2005-2009 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

The majority of District 7 residents speak English at home – 61% or just about the same as in 2000. Spanish spoken at home remained the same at 6% as did those speaking Asian languages at 24%. Nine percent of households speak other European languages at home, also unchanged since 2000. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home and 6% speak other European languages.

The proportion of District 7 residents linguistically isolated remained unchanged at 9%. Linguistic isolation among residents speaking Asian languages decreased from 28% to 26%, while an estimated 6% of Spanish speaking residents are linguistically isolated down from 11%. About 24% of households that speak other European languages are linguistically isolated, up from 18% in 2000. In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households, 23% of Spanish speaking households, and 22% of other European speaking language households.

## Educational Attainment

**Compared to the City, District 7 residents are, on average, more educated.** About 61% of residents 25 years and older reported a Bachelor's degree or higher, with 26% possessing a graduate or professional degree. Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

## HOUSEHOLDS AND INCOMES

**Of the approximately 26,300 households in District 7, an estimated 58% are family households of related individuals while 42% are non-family households.** The number of family households declined slightly from 60% in 2000. Households with children, however, increased from 39% to 41% of family households and now represent 24% of all households, up slightly from 23% in 2000. About 68% of non-family households are single persons living alone, or 28% of all households in District 7. Overall, the proportion of non-family and single person households increased slightly from 2000. Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Household sizes in District 7 are slightly larger than citywide averages. Average household size increased from 2.4 persons per household to 2.6, while average family household size increased from 3.1 to 3.3 persons per household. This compares to the citywide average of 2.4 persons per household and 3.5 persons per family household.

**District 7 remains a mix of affluent and middle class neighborhoods, with estimated incomes higher than that of the City overall.** Median household income was reported at \$92,770 and median family incomes at \$116,780. Adjusted for inflation and considering the margins of error, median incomes in District 7 are relatively stable. By comparison, Citywide household median income was estimated at about \$70,120 and median family income is at \$86,670.

Estimated per capita income in District 7 is \$48,600, higher than the \$44,400 citywide per capita income.

There is a slight increase in the estimated poverty rate for District 7, up from 7% in 2000 to 8% estimated in the 2005-2009 ACS. This remains below the 11% rate citywide.

## HOUSING CHARACTERISTICS

**The 2005-2009 American Community Survey estimated that there are about 28,220 housing units in District 7, or about 8% of housing citywide.** More than 630 new units were constructed in the last 10 years, or about a 2% increase, compared to the 3% increase Citywide.

### Tenure

**Ownership rates in District 7 are much higher than the City.** According to the 2005-2009 ACS, ownership rates may have increased from 61% in 2000 to 63%. This far exceeds the citywide homeownership rate of 38%.

### Vacancy

According to the 2005-2009 ACS, an estimated 7% of housing units were reported vacant, up from 3% in 2000. About 39% were in the process of being rented or sold, another 9% were rented or sold and not yet occupied, 11% were vacant due to occasional use, and 40% were reported vacant for other reasons.

In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, or have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.<sup>21</sup>

### Housing Costs

**Sales prices for single family homes are, on average, more expensive in District 7, while condominiums and rentals cost less.** As of January 2011, estimated median sales price for single family homes was \$760,000 and \$385,000 for condominiums. Estimated median asking rent for a two bedroom unit was \$2,126. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099.

### Access to Vehicles

**An estimated 9% of households in District 7 reported not having a car available, an increase from 2000 when 5% reported no car access.** This represents 5% of home-owning households and 15% of renting households. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

## EMPLOYMENT AND COMMUTE TO WORK

**An estimated 58% of employed residents in District 7 work in managerial and professional occupations, with the rest working in sales and office (22%), services (11%), and production or construction related occupations (8%).** By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%); slightly fewer (23%) work in sales and office occupations, and in services (16%); and 10% work in production, construction and related fields. Approximately 76% of employed San Francisco residents are estimated to work in the City, about the same as 2000, when 77% reported living and working in San Francisco.

**At 5%, District 7 has a lower unemployment rate than San Francisco (just under 7%).**

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<sup>21</sup> Vacancy estimates from 2005-2009 ACS cover a five-year period, which includes a period of higher vacancies during the recession.

**Compared to the City as a whole, District 7 commuters generally travel by car more and by other modes less.** Car use remains the predominant mode of travel to work. Commuting to work by car however decreased from 65% in 2000 to 61%, while commuting by transit increased from 24% to 27% of work trips. The number of those walking to work remained the same at 4%, while those working from home increased from 5% to 6%. Biking to work is also unchanged at 4%. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimated to be commuting by motorcycle; another 7% worked from home.

Estimates of vehicles per capita show a reduction from .63 to .57 vehicles per person in District 7. Citywide, vehicles per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends.

## District 8

District 8 is in the center of San Francisco and is comprised of several neighborhoods including the Castro, Eureka Valley, Upper Market, Noe Valley, Duboce Triangle, Diamond Heights, Glen Park, Corona Heights, Buena Vista, Twin Peaks, Mission Dolores, and parts of the Inner Mission.

Total population in District 8 has stayed about the same since 2000. However, the number of Asians has increased while the number of blacks decreased.

The 2005-2009 American Community Survey shows the following changes in District 8:

- More families and families with children;
- A slight increase in female population;
- Higher educational attainment;
- A significant shift from renters to homeownership;
- Decline in car use for work trips while all other modes including transit increased.

## DEMOGRAPHICS

**The total population of District 8 has remained stable**, from 69,678 people in 2000 to 69,236 in 2010. This represents about 8% of the City's total population. According to the 2005-2009 ACS, 45% of District 8 residents are female, an increase from 43% in 2000. This is still significantly lower than the citywide average of 49% female.

### Race and Latin/Hispanic Origin

**District 8 is predominantly White – 76%** of the total population and about the same as in 2000. The number of Asians in District 8 increased by 27% and they now make up 2.8% of the district population. The number of Blacks, meanwhile, declined by 32% – from 4% in 2000 to 3% in 2010. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Although the numbers of Latinos citywide increased, the Latino population in District 8 decreased from 13% to 8%. Persons of Latin/Hispanic origin can be of any race and continue to represent a small portion of the total District 8 population. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

### Age

The number of young children four years and under increased by 89% and they now make up 5% of the district population. In general, however, the population of District 8 is getting older. Young adults 18 to 34 years old decreased from 35% in 2000 to 25%. Those 35 to 59 years old, however, increased to 46% of the population, up from 44% in 2000; those 60 years old and over also increased from 12% to 14% of the population. In comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.



## Nativity and Language

**Seventeen percent (17%) of District 8 residents are foreign born.** This is about the same as in 2000, when 18% were foreign born. The City overall saw a decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

**The majority of District 8 residents speak English at home** – 77% or just about the same as in 2000. Spanish spoken at home remained the same at 10% as did those speaking Asian languages at 6%. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

The proportion of District 8 residents linguistically isolated remained unchanged at 3%. Linguistic isolation among residents speaking Asian languages decreased from 17% to 14%, while an estimated 18% of Spanish speaking residents are linguistically isolated up from 13%. In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

## Educational Attainment

**District 8 residents are better educated than ever.** An estimated 70% report a Bachelor's degree or higher, up from 63% in 2000. Those reporting graduate or other professional degrees also increased from 26% to 31%. Citywide, just over 50% are estimated to have a Bachelor's degree or higher, including 19% who have earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

## HOUSEHOLDS AND INCOMES

**Of the approximately 37,120 households in District 8, an estimated 67% are non-family households while 33% are family households of related individuals.** Nevertheless, family households increased from 29% in 2000 to 33%. Households with children continue to represent about 41% of family households, or 13% of all households. About 65% of non-family households are single persons living alone, or 44% of all households in District 8. Total non-family households decreased 5% since 2000, although single person households increased 3%. Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

**Household sizes in District 8 are much lower than citywide averages.** Average household size increased from 1.9 persons per household to 2.0, while average family household size increased from 2.8 to 2.9 persons per household. This compares to the citywide average of 2.4 persons per household and 3.5 persons per family household.

**Median incomes in District 8 increased and are higher than Citywide figures.** Median household income was reported at \$93,580 and median family income just about \$123,500. Household median income Citywide was estimated at about \$70,120 and median family income is at \$86,670. The 2005-2009 ACS estimated per capita income for District 8 at \$65,177. By comparison, citywide per capita income at just over \$44,400 is substantially lower than that estimated for District 8.

## HOUSING CHARACTERISTICS

**The 2005-2009 American Community Survey estimated that there are about 39,740 housing units in District 8, or about 11% of housing citywide.** About 1,790 new units were added in the last 9 years, an increase of about 5%. By comparison, the City's housing stock grew by just over 3% in the last 9 years.

### Tenure

**Ownership rates increased in District 8 from 35% in 2000 to 41%.** An estimated 38% of San Francisco households are homeowners.

### Vacancy

The 2005-2009 ACS estimated that 7% of housing units in District 8 were reported vacant, up from 4% in 2000. About 36% of these were in the process of being rented or sold; 17% were vacant due to occasional use and 37% were reported vacant for other reasons. In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.<sup>22</sup>

### Housing Costs

**Median housing prices are generally higher in District 8 than Citywide.** As of January 2011, the estimated median sales price for single family homes was \$1,224,500 and \$749,000 for condominiums. Estimated median asking rent for a two bedroom unit was \$2,699. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099.

### Access to Vehicles

**An estimated 39% of households in District 8 reported not having a car available, almost double the number from 2000 when only 20% reported no access to a car.** This represents 8% of home-owning households and 31% of renting households. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

## EMPLOYMENT AND COMMUTE TO WORK

An estimated 66% of District 8 employed residents work in managerial and professional occupations, up from only 64% in 2000. About 21% work in service occupations and 19% work in sales and office occupations. By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in Production, Construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

**District 8 has a lower unemployment rate than San Francisco .** Unemployment rate in District 8 is estimated at 5%, compared to 7% for the City overall.

<sup>22</sup> Vacancy estimates from 2005-2009 ACS cover a five-year period, which in this case includes a period of higher vacancies during the recession.

**Car use as mode of travel to work for District 8 employed residents decreased from 51% in 2000 to 44%.** Commuting by transit increased from 33% to 37% of work trips. All other modes stayed about the same except other which increased from 1% to 2%. The number of people working from home increased from 7% to 8%. Compared to the City as a whole, District 3 commuters generally travel by car less and more by other modes. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

Vehicle per capita in District 8 decreased from .62 to .56. Citywide, vehicle per capita also decreased, from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends

## District 9

District 9 is comprised of the Mission district, Bernal Heights and portions of the Excelsior.

District 9 has changed considerably since the 2000 Census: its population decreased by 5% and was accompanied by a shift in the district's racial and ethnic composition. There was also a noticeable shift in the district's household composition as families, especially families with children, declined and single-person households increased.

The 2005-2009 American Community Survey shows the following changes in District 9:

- A drop in the number of families with children and an increase in single person households;
- Higher educational attainment;
- An increase in per capita income; and
- Decline in car use for work trips while all other modes including transit increased.

### DEMOGRAPHICS<sup>23</sup>

**The total population of District 9 decreased** from about 69,350 to 65,670 people. This is a 5% drop even as the city as a whole grew by 3%. District 9 now represents just over 7% of the City's total population. According to the 2005-2009 ACS, 48% of District 9 residents are female; by comparison, 49% of all San Franciscans are female.

#### Race and Latin/Hispanic Origin

**The number of Whites in District 9 increased while those in other racial groups declined.** Whites now represent 50% of the population, up from 44% in 2000. Those claiming "Other" or "Multiple" race declined from 29% to 24% of the population during the same period. The number of Asians also declined from 22% to 21%. The number of those reporting Black also declined slightly but remained at 4% of the district's total population. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

**The numbers of persons of Latin/Hispanic origin in District 9 substantially decreased by over 5,000 and now represent 39% of the district's population (down from 44% in 2000).** Nevertheless, District 9 continues to represent the greatest concentration of Latinos in San Francisco. Persons of Latin/Hispanic origin can be of any race and continue to represent a major portion of total district population. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

#### Age

The 2005-2009 ACS estimated that the number of young children four years and under in District 9 remained about the same, making up 6% of the population. Children 5 to 17 years old, however, decreased by 23%. Children under 17 years old now represent 17% of the population, down from 20% in 2000.

Young adults 18 to 34 years old in District 9 also dropped from 33% to 30%. Those 35 to 59 years old, however, increased to 37% of the population, up from 34% in 2000. Meanwhile, those 60 years and over increased to 15% of the population (up from 13% in 2000).

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<sup>23</sup> Census 2010 tract splits in District 9 and 10 account for some, but not all, of the change in total population and race.

By comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while those 35-59 represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

### **Nativity and Language**

**The proportion of foreign born residents in District 9 decreased substantially from 47% to 39% of the population.** The City overall saw a similar, albeit smaller, decline: the 2005-2009 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

About 43% of District 9 households speak English at home, up from only 36% in 2000. Spanish spoken at home decreased from 40% to 33% of district households, while Asian language speaking households decreased to 19% (from 20% in 2000). Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. Another 12% speak Spanish at home.

An estimated 15% of District 9 households are linguistically isolated, the same as in 2000. An estimated 27% of households that speak an Asian language are linguistically isolated down from 28% in 2000, while an estimated 33% of Spanish speaking households are linguistically isolated up from 28%. In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

### **Educational Attainment**

**District 9 residents are better educated than ever.** About 42% report a Bachelor's degree or higher, up from 31% in 2000. Those reporting graduate or other professional degrees also increased from 10% to 16%. Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

## **HOUSEHOLDS AND INCOMES**

**Despite a 9% drop in the number of family households in District 9, households of related individuals still make up an estimated 53% of all households.** Households with children continue to represent about half of family households, or 27% of all households. Citywide, family households represent only 44% of all households, 41% of which are estimated to have children (about 18% of all households).

Total non-family households in District 9 increased by an estimated 17% since 2000, while single person households increased 21%. About 58% of non-family households are single persons living alone, or 28% of all households in District 9. By contrast, single-person households account for 41% of all San Francisco households.

Average household size in District 9 remained relatively high at 3.0 persons per household versus 2.4 persons citywide. Average family household size however, decreased from 4.2 to 4.0 persons per household versus 3.5 persons per family household citywide.

**District 9 incomes appear to be stable and are lower than Citywide medians.** Median household income was reported at \$69,200 and median family income just over \$69,400. Adjusted for inflation, this is about the same amount as in 2000. By comparison, Citywide household median income was estimated at about \$70,120 and median family income is at \$86,670.

**Estimated per capita income, however, increased from \$28,060 to about \$33,520, or a 19% increase when adjusted for inflation.** At just over \$44,000, citywide per capita income was also higher than District 9.

Growing prosperity among District 9 residents, moreover, is evident in the decrease in poverty rates from 13% to 9%, lower than the 11% citywide estimate.

## HOUSING CHARACTERISTICS

**The 2005-2009 American Community Survey estimated that there are about 23,310 housing units in District 9, over 6% of the Citywide total.** About 940 net new units were added in the last 9 years, an increase of about 4%. By comparison, the City's housing stock grew by just over 3% over the last 9 years.

### Tenure

**Ownership rates increased in District 9 from 42% to 47%.** An estimated 38% of San Francisco households are homeowners.

### Vacancy

The 2005-2009 ACS estimated that 5% of housing units in District 9 were reported vacant, up from 3% in 2000. About 42% of these were in the process of being rented or sold; 12% were vacant due to occasional use and 46% were reported vacant for other reasons. In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, or have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.<sup>24</sup>

### Housing Costs

**Median housing sales prices are slightly higher in District 9 than Citywide figures. Asking rents, however, are lower.** As of January 2011, the estimated median sales price for single family homes was \$693,500 and \$665,000 for condominiums. Estimated median asking rent for a two bedroom unit was \$2,497. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099.

### Access to Vehicles

**Also, an estimated 25% of households in District 9 reported not having a car available, a substantial increase from 2000 when only 13% reported no car access.** This represents 10% of home-owning and 39% of renter households. Citywide, about 29% of all households reported no car access. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

## EMPLOYMENT AND COMMUTE TO WORK

An estimated 41% of employed residents in District 9 work in managerial and professional occupations, up from 33% in 2000. About 23% work in service occupations and 21% in sales and office, about the same as in 2000. Employment in production transportation and material moving jobs decreased from 12% to 7%, while those working in construction and related occupations decreased from 8% to 7%; together, these occupations employed 14% of District 9 workers, down from 20% in 2000.

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<sup>24</sup> Vacancy estimates from 2005-2009 ACS cover a five-year period, which includes a period of higher vacancies during the recession.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in production, construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

**At 6%, District 9 has a lower unemployment rate than San Francisco (just under 7%).**

Compared to the City, District 9 commuters travel by car less and transit (along with other modes of transport) more. Car use no longer remains the predominant mode of travel to work for District 9 employed residents and all other modes show a slight increase in share. Car use for work trips decreased from 53% in 2000 to 44%, while commuting by transit increased from 34% to 37%. The number of people working from home also grew from 3% to 5%. An estimated 7% walked to work and 6% biked; in 2000 only 5% walked to work and 4% biked.

Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimated to be commuting by motorcycle; another 7% worked from home.

Despite the advent of car-sharing services, and the increase in transit, working from home, and biking, estimates of vehicles per capita in District 9 remained unchanged at .40 per person. Citywide, vehicles per capita decreased from .49 to .46 vehicles per person.

## District 10

District 10 is in the southeastern section of the City and is comprised of several neighborhoods including Potrero Hill, Central Waterfront, Dogpatch, Bayview/ Hunters Point, India Basin, Silver Terrace, Candlestick Point, Visitacion Valley, Little Hollywood, and Sunnydale.

District 10 has grown by 10% and saw considerable change since the 2000 Census. The numbers of Asians, Whites and Latinos have grown. While a sizeable proportion of District 10 residents are Black, their numbers have declined. Family households continued to predominate despite a decline in numbers as non-family and single person households increased.

The 2005-2009 American Community Survey shows the following changes in District 10:

- Larger household sizes;
- A substantial increase in households that speak Spanish;
- Higher educational attainment;
- Decline in car use for work trips while other modes such as transit increased; and
- A sizeable number of vacant homes due to "other" reasons.

## DEMOGRAPHICS<sup>25</sup>

**The total population of District 10 increased** from less than 71,250 to about 78,660, a growth of 10%. This represents about 10% of the City's population. According to the 2005-2009 ACS, 49% of District 10 residents are female.

### Race and Latin/Hispanic Origin

**The number of Asians and Whites in District 10 increased substantially.** Asians now represent 37% of the population, up from 32% in 2000 and an increase of almost 7,000 people. With 3,260 more White residents in District 10, Whites now represent 23% of the population, up from 20% in 2000. Those reporting race as "Other" increased from 14% to 17% of the population. The number of Blacks in District 11 dropped from 30% to 20% of the population, or a loss of about 5,480 people. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Latinos in District 10 increased from 17% to 21% of the population, or an additional 5,000. **Persons of Latin/Hispanic origin can be of any race and represent a growing portion of District 10 population.** Citywide only 15% of the population reported Latin origin.

### Age

According to the 2005-2009 ACS, the number of young children four years and under in District 10 increased slightly from 6% to 7% of the population. Children 5 to 17 years old, however, shrunk from 19% to 17% of the population. Young adults 18 to 34 remain about 24% of the population; older adults aged 35

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<sup>25</sup> Census 2010 tract splits in District 9 and 10 account for some, but not all, of the change in total population and race.



to 59 years old also remained stable at 34%. The number of those 60 and over however, increased from 15% to 17%.

By comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while those 35-59 represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

### **Nativity and Language**

Thirty-five percent of District 10 residents are foreign born, the same proportion as in 2000, which closely matches the citywide statistic. San Francisco foreign born residents however, declined from 37% of the population in 2000, to 34% according to the 2005-2009 ACS.

About 49% of District 10 households speak English at home, down from 51% in 2000. Spanish spoken at home increased from 15% to 18% of households, while households speaking Asian languages remained at 30%. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

An estimated 12% of District 10 households are linguistically isolated, according to the 2005-2009 ACS. Approximately 33% of households that speak an Asian language are linguistically isolated as are 24% of Spanish speaking households. In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

### **Educational Attainment**

Educational attainment increased for District 10 residents. In 2000, 23% of district residents 25 years or older had a Bachelor's degree or higher; the 2005-2009 ACS shows an increase to 28%. This includes an estimated 9% who have a graduate or other professional degree, up slightly from 8% in 2000. Almost half of residents 25 years or older have a high school diploma or less (49%). Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

## **HOUSEHOLDS AND INCOMES**

**Of the approximately 22,370 households in District 10, an estimated 65% are family households of related individuals while the remaining 35% are non-family households.** Family households in District 10, however, decreased approximately 4% since 2000. Of family households, about 53% included children (or 34% of all District 10 households, about the same as in 2000). About 76% of non-family households are single persons living alone, or 27% of all households in the district. Total non-family households increased 17% since 2000 while single person households increased 31% (4,599 to 6,066). Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Household sizes are larger in District 10 than elsewhere in the City. Average household size remained at 3.3 persons per household, while average family household size increased from 4.1 to 4.3 persons per household. By comparison, the citywide average is 2.4 persons per household and 3.5 persons per family household.

District 10 median incomes are much lower than the City overall. The 2005-2009 ACS estimated household income for the district at \$54,950 and median family incomes at \$56,810. Adjusted for inflation, this is a significant drop from 2000 when median household incomes were reported at \$63,610 and median family incomes at \$62,810. However, substantial margins of errors make these estimates questionable.

Estimated per capita income for District 10 remained steady at about \$26,880. Again, margins of errors for income makes the 2005-2009 ACS estimates problematic. Nevertheless, this is significantly lower than estimated Citywide per capita income at \$44,000. Poverty rates in District 10 decreased from 17% to 16% but it remains higher than the 11% rate citywide.

## **HOUSING CHARACTERISTICS**

**The 2005-2009 American Community Survey estimated that there are about 24,160 housing units in District 10, over 6% of the Citywide total.** About 1,610 new units were added in the last 9 years, an increase of about 7%. By comparison, the City's housing stock grew by just over 3% over the last 9 years.

### **Tenure**

**The ownership rate in District 10 is higher than San Francisco overall.** Ownership rates may have decreased slightly from 53% in 2000 to 52% estimated by the 2005-2009 ACS. Nevertheless this is higher than the citywide homeownership rate estimated at 38%.

### **Vacancy**

According to the 2005-2009 ACS, 8% of housing units in District 10 were reported vacant, up from 3% in 2000. About 24% of these vacant units were in the process of being rented or sold, while 4% were vacant due to occasional use. Seventy-three percent were reported vacant for other reasons. This significant amount, while just an estimate, may be due to the concentration of foreclosure activity reported for the area. Overall, the vacancy rate in District 10 is comparable to the reported citywide vacancy rate of 10%. Citywide, however, just 32% are estimated vacant for "other" reasons.

### **Housing Costs**

**District 10 housing ranks as among the most affordable in the City, with lower housing costs overall.** As of January 2011, estimated median sales price for single family homes is \$412,500 and \$315,000 for condominiums. Estimated median asking rent for a two-bedroom unit was \$2,177. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099.

### **Access to Vehicles**

**An estimated 19% of District 10 households reported not having a car available, a substantial increase from 2000 when only 10% reported no access to a car.** In terms of housing ownership, this represents 6% of homeowner and 32% of renter households.

Citywide about 29% of all households reported no access to a car, largely due to the 42% of renter households that report no car access. Among households that own their home citywide, 9% report no car access, more than homeowner households in District 10.

## **EMPLOYMENT AND COMMUTE TO WORK**

Approximately 33% of employed residents in District 10 work in managerial and professional occupations, an increase from 32% in 2000. The 2005-2009 ACS also estimated that about 23% worked in service occupations and in sales and office; for services occupations, this represents an increase from 19% but for sales and office this represents a decline from 27%. Employment in production, transportation and material moving decreased from 15% to 11%, while those working in construction and related occupations increased

from 7 to 9%; together these occupations employed over 20% of District 10 workers, down from 22% in 2000.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%). Slightly fewer (23%) work in sales and office occupations, and in services (16%). An estimated 10% work in production, construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

**At 12%, District 10 has a higher unemployment rate than San Francisco (just under 7%).**

**Car use remains the predominant mode of travel to work for employed residents of District 10.**

Commuting by car however decreased from 68% to 60%, while commuting by transit increased from 24% to 27%. The 2005-2009 ACS also estimated that other commute modes show slight increases. An estimated 4% walked to work and 2% biked; in 2000 only 3% walked to work and 1% biked, however sampling error makes this difficult to determine. The number of people working from home also increased from 4% to 5%.

Compared to the City as a whole, District 10 commuters travelled by car more and less by other modes. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimated to be commuting by motorcycle; another 7% worked from home.

Estimates of vehicles per capita seem to confirm a shift in District 10, showing a slight reduction from .44 to .42 per person, but sampling error makes this difficult to determine. Citywide, vehicles per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends.

## District 11

District 11 defines the central south border of San Francisco. It is comprised of several neighborhoods including the Excelsior/Outer Mission, Ingleside, Oceanview, Crocker-Amazon, Cayuga and Balboa Park.

Total population and family household size increased as the number of Asians and Latinos rose. Asians now represent the majority of District 11 residents. As with the rest of the City, the Black population in District 11 dropped. Family households continued to predominate in the district despite the rise in non-family and single person households.

The 2005-2009 American Community Survey shows the following changes in District 11:

- A substantial increase in the Asian population while the Black population declined;
- A substantial increase in the Latino population, as well as in households that speak Spanish;
- Increased household size;
- Educational attainment increased; and
- Car use declined while other modes including transit increased for work trips.

### DEMOGRAPHICS

**The total population of District 11 grew** from 74,660 to nearly 82,000 people, or a 9% increase. This represents 10% of the Citywide total. According to the 2005-2009 ACS, 50% are female.

#### Race and Latin/Hispanic Origin

**The number of Asians in District 11 increased by over 7,000 people.** Asians now represent a majority of District 11 residents, growing from 46% in 2000 to 51% in 2010. The overall numbers of Whites in District 11 remained essentially unchanged but as a share of total population decreased from 26% to 24%. District 11 residents reporting race as "Other," remained at 18% of the population. The number of Blacks however, fell by about 2,080 people, and their share declined from 9% to 6%. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Latinos grew by over 2,800 people and increased from 26% to 27% of the district population. Persons of Latin origin can be of any race and represent a growing portion of District 11 population. Citywide only 15% of the population reported Latin origin.

#### Age

The number of young children four years and under decreased slightly from 6% to 5% of District 11 population. The 2005-2009 ACS notes a similar decline in the number of children 5 to 17 years old, from 15% to 13% (or nearly a 10% decrease in population).

Young adults 18 to 34 years old have also decreased to 24% from 26% of the population in 2000. Older adults aged 35 to 59 years old however, increased from 34% to 36% of the total population, while residents 60 and over increased from 19% to 22%.

In comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

## Nativity and Language

**The proportion of foreign born residents in District 11 decreased slightly from 52% to 51% of the population.** The City overall saw a similar decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

Thirty-three percent of District 11 households speak English at home, down from 34% in 2000. Spanish spoken at home increased from 22% to 24% of households, while households speaking Asian languages decreased slightly from 41% to 40%. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

About 16% of District 11 households are linguistically isolated, down from 18% in 2000. An estimated 26% of households that speak an Asian language are linguistically isolated (down from 34% in 2000), while an estimated 26% of Spanish speaking households are linguistically isolated (up from 23% in 2000). In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

## Educational Attainment

Educational attainment increased for District 11 residents. In 2000, 22% of district residents 25 years or older had a Bachelor's degree or higher; the 2005-2009 ACS shows an increase to 27%. This includes an estimated 6% who have a graduate or other professional degree, up slightly from 5% in 2000. Almost half of residents 25 years or older have a high school diploma or less (49%). Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

## HOUSEHOLDS AND INCOME

**Of the approximately 20,000 households in District 11, an estimated 71% are family households of related individuals; the remaining 29% are non-family households.** Of the non-family households, about 72% are single persons living alone, or 21% of all households in District 11. Total non-family households increased 13% since 2000, while single person households increased 19%. Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Household sizes in District 11 are larger than elsewhere in the City and are increasing. The 2005-2009 ACS estimated average household size in District 11 at 3.8 persons per household (up from 3.6 in 2000). Meanwhile, average family household size is estimated at 4.7 persons per household (from 4.3 in 2000). This compares to the citywide averages of 2.4 persons per household and 3.5 persons per family household.

**District 11 median incomes appear to be stable.** Median household income was estimated at about \$69,990 and median family incomes at \$76,430; adjusted for inflation this is a decline from 2000, but margins of error make precise determination difficult. Citywide household median income was estimated at just over \$70,120 and median family income at \$86,670.

Estimated per capita income for District 11 is about \$25,490; when adjusted for inflation, estimated per capita income increased slightly (2%) from 2000. At just over \$44,400, citywide per capita income is higher than District 11.

District 11 poverty rates increased from 8% in 2000 to 10%; this is just below the 11% poverty rate citywide.

## HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that there are about 21,210 housing units in District 11, or about 6% of housing citywide.

### Tenure

Ownership rates in District 11 decreased slightly but it remains among the highest in the City. The 2005-2009 ACS estimated homeownership in District 11 at 69%, down from 70% in 2000. By contrast, the citywide homeownership rate is 38%.

### Vacancy

According to the 2005-2009 ACS, an estimated 6% of housing units in District 11 were vacant, up from 2% in 2000. About 37% of vacant units were in the process of being rented or sold, 3% were vacant due to occasional or seasonal use, and 60% were reported vacant for other reasons. In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.<sup>26</sup>

### Housing Costs

District 11 housing ranks as among the most affordable in the City. As of January 2011, estimated median sales price for \$412,500 for single family homes and \$315,000 for condominiums. Estimated median rent for a two-bedroom unit in District 11 was \$1,778. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median rent for a two-bedroom unit was \$3,099.

### Access to Vehicles

An estimated 11% of District 11 households reported not having a car available, an increase from 2000 when 8% reported no access to a car. This represents 6% of home-owning households and 20% of renter households. Citywide, about 29% of all households reported no car access. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

## EMPLOYMENT AND COMMUTE TO WORK

Employed District 11 residents increasingly work in managerial and professional occupations while those working in production and construction related fields have declined. According to the 2005-2009 ACS, approximately 30% of employed residents in District 11 work in managerial and professional occupations, an increase from 26% in 2000. About 25% worked in both service occupations and in sales and office. For services, this represents an increase from 22% in 2000; for sales and office, however, this represents a decline from 30%. Employment in production, transportation and material moving decreased from 14% in 2000 to 11%, while those working in construction and related occupations increased slightly from 8% to 9%. Together these occupations employed over 20% of District 11 workers, down from 22% in 2000.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in

<sup>26</sup> Vacancy estimates from 2005-2009 ACS cover a five-year period, which includes a period of higher vacancies during the recession.

production, construction and related fields. Approximately 76% of employed San Francisco residents are estimated to work in the City, about the same as 2000, when 77% reported living and working in San Francisco.

**At 8%, District 11 has a higher unemployment rate than San Francisco (just under 7%).**

**Despite some shifts in commute modes, car use remains the dominant mode of travel to work for employed residents in District 11.** According to the 2005-2009 ACS, commuting by car, however, decreased from 64% in 2000 to 59%. Commuting by transit, meanwhile, increased from 31% to 34%. All other modes show slight increases. The number of people working from home increased from 2% to 3%. An estimated 3% walked to work and 1% biked (or 275); in 2000 only 2% walked to work and less than 1% biked (or 50), however sampling error makes this difficult to determine.

Compared to the City as a whole, District 11 commuters generally travel by car more and by other modes less. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimated to be commuting by motorcycle; another 7% worked from home.

Estimates of vehicles per capita in District 11 also show a slight reduction from .45 to .44. Citywide, vehicles per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends.

# Board of Supervisors District 1 at a Glance

## DEMOGRAPHICS

Total Population*	68,280
Group Quarter Population	3,120
Percent Female	53%

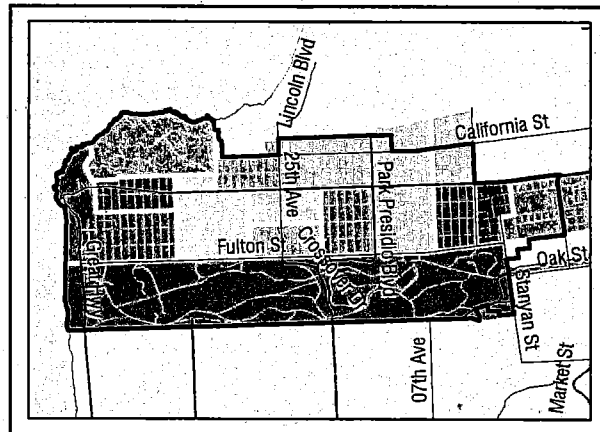
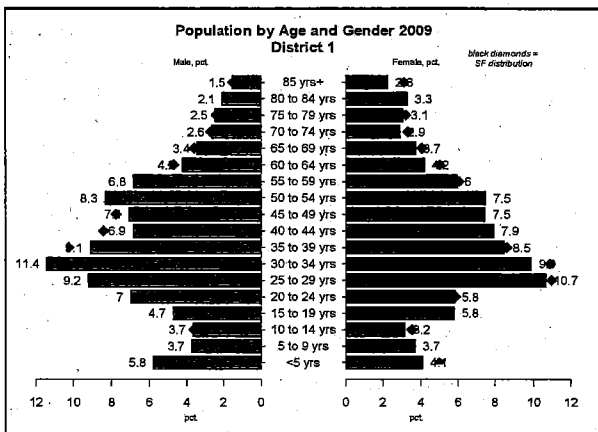
<b>Households</b>	<b>30,070</b>
Family Households	52%
Households with Children, Pct of Total	22%
Non-Family Households	48%
Single Person Households, Pct of Total	35%
Avg Household Size	2.5
Avg Family Household Size	3.4

## Race/Ethnicity\*

Black/African American	2%
Asian	44%
White	46%
Native American Indian	0%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	7%
% Latino (of Any Race)	6%

## Age

0 - 4 years	5%
5 - 17 years	10%
18 - 34 years	30%
35 - 59 years	38%
60 and older	18%



## Educational Attainment

(Residents 25 years and older)

High School or Less	24%
Some College/Associate Degree	22%
College Degree	34%
Graduate/Professional Degree	21%

## Nativity and Language

Foreign Born	35%
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## Language Spoken at home

(Residents 5 years and older)

English Only	53%
Spanish Only	4%
Asian/Pacific Islander	32%
Other European Language	10%
Other Languages	1%

## Linguistic Isolation

% of All Households	16%
% of Spanish-Speaking Households	6%
% of Asian Language Speaking Households	39%
% of Other European-Speaking Households	34%
% of Households Speaking Other Languages	0%



# Board of Supervisors District 1 at a Glance

## HOUSING CHARACTERISTICS

Total Number of Units	32,770
Units Built 2000 to 2009+	670
Median Year Structure Built†	1939

<b>Occupied Units</b>	30,070
Owner occupied	37%
Renter occupied	63%

<b>Vacant Units</b>	8%
For rent	22%
For sale only	3%
Rented or sold, not occupied	10%
For seasonal, recreational, or occasional use	16%
Other vacant	50%

Median Year Moved In to Unit (Own)	1993
Median Year Moved In to Unit (Rent)	2003

<b>Structure Type</b>	
Single Family Housing	29%
2 - 4 Units	43%
5 - 9 Units	15%
10 - 19 Units	9%
20 Units or more	4%
Other	0%

<b>Housing Prices</b>	
Median Rent	\$1,303
Median Home Value	\$883,592
Median Rent as Percentage of HH Income	26%

<b>Vehicles Available</b>	36,340
Homeowners	47%
Renters	53%
Vehicles Per Capita	0.48
Households with no vehicle	6,360
Percent of Homeowning households	12%
Percent of Renting Households	27%

## INCOME, EMPLOYMENT AND JOURNEY TO WORK

<b>Income</b>	
Median Household Income	\$71,204
Median Family Income	\$89,244
Per Capita Income	\$40,011
Percent in Poverty	10%

<b>Employment</b>	
Unemployment Rate	7%
Employed Residents	43,690
Managerial and Prof. Occupations	51%
Service Occupations	15%
Sales and Office Occupations	26%
Farming related Occupations	0.0%
Construction and Maintenance Occup.	4%
Production and Transportation Occup.	5%

<b>Journey to Work</b>	
Workers 16 years and over	42,250
Car	51%
<i>Drove Alone</i>	40%
<i>Carpooled</i>	11%
Transit	33%
Bike	2%
Walk	6%
Other	2%
Worked at Home	6%

### Notes:

\* 2010 Census, Redistricting Data (Public Law 94-171). Population is tabulated by census blocks within district boundaries.

+ Planning Department Housing Inventory

† "1939" represents 1939 or earlier

2000 Census Tracts for area: 156, 157, 401, 402, 426, 427, 451, 452, 476, 477.01, 477.02, 478, 479.01, 479.02, 602, 603

May 2011

Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

## Board of Supervisors District 2 at a Glance

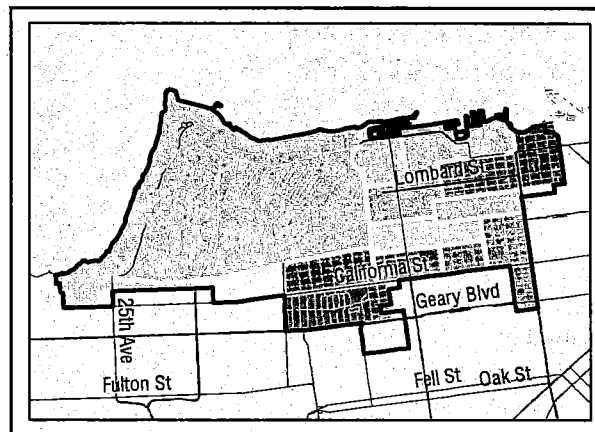
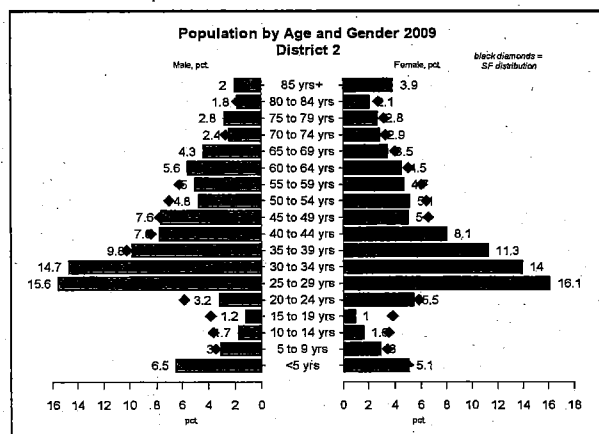
### DEMOGRAPHICS

Total Population*	68,080
Group Quarter Population	521
Percent Female	54%

<b>Households</b>	33,800
Family Households	32%
Households with Children, Pct of Total	11%
Non-Family Households	68%
Single Person Households, Pct of Total	55%
Avg Household Size	1.8
Avg Family Household Size	2.8

<b>Race/Ethnicity*</b>	
Black/African American	1%
Asian	14%
White	79%
Native American Indian	0%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	5%
% Latino (of Any Race)	5%

<b>Age</b>	
0 - 4 years	6%
5 - 17 years	6%
18 - 34 years	35%
35 - 59 years	35%
60 and older	19%



### Educational Attainment

(Residents 25 years and older)	
High School or Less	8%
Some College/Associate Degree	13%
College Degree	46%
Graduate/Professional Degree	33%

### Nativity and Language

Foreign Born	16%
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### Language Spoken at home

(Residents 5 years and older)	
English Only	83%
Spanish Only	4%
Asian/Pacific Islander	6%
Other European Language	7%
Other Languages	0%

### Linguistic Isolation

% of All Households	4%
% of Spanish-Speaking Households	12%
% of Asian Language Speaking Households	27%
% of Other European-Speaking Households	15%
% of Households Speaking Other Languages	8%

## Board of Supervisors District 2 at a Glance

### HOUSING CHARACTERISTICS

Total Number of Units	37,960
Units Built 2000 to 2009+	430
Median Year Structure Built†	1939

<b>Occupied Units</b>	33,800
Owner occupied	30%
Renter occupied	70%

<b>Vacant Units</b>	11%
For rent	31%
For sale only	5%
Rented or sold, not occupied	13%
For seasonal, recreational, or occasional use	18%
Other vacant	33%

Median Year Moved In to Unit (Own)	1997
Median Year Moved In to Unit (Rent)	2004

#### Structure Type

Single Family Housing	18%
2 - 4 Units	22%
5 - 9 Units	14%
10 - 19 Units	24%
20 Units or more	23%
Other	0%

#### Housing Prices

Median Rent	\$1,629
Median Home Value	\$1,961,204
Median Rent as Percentage of HH Income	23%

#### Vehicles Available

	36,900
Homeowners	43%
Renters	57%
Vehicles Per Capita	0.60
Households with no vehicle	6,990
Percent of Homeowning households	9%
Percent of Renting Households	26%

### INCOME, EMPLOYMENT AND JOURNEY TO WORK

#### Income

Median Household Income	\$102,437
Median Family Income	\$159,967
Per Capita Income	\$88,540
Percent in Poverty	5%

#### Employment

Unemployment Rate	4%
Employed Residents	39,880
Managerial and Prof. Occupations	67%
Service Occupations	5%
Sales and Office Occupations	25%
Farming related Occupations	0.0%
Construction and Maintenance Occup.	2%
Production and Transportation Occup.	1%

#### Journey to Work

Workers 16 years and over	39,130
Car	51%
Drove Alone	44%
Carpooled	7%
Transit	26%
Bike	1%
Walk	8%
Other	2%
Worked at Home	12%

#### Notes:

\* 2010 Census, Redistricting Data (Public Law 94-171). Population is tabulated by census blocks within district boundaries.

+ Planning Department Housing Inventory

† "1939" represents 1939 or earlier

2000 Census Tracts for area: 102, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 151, 154, 428, 601

May 2011

Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

## Board of Supervisors District 3 at a Glance

### DEMOGRAPHICS

Total Population*	68,890
Group Quarter Population	248
Percent Female	49%

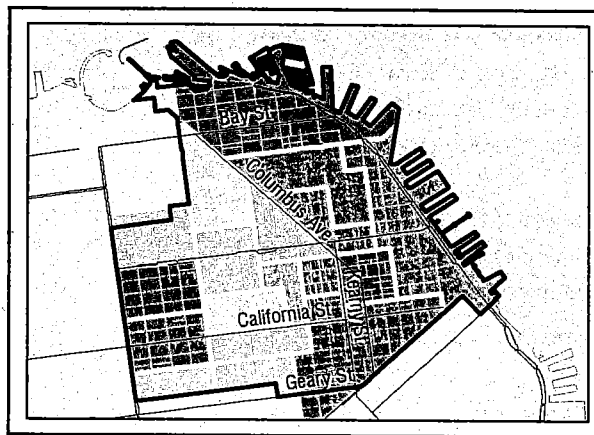
<b>Households</b>	36,030
Family Households	34%
Households with Children, Pct of Total	9%
Non-Family Households	66%
Single Person Households, Pct of Total	54%
Avg Household Size	1.9
Avg Family Household Size	3.0

### Race/Ethnicity\*

Black/African American	2%
Asian	46%
White	46%
Native American Indian	0%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	5%
% Latino (of Any Race)	5%

### Age

0 - 4 years	3%
5 - 17 years	5%
18 - 34 years	32%
35 - 59 years	34%
60 and older	25%



### Educational Attainment

(Residents 25 years and older)	
High School or Less	36%
Some College/Associate Degree	17%
College Degree	32%
Graduate/Professional Degree	15%

### Nativity and Language

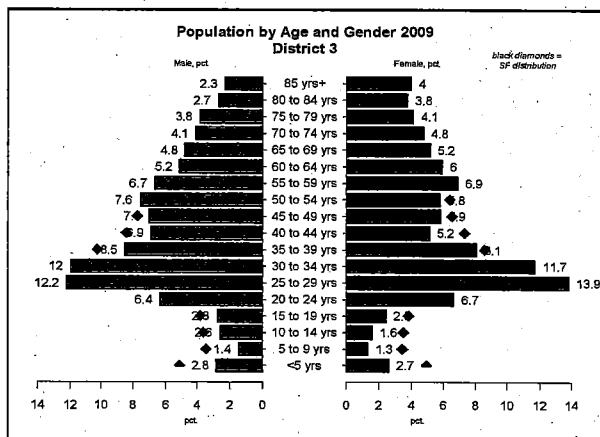
Foreign Born	43%
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### Language Spoken at home

(Residents 5 years and older)	
English Only	50%
Spanish Only	4%
Asian/Pacific Islander	40%
Other European Language	5%
Other Languages	1%

### Linguistic Isolation

% of All Households	24%
% of Spanish-Speaking Households	14%
% of Asian Language Speaking Households	66%
% of Other European-Speaking Households	19%
% of Households Speaking Other Languages	5%



## Board of Supervisors District 3 at a Glance

### HOUSING CHARACTERISTICS

Total Number of Units	42,050
Units Built 2000 to 2009+	1,300
Median Year Structure Built†	1939

<b>Occupied Units</b>	<b>36,030</b>
Owner occupied	15%
Renter occupied	85%

<b>Vacant Units</b>	<b>14%</b>
For rent	52%
For sale only	3%
Rented or sold, not occupied	11%
For seasonal, recreational, or occasional use	26%
Other vacant	8%

Median Year Moved In to Unit (Own)	1998
Median Year Moved In to Unit (Rent)	2002

#### Structure Type

Single Family Housing	4%
2 - 4 Units	16%
5 - 9 Units	12%
10 - 19 Units	15%
20 Units or more	52%
Other	0%

#### Housing Prices

Median Rent	\$978
Median Home Value	\$843,426
Median Rent as Percentage of HH Income	26%

#### Vehicles Available

<b>Vehicles Available</b>	<b>18,560</b>
Homeowners	28%
Renters	72%
<b>Vehicles Per Capita</b>	<b>0.27</b>
<b>Households with no vehicle</b>	<b>21,200</b>
Percent of Homeowning households	24%
Percent of Renting Households	65%

### INCOME, EMPLOYMENT AND JOURNEY TO WORK

#### Income

Median Household Income	\$48,516
Median Family Income	\$47,480
Per Capita Income	\$45,937
Percent in Poverty	18%

#### Employment

Unemployment Rate	7%
Employed Residents	38,260
Managerial and Prof. Occupations	49%
Service Occupations	19%
Sales and Office Occupations	25%
Farming related Occupations	0.1%
Construction and Maintenance Occup.	3%
Production and Transportation Occup.	5%

#### Journey to Work

Workers 16 years and over	37,470
Car	25%
<i>Drove Alone</i>	22%
<i>Carpooled</i>	3%
Transit	29%
Bike	1%
Walk	35%
Other	2%
Worked at Home	8%

#### Notes:

\* 2010 Census, Redistricting Data (Public Law 94-171). Population is tabulated by census blocks within district boundaries.

+ Planning Department Housing Inventory

† "1939" represents 1939 or earlier

2000 Census Tracts for area: 101, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 118, 119, 120, 121

May 2011

Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

## Board of Supervisors District 4 at a Glance

### DEMOGRAPHICS

Total Population*	71,580
Group Quarter Population	555
Percent Female	50%

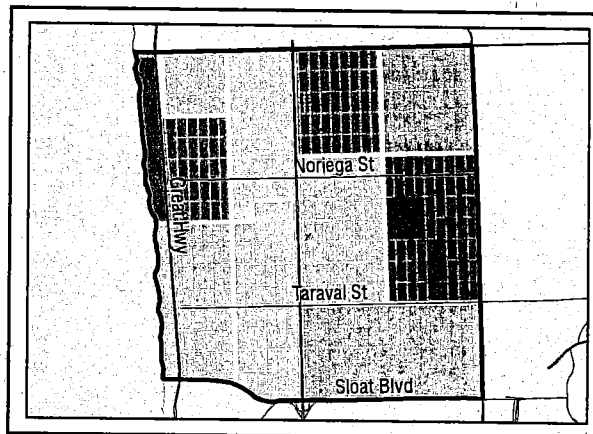
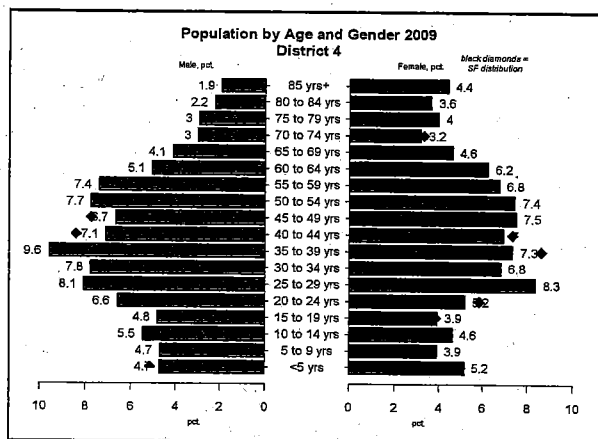
<b>Households</b>	<b>23,690</b>
Family Households	66%
Households with Children, Pct of Total	28%
Non-Family Households	34%
Single Person Households, Pct of Total	24%
Avg Household Size	3.1
Avg Family Household Size	3.8

### Race/Ethnicity\*

Black/African American	1%
Asian	58%
White	35%
Native American Indian	0%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	5%
% Latino (of Any Race)	4%

### Age

0 - 4 years	5%
5 - 17 years	12%
18 - 34 years	23%
35 - 59 years	37%
60 and older	23%



### Educational Attainment

(Residents 25 years and older)

High School or Less	32%
Some College/Associate Degree	22%
College Degree	32%
Graduate/Professional Degree	14%

### Nativity and Language

Foreign Born	47%
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### Language Spoken at home

(Residents 5 years and older)

English Only	40%
Spanish Only	3%
Asian/Pacific Islander	48%
Other European Language	7%
Other Languages	1%

### Linguistic Isolation

% of All Households	17%
% of Spanish-Speaking Households	8%
% of Asian Language Speaking Households	34%
% of Other European-Speaking Households	24%
% of Households Speaking Other Languages	15%

## Board of Supervisors District 4 at a Glance

### HOUSING CHARACTERISTICS

Total Number of Units	25,090
Units Built 2000 to 2009+	340
Median Year Structure Built†	1943

<b>Occupied Units</b>	23,690
Owner occupied	60%
Renter occupied	40%

<b>Vacant Units</b>	6%
For rent	10%
For sale only	14%
Rented or sold, not occupied	3%
For seasonal, recreational, or occasional use	15%
Other vacant	58%

Median Year Moved In to Unit (Own)	1992
Median Year Moved In to Unit (Rent)	2003

### Structure Type

Single Family Housing	73%
2 - 4 Units	18%
5 - 9 Units	6%
10 - 19 Units	2%
20 Units or more	2%
Other	0%

### Housing Prices

Median Rent	\$1,315
Median Home Value	\$724,575
Median Rent as Percentage of HH Income	26%

<b>Vehicles Available</b>	36,760
Homeowners	66%
Renters	34%
Vehicles Per Capita	0.50
Households with no vehicle	3,150
Percent of Homeowning households	10%
Percent of Renting Households	19%

### INCOME, EMPLOYMENT AND JOURNEY TO WORK

#### Income

Median Household Income	\$76,387
Median Family Income	\$91,425
Per Capita Income	\$33,178
Percent in Poverty	7%

#### Employment

Unemployment Rate	7%
Employed Residents	37,240
Managerial and Prof. Occupations	47%
Service Occupations	16%
Sales and Office Occupations	23%
Farming related Occupations	0.2%
Construction and Maintenance Occup.	6%
Production and Transportation Occup.	8%

#### Journey to Work

Workers 16 years and over	35,920
Car	63%
<i>Drove Alone</i>	50%
<i>Carpooled</i>	13%
Transit	27%
Bike	1%
Walk	2%
Other	1%
Worked at Home	5%

#### Notes:

\* 2010 Census, Redistricting Data (Public Law 94-171). Population is tabulated by census blocks within district boundaries.

+ Planning Department Housing Inventory

† "1939" represents 1939 or earlier

2000 Census Tracts for area: 326, 327, 328, 329, 330, 351, 352.01, 352.02, 353, 354

May 2011

Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

## Board of Supervisors District 5 at a Glance

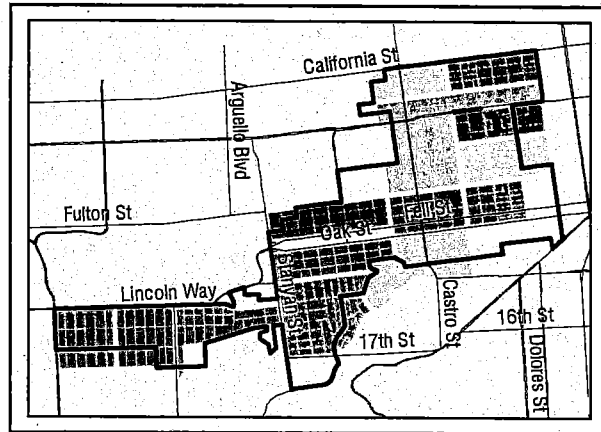
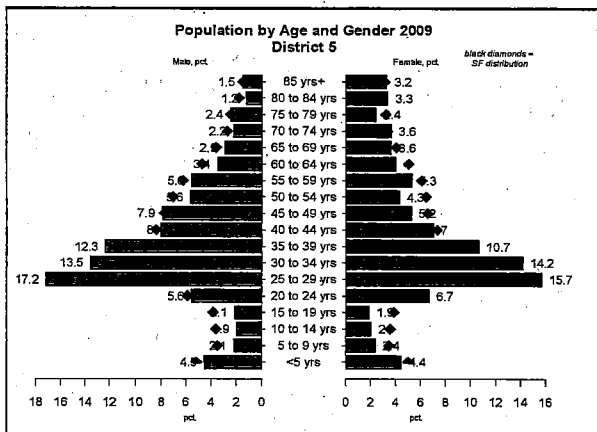
### DEMOGRAPHICS

Total Population*	70,650
Group Quarter Population	1,991
Percent Female	51%

<b>Households</b>	<b>33,110</b>
Family Households	33%
Households with Children, Pct of Total	11%
Non-Family Households	67%
Single Person Households, Pct of Total	49%
Avg Household Size	2.0
Avg Family Household Size	2.9

<b>Race/Ethnicity*</b>	
Black/African American	11%
Asian	18%
White	63%
Native American Indian	0%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	8%
% Latino (of Any Race)	8%

<b>Age</b>	
0 - 4 years	4%
5 - 17 years	5%
18 - 34 years	37%
35 - 59 years	36%
60 and older	17%



### Educational Attainment

(Residents 25 years and older)	
High School or Less	17%
Some College/Associate Degree	19%
College Degree	38%
Graduate/Professional Degree	26%

### Nativity and Language

Foreign Born	22%
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### Language Spoken at home

(Residents 5 years and older)	
English Only	74%
Spanish Only	6%
Asian/Pacific Islander	11%
Other European Language	8%
Other Languages	1%

### Linguistic Isolation

% of All Households	9%
% of Spanish-Speaking Households	9%
% of Asian Language Speaking Households	44%
% of Other European-Speaking Households	30%
% of Households Speaking Other Languages	38%



## Board of Supervisors District 5 at a Glance

### HOUSING CHARACTERISTICS

Total Number of Units	36,450
Units Built 2000 to 2009+	800
Median Year Structure Built†	1939

<b>Occupied Units</b>	33,110
Owner occupied	24%
Renter occupied	76%

<b>Vacant Units</b>	9%
For rent	38%
For sale only	10%
Rented or sold, not occupied	9%
For seasonal, recreational, or occasional use	8%
Other vacant	35%

Median Year Moved In to Unit (Own)	1999
Median Year Moved In to Unit (Rent)	2003

#### Structure Type

Single Family Housing	13%
2 - 4 Units	29%
5 - 9 Units	18%
10 - 19 Units	15%
20 Units or more	25%
Other	0%

#### Housing Prices

Median Rent	\$1,284
Median Home Value	\$805,285
Median Rent as Percentage of HH Income	26%

#### Vehicles Available

	28,840
Homeowners	37%
Renters	63%
Vehicles Per Capita	0.43
Households with no vehicle	11,920
Percent of Homeowning households	13%
Percent of Renting Households	43%

### INCOME, EMPLOYMENT AND JOURNEY TO WORK

#### Income

Median Household Income	\$66,885
Median Family Income	\$92,420
Per Capita Income	\$49,708
Percent in Poverty	12%

#### Employment

Unemployment Rate	6%
Employed Residents	41,850
Managerial and Prof. Occupations	61%
Service Occupations	11%
Sales and Office Occupations	21%
Farming related Occupations	0.0%
Construction and Maintenance Occup.	3%
Production and Transportation Occup.	3%

#### Journey to Work

Workers 16 years and over	41,000
Car	37%
Drove Alone	31%
Carpooled	5%
Transit	38%
Bike	5%
Walk	10%
Other	2%
Worked at Home	8%

#### Notes:

\* 2010 Census, Redistricting Data (Public Law 94-171). Population is tabulated by census blocks within district boundaries.

+ Planning Department Housing Inventory

† "1939" represents 1939 or earlier

2000 Census Tracts for area: 152, 153, 155, 158, 159, 161, 163, 164, 165, 166, 167, 171, 301.01, 302.01, 302.02

May 2011

Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

## Board of Supervisors District 6 at a Glance

### DEMOGRAPHICS

Total Population*	94,790
Group Quarter Population	4,999
Percent Female	41%

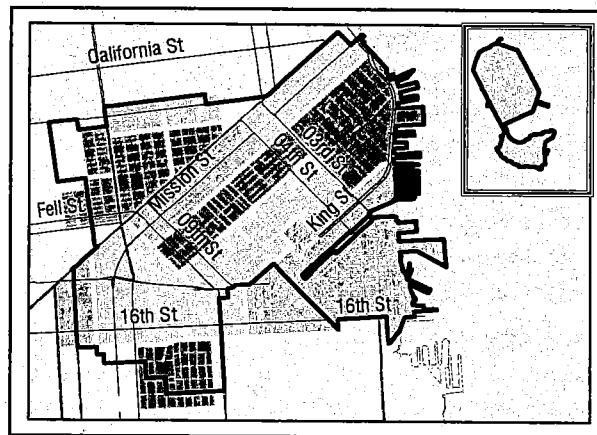
<b>Households</b>	39,740
Family Households	25%
Households with Children, Pct of Total	9%
Non-Family Households	75%
Single Person Households, Pct of Total	60%
Avg Household Size	1.9
Avg Family Household Size	3.3

### Race/Ethnicity\*

Black/African American	10%
Asian	28%
White	47%
Native American Indian	1%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	14%
% Latino (of Any Race)	20%

### Age

0 - 4 years	4%
5 - 17 years	6%
18 - 34 years	34%
35 - 59 years	39%
60 and older	17%



### Educational Attainment

(Residents 25 years and older)	
High School or Less	35%
Some College/Associate Degree	23%
College Degree	26%
Graduate/Professional Degree	16%

### Nativity and Language

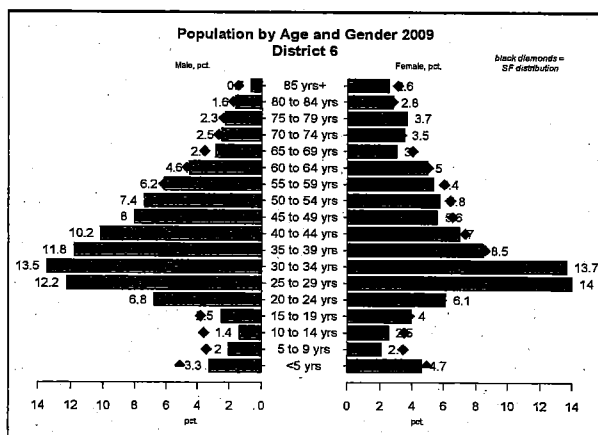
Foreign Born	39%
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### Language Spoken at home

(Residents 5 years and older)	
English Only	55%
Spanish Only	17%
Asian/Pacific Islander	20%
Other European Language	7%
Other Languages	1%

### Linguistic Isolation

% of All Households	17%
% of Spanish-Speaking Households	37%
% of Asian Language Speaking Households	54%
% of Other European-Speaking Households	27%
% of Households Speaking Other Languages	35%



## Board of Supervisors District 6 at a Glance

### HOUSING CHARACTERISTICS

Total Number of Units	47,430
Units Built 2000 to 2009+	13,920
Median Year Structure Built†	1949

<b>Occupied Units</b>	39,740
Owner occupied	17%
Renter occupied	83%

<b>Vacant Units</b>	16%
For rent	46%
For sale only	5%
Rented or sold, not occupied	14%
For seasonal, recreational, or occasional use	19%
Other vacant	16%

Median Year Moved In to Unit (Own)	2003
Median Year Moved In to Unit (Rent)	2004

<b>Structure Type</b>	
Single Family Housing	5%
2 - 4 Units	8%
5 - 9 Units	6%
10 - 19 Units	9%
20 Units or more	71%
Other	0%

<b>Housing Prices</b>	
Median Rent	\$864
Median Home Value	\$679,145
Median Rent as Percentage of HH Income	27%

<b>Vehicles Available</b>	19,720
Homeowners	35%
Renters	65%
Vehicles Per Capita	0.27
Households with no vehicle	23,390
Percent of Homeowning households	14%
Percent of Renting Households	68%

### INCOME, EMPLOYMENT AND JOURNEY TO WORK

<b>Income</b>	
Median Household Income	\$38,610
Median Family Income	\$47,413
Per Capita Income	\$39,051
Percent in Poverty	21%

<b>Employment</b>	
Unemployment Rate	7%
Employed Residents	42,600
Managerial and Prof. Occupations	46%
Service Occupations	22%
Sales and Office Occupations	20%
Farming related Occupations	0.0%
Construction and Maintenance Occup.	6%
Production and Transportation Occup.	6%

<b>Journey to Work</b>	
Workers 16 years and over	41,660
Car	25%
<i>Drove Alone</i>	21%
<i>Carpooled</i>	4%
Transit	39%
Bike	4%
Walk	21%
Other	2%
Worked at Home	7%

#### Notes:

\* 2010 Census, Redistricting Data (Public Law 94-171). Population is tabulated by census blocks within district boundaries.

+ Planning Department Housing Inventory

† "1939" represents 1939 or earlier

2000 Census Tracts for area: 122, 123, 124, 125, 160, 162, 176.01, 176.02, 177, 178, 179.01, 179.02, 180, 201, 202, 228.01, 607

May 2011

Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

## Board of Supervisors District 7 at a Glance

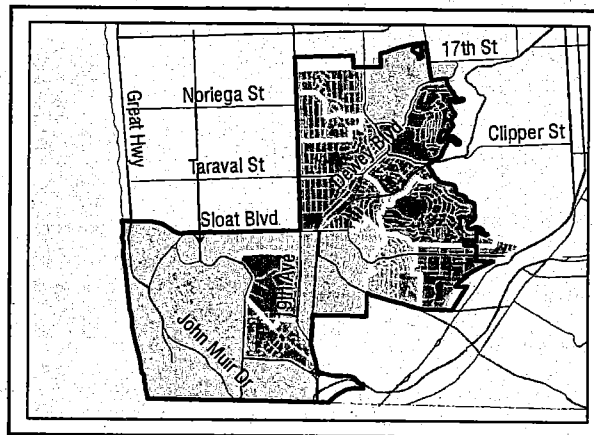
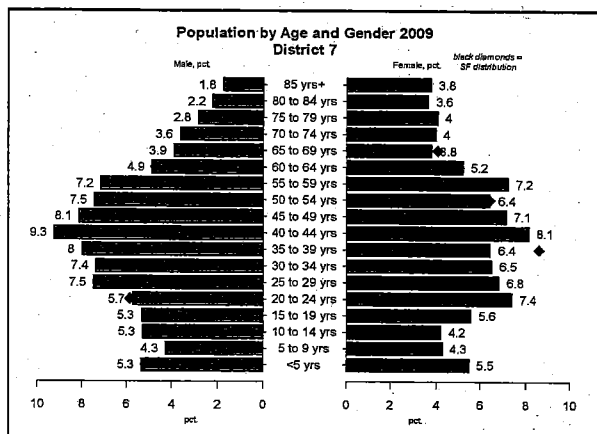
### DEMOGRAPHICS

Total Population*	69,850
Group Quarter Population	2,415
Percent Female	51%

<b>Households</b>	26,300
Family Households	58%
Households with Children, Pct of Total	24%
Non-Family Households	42%
Single Person Households, Pct of Total	28%
Avg Household Size	2.6
Avg Family Household Size	3.3

<b>Race/Ethnicity*</b>	
Black/African American	3%
Asian	34%
White	54%
Native American Indian	0%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	8%
% Latino (of Any Race)	9%

<b>Age</b>	
0 - 4 years	5%
5 - 17 years	11%
18 - 34 years	24%
35 - 59 years	38%
60 and older	22%



### Educational Attainment

(Residents 25 years and older)	
High School or Less	19%
Some College/Associate Degree	21%
College Degree	35%
Graduate/Professional Degree	26%

### Nativity and Language

Foreign Born	30%
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### Language Spoken at home

(Residents 5 years and older)	
English Only	61%
Spanish Only	6%
Asian/Pacific Islander	24%
Other European Language	9%
Other Languages	1%

### Linguistic Isolation

% of All Households	9%
% of Spanish-Speaking Households	7%
% of Asian Language Speaking Households	26%
% of Other European-Speaking Households	24%
% of Households Speaking Other Languages	15%

## Board of Supervisors District 7 at a Glance

### HOUSING CHARACTERISTICS

Total Number of Units	28,220
Units Built 2000 to 2009+	240
Median Year Structure Built†	1947

<b>Occupied Units</b>	26,300
Owner occupied	63%
Renter occupied	37%

<b>Vacant Units</b>	7%
For rent	34%
For sale only	6%
Rented or sold, not occupied	9%
For seasonal, recreational, or occasional use	11%
Other vacant	40%

Median Year Moved In to Unit (Own)	1993
Median Year Moved In to Unit (Rent)	2004

### Structure Type

Single Family Housing	67%
2 - 4 Units	9%
5 - 9 Units	3%
10 - 19 Units	4%
20 Units or more	16%
Other	0%

### Housing Prices

Median Rent	\$1,568
Median Home Value	\$902,077
Median Rent as Percentage of HH Income	26%

<b>Vehicles Available</b>	38,760
Homeowners	77%
Renters	23%
Vehicles Per Capita	0.57
Households with no vehicle	2,350
Percent of Homeowning households	5%
Percent of Renting Households	15%

### INCOME, EMPLOYMENT AND JOURNEY TO WORK

#### Income

Median Household Income	\$92,768
Median Family Income	\$116,780
Per Capita Income	\$48,594
Percent in Poverty	8%

#### Employment

Unemployment Rate	5%
Employed Residents	37,610
Managerial and Prof. Occupations	58%
Service Occupations	11%
Sales and Office Occupations	22%
Farming related Occupations	0.2%
Construction and Maintenance Occup.	4%
Production and Transportation Occup.	4%

#### Journey to Work

Workers 16 years and over	36,590
Car	61%
<i>Drove Alone</i>	50%
<i>Carpooled</i>	11%
Transit	27%
Bike	1%
Walk	4%
Other	1%
Worked at Home	6%

#### Notes:

\* 2010 Census, Redistricting Data (Public Law 94-171). Population is tabulated by census blocks within district boundaries.

+ Planning Department Housing Inventory

† "1939" represents 1939 or earlier

2000 Census Tracts for area: 301.02, 303.01, 303.02, 304, 305, 306, 307, 308, 309, 310, 311, 331, 332.01, 332.02, 604

May 2011

Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

# Board of Supervisors District 8 at a Glance

## DEMOGRAPHICS

Total Population*	69,240
Group Quarter Population	845
Percent Female	45%

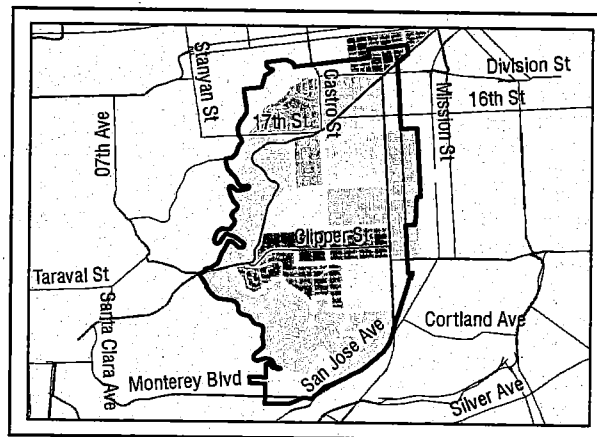
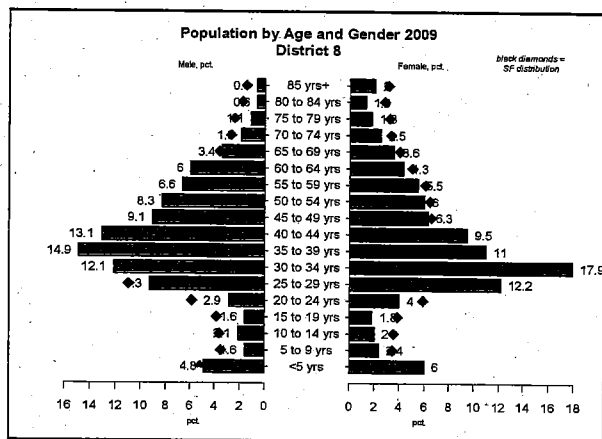
<b>Households</b>	37,120
Family Households	33%
Households with Children, Pct of Total	13%
Non-Family Households	67%
Single Person Households, Pct of Total	44%
Avg Household Size	2.0
Avg Family Household Size	2.9

## Race/Ethnicity\*

Black/African American	3%
Asian	12%
White	76%
Native American Indian	0%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	9%
% Latino (of Any Race)	12%

## Age

0 - 4 years	5%
5 - 17 years	5%
18 - 34 years	29%
35 - 59 years	46%
60 and older	14%



## Educational Attainment

(Residents 25 years and older)	
High School or Less	13%
Some College/Associate Degree	17%
College Degree	39%
Graduate/Professional Degree	31%

## Nativity and Language

Foreign Born	17%
--------------	-----

## Language Spoken at home

(Residents 5 years and older)	
English Only	77%
Spanish Only	10%
Asian/Pacific Islander	6%
Other European Language	6%
Other Languages	1%

## Linguistic Isolation

% of All Households	3%
% of Spanish-Speaking Households	18%
% of Asian Language Speaking Households	14%
% of Other European-Speaking Households	9%
% of Households Speaking Other Languages	7%

## Board of Supervisors District 8 at a Glance

### HOUSING CHARACTERISTICS

Total Number of Units	39,740
Units Built 2000 to 2009+	680
Median Year Structure Built†	1939

<b>Occupied Units</b>	37,120
Owner occupied	41%
Renter occupied	59%

<b>Vacant Units</b>	7%
For rent	29%
For sale only	6%
Rented or sold, not occupied	11%
For seasonal, recreational, or occasional use	17%
Other vacant	37%

Median Year Moved In to Unit (Own)	1997
Median Year Moved In to Unit (Rent)	2003

#### Structure Type

Single Family Housing	33%
2 - 4 Units	34%
5 - 9 Units	12%
10 - 19 Units	11%
20 Units or more	10%
Other	0%

#### Housing Prices

Median Rent	\$1,433
Median Home Value	\$959,353
Median Rent as Percentage of HH Income	25%

<b>Vehicles Available</b>	42,000
Homeowners	53%
Renters	47%
Vehicles Per Capita	0.56
Households with no vehicle	8,100
Percent of Homeowning households	8%
Percent of Renting Households	31%

### INCOME, EMPLOYMENT AND JOURNEY TO WORK

#### Income

Median Household Income	\$93,576
Median Family Income	\$123,497
Per Capita Income	\$65,177
Percent in Poverty	8%

#### Employment

Unemployment Rate	5%
Employed Residents	51,510
Managerial and Prof. Occupations	66%
Service Occupations	10%
Sales and Office Occupations	19%
Farming related Occupations	0.0%
Construction and Maintenance Occup.	3%
Production and Transportation Occup.	2%

#### Journey to Work

Workers 16 years and over	50,410
Car	44%
Drove Alone	39%
Carpooled	5%
Transit	37%
Bike	3%
Walk	6%
Other	2%
Worked at Home	8%

#### Notes:

\* 2010 Census, Redistricting Data (Public Law 94-171). Population is tabulated by census blocks within district boundaries.

+ Planning Department Housing Inventory

† "1939" represents 1939 or earlier

2000 Census Tracts for area: 168, 169, 170, 203, 204, 205, 206, 207, 210, 211, 212, 213, 214, 215, 216, 217, 218

May 2011

Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

## Board of Supervisors District 9 at a Glance

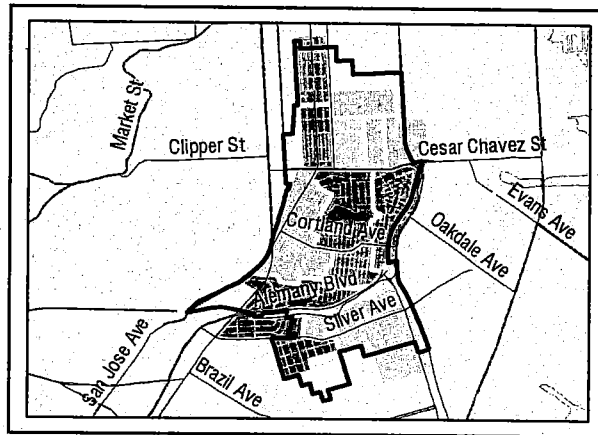
### DEMOGRAPHICS

Total Population*	65,670
Group Quarter Population	311
Percent Female	48%

<b>Households</b>	22,020
Family Households	53%
Households with Children, Pct of Total	27%
Non-Family Households	47%
Single Person Households, Pct of Total	28%
Avg Household Size	3.0
Avg Family Household Size	4.0

<b>Race/Ethnicity*</b>	
Black/African American	4%
Asian	21%
White	50%
Native American Indian	1%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	24%
% Latino (of Any Race)	36%

<b>Age</b>	
0 - 4 years	6%
5 - 17 years	11%
18 - 34 years	30%
35 - 59 years	37%
60 and older	15%



### Educational Attainment

(Residents 25 years and older)	
High School or Less	39%
Some College/Associate Degree	19%
College Degree	26%
Graduate/Professional Degree	16%

### Nativity and Language

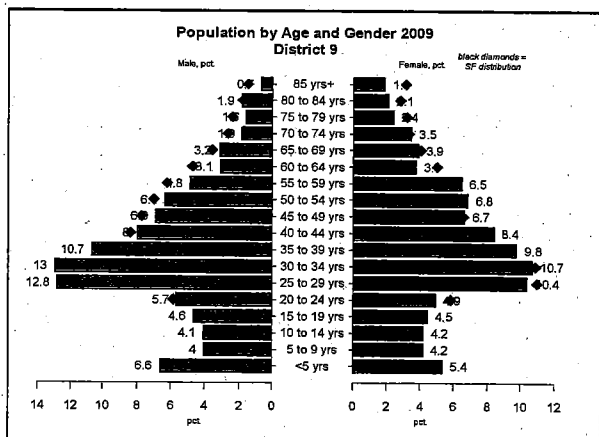
Foreign Born	39%
--------------	-----

### Language Spoken at home

(Residents 5 years and older)	
English Only	43%
Spanish Only	33%
Asian/Pacific Islander	19%
Other European Language	4%
Other Languages	0%

### Linguistic Isolation

% of All Households	15%
% of Spanish-Speaking Households	33%
% of Asian Language Speaking Households	27%
% of Other European-Speaking Households	10%
% of Households Speaking Other Languages	15%





## Board of Supervisors District 9 at a Glance

### HOUSING CHARACTERISTICS

Total Number of Units	23,310
Units Built 2000 to 2009+	960
Median Year Structure Built†	1939

<b>Occupied Units</b>	22,020
Owner occupied	47%
Renter occupied	53%

<b>Vacant Units</b>	5%
For rent	29%
For sale only	6%
Rented or sold, not occupied	7%
For seasonal, recreational, or occasional use	12%
Other vacant	46%

Median Year Moved In to Unit (Own)	1995
Median Year Moved In to Unit (Rent)	2002

### Structure Type

Single Family Housing	58%
2 - 4 Units	24%
5 - 9 Units	8%
10 - 19 Units	4%
20 Units or more	7%
Other	0%

### Housing Prices

Median Rent	\$1,151
Median Home Value	\$698,226
Median Rent as Percentage of HH Income	26%

<b>Vehicles Available</b>	26,530
Homeowners	60%
Renters	40%
Vehicles Per Capita	0.40
Households with no vehicle	5,560
Percent of Homeowning households	10%
Percent of Renting Households	39%

### INCOME, EMPLOYMENT AND JOURNEY TO WORK

#### Income

Median Household Income	\$69,198
Median Family Income	\$69,426
Per Capita Income	\$33,518
Percent in Poverty	9%

#### Employment

Unemployment Rate	6%
Employed Residents	39,240
Managerial and Prof. Occupations	41%
Service Occupations	23%
Sales and Office Occupations	21%
Farming related Occupations	0.1%
Construction and Maintenance Occup.	7%
Production and Transportation Occup.	7%

#### Journey to Work

Workers 16 years and over	38,410
Car	44%
<i>Drove Alone</i>	37%
<i>Carpooled</i>	8%
Transit	37%
Bike	6%
Walk	7%
Other	2%
Worked at Home	5%

#### Notes:

\* 2010 Census, Redistricting Data (Public Law 94-171). Population is tabulated by census blocks within district boundaries.

+ Planning Department Housing Inventory

‡ "1939" represents 1939 or earlier

2000 Census Tracts for area: 208, 209, 228.03, 229.01, 229.02, 229.03, 251, 252, 253, 254.01, 254.02, 254.03, 256, 257

May 2011

Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

# Board of Supervisors District 10 at a Glance

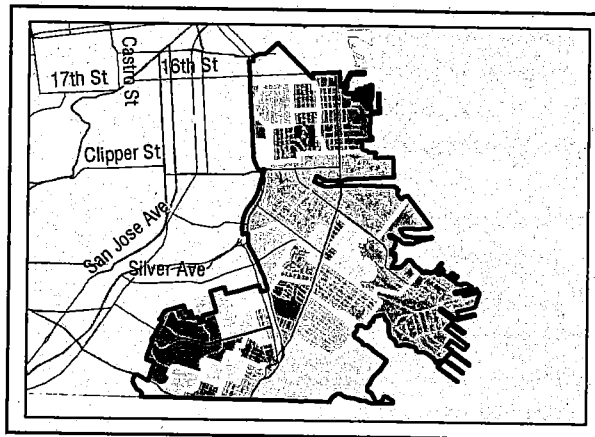
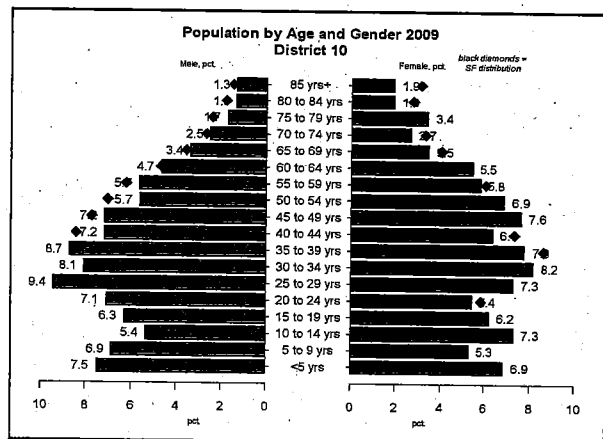
## DEMOGRAPHICS

Total Population*	78,660
Group Quarter Population	533
Percent Female	49%

<b>Households</b>	22,370
Family Households	65%
Households with Children, Pct of Total	34%
Non-Family Households	35%
Single Person Households, Pct of Total	27%
Avg Household Size	3.3
Avg Family Household Size	4.3

<b>Race/Ethnicity*</b>	
Black/African American	21%
Asian	37%
White	23%
Native American Indian	1%
Native Hawaiian/Pacific Islander	2%
Other/Two or More Races	17%
% Latino (of Any Race)	21%

<b>Age</b>	
0 - 4 years	7%
5 - 17 years	17%
18 - 34 years	24%
35 - 59 years	34%
60 and older	17%



## Educational Attainment

(Residents 25 years and older)	
High School or Less	49%
Some College/Associate Degree	23%
College Degree	19%
Graduate/Professional Degree	9%

## Nativity and Language

Foreign Born	35%
--------------	-----

## Language Spoken at home

(Residents 5 years and older)	
English Only	49%
Spanish Only	18%
Asian/Pacific Islander	30%
Other European Language	3%
Other Languages	0%

## Linguistic Isolation

% of All Households	12%
% of Spanish-Speaking Households	25%
% of Asian Language Speaking Households	35%
% of Other European-Speaking Households	8%
% of Households Speaking Other Languages	12%

## Board of Supervisors District 10 at a Glance

### HOUSING CHARACTERISTICS

Total Number of Units	24,160
Units Built 2000 to 2009+	1,950
Median Year Structure Built†	1951

<b>Occupied Units</b>	22,370
Owner occupied	52%
Renter occupied	48%

<b>Vacant Units</b>	7%
For rent	12%
For sale only	10%
Rented or sold, not occupied	2%
For seasonal, recreational, or occasional use	4%
Other vacant	73%

Median Year Moved In to Unit (Own)	1994
Median Year Moved In to Unit (Rent)	2003

#### Structure Type

Single Family Housing	62%
2 - 4 Units	17%
5 - 9 Units	7%
10 - 19 Units	6%
20 Units or more	8%
Other	0%

#### Housing Prices

Median Rent	\$952
Median Home Value	\$625,931
Median Rent as Percentage of HH Income	26%

#### Vehicles Available

	31,340
Homeowners	65%
Renters	35%
Vehicles Per Capita	0.42
Households with no vehicle	4,170
Percent of Homeowning households	6%
Percent of Renting Households	32%

### INCOME, EMPLOYMENT AND JOURNEY TO WORK

#### Income

Median Household Income	\$54,948
Median Family Income	\$56,807
Per Capita Income	\$26,883
Percent in Poverty	16%

#### Employment

Unemployment Rate	12%
Employed Residents	33,510
Managerial and Prof. Occupations	33%
Service Occupations	23%
Sales and Office Occupations	23%
Farming related Occupations	0.2%
Construction and Maintenance Occup.	9%
Production and Transportation Occup.	11%

#### Journey to Work

Workers 16 years and over	32,410
Car	60%
<i>Drove Alone</i>	50%
<i>Carpooled</i>	10%
Transit	27%
Bike	2%
Walk	4%
Other	2%
Worked at Home	5%

#### Notes:

\* 2010 Census, Redistricting Data (Public Law 94-171). Population is tabulated by census blocks within district boundaries.

+ Planning Department Housing Inventory

‡ "1939" represents 1939 or earlier

2000 Census Tracts for area: 226, 227.01, 227.02, 227.03, 228.02, 230.01, 230.02, 230.03, 231.01, 231.02, 231.03, 232, 233, 234, 258, 259, 264.01, 264.02, 264.03, 264.04, 605.01, 605.02, 606, 609, 610

May 2011

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# Board of Supervisors District 11 at a Glance

## DEMOGRAPHICS

Total Population*	79,540
Group Quarter Population	1,579
Percent Female	50%

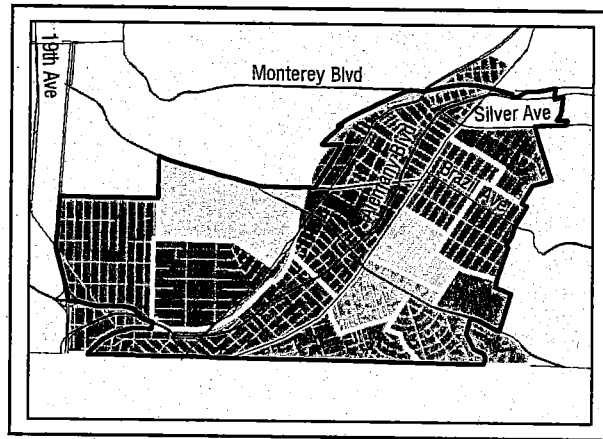
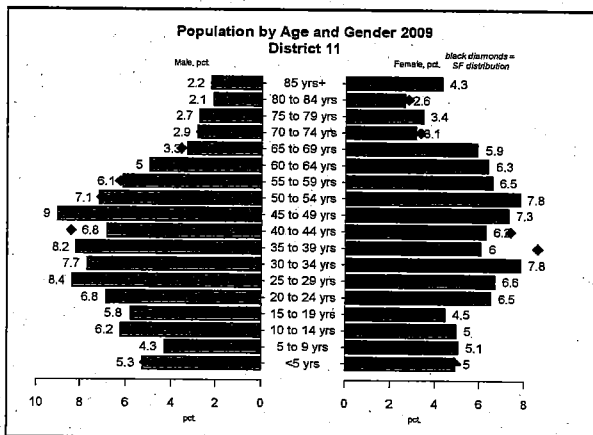
<b>Households</b>	19,940
Family Households	71%
Households with Children, Pct of Total	34%
Non-Family Households	29%
Single Person Households, Pct of Total	21%
Avg Household Size	3.8
Avg Family Household Size	4.7

## Race/Ethnicity\*

Black/African American	6%
Asian	51%
White	24%
Native American Indian	1%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	19%
% Latino (of Any Race)	27%

## Age

0 - 4 years	5%
5 - 17 years	13%
18 - 34 years	24%
35 - 59 years	36%
60 and older	22%



## Educational Attainment

(Residents 25 years and older)	
High School or Less	49%
Some College/Associate Degree	24%
College Degree	21%
Graduate/Professional Degree	6%

## Nativity and Language

Foreign Born	51%
--------------	-----

## Language Spoken at home

(Residents 5 years and older)	
English Only	33%
Spanish Only	24%
Asian/Pacific Islander	40%
Other European Language	3%
Other Languages	0%

## Linguistic Isolation

% of All Households	16%
% of Spanish-Speaking Households	26%
% of Asian Language Speaking Households	26%
% of Other European-Speaking Households	22%
% of Households Speaking Other Languages	19%

## Board of Supervisors District 11 at a Glance

### HOUSING CHARACTERISTICS

Total Number of Units	21,210
Units Built 2000 to 2009+	790
Median Year Structure Built†	1940

<b>Occupied Units</b>	19,940
Owner occupied	69%
Renter occupied	31%

<b>Vacant Units</b>	6%
For rent	12%
For sale only	9%
Rented or sold, not occupied	16%
For seasonal, recreational, or occasional use	3%
Other vacant	60%

Median Year Moved In to Unit (Own)	1992
Median Year Moved In to Unit (Rent)	2002

#### Structure Type

Single Family Housing	81%
2 - 4 Units	11%
5 - 9 Units	3%
10 - 19 Units	2%
20 Units or more	3%
Other	0%

#### Housing Prices

Median Rent	\$1,165
Median Home Value	\$628,712
Median Rent as Percentage of HH Income	31%

#### Vehicles Available

	33,500
Homeowners	76%
Renters	24%
Vehicles Per Capita	0.44
Households with no vehicle	2,090
Percent of Homeowning households	6%
Percent of Renting Households	20%

### INCOME, EMPLOYMENT AND JOURNEY TO WORK

#### Income

Median Household Income	\$69,992
Median Family Income	\$76,432
Per Capita Income	\$25,485
Percent in Poverty	10%

#### Employment

Unemployment Rate	8%
Employed Residents	37,760
Managerial and Prof. Occupations	30%
Service Occupations	25%
Sales and Office Occupations	25%
Farming related Occupations	0.1%
Construction and Maintenance Occup.	9%
Production and Transportation Occup.	11%

#### Journey to Work

Workers 16 years and over	36,640
Car	59%
Drove Alone	48%
Carpooled	11%
Transit	34%
Bike	1%
Walk	3%
Other	1%
Worked at Home	3%

#### Notes:

\* 2010 Census, Redistricting Data (Public Law 94-171). Population is tabulated by census blocks within district boundaries.

+ Planning Department Housing Inventory

† "1939" represents 1939 or earlier

2000 Census Tracts for area: 255, 260.01, 260.02, 260.03, 260.04, 261, 262, 263.01, 263.02, 263.03, 312, 313, 314

May 2011

Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

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COLUSA COUNTY FISH & GAME ADVISORY COMMISSION  
546 Jay Street, Suite 202  
Colusa, CA 95932

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June 3, 2011

All California Counties,  
Fish & Game Advisory Commissions

To Whom It May Concern:

Please see the attached copy of a letter that the Colusa County Fish & Game Commission submitted to the State. The Commission is asking that you review the letter and if you are in support, please consider submitting one from your agency to assist in these efforts.

Thank you,  
Holly Gallagher  
Commission Secretary

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2011 JUN - 6 PM 3:11  
BY AK

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COLUSA COUNTY FISH & GAME ADVISORY COMMISSION  
546 Jay Street, Suite 202  
Colusa, CA 95932

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June 3, 2011

Department of Fish & Game  
1416 Ninth Street  
Sacramento, CA 95814

COPY

To Whom It May Concern:

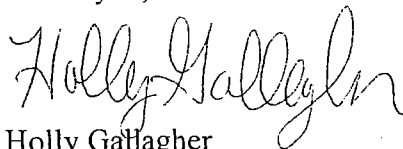
The Colusa County Fish & Game Commission would like request the wild pig be made a non-game animal. Under the current California law that defines the wild pig as a game animal the population has grown beyond a manageable state and seems to only be expanding.

The large pig population is detrimental to our state. They are a prolific breeder with very few natural enemies and can quickly overwhelm local ecosystems. They can cause tremendous damage to agricultural crops, wildlife and livestock. They carry and spread diseases that can affect our wildlife, cattle, swine and humans.

Wild pigs are considered a threat to native species and native plants in California, and unless we find better ways to manage the pigs, California could lose unique plants and animals. Wild pigs travel in herds, and create wallows, overturning native vegetation as they dig for food. Their rooting also damages the habitat of animals that live on or under ground such as amphibians, reptiles, mammals, and ground nesting birds. Rooting loosens soil, which may then be washed into streams and creeks, compromising water quality.

The Commission would ask that you take this matter into serious consideration. Removing the game status of the wild pig seems to be an effective way of better decreasing the overabundant population of pigs in our state. Please feel free to call if you have any questions or if you need any additional information. I can be reached at (530) 458-0408 between 8:00am and 3:00pm or via email at [hgallagher@countyofcolusa.com](mailto:hgallagher@countyofcolusa.com).

Thank you,



Holly Gallagher  
Commission Secretary

Cc: Jim Nielson, Assemblyman  
Doug La Malfa, Senator  
Colusa County Board of Supervisors

Office of the Treasurer & Tax Collector  
City and County of San Francisco

Business Tax Section, Audit Unit  
George Putris, Tax Administrator



BOS-11  
Cpage  
José Cisneros, Treasurer

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BOARD OF SUPERVISORS  
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June 6, 2011

Angela Calvillo  
Clerk of the Board of Supervisors  
1 Dr. Carlton B Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102

Re: Annual Report - Amended  
2010 Payroll Expense Tax Exclusion - Clean Technology Business

Dear Ms. Calvillo:


The Tax Administrator, pursuant to the provisions of the San Francisco Business and Tax Regulations Code, herewith submits an amendment to the annual report of businesses that were processed for the Clean Technology Business Exclusion for the calendar year 2010.

Schedule A of the report summarizes for the 2010 calendar year the number of firms processed for the exclusion, their total San Francisco employees, the number of eligible employees, and the amount of Clean Technology Business Exclusion claimed for calendar year 2010. Thirty-one (31) firms claimed the Clean Technology Business Exclusion in the amount of \$50,173,008. These firms reported 402 employees that qualified for the exclusion.

Schedule B of the report summarizes the Clean Technology Business Exclusion for calendar years 2008 through 2010 with amounts updated. Compared to the preceding calendar year 2009, results indicate an increase of 114 jobs in the clean technology business sector for the calendar year 2010 in San Francisco.

If you have any questions regarding this report, please contact me at (415) 554-4874.

Very truly yours,

  
George W. Putris  
Tax Administrator

cc: José Cisneros  
San Francisco Public Library

Attachment



**TAX COLLECTOR'S ANNUAL REPORT  
PAYROLL EXPENSE TAX CLEAN TECHNOLOGY BUSINESS EXCLUSION  
CALENDAR YEAR 2010**

**Schedule A**

Year	Number of Firms	Total SF Employees	Number of Eligible Employees	Clean Technology Exclusion	Payroll Expense Tax Foregone
2010	31	892	402	\$ 50,173,008	\$ 756,851

**TAX COLLECTOR'S ANNUAL REPORT  
PAYROLL EXPENSE TAX CLEAN TECHNOLOGY BUSINESS EXCLUSION  
CALENDAR YEARS 2008 THROUGH 2010**

**Schedule B**

Year	Number of Firms	Total SF Employees	Number of Eligible Employees	Clean Technology Exclusion	Payroll Expense Tax Foregone
2008*	6	167	167	\$ 15,127,037	\$ 232,234
2009*	15	330	288	\$ 25,396,189	\$ 385,283
2010	31	892	402	\$ 50,173,008	\$ 756,851
Increase (from 2009 to 2010)	16	562	114	\$ 24,776,819	\$ 371,568

\* - amended

# City and County of San Francisco

Office of the Controller – City Services Auditor

## GOVERNMENT BAROMETER

April 2011



June 13, 2011

**CONTROLLER'S OFFICE  
CITY SERVICES AUDITOR**

The City Services Auditor was created within the Controller's Office through an amendment to the City Charter that was approved by voters in November 2003. Under Appendix F to the City Charter, the City Services Auditor has broad authority for:

- Reporting on the level and effectiveness of San Francisco's public services and benchmarking the city to other public agencies and jurisdictions.
- Conducting financial and performance audits of city departments, contractors, and functions to assess efficiency and effectiveness of processes and services.
- Operating a whistleblower hotline and website and investigating reports of waste, fraud, and abuse of city resources.
- Ensuring the financial integrity and improving the overall performance and efficiency of city government.

**About the Government Barometer:**

The purpose of the Government Barometer is to share key performance and activity information with the public in order to increase transparency, create dialog, and build the public's confidence regarding the City's management of public business. The report lists measures in major service areas, such as public safety, health and human services, streets and public works, public transit, recreation, environment, and customer service. This is a recurring report. The June 2011 report is scheduled to be issued in late July 2011.

For more information, please contact the Office of the Controller, City Services Auditor Division.

Phone: 415-554-7463

Email: [CSA.ProjectManager@sfgov.org](mailto:CSA.ProjectManager@sfgov.org)

Internet: [www.sfgov.org/controller/performance](http://www.sfgov.org/controller/performance)

**Program Team:**

Peg Stevenson, Director  
Andrew Murray, Deputy Director  
Sherman Luk, Performance Analyst  
Dennis McCormick, Performance Analyst  
Richard Kurylo, Operations Analyst  
Department Performance Measurement Staff

# Government Barometer – April 2011

The Office of the Controller has issued the Government Barometer April 2011. Significant changes reported in April 2011 include the following.

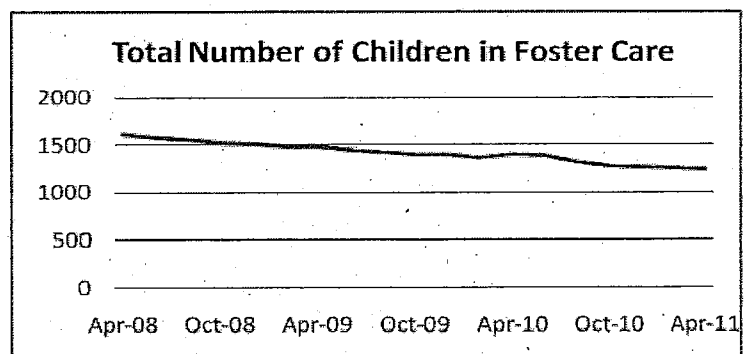
## Summary

- Current active Non-Assistance Food Stamps (NAFS) caseload increased by 20.8% from the prior year. This is due in part to continued outreach to eligible participants and the introduction of a 24/7 online application process. The NAFS program is supported at 85% to 100% with state or federal funding and is not available to participants who receive other forms of public assistance.
- Average daily number of MUNI customer complaints regarding safety, negligence, discourtesy, and service delivery decreased by 42.6% from 2010 levels, which were significantly higher than trend likely due to complaints about the service reductions that occurred in early 2010.
- The 59.3% decrease in the percentage of pothole requests repaired within 72 hours is attributable to several factors including shifting resources from patch paving to street paving work that can only be done in the dry season; fast tracking repair of some high priority potholes; and closing open work orders that were backlogged several weeks or more, which reduces percentage closed within the time standard.
- Percentage of life hazard or lack of heat complaints responded to within one business day decreased by 18.8% due in part to Housing Inspection Services staff shortages resulting from vacancies created by inspector retirements, vacancies which the Department has not been able to fill.
- Percentage of all applications for variance from the Planning Code decided within 120 days increased by 31.6% from the prior period. This number improved and reached normal levels (40-50%) as the result of the appointment of a permanent Zoning Administrator (November 2010), which has allowed for greater efficiencies in the review and finalization of variance decisions.
- Value (estimated cost, in millions) of construction projects for which new building permits were issued increased 57.3% from February 2011 and 39.5% from the prior year. This measure is highly variable due in part to seasonal fluctuations and lumpiness of high dollar value permits.
- Drinking water reservoir storage as a percentage of normal for this month decreased by 6% from the prior period. Even so, the water supply is high as local and upcountry March precipitation exceeded forecasts.
- Total number of individuals currently registered in recreation courses and total number of park facility (picnic tables, sites, recreation facilities, fields, etc.) bookings increased by 21.6% and 110% respectively from the prior period, primarily due to increased outdoor activities in the spring.
- The total number of visitors at fine art museums increased by 64.4% from February 2011 primarily due to the reopening of the de Young special exhibition galleries that were closed for installation of a new show.
- Percentage of 311 calls answered by call takers within 60 seconds decreased by 2.8% from the prior period. This decline is attributed in part to a 14.5% increase in call volume over the same period.

## Measure Highlight – Children in Foster Care

Total number of children in foster care is down 11.7% from April 2010 and 23.6% since April 2008. The foster care caseload long-term decrease in size is due to reduced entries into care and large numbers of children exiting care. The fewer entries are likely due to changes in federal mandates that amongst other things prevent the removal of children when they are safe in their homes and to the Human Services Agency's implementation of education and outreach initiatives designed to improve parenting skills and decision making.

Large numbers of children are exiting care for multiple reasons. During the crack cocaine epidemic of the 80's and 90's, a large wave of children entered and remained in long-term foster care. The tail-end of that population is now aging out of care. The Human Services Agency has also increased efforts such as family finding, school based family recruitment, enhanced visitation, and wraparound services, which are helping to increase exits to permanency via reunification, adoption, and guardianship.



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City and County of San Francisco  
Controller's Office  
Government Barometer (April 2011)



Activity or Performance Measure	Prior Year	Prior Period	Current Period	Period-to-Period		Year-to-Year	
	Apr-2010	Feb-2011	Apr-2011	% Change	Trend	% Change	Trend
<b>Public Safety</b>							
Total number of serious violent crimes reported (homicide, forcible rape, robbery, and aggravated assault, per 100,000 population)	52.0	44.1	45.9	4.1%	Negative	-11.7%	Positive
Total number of serious property crimes reported (burglary, larceny-theft, motor vehicle theft, and arson, per 100,000 population)	317.9	290.5	294.1	1.2%	Negative	-7.5%	Positive
Percentage of fire/medical emergency calls responded to within 5 minutes	88.5%	91.4%	92.1%	0.8%	Neutral	4.1%	Positive
Average daily county jail population	1,680	1,800	1,668	-7.3%	Positive	-0.7%	Neutral
Percentage of 9-1-1 calls answered within 10 seconds	91%	92%	91%	-1.1%	Negative	0.0%	Neutral
Average 9-1-1 daily call volume	1,413	1,402	1,329	-5.2%	Positive	-5.9%	Positive
<b>Health and Human Services</b>							
Average daily population of San Francisco General Hospital	420	422	393	-6.9%	Positive	-6.4%	Positive
Average daily population of Laguna Honda Hospital	763	750	752	0.3%	Neutral	-1.4%	Neutral
Total number of Healthy San Francisco participants	52,477	54,616	54,511	-0.2%	Neutral	3.9%	Positive
New patient wait time in days for an appointment at a DPH primary care clinic	23	38	40	5.3%	Negative	73.9%	Negative
Current active CalWORKs caseload	4,724	5,024	5,049	0.5%	Neutral	6.9%	Negative
Current active County Adult Assistance Program (CAAP) caseload	7,378	7,416	7,514	1.3%	Negative	1.8%	Neutral
Current active Non-Assistance Food Stamps (NAFS) caseload	22,130	25,624	26,742	4.4%	Negative	20.8%	Negative
Percentage of all available homeless shelter beds used	91.0%	93.0%	96.0%	3.2%	Positive	5.5%	Positive
Average nightly homeless shelter bed use	1,085	1,076	1,030	-4.3%	Positive	-5.1%	Positive
Total number of children in foster care	1,401	1,251	1,237	-1.1%	Positive	-11.7%	Positive
<b>Streets and Public Works</b>							
Average score of streets inspected using street maintenance litter standards (1 = acceptably clean to 3 = very dirty)	2.05	N/A	N/A	N/A	N/A	N/A	N/A
Percentage of street cleaning requests responded to within 48 hours	92.0%	90.9%	91.4%	0.6%	Neutral	-0.7%	Neutral
Percentage of graffiti requests on public property responded to within 48 hours	85.0%	65.4%	69.6%	6.4%	Positive	-18.1%	Negative
Percentage of pothole requests repaired within 72 hours	35.0%	89.9%	36.6%	-59.3%	Negative	4.6%	Positive

City and County of San Francisco  
 Controller's Office  
 Government Barometer (April 2011)



Activity or Performance Measure	Prior Year	Prior Period	Current Period	Period-to-Period		Year-to-Year	
	Apr-2010	Feb-2011	Apr-2011	% Change	Trend	% Change	Trend
<b>Public Transit</b>							
Percentage of Muni buses and trains that adhere to posted schedules	73.8%	71.1%	73.1%	2.8%	Positive	-0.9%	Neutral
Average daily number of Muni customer complaints regarding safety, negligence, discourtesy, and service delivery	65.8	45.4	37.8	-16.7%	Positive	-42.6%	Positive
<b>Recreation, Arts, and Culture</b>							
Average score of parks inspected using park maintenance standards	90.0%	92.0%	91.7%	-0.3%	Neutral	1.9%	Neutral
Total number of individuals currently registered in recreation courses	8,558	7,087	8,618	21.6%	Positive	0.7%	Neutral
Total number of park facility (picnic tables, sites, recreation facilities, fields, etc.) bookings	7,029	3,575	7,545	111.0%	Positive	7.3%	Positive
Total number of visitors at public fine art museums (Asian Art Museum, Legion of Honor, and de Young)	163,600	100,527	165,245	64.4%	Positive	1.0%	Neutral
Total circulation of materials at main and branch libraries	920,821	818,392	900,293	10.0%	Positive	-2.2%	Neutral
<b>Environment, Energy, and Utilities</b>							
Drinking water reservoirs storage as a percentage of normal for this month	123.0%	124.2%	116.7%	-6.0%	Negative	-5.1%	Negative
Average monthly water use by City departments (in millions of gallons)	124.6	123.6	123.6	0.0%	Neutral	-0.8%	Neutral
Average daily residential per capita water usage (in gallons)	51.0	50.3	50.0	-0.6%	Neutral	-2.0%	Neutral
Average monthly energy usage by City departments (in million kilowatt hours)	72.2	72.1	72.3	0.3%	Neutral	0.2%	Neutral
Average daily tons of garbage going to landfill	1,035.0	986.6	936.2	-5.1%	Positive	-9.5%	Positive
Percentage of total solid waste diverted from landfill through curbside recycling	57.0%	58.5%	59.8%	2.2%	Positive	4.9%	Positive
<b>Permitting and Inspection</b>							
Value (estimated cost, in millions) of construction projects for which new building permits were issued	\$112.0	\$99.3	\$156.2	57.3%	Positive	39.5%	Positive
Percentage of all building permits involving new construction and major alterations review that are approved or disapproved within 60 days	53%	54%	55%	1.9%	Positive	3.8%	Positive
Percentage of all applications for variance from the Planning Code decided within 120 days	44%	38%	50%	31.6%	Positive	13.6%	Positive
Percentage of life hazard or lack of heat complaints responded to within one business day	100.0%	96.0%	78.0%	-18.8%	Negative	-22.0%	Negative
Percentage of customer-requested construction permit inspections completed within two business days of requested date	97.0%	98.0%	98.0%	0.0%	Neutral	1.0%	Neutral

City and County of San Francisco  
 Controller's Office  
 Government Barometer (April 2011)



Activity or Performance Measure	Prior Year	Prior Period	Current Period	Period-to-Period		Year-to-Year	
	Apr-2010	Feb-2011	Apr-2011	% Change	Trend	% Change	Trend
<b>Customer Service</b>							
Average daily number of 311 contacts, across all contact channels	0	8,052	8,586	6.6%	Positive	N/A	N/A
Percentage of 311 calls answered by call takers within 60 seconds	83.4%	81.4%	79.1%	-2.8%	Negative	-5.2%	Negative

**Notes:**

The Government Barometer is currently issued every other month, covering even months.

The period-to-period change reflects the change since the last even month (e.g., for April 2011, change since February 2011).

The year-to-year change reflects the change since the same month last year (e.g., for April 2011; change since April 2010).

A period-to-period change of less than or equal to +/-1% and a year-to-year change of less than or equal to +/-3% is considered "Neutral."

Data reported for the most recent month is either data for that month or the most recent data available, please see the attached Government Barometer Measure Details for more information.

For additional detail on measure definitions and department information, please see the attached Government Barometer Measure Details.

Values for prior periods (e.g. February 2011 or April 2010) may be revised in this report relative to their original publication.

*To prepare this report, the Citywide Performance Measurement Program has used performance data supplied by City Departments. The Departments are responsible for ensuring that such performance data is accurate and complete. Although the Citywide Performance Measurement Program has reviewed the data for overall reasonableness and consistency, the Program has not audited the data provided by the Departments.*



City and County of San Francisco  
Controller's Office  
Government Barometer Measure Details



Activity or Performance Measure	Department	Performance Pattern	Measure Description	Measure Technical Description
<b>Public Safety</b>				
Total number of serious violent crimes reported (homicide, forcible rape, robbery, and aggravated assault, per 100,000 population)	Police	Trending down is positive	Number of offenses divided by 100,000 population. Uniform Crime Report (UCR) violent crimes are: homicide, forcible rape, robbery and aggravated assault.	Collection Method: Number of UCR Violent Part I crimes divided by current San Francisco population and multiplied by 100,000. Population FY 2008: 829,848, FY 2009 & FY 2010: 842,625 (CA Dept of Finance E-2 Report). Timing: Monthly.
Total number of serious property crimes reported (burglary, larceny-theft, motor vehicle theft, and arson, per 100,000 population)	Police	Trending down is positive	Number of crimes divided by 100,000 population. UCR Part I property crimes are burglary, larceny-theft, motor vehicle theft and arson.	Collection Method: Number of Part I Property crimes divided by current San Francisco population and multiplied by 100,000. Population FY 2008: 829,848, FY2009 & FY2010: 842,625 (Source: CA Department of Finance, E-2 Report). Timing: Monthly.
Percentage of fire/medical emergency calls responded to within 5 minutes	Fire	Trending up is positive	Percentage of all incidents responded to in under five minutes (total response time (RT) from dispatch to arrival on scene of first unit). Includes all calls the Department responds to with lights and sirens, not just those requiring possible medical care.	Raw data is stored at Department of Emergency Management and aggregated at Fire Department headquarters.
Average daily county jail population	Sheriff	Trending down is positive	Overcrowding creates security and safety issues for the Department and drives costs in many directions. Approximately 75% of those jailed are pretrial felony prisoners, who either cannot be released or cannot make bail. Housing such prisoners can require greater security precautions. An average daily population above the rated capacity can also drive demand for additional facilities.	Collection Method: Average Daily Population (ADP) is compiled by Sheriff's staff from reports issued daily from each jail. Records are located in City Hall, Room 456. Timing: Data available 5am daily. Population represents all in-custody people.
Percentage of 9-1-1 calls answered within 10 seconds	Emergency Management	Trending up is positive	The State of California 9-1-1 Office recommends that all 9-1-1 calls are answered within 10 seconds. There is no state or federal mandate. Our Center strives to answer 90% of all 9-1-1 calls within 10 seconds.	Collection Method: All calls introduced through the 9-1-1 State switch are captured in an automatic telephone call distribution system produced by Nortel Networks. This system analyzes the time it takes from the call to hit the message switch, then time it takes for our call takers to answer and process the call for service. All equipment housed at 1011 Turk.
Average 9-1-1 daily call volume	Emergency Management	Trending down is positive	This number represents the number of 9-1-1 telephone calls received and presented to the San Francisco Division of Emergency Communications on a daily basis.	Our statistics are continuously collected by our Nortel Network equipment. This information is collated daily and composed into weekly, monthly, and annual reports to reflect the call volume thus allowing us to allocate staff as needed.
<b>Health and Human Services</b>				
Average daily population of San Francisco General Hospital	Public Health	Trending down is positive	The daily count of patients at SFGH (aka: Average Daily Census or ADC) is the number of admitted inpatients at SFGH at approximately 12 midnight, when the census is taken. This measure totals the daily census for a month, divided by the number of days in the month. The measure separates the average monthly census by services (acute medical/surgical, acute psychiatry, skilled nursing, and long-term behavioral health) and also provides the total for the hospital.	The daily count is tracked by the Hospital's computer system - SMS Invision Clinical Data System; maintained by DPH Community Health Network/SFGH. The reporting database is updated monthly, within 10 days of the following month. The data is 99% reliable within one month. Reports are run on an ad hoc basis.
Average daily population of Laguna Honda Hospital	Public Health	Trending down is positive	Laguna Honda Hospital (LHH) is a long-term care facility that provides a residential setting for physically or cognitively impaired individuals who require continuous nursing assistance, rehabilitation services, medical care, and monitoring. LHH also offers acute care for those patients whose condition changes to require this level of care. The daily count of patients (aka: Average Daily Census or ADC) is the total number of residents in-house at LHH at the time the census is taken each day.	Admissions, discharges, and transfers (relocations) are entered into the Invision Clinical Data System when any of these activities occur. Reports for ADC data (from Invision) can be generated for daily, monthly and/or quarterly basis. Numbers are drawn from the Monthly Average Census Report, using the SNF Occupied + M7A + L4A columns.
Total number of Healthy San Francisco participants	Public Health	Trending up is positive	This number represents enrollees in the Healthy San Francisco program (HSF). HSF is a comprehensive health coverage program for uninsured San Francisco residents, age 18 through 64 years old. Enrollment first began in July 2007 for lower income residents and has grown as more health clinic sites joined and as enrollment requirements expanded. This measure was added to the system in January 2009.	The enrollment number is derived from the One-E-App program. One-E-App is a web-based eligibility and enrollment application and system of record for Healthy San Francisco. Reports are run monthly and ad hoc.
New patient wait time in days for an appointment at a DPH primary care clinic	Public Health	Trending down is positive	This measure shows the number of calendar days that a new patient would have to wait for a routine primary care appointment and/or examination. This assumes that the patient is not reporting any health issue and is not yet established with a primary care provider. The Healthy San Francisco program has set a goal of 60 calendar days for a new enrollee to wait for a primary care appointment.	This data is collected manually by a DPH staff person who searches the DPH computerized appointment system (Invision) for the first possible routine appointment at each primary care clinic or, if required, calls the clinic to inquire about next appointment availability for a new & routine patient appointment. The report represents a point in time, the day the report is done. To obtain one monthly number for the measure, the wait for each clinic is added together and divided by the number of clinics (13).

City and County of San Francisco  
Controller's Office  
Government Barometer Measure Details



Activity or Performance Measure	Department	Performance Pattern	Measure Description	Measure Technical Description
Current active CalWORKs caseload	Human Services	Trending down is positive	This measure is the number of CalWORKs cases that have received cash assistance (TANF) during the month for which the data is reported.	Data for this measure is obtained from a monthly extract generated by the CalWIN client tracking system.
Current active County Adult Assistance Program (CAAP) caseload	Human Services	Trending down is positive	This measure reflects the number of cases that are paid cash assistance during the month for which data has been reported.	Data for this measure is obtained from a monthly extract generated from the CalWIN client tracking system.
Current active Non-Assistance Food Stamps (NAFS) caseload	Human Services	Trending down is positive	This is the total number of cases receiving non-assistance food stamps. Non-assistance food stamps cases do not include those cases which also receive other forms of public assistance (e.g. CalWORKs).	Collection Method: Data for this measure is tracked within the CalWIN system. A case file is opened at the point of intake and maintained while the case is active. Timing: The CalWIN data system is dynamic, and can be queried for current data. Historical data is stored in extracts that can also be queried for previous periods.
Percentage of all available homeless shelter beds used	Human Services	Trending up is positive	This is the average percentage of shelter beds (single adult) available that have been reserved and used on a nightly basis.	Data for this measure is derived from the CHANGES shelter bed reservation system.
Average nightly homeless shelter bed use	Human Services	Trending down is positive	The numbers reported here represent the average number of beds (single adult) used during the month.	Data for this measure is reported via the CHANGES system, but the actual number of beds available is based upon negotiated contracted obligations.
Total number of children in foster care	Human Services	Trending down is positive	This measure provides a count of the number of children with an open case in foster care at the end of each month that data is being reported.	The data source for this measure is the Child Welfare Services Case Management System (CWS/CMS). CWS/CMS is a longitudinal statewide database that can be queried for current and historical data.
<b>Streets and Public Works</b>				
Average score of streets inspected using street maintenance litter standards (1 = acceptably clean to 3 = very dirty)	Public Works	Trending down is positive	Average score of the inspection results of selected routes for the street cleanliness standard 1.1, which is based on a scale from 1 to 3. (For each 100 curb feet, 1 = under 5 pieces of litter; 2 = 5 - 15 pieces of litter; and 3 = over 15 pieces of litter). See maintenance standards manual for details.	For selected blocks, an inspector assigns a score from 1 to 3 to each 100 curb feet, for blocks of selected routes. Block and route averages are calculated. This measure provides the average of routes inspected for the selected time period. It includes only DPW inspections. Inspections were conducted on a combination of 11 residential and 11 commercial routes. Clean Corridors routes are excluded. Data collection: Data source are MNC Excel files, and summaries are generated by the Controller's Office. Data for these "district" inspections, are available every other month.
Percentage of street cleaning requests responded to within 48 hours	Public Works	Trending up is positive	DPW receives requests to address street cleaning issues primarily through 311. Our goal is to resolve these issues within 48 hours of receiving the request.	Collection Method: Dated services requests and action taken data is entered into the Bureau of Street Environmental Services' 28 Clean Access database. Timing: Data is available on a daily basis.
Percentage of graffiti requests on public property responded to within 48 hours	Public Works	Trending up is positive	DPW receives calls from the public to report graffiti, primarily through 311. DPW crews respond to these calls and abate the graffiti on public property. Our goal is to abate within 48 hours. If the graffiti is on private property, the property owner is notified to abate. This metric only measures abatements on public property.	Collection Method: Dated service requests and action taken data is logged into the Bureau of Street Environmental Services' 28 Clean Access database. Timing: Data is available on a daily basis.
Percentage of pothole requests repaired within 72 hours	Public Works	Trending up is positive	DPW receives calls from the public reporting potholes. Our goal is to repair these potholes within 72 hours.	Collection Method: Dated service requests and action taken data is entered into the Bureau of Street and Sewer Repair's Pothole database daily. Timing: Data is available on a monthly basis.
<b>Public Transit</b>				
Percentage of Muni buses and trains that adhere to posted schedules	Municipal Transportation Agency	Trending up is positive	Definition: Each line is checked at least once in each six month period. Such checks are conducted no less often than 10 weekdays and weekends per period. An annual checking schedule is established for the routes. The order in which the routes are checked is determined monthly through a random selection process. To the extent automated systems can be substituted at less cost for such checks, or the measurement of any performance standard, such systems will be used.	Method: Check the designated lines using criteria of -1/+4 minutes. Periods of time includes morning rush (6am-9am), midday (9am-4pm), evening rush (4pm-7pm), and night (7pm-1am). Supervisors conduct a one-hour check at a point at mid-route during all four time periods stated above. Timeframe: Data is available approximately 60 days after each quarter closes. The annual goal for the forthcoming fiscal year is traditionally approved by the SFMTA Board of Directors in April or May. For the barometer report, data is reported on a quarterly basis.
Average daily number of Muni customer complaints regarding safety, negligence, discourtesy, and service delivery	Municipal Transportation Agency	Trending down is positive	Definition: Customers may provide feedback regarding Muni services through 311, sfmta.com, by mail, and by fax.	Method: Feedback data is pulled from the Trapeze system on a monthly basis and divided by the number of days in the month to come up with the average daily number of complaints.

City and County of San Francisco  
Controller's Office  
Government Barometer Measure Details



Activity or Performance Measure	Department	Performance Pattern	Measure Description	Measure Technical Description
<b>Recreation, Arts, and Culture</b>				
Average score of parks inspected using park maintenance standards	Recreation and Parks	Trending up is positive	The average rating for neighborhood parks category only (i.e. an average of the neighborhood parks' percentages for meeting parks standards). The ratings for Neighborhood Parks have been chosen to be included as a performance measure as they represent the majority of RPD property types, include almost all park features rated, and are geographically dispersed throughout the City	Collection Method: RPD staff conducts quarterly park evaluations. Hard copies turned in to clerical staff for data entry into Park Evaluations database. Hard copies kept on file by clerical staff. Data Location: Park Evaluations Database. "Neighborhood Parks" is an established category of City parks and broken out in the current database reports (BY PARK TYPE BY DISTRICT REPORT). Timing: This data is available quarterly, no more than 30 days after the previous quarter end. For the barometer report, data is reported on a quarterly basis and 1 month in arrears.
Total number of individuals currently registered in recreation courses	Recreation and Parks	Trending up is positive	Measure indicates number of program registrants for all age categories. This number does not reflect the number of individuals participating in courses in a given month but rather the number of participants registered during that month.	Collection Method: CLASS recreation management software records all individuals (termed clients within the CLASS system) registered for any kind of program RPD offers. Timing: CLASS implementation launched in January 2007, with preliminary data available in May 2007. Data is now available monthly. Baseline data was captured in FY08 and FY09 and the Department began to set targets in FY10.
Total number of park facility (picnic tables, sites, recreation facilities, fields, etc.) bookings	Recreation and Parks	Trending up is positive	Measure indicates number of park facilities permits created.	Collection Method: CLASS recreation management software measures field permitting, picnic table rentals, indoor recreation center bookings, and other types of facility rentals.
Total number of visitors at public fine art museums (Asian Art Museum, Legion of Honor, and de Young)	Fine Arts Museums and Asian Art Museum	Trending up is positive	This measure aggregates data from 3 separate measures for the Asian Art Museum, Legion of Honor, and de Young Museum. Museum visitors includes all visitors to the 3 separate museums, including school children, business visitors, rental events, and other events, but excluding cafe and store visitors.	CON to manually calculate measure from data entered directly into PM system.
Total circulation of materials at main and branch libraries	Public Library	Trending up is positive	Number of items (books and other materials) circulated to the public (children, youth & adults) from all libraries.	Collection Method: Statistics generated from the Library's automated circulation system; Information Technology Division. Timing: Reports are generated monthly. For barometer, add both branch & main library measures together.
<b>Environment, Energy, and Utilities</b>				
Drinking water reservoirs storage as a percentage of normal for this month	Public Utilities Commission	Trending up is positive	Beginning of month total system storage (i.e. Hetch Hetchy, Cherry, Eleanor, Water Bank, Calaveras, San Antonio, Crystal Springs, San Andreas, Pilarcitos) as percentage of long-term median (water year 1968 to 2007).	The long-term median of total system storage at the beginning of the month was calculated using data stored in Form 11 for Hetch Hetchy Division and in WISKI database for Water Supply & Treatment Division for water years 1968 to 2007 (40-year period). 1968 was selected as the first year for the calculation to include San Antonio Reservoir. The current beginning of month total system storage is reported as a percentage of the long-term median.
Average monthly water use by City departments (in millions of gallons)	Public Utilities Commission	Trending down is positive	12-month rolling monthly average of total water use by City departments, in million gallons.	12-month rolling monthly average computed from total monthly amount of billed water usage for municipal departments per report 892-Monthly Sales and Revenue, converted to million gallons.
Average daily residential per capita water usage (in gallons)	Public Utilities Commission	Trending down is positive	Annual rolling average of daily residential water use per person.	Daily per capita usage computed using twelve months of city residential usage per report 892-Monthly Sales and Revenue, divided by 365 and estimated 2009 population of 818,887, the 2008 US Census number multiplied by the 2008 growth rate.
Average monthly energy usage by City departments (in million kilowatt hours)	Public Utilities Commission	Trending down is positive	Energy use by City departments in kilowatt hours (kWh) in millions for the month based on 12-month rolling average	Estimate of energy use by City departments in kilowatt hours (kWh) in millions for the month based on 12-month rolling average and maintained in our Electric Billing System.
Average daily tons of garbage going to landfill	Environment	Trending down is positive	Average daily tons of garbage going to landfill.	Total materials San Francisco sends to landfill, calculated by dividing the monthly tonnage by the number of days in the month. Universe is municipal, residential, commercial, industrial.
Percentage of total solid waste diverted from landfill through curbside recycling	Environment	Trending up is positive	Percentage of total solid waste diverted from landfill through curbside recycling.	Percentage of recycling (blue cart) and compostables (green cart) collected, factored against disposal tonnage (black cart). Universe is residential and small commercial customers.

City and County of San Francisco  
Controller's Office  
Government Barometer Measure Details



Activity or Performance Measure	Department	Performance Pattern	Measure Description	Measure Technical Description
<b>Permitting and Inspection</b>				
Value (estimated cost, in millions) of construction projects for which new building permits were issued	Building Inspection	Trending up is positive	The construction valuation is driven by customer demand, the number of projects approved for construction, major developments, and the overall economic climate. This construction valuation or number of permits issued for construction cannot be estimated.	Collection Method: This is a new measure for DBI. The data entered for April 2008 and April 2009 is actual data, not estimated cost as indicated on Column C. The data is collected through our automated Permit Tracking System and is based on the fees collected for permits issued. Timing: Available on a weekly/monthly basis.
Percentage of all building permits involving new construction and major alterations review that are approved or disapproved within 60 days	Planning	Trending up is positive	When a member of the public wants to conduct major physical improvements to existing construction or to develop property, the proposal comes to the Planning Department for review to ensure the project conforms with existing land use requirements as specified in the Planning Code.	Collection Method: Data is stored in the Department of Building Inspection's permit tracking database, housed at 1650 Mission Street. Timing: Data updates are available on a monthly basis.
Percentage of all applications for variance from the Planning Code decided within 120 days	Planning	Trending up is positive	A variance allowing a project to vary from the strict quantitative standards of the Planning Code may be granted after a public hearing before the Zoning Administrator. Variances are typically requested for projects that do not meet the Planning Code standards for rear yards, front setbacks, parking requirements, and open space requirements. The 4 month target is based on a reasonable time to complete the lowest priority applications.	Collection Method: Data stored in Department's case intake database, housed at 1650 Mission Street. Timing: Data updates are available on a monthly basis.
Percentage of life hazard or lack of heat complaints responded to within one business day	Building Inspection	Trending up is positive	This measure addresses response time for complaints received from the public regarding life hazards or lack of heat. Complaints are received in person, by phone, email, through the internet, and mail. Response consists of contacting person making complaint and visiting the building. Measure changed in FY 02-03 to reflect 24-hour turnaround instead of 48 hours, but the data reflecting the 24-hour target was reported for the first time in FY 07. Definition of life hazard includes abandoned buildings, which may not need an inspection.	Collection Method: Staff in Housing Inspection Services utilize the Complaint Tracking System to maintain a record of complaints received and responded to. Response data is compiled into monthly, quarterly and annual reports. Timing: Statistics are available two weeks after the end of the month (i.e., statistics for September will be available on October 15th.)
Percentage of customer-requested construction permit inspections completed within two business days of requested date	Building Inspection	Trending up is positive	Customers request inspection of construction to meet permit requirements. Customers contact inspection divisions via phone to set up appointments. Inspections are completed when inspectors visit sites to conduct inspection.	Collection Method: Daily logs are entered into Oracle database; this information is compiled into monthly, quarterly and annual reports. Timing: Statistics are available two weeks after the end of the month (i.e., statistics for September will be available on October 15th.)
<b>Customer Service</b>				
Average daily number of 311 contacts, across all contact channels	Administrative Services	Trending up is positive	The average daily number of calls and service requests and information accessed on-line, via self-service forms, Twitter, and Open311 applications. Calls received at 311 which includes those calls that were "answered" and those that were "abandoned" by the caller.	Calculation: The total number of calls (answered and abandoned), self-service requests, Open311 requests and website visits received divided by the number of days in that particular month. Sources: The CMS application is used to track the volume of calls, use of self-service forms, and Open 311 apps. Urchin Software is used to track the total number of visits to the website. Frequency: Call volumes are reported on a daily basis with data for the previous day.
Percentage of 311 calls answered by call takers within 60 seconds	Administrative Services	Trending up is positive	The percentage of calls answered within 60 seconds versus the total number of calls received on a monthly basis. This metric of answering 50% of calls in 60 seconds was developed in July 2008 as a performance measure for 311.	Calculation: The number of calls answered within 60 seconds divided by the total number of calls received during the measurement interval. Data Source: Avaya's Call Management System (CMS) will be utilized to determine the number of calls answered within 60 seconds and the total number of calls received. Frequency: Monthly.

**Performance Pattern Notes:**

Trending up is positive: The trend of a measure is positive when the current value is above the prior value.

Trending down is positive: The trend of a measure is positive when the current value is below the prior value.





To: BOS Constituent Mail Distribution, Alisa Somera/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: File 110397: Urging Opposition to BOS Agenda Item #17 General Plan Amendment 2009 Housing Element (file #110397)

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From: AEBOKEN Boken <aeboken@msn.com>  
To: <board.of.supervisors@sfgov.org>, <david.campos@sfgov.org>, <david.chiu@sfgov.org>, <eric.l.mar@sfgov.org>, <jane.kim@sfgov.org>, <john.avalos@sfgov.org>, <malia.cohen@sfgov.org>, <mark.farrell@sfgov.org>, <rick.caldeira@sfgov.org>, <ross.mirkarimi@sfgov.org>, <scott.weiner@sfgov.org>, <sean.elsbernd@sfgov.org>  
Date: 06/12/2011 06:01 AM  
Subject: Urging Opposition to BOS Agenda Item #17 General Plan Amendment 2009 Housing Element (file #110397)

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Dear Board of Supervisors members,

I am urging opposition to this agenda item for all the previously stated reasons.

Eileen Boken  
District 4 resident



To: BOS Constituent Mail Distribution,  
Cc:  
Bcc:  
Subject: Overturn San Francisco's Discriminatory Sidewalk Sitting Ban

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From: Kim Garside <mail@change.org>  
To: Board.of.Supervisors@sfgov.org  
Date: 06/09/2011 01:07 PM  
Subject: Overturn San Francisco's Discriminatory Sidewalk Sitting Ban

---

Greetings,

As you know, after the San Francisco Board of Supervisors voted 8-3 against a measure to ban sitting on city sidewalks in June 2010, Mayor Gavin Newsom took Proposition L, better known as the sit-lie ordinance, to the ballot.

Supporters, especially businesspeople in the Haight-Ashbury neighborhood, said it would curb loitering and aggressive panhandling. But since the police acknowledge that enforcement will be "complaint-driven," opponents are sure it will be unfairly used against homeless people.

Penalties for repeat offenders include 30-day jail sentences and \$500 fines. Officials can go ahead and add to that jail sentence, since \$500 might as well be \$1,000,000 for many of the city's homeless. It makes no sense to put people in jail, costing taxpayers money, because they can't pay a fine.

Please take action once again to end this discriminatory sidewalk sitting ban.

Kim Garside  
Las Vegas, NV

Note: this email was sent as part of a petition started on Change.org, viewable at [www.change.org/petitions/overturn-san-franciscos-discriminatory-sidewalk-sitting-ban](http://www.change.org/petitions/overturn-san-franciscos-discriminatory-sidewalk-sitting-ban). To

respond, email [responses@change.org](mailto:responses@change.org) and include a link to this petition.



To: BOS Constituent Mail Distribution, Gail Johnson/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: File 110084: Monday BOS City Operation: Restore DPW funding of Street Tree maintenance

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From: "Kathy Howard" <kathyhoward@earthlink.net>  
To: <Board.of.Supervisors@sfgov.org>  
Date: 06/10/2011 11:04 AM  
Subject: Monday BOS City Operation: Restore DPW funding of Street Tree maintenance

---

Supervisors,

I am writing to encourage you to reject the proposal by DPW to cut back on funding of street tree maintenance. San Francisco has spent a great deal of funding over the years to improve the look of the City with plantings of street trees. Street trees also contribute oxygen and habitat to our very urban environment. This legislation will result in the damage to and loss of many of our best trees.

When a homeowner is responsible for street tree maintenance, there is little public control over who prunes the trees and how they are pruned. Years ago, I had just moved into an apartment, and the landlord – who likes trees and had carefully nurtured the tree in front of the building – hired a company that drove up, climbed on the roof of their truck, and with a chain saw, horizontally sliced off the top of the tree, picked up the branches and drove off. It was a disaster. The landlord was appalled, and we worked together to find a responsible arborist from that day on.

Most people are not aware that there are good and bad ways to prune trees. There are tree trimmers who know how to do that and trimmers who either don't have a clue or don't care. The trees currently trimmed by DPW are on major streets. When residents have to trim their own trees or turn to untrained people to do the pruning, long-term permanent damage will be done to the trees which will impact both their viability and the appearance of our neighborhoods.

This proposal is a penny-wise and pound-foolish move by the City.

Sincerely,  
Katherine Howard, Landscape Architect





To: BOS Constituent Mail Distribution, Joy Lamug/BOS/SFGOV,  
Cc:  
Bcc:  
Subject: File 110658 Letter in Support of Booker T Washington Community Center

---

From: "Siwinski, Peter" <Peter.Siwinski@cowen.com>  
To: <mark.farrell@sfgov.org>  
Cc: <board.of.supervisors@sfgov.org>, "Karen Fellowes Siwinski" <karenfellowes@sbcglobal.net>  
Date: 06/06/2011 02:34 PM  
Subject: Letter in Support of Booker T Washington Community Center

---

Peter J. Siwinski | Managing Director  
Cowen and Company  
555 California Street  
San Francisco, CA 94104  
Tel: 1-415-646-7247  
Cell: 1-415-672-2662  
[peter.siwinski@cowen.com](mailto:peter.siwinski@cowen.com)



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Letter to Supervisor Farrell for BTW.doc



To: BOS Constituent Mail Distribution,  
Cc:  
Bcc:  
Subject: Relocation of PCC school site to Laguna Honda school site on 7th Ave.

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From: Michael Scott <mscott415@comcast.net>  
To: Board.of.Supervisors@sfgov.org  
Date: 06/06/2011 10:48 PM  
Subject: Relocation of PCC school site to Laguna Honda school site on 7th Ave.

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Please review my letter of support for the SFUSD plan to relocated PCC program to Laguna Honda school site on 7th Ave. I support the move.



Inner Sunset school project June 6.doc

June 6, 2011

To Whom it May Concern,

I'm writing this letter in support of the SFUSD proposal to relocate the PCC program on the site of the old Laguna Honda school on 7<sup>th</sup> Avenue. As a professional working with clients and their families in San Francisco for 37 years I support the move into the newly renovated, more centrally located site. As a therapist working with several clients from PCC I can attest to the quality of the program and staff. As a fourth generation San Franciscan and a 30 plus year resident of the inner Sunset I have no qualms with the program being located in this neighborhood.

In 1981 I opened a group home for Youthful Offenders in the Mission district. I had several meetings with neighborhood groups, many who voiced very emotional opposition to the program. 13 years later when the Agency closed all its programs for unrelated reasons one of our neighbors came by and congratulated us on a running a great program. This neighbor stated that she felt safer living next door to us than out in the general public because she new the kids were well supervised. Youth are part of our community and need to be integrated into all community activities. A well staffed school can be an asset to our neighborhood. As an inner Sunset resident I welcome the use of the facility as a community based high school.

I'm sorry that I'm not able to attend the meeting tonight. I have a previous engagement. Please read my letter to the audience and post it on the [Lagunahondaresource website](#)'

Thanks

Michael Scott LCSW



To:  
Cc:  
Bcc:  
Subject: Fw: [SFmcdGroup] SF Planning Commission to SF BOS: Revisit SF's Medical Cannabis Act

---

From: "Axis of Love SF, Shona Gochenaur" <axisoflovesf@gmail.com>  
To: sfmcdgroup@googlegroups.com  
Cc: linda.avery@sfgov.org, Christina Olague <Christina@sfsan.org>, mooreurban@speakeasy.net, petradejesus@comcast.net, "board.of.supervisors" <board.of.supervisors@sfgov.org>, starr.terrell@sfgov.org  
Date: 06/06/2011 08:33 PM  
Subject: Re: [SFmcdGroup] SF Planning Commission to SF BOS: Revisit SF's Medical Cannabis Act

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To date there are no statics that demonstrate any negative impact on a neighborhood? or a rise in crime?  
related to an MDC. Most concerns are pre - fear concerns / reefer madness . If the use is needed?  
by the  
patients of the neighborhood? It should be allowed without any anti-clustering concerns. This is health care .

There is also a false comparison here? a child can go into a non-cannabis related pharmacy, even without  
their legal guardian. No child can go into any of our MDCs unless the child is dying? and in need of medical  
cannabis, and then? *only* with the permission of and accompanied legal guardian's and/or doctor.  
The threat  
to children? is a straw argument usually to mask concerns regarding propriety value - which also isn't based  
on any real information and once again? the opposite.

We need to re-visit the MCA act to review how the patients? especially low income patients are being served? by how we set up our city's distribution system. The patients are the reason we have  
prop 215 . We should have affordable access in our neighborhoods - and free access? if on a fixed  
income? and have no way to remunerate the collectives growing with our recommendations? and  
often but not always, no say whatsoever on how our collectives n co-op run? . AND those  
collectives  
should and can be reimbursed by Medi-cal and other programs. Medical cannabis is a state legal medicine.

We haven't even begun to look at healthy SF as a distribution system for affordable medical cannabis ?  
But yet? We prescribe serious narcotics with toxic effect upon vital organs every day via Healthy  
{?} SF prgm ?

**We need to evolve and educate not limit safe access.** When we have yet to meet the needs of the patients?? who need the medicine, the most, in our sanctuary status city? low income patients  
have the hardest time with access to their medicine. How are we a sanctuary city? and for whom?

In closing? the conversation of revisiting? needs to get started. But lets start the conversation from

whose needs aren't currently being met and what the Medical Cannabis Task force sites as its top concerns . Balance that? with an active educational approach for neighborhoods concerns that surface, and offer facts regarding medical cannabis? and in all languages.  
Just the facts please!

Thank you for considering,  
Shona Gochenaur

On Mon, Jun 6, 2011 at 6:58 PM, David Goldman <[dcgoldman@yahoo.com](mailto:dcgoldman@yahoo.com)> wrote:

Planning to Supes: Revisit Weed Dispensary Law

By: Rigoberto Hernandez | June 6, 2011 – 3:27 pm

<http://missionlocal.org/2011/06/planning-to-supes-revisit-marijuana-dispensary-law/>

In light of neighbors' opposition to yet another medical marijuana dispensary on the grounds that it would be too close to a youth center or other clubs, the Planning Commission has proposed sitting down with the Board of Supervisors to revise the law.

Commissioner Hisashi Sugaya said during Thursday's meeting that the commission wants definitions on what is meant by "youth serving facilities" and clustering.

"And I urge supervisors, listening to what we're saying here, that the board step together with the Planning Commission as a department to further elaborate on what we need to know in order to avoid over-saturation and [to obtain] clarity on definitions," Commissioner Kathrin Moore said.

The law in question prohibits pot dispensaries from opening within a thousand feet of a K-12 school, or a recreation and community facility that primarily serves youth under 18, but it does not include preschools. Dispensaries in the Sunset and SoMa were stalled based on the ambiguity of this rule.

"I think it's time for a review. I know it's not solely our decision, but that maybe we ask from the Police Department some sort of recap of what the implications are," Commissioner Rodney Fong said. "Maybe reaching out to the supervisors on this matter. And it's really a question that's been asked, how much is too much?"

Fong said that saturation is a fair question because the Planning Commission already takes into consideration whether there is a saturation of other businesses, like pharmacies and cafes. Neighbors opposed to the recently approved Herbal Mission dispensary at 3139 Mission Street raised the question of saturation, noting that another dispensary is nearby.

Diego Sanchez from the Planning Department said that the code does not take saturation into account.

At present the Mission has eight dispensaries, with two approved in the last year.

Follow us on Twitter, Join us on Facebook

<http://missionlocal.org/2011/06/planning-to-supes-revisit-marijuana-dispensary-law/>

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For more options, visit this group at <http://groups.google.com/group/SFmcdGroup?hl=en>.

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Shona Gochenaur  
Executive Director

Axis of Love SF

<http://www.facebook.com/axisoflove>

<http://www.twitter.com/axisoflove>

BOS-11 ✓  
page

June 7, 2011

Interim Mayor Ed Lee  
Members of the Board  
City hall, Room 400  
One Carlton Goodlett  
San Francisco, CA

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
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Mayor Lee:

**SUBJECT: Taxi Drivers' Income Shrinking, "More for Less" and 125 More Taxis**

As an ex-bus driver from New York City, we are paying CEO/Dir. Ford \$320,000 a year to use words like "improved taxi service" while the MTA under his command jacks up & creates brand new taxi fees & more taxi medallions to sell to drivers. The taxi detail & commission was absorbed by the MTA on some strange deal that one misfit of a Supervisor put together before he exited. This one Supervisor used his expertise to slide the taxi agency into some bill to get back at our gigolo mayor. Now, Nate Ford, whom the MTA is trying to push out the door quietly, has found a new gold mine in the San Francisco taxi industry acquisition. The gigolo mayor got away with putting part of his inner office payroll on the SFMTA's plate. Now, the agency wants to force the sale of more taxi medallions to pay their bills.

I have been a taxi driver for 14 years; I know all about how much taxi drivers make, while they do not have medical plans, unemployment insurance, pensions, days off with pay, grievance procedures & more. Tell the SFMTA to deal with that when they want to push 125 more cabs onto the streets. I spoke before the SF Taxi Commission for three years and the SF MTA for two years. Under the gigolo Newsom both agencies blocked my appointments within the Civil Service system to their agencies. I am the only taxi driver in San Francisco with an MA in finance which is on the Civil Service Registry (CSR). So, I know something about Newsom's & the SFMTA's financial scams.

Prior to getting my taxi medallion in 2010, I slept in my car on National Cab Company's lot for the last two years. As a full time City taxi driver, I was not making enough money to pay rent. There is a shortage of cabs on Friday and Saturday night & a glut of cabs on the street for the rest of the week. At present, with other taxi drivers, I am suing National Cab Company to get my \$500 security deposit back, because most taxi firms do not return them. Over the years, Dan Hinds the Prez, at National Cab Co has used thousands of non returned drivers' deposits to increase his skim. It is like trying to get your rent deposit back from a slumlord. In this city, taxi drivers under present conditions average \$7-9 an hour all week. Do an Economic Impact Report on what gas & gate taxi drivers make, before you let the SFMTA Commission push 125 more cabs on to the streets of San Francisco?

I see this, all this taxi service talk as hot air and pure lies. The SFMTA has found a new way to bleed taxi drivers since they lost their edge with their Muni bus drivers. Taxi drivers do not have union & these Muni guys do. Taxi drivers do not have pensions, medical plans, unemployment insurance and the Muni

guys do. When Irwin Lum the top union boss was in charge, I called and sent letters to him without getting one reply. According to Lum, "San Francisco taxi drivers did not exist on this earth." Since then, the MTA has jacked up all taxi fees & now they have to push the "higher" meter story. Soon, San Francisco will have the highest meter rates in these United States of America, while their taxi drivers are making what a cab driver would make in Bagdad, Iraq.

There is no real shortage of taxis. New York City has a shortage of cabs at the same time we do. When everyone goes home at five, on Friday, mostly, with thousands of people going to dinner at the same time, the same time the shift changes for up to 1500 cabs in San Francisco, there is a problem and a taxi shortage. These cabs cannot pick up when they are going in, which can take up to 45 minutes from one part of town to the other. By putting out more cabs, the MTA gets more fees, more fees to rise on an annual basis, & the present taxi drivers get the shaft up their ass. When you think you are paying the taxi driver, in reality you are paying the SFMTA & the taxi firm, first. In NYC, at 5 PM, you cannot find a cab, either. In NYC, at that time, almost 20,000 taxis at that time are heading home.

Last, at present, there are 1500 cabs which circle this city on a 24 hour basis, and as a group these taxi drivers pay more citations, for almost anything the Depart of Parking & Traffic has on their clipboard, then any other group of drivers in this city. These citations are road taxes and amount to millions of dollars, for the MTA and the SFPD. Try taxi driving for up to 60 hours a week, while paying citations for your mistakes & looking at what you have in your pocket, 240 hours later. Look at what you do not have after paying, gas, gate, citations and food. And, while Muni drivers have restrooms all over town, your local taxi driver will just pee in the street. Most of time, the cab driver has no other recourse.



Sincerely,

Emil Lawrence MBA  
CA/Fed Tax preparer,  
Fed-PTIN # PO1364976  
Real Estate Agent  
License #01838873  
660 Westfield Road  
Units 281-287  
San Francisco, CA 94128  
1-415-7705 PCS  
Taxi Driver, Badge #47921  
Taxi Medallion Owner 9015  
Wheelchair Access Ramp Taxi  
Affiliation: Royal Taxi Company  
[emilelawrence@yahoo.com](mailto:emilelawrence@yahoo.com)





To: BOS Constituent Mail Distribution,  
Cc:  
Bcc:  
Subject: recent SFGate article regarding abortion policy

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From: David Hiller <djhiller3141@yahoo.com>  
To: Board.of.Supervisors@sfgov.org  
Date: 06/08/2011 08:16 PM  
Subject: recent SFGate article regarding abortion policy

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Dear San Francisco Board of Supervisors,

My name is David Hiller, and I am a recent resident of the Bay area and graduate of Stanford University, and have been living in Baltimore since last summer. I am writing with reference to an article that appeared in San Francisco Chronicle's SFGate recently on June 4, "Supervisor wants motive spelled out at S.F.'s antiabortion clinics" by Katie J.M. Baker. This piece advocates passage of a measure to require pregnancy centers to provide prominent notice that they do not provide abortion services or referrals in their waiting room and on all advertisements. While I certainly support the notion of full disclosure in advertisement, I believe this proposed law is suspect because it is being promoted by pro-choice groups such as NARAL and would primarily have a negative impact on groups with pro-life ideology. Thus the law could be seen as unfairly targeting the free speech of organizations on the basis of an unpopular ideology.

The SFGate article fails to mention that a similar pregnancy center law in Baltimore was struck down by a federal judge last January for precisely this reason, suggesting that San Francisco could be putting itself in legal jeporady by passing such a law as well.

As I am a supporter of First Resort I can see firsthand that this article is very unfair in characterizing all pro-life centers as "deceptive". First Resort does provide full written disclosure of their stance on abortion to all women prior to providing any services to them.

Also, while First Resort certainly would tend to counsel an undecided woman away from having an abortion, in all my experience with First Resort they are an organization which cares deeply about every woman they serve and is able to fully empathize with the difficulties that an unplanned pregnancy and birth can cause to women, particularly those who are poor. In fact part of First Resort's work is to continue to provide financial and personal support for women who have decided to keep their child.

Although the pro-life viewpoint is often characterized as a purely religious viewpoint, I believe First Resort makes a good case for the pro-life viewpoint on purely secular grounds. First, it in a very real sense destroys the life of a fetus, and any destruction of life has potential ethical implications. Second, the resemblance of abortion to killing can cause significant feelings of guilt and shame to a woman for many years after having an abortion, which is another reason for counseling against a decision that could cause long-term regret. Third, a disproportionate

number of minority and poor women resort to abortion even if they have moral qualms because they feel they have no other realistic choice. All of these arguments illustrate the legitimacy of counseling a woman away from abortion, and the last suggests that even the availability of the abortion option may be damaging to society even if not all women choose this option.

While I acknowledge that compelling arguments also exist on the pro choice side of this debate, I would conclude by saying that whether one is pro-life or pro-choice, we had better be having reasoned dialogue with each other on this important ethical issue. It is critically important for each of us to acknowledge and understand all sides of the issue, rather than unfairly targeting our moral opponents as NARAL and Katie Baker unfortunately have chosen to do (and unfortunately many pro life groups have chosen to do as well, but NOT including First Resort).

Sincerely,  
David Hiller



To: BOS Constituent Mail Distribution,  
Cc:  
Bcc:  
Subject: Money-swing suggestion

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From: Robert Slate <rd.slate@att.net>  
To: Board.of.Supervisors@sfgov.org  
Date: 06/08/2011 12:25 PM  
Subject: Money-swing suggestion

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Any hare-brained idea can get on the ballot because people will sign a petition for anything. Just as we require a set number of signatures to qualify a measure for election, we should require proponents of the measure to put up a bond to pay for the election in case the measure fails. If the measure passes, the proponents would get a refund of their bond money. This would cut down on frivolous ballot measures.

Bos-11, page

June 8, 2011

RECEIVED  
MAYOR'S OFFICE

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

11 JUN -9 AM 10: 19

2011 JUN -9 AM 10: 31

San Francisco Mayor Edwin M. Lee  
1 Dr. Carlton B. Goodlett Place  
San Francisco, Ca 94102

Dear Mr. Mayor, *BOARD OF SUPERVISORS: A.M.*

What is going on? Are you OK Mr. Mayor? Are you wake up? If you wake up, smell the coffee and will give me one flavor by contacting the supervisors of our city investigation division. His name is John McClellen, at least to let me see that he deserves any penny that the city gives him from our tax money.

Mr. Mayor, do you know how many letters I have written to your office? Three or four. I have not seen any answers. How? Why? I do not know. Only I know that you are very busy, and that our Former Mayor Gavin Newsom left a lot of shit in his office before he left. I support you and am very glad to help you to clean the mess that Lieutenant Governor Gavin Newsom left to you. Enough is enough. As I live in building 990 Polk Street, our city has been hiring people to serve us, as senior disables. Even we thought they claim to be the providers, some of them simply do not deserve any penny from our government because ~~she~~ have been taking advantage against the blind clients and old people such as 76 year-old and others. One of these investigations to be Provider Mrs. Yin Feng Qun. She never respects anyone of her clients except for Hector Gonzalez, with whom she has sex. He lives in the apartment 408. She signs that she goes to her clients and in her schedule, but she always jumps to Hector's apartment, brings him coffee from Starbucks, donuts, pocket money, and home-made Chinese food, which she cooked for him at her home. Our building smells bad now for that scandal, and her boss on in-home supportive service consortium at Fox Blaza on Market St. always covers up for her and has hidden our complaints from you. Why? It is because they want to continue to snatch another million dollars from our government. I wish to let you know that Ms. Ramona Barrera, who is the program specialist of fraud early detection and prevention, and her co-worker, Mr. David Turk, who is the investigator of investigations division, have been involved in my complaint now. They have received a lot of information from the General Manager of our building, Mr. Marko Tulcanaza to show them what she did wrong and take advantage against the old people like me.

It is a shame that she is a Chinese. I promise you before that I never give you a chance to cover up that scandal. Our supervisor of the district 6, Jane Kim, has won yesterday the Treasure Island new project and is going to win sooner or later

for discovering that sex scandal in my building from the last 26 weeks that I watched them as a dog watcher. They have never stopped. You make me laugh for your lousy investigation regarding my complaint. I will make you laugh when you watch the computer video camera about her on the fourth, fifth, sixth, seventh, and eighth June, today, as examples when she took him out to buy food for him to prib him for more sex to her. As he told us about it, even his own neighbor saw what was going on and laughed at me because my complaint did not work with your office yet. Finally, please, you are supposed to check and call Mr. David Turk and Ramona Berrara, including their supervisor, John McClellen, about this shitty scandal we have had in our building since a long time ago and let us to stop giving non-profit organizations another million dollars again. Please let our city to get back any money she has been stealing from tax payers by stopped her frauds. And let the Investigators' office to use video camera to follow them to see how they treat each other like married couples in honeymoon. They do that always every Monday 6:30pm, and Saturday 9:30am, as we know on their own schedule. I hope you understand my English because I cannot write Chinese for you.

Sincerely,



Abdalla Megahed  
Community activist for San Francisco  
990 Polk., Apt 418 San Francisco 94109\  
(415) 374-4141

CC: Channel 7, On Your Side  
San Francisco Chief of Police Gregory Suhr  
California Governor Jerry Brown, Sacramento  
District Attorney George Gascon, 840 Bryant St.  
Barbara Garcia, Director, Department of Public Health, Grove St.  
Senior Action Network  
~~San Francisco Full Board of Supervisors~~  
The President of the United States Barack Obama



To: BOS Constituent Mail Distribution,  
Cc:  
Bcc:  
Subject: Alpha Pregnancy Center

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From: Mike or Monika Rothenbuhler <m\_rothenbuhler@yahoo.com>  
To: Board.of.Supervisors@sfgov.org  
Date: 06/08/2011 04:33 PM  
Subject: Alpha Pregnancy Center

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Dear Board,

I read of the new push to put restrictions on Alpha Pregnancy Center (and I guess "First Resort").

When I was in need of baby clothes, maternity clothes, and baby furniture the APC gave them to me free of charge. I was not misled in any way and the people there were very kind.

The APC gives out a tremendous amount of clothing and supplies and diapers to women in need - without requiring anything in return.

They are not deceiving anybody. They are charitable. I would like to speak up for them and ask you to redirect your attentions to people/organizations that might actually be HURTING people. The APC HELPS people for nothing. They should not be treated this way.

Just like the Salvation Army and etc., they are a Christian organization, but they help everyone regardless of their beliefs and they are perfectly open about it. They are not being deceptive.

Sincerely, Monika Rothenbuhler



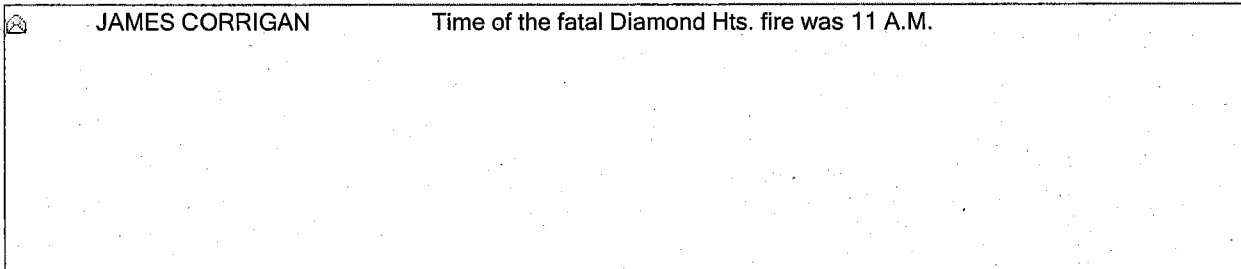
Time of the fatal Diamond Hts. fire was 11 A.M.

JAMES CORRIGAN to: board.of.supervisors

06/13/2011 11:34 AM

Cc: John Avalos, Sean Elsbernd, David.Campos, David.ChIU, Eric.L.Mar,  
Jane.Kim, Ross.Mirkarimi, Mark.Farrell, Scott.Wiener, Malia.Cohen

From: JAMES CORRIGAN <marylouc@mac.com>  
To: board.of.supervisors@sfgov.org  
Cc: John Avalos <John.Avalos@sfgov.org>, Sean Elsbernd <Sean.Elsbernd@sfgov.org>,  
David.Campos@sfgov.org, David.ChIU@sfgov.org, Eric.L.Mar@sfgov.org,  
Jane.Kim@sfgov.org, Ross.Mirkarimi@sfgov.org, Mark.Farrell@sfgov.org,



1 attachment



SFFD White Paper.pdf

Dear Members of the Board of Supervisors:  
(the above PDF will provide visual proof of all below)

I have long warned the SFFD and the Fire Commission of the dangerous practices that the SFFD Companies engage in each morning between 10:00 A.M. and Noon that increase response times and reduce manpower in the handling of emergencies.

It would be shameful if any of the following practices contributed to Engine Companies not getting water on the fire seconds sooner or Truck Companies not getting to the roof seconds sooner to ventilate dangerous gases in the recent Diamond Hts. fire.

The dangerous practices I have warned about are:

SFFD firehouses sending on-duty firefighters in their private vehicles between 10 A.M. and Noon to COSTCO to pick up low cost meats for the day's meals.

This practice leaves Engines or Trucks under staffed. However, **most** of the time No Harm-No Foul.

While shopping with a full crew inside a supermarket, if a dispatch comes in, the officer tells one firefighter to continue shopping and "well be back in 15 minutes to pick you up out front."

This is commonly done because so many dispatches turn out to be false or routine. No harm done, **most** of the time.

Companies choose to bypass supermarkets nearby their strategically placed firehouse, and travel great distances to get a bargain. While each firefighter may save a buck or two, response times increase to most of their assignment area. And **most** of the time it won't be a working fire. And even if tragedy results, the SFFD simply has to hang tough and and say, "Firefighters have to eat." E 39 doesn't shop at Mollie Stones near Macateer High or the Diamond Hts Safeway, they travel over to 19th and Taraval to get a better deal.

Shopping time is also when you see SFFD crews flooding the coffee houses of the City. The problem is often you see more than one rig clustered in an around various areas of the City around 11 A.M.

E 39, E 20 and E 40 like to cluster in West Portal outside Peet's and Starbucks. I wonder if any of these Companies responded to the Diamond Hts. fire from a coffee shop?

Lastly, while Companies are out shopping, they like to pick up dry cleaning, do a little banking, buy a Lotto ticket, visit the Fireman's Credit Union, stop by other firehouses to say hello, stop by a local park during softball season to cheer on their off-duty comrades etc. etc.

All of the above leads to why I have been telling the SFFD, Fire Commission, Mayor, and the Board's Public Safety Committee, nothing good can come of these dangerous practices by our SFFD.

In January of 2011, I wrote the Fire Commission the following warning that tragedy was inevitable:

"Certainly, it is not in my nature to wish for a calamity. However, if and when there is one, The San

Francisco Fire Commission will be unable to say, "We had no idea what was going on out there in the field regarding the risky shopping habits of our firehouses."

Below is a map that shows T 10, shopping 1.75 miles from their firehouse. Perhaps 3 miles from a first due locations in Presidio or Pacific Hts.

The taxpayers of San Francisco pony up about \$300 million every year to insure rapid emergency response.

I contend, and have provided you countless examples over the years, that this \$300 million is trumped each morning in order that San Francisco firefighters

can save \$1 or \$2 a man for the cost of their food each day. They do this by not shopping at the nearest supermarket. They drive by the closest and best place to shop that will insure the best response times, to shop wherever the "deals" are that day or menu that best fits the mood of the day.

Imagine, a sale on a Rump Roast at Safeway or Ribs in Bulk at COSTCO, being the determining factor in whether a San Franciscan lives or dies.

Sincerely yours,

James Joseph Corrigan"

---

Sincerely yours,

Jim Corrigan