



## **City and County of San Francisco YOUTH COMMISSION**

### **MINUTES**

**Monday, February 3, 2025**

**5:00 pm**

#### **IN-PERSON MEETING**

**City Hall, Room 416**

**1 Dr. Carlton B. Goodlett Place,  
San Francisco, CA 94102**

Youth Commission Membership includes:

Jason Fong (Chair, Mayoral), Gabbie Listana (Vice Chair, D6), Lucas Liang (Leg Affairs Officer, D4), Jin Valencia-Tow (Leg Affairs Officer, D7), Winnie Liao (Comms Officer, D3), Emily Yang (Comms Officer, Mayoral), Clarisse Kim (D1), Camryn Marlow (D2), Ethar Alameri (D5), Harper Fortgang (D8), Skylar Dang (D9), Ikahihifo Paea (D10), Imaan Ansari (D11), Téa Lonné Amir (Mayoral), Eloise Krehlik (Mayoral), Aisha Majdoub (Mayoral), Ava Oram (Mayoral).

**Present:** Jason Fong, Gabbie Listana, Lucas Liang, Jin Valencia-Tow, Winnie Liao, Emily Yang, Clarisse Kim, Camryn Marlow, Ethar Alameri, Harper Fortgang, Skylar Dang, Ikahihifo Paea, Imaan Ansari, Téa Lonné Amir, Eloise Krehlik, Ava Oram.

**Absent:** Aisha Majdoub (unexcused).

**Tardy:** None.

The San Francisco Youth Commission met in-person with remote viewing on February 3, 2025, with Chair Fong presiding.

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

Chair Fong called the meeting to order at 5:04pm.

On the call of the roll:

Roll Call Attendance: 16 present, 1 absent.

Clarisse Kim (D1) - present  
Camryn Marlow (D2) - present  
Winnie Liao (D3) - present  
Lucas Liang (D4) - present  
Ethar Alameri (D5) - present  
Gabbie Listana (D6) - present  
Jin Valencia-Tow (D7) - present  
Harper Fortgang (D8) - present  
Skylar Dang (D9) - present  
Ikahihifo Paea (D10) - present  
Imaan Ansari (D11) - present  
Téa Lonné Amir (Mayoral) - present  
Eloise Krehlik (Mayoral) - present  
Aisha Majdoub (Mayoral) - absent  
Ava Oram (Mayoral) - present  
Emily Yang (Mayoral) - present  
Jason Fong (Mayoral) - present

A quorum of the Commission was present.

Chair Fong, seconded by Officer Liang, motioned to excuse the absences of Commissioners Lonné Amir and Paea from the January 19, 2025 full Youth Commission meeting. No discussion. No public comment. The motion carried by the following roll call vote:

Roll Call Vote: 16 ayes, 1 absent

Clarisse Kim (D1) - aye  
Camryn Marlow (D2) - aye  
Winnie Liao (D3) - aye  
Lucas Liang (D4) - aye  
Ethar Alameri (D5) - aye  
Gabbie Listana (D6) - aye  
Jin Valencia-Tow (D7) - aye  
Harper Fortgang (D8) - aye  
Skylar Dang (D9) - aye  
Ikahihifo Paea (D10) - aye  
Imaan Ansari (D11) - aye  
Téa Lonné Amir (Mayoral) - aye  
Eloise Krehlik (Mayoral) - aye  
Aisha Majdoub (Mayoral) - absent  
Ava Oram (Mayoral) - aye  
Emily Yang (Mayoral) - aye  
Jason Fong (Mayoral) - aye

Action: Commissioners Lonné Amir and Paea were excused from the January 19, 2025 full Youth Commission meeting for their absences.

## **2. Communications**

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

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

Commissioner Dang, seconded by Commissioner Lonné Amir, motioned to approve the February 3, 2025 full Youth Commission meeting agenda. No discussion. No public comment. The motion carried by the following voice vote:

Voice Vote: 16 ayes, 1 absent

Clarisse Kim (D1) - aye  
Camryn Marlow (D2) - aye  
Winnie Liao (D3) - aye  
Lucas Liang (D4) - aye  
Ethar Alameri (D5) - aye  
Gabbie Listana (D6) - aye  
Jin Valencia-Tow (D7) - aye  
Harper Fortgang (D8) - aye  
Skylar Dang (D9) - aye  
Ikahihifo Paea (D10) - aye  
Imaan Ansari (D11) - aye  
Téa Lonné Amir (Mayoral) - aye  
Eloise Krehlik (Mayoral) - aye  
Aisha Majdoub (Mayoral) - absent  
Ava Oram (Mayoral) - aye  
Emily Yang (Mayoral) - aye  
Jason Fong (Mayoral) - aye

Action: Agenda Approved.

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

No public comment.

## **5. Presentations (discussion & possible action)**

- a. Teen Dating Violence Prevention and Awareness Month

- i. Presenter: Taylor Stommel, Youth Domestic Violence Prevention Coordinator at Black Women Revolt Against Domestic Violence & Angellynn Tam, Youth IPV Prevention Coordinator at Asian Women's Shelter

Taylor Stommel and Angellynn Tam presented information about both of their respective organizations, as well as discussed the services and resources that they offer to address teen violence prevention and awareness.

Commissioner Dang asked a clarifying question regarding SFUSD's policies and students not having their needs be met if their abuser is in their presence, to which Taylor said that they should connect with their organization to remind students of their individual rights.

- b. Climate Action Youth Summit
  - i. Presenter: Esther Tang, Senior Environmental Education Strategist at San Francisco Environment Department

Esther Tang presented information about the Climate Action Youth Summit, and discussed the 2025 Summit and its theme, "Climate Action Across Careers".

Commissioner Fortgang asked if there are any opportunities to get involved, to which Tang said that there are many, and that she should reach out. Fortgang asked how participants can continue to take action after the summit, to which Tang said that the goal is to build a vision for youth to see how they can take action, as well as give them the resources that they can continue their learning.

Commissioner Alameri asked how they've been partnering with various groups across the city, to which Tang said that many community organizations are presenting at the summit as well.

Officer Yang asked how they're intending to intersect climate change with various justice-oriented efforts, to which Tang said no one can talk about climate change without mentioning climate and social justice, and they're going to be including a lot of community partners who are involved in that organizing. Yang asked how they can commit to actionable next steps after the retreat, to which Tang said that actions look different to each person, but that youth must be encouraged and prioritized to build the next generation of climate-informed leaders.

Chair Fong asked if there's a target audience and age with this summit, to which Tang said that they do target as many youth as they can, but they imagine a future in which every student in SFUSD can participate in this summit and get regular school hours off. Fong asked if there's anything that the Youth Commission can do to help with promoting this event, to which Tang said that she

will continue to communicate with staff and is excited for youth to spread the word for the event.

**6. Commission Business** (discussion & possible action)

- a. **Resolution No. 2425-AL-03:** [Addressing Food Insecurity in San Francisco]  
**Resolution urging an increase in outreach and funding for city-funded food programs to address food insecurity** (Second Reading)
  - i. Presenter: Vice Chair Listana, Commissioners Dang, Lonné Amir, Alameri, and Paea.

Director Garcia said that she doesn't believe there were any major language changes, to which the authors confirmed, besides minor grammatical changes.

Commissioner Dang, seconded by Commissioner Lonné Amir, motioned to approve a resolution in support of addressing food security in San Francisco. No discussion. No public comment. The motion carried by the following roll call vote:

Roll Call Vote: 16 ayes, 1 absent

Clarisse Kim (D1) - aye  
Camryn Marlow (D2) - aye  
Winnie Liao (D3) - aye  
Lucas Liang (D4) - aye  
Ethar Alameri (D5) - aye  
Gabbie Listana (D6) - aye  
Jin Valencia-Tow (D7) - aye  
Harper Fortgang (D8) - aye  
Skylar Dang (D9) - aye  
Ikahihifo Paea (D10) - aye  
Imaan Ansari (D11) - aye  
Téa Lonné Amir (Mayoral) - aye  
Eloise Krehlik (Mayoral) - aye  
Aisha Majdoub (Mayoral) - absent  
Ava Oram (Mayoral) - aye  
Emily Yang (Mayoral) - aye  
Jason Fong (Mayoral) - aye

Action: Resolution in Support of Addressing Food Insecurity in San Francisco passes unanimously.

- b. **Resolution No. 2425-AL-04:** [Smoke-Free Multi-Unit Housing Policy]  
**Resolution urging the Mayor and the Board of Supervisors to implement a smoke-free multi-housing policy in San Francisco if additional considerations are addressed** (First Reading)

- i. Presenter: Commissioners Ansari, Fortgang, Valencia-Tow, Krehlik, Oram, and Liao.

The authors read the resolution language into the record. Officer Liang thanked the authors, and asked if there was any discussion to include other forms of smoking that aren't already included in the third 'whereas'. Chair Fong asked what he meant by second and third degree smoking, and asked to have that defined in the resolution.

- c. **Resolution No. 2425-AL-05:** [Recognition of February as Teen Dating Violence Awareness and Prevention] **Resolution recognizing February as Teen Dating Violence Awareness and Prevention Month** (First Reading)

- i. Presenter: Vice Chair Listana, Commissioners Dang, Lonné Amir, Alameri, and Paea.

The authors read the resolution language into the record. Officer Liang asked what the update is regarding the event, to which Director Garcia said that the sponsoring organization postponed the February event to April, due to venue constraints. Chair Fong suggested making a 'whereas' clause into a 'resolved' clause.

Commissioner Dang, seconded by Commissioner Liang, motioned to suspend Bylaws Rule C1A and approve a resolution in support of recognizing February as Teen Dating Violence Awareness and Prevention Month on first reading, with grammatical amendments. No discussion. No public comment. The motion carried by the following roll call vote:

Roll Call Vote: 16 ayes, 1 absent

Clarisse Kim (D1) - aye  
Camryn Marlow (D2) - aye  
Winnie Liao (D3) - aye  
Lucas Liang (D4) - aye  
Ethar Alameri (D5) - aye  
Gabbie Listana (D6) - aye  
Jin Valencia-Tow (D7) - aye  
Harper Fortgang (D8) - aye  
Skylar Dang (D9) - aye  
Ikahihifo Paea (D10) - aye  
Imaan Ansari (D11) - aye  
Téa Lonné Amir (Mayoral) - aye  
Eloise Krehlik (Mayoral) - aye  
Aisha Majdoub (Mayoral) - absent  
Ava Oram (Mayoral) - aye

Emily Yang (Mayoral) - aye  
Jason Fong (Mayoral) - aye

Action: YC Bylaws Rule C1A was suspended, and a resolution in support of recognizing February as Teen Dating Violence Awareness and Prevention Month on first reading, with grammatical amendments, was unanimously approved.

d. Budget and Policies Priorities Updates

Director Garcia apologized to the Transformative Justice Committee since she needed to send them additional information, and that she owes them an email. Officer Valencia-Tow said the LYRIC Budget Forum was successful, and they were able to hear great ideas from the youth they discussed priorities with. Officer Liang asked folks to turnout to the upcoming Youth Commission Community Budget Forum on Wednesday, February 5th. Commissioners Ansari, Dang, and Marlow gave reportbacks on the progress of each of their budget and policy priorities. Director Garcia also went over the timeline that remains before they will be brought to the full Youth Commission.

**7. Committee Reports** (discussion item)

a. Executive Committee

i. Legislative Affairs Officers

Officer Liang said the information he gave on Item 6D was his report, and he added that no new legislation was referred to the Youth Commission since the previous meeting. He added that there have been conversations around Mayor Lurie's Fentynal plan and the many Walgreens closures. Officer Valencia-Tow added that there's also conversation about birthright citizenship.

ii. Communication and Outreach Officers

Officer Liao asked for a few commissioners to stay behind so that they can do a recording for the Teen Dating Violence Awareness Month. Officer Yang said they posted on Instagram about the climate survey, and asked folks to fill it out.

iii. General Committee Updates

Vice Chair Listana reminded everyone to start finalizing the language for BPPs to be ready for their first passage in committee, but to submit their language by Thursday, February 6th.

1. Youth Commission Attendance

Chair Fong reopened Item 1 to excuse absences from previous meetings in January.

Director Garcia added that Youth Commission staff is working with our City Attorney's Office to clarify language in regards to our YC Attendance Policy. There will be more updates following these conversations, as well as amendment proposals to our bylaws.

b. Civic Engagement and Education Committee

Commissioner Kim said they've been making progress on a resolution, as well as working on their BPPs.

c. Housing, Recreation, & Transit Committee

Commissioner Fortgang said they worked on writing the language for their BPPs.

d. Transformative Justice Committee

Commissioner Lonné Amir said they also worked on their BPP language.

**8. Roll Call and Introductions** (discussion item)

*Roll call for introduction of resolutions, requests for hearings, letters of inquiry, and Commissioners' reports on their Commission-related activities.*

- a. Presenters: Commissioner Paea, Commissioner Marlow, Commissioner Majdoub, Commissioner Oram, Commissioner Listana, Commissioner Ansari, Commissioner Yang, and Commissioner Liang.

Commissioner Paea said she was able to attend the previous YC Budget Forum, and has been spreading the word at her school about the upcoming forum.

Commissioner Marlow said she was able to attend a tabling opportunity with staff at San Francisco State University.

Commissioner Majdoub is absent.

Commissioner Oram said she has been working on her BPPs, as well as working on a resolution to promote transportation equity to recreational spaces.

Commissioner Listana said she's been meeting with community organizations, and was able to do a presentation at CalAcademy. She was also able to do a heritage event earlier today, and has been working on BPP language.



Commissioner Ansari said she's been working on BPPs, she was able to attend a youth march from last month, and she gave an update on the Student Success Fund task force and said they'd like to present to us to get more youth voices.

Commissioner Yang said she attended a rally, met with someone about a youth network, and did a workshop with the Black Women Revolt organization.

Commissioner Liang said he went to the SF Board of Supervisors meeting in January, and was able to listen to their priorities for the upcoming year.

b. Other Legislative Introductions

No legislative introductions.

**9. Staff Report** (discussion item)

Director Esquivel Garcia said she would be attending the Mayor's LGBTQ+ roundtable of nonprofits, as well as scheduling emails and calls regarding BPPs. Specialist Ochoa gave a brief report on the recent meetings regarding SFMTA and its conversations about the upcoming fiscal transit cliff, and that he would be updating the commissioners on decisions from the SFMTA Board of Directors and Muni Funding Working Group.

**10. Announcements** (this includes Community Events)

Commissioner Liao said she is spearheading the creation of the District 3 Youth Council, and she hopes that commissioners can forward any youth they know to her to be able to get things started.

**11. Adjournment**

There being no further business on the agenda, the full Youth Commission adjourned at 6:47pm.

Any materials distributed to the members of the Youth Commission within 72 hours of the meeting or after the agenda packet has been delivered to the members are available for inspection—along with minutes of previous Youth Commission meetings and all supplementary information—at the Youth Commission office during regular office hours (10am to 6pm, Monday—Friday). The Youth Commission office is at:

City Hall, Room 345  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
Phone: (415) 554-6446, Fax: (415) 554-6140  
Email: [youthcom@sfgov.org](mailto:youthcom@sfgov.org) Website: <http://www.sfgov.org/yc>

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE (Chapter 67 of the San Francisco Administrative Code) Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE SUNSHINE ORDINANCE TASK FORCE, please contact:

Sunshine Ordinance Task Force  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689  
Phone: (415) 554-7724, Fax: (415) 554-5784  
Email: [soft@sfgov.org](mailto:soft@sfgov.org)

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Ordinance Task Force, at the San Francisco Public Library, and on the City's website at <http://www.sfgov.org>.

The nearest accessible BART station is Civic Center (Market/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center for Van Ness Stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 9, 9R, 19, 21, and 49. For more information about MUNI accessible services, call (415) 701-4485.

The ringing and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. The Chair may order the removal from the meeting room of any person responsible for the ringing or use of a cell phone, pager, or other similar sound producing electronic device.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity, or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City accommodate these individuals.

To obtain a disability-related modification or accommodation, including auxiliary aids or services to participate in the meeting, please contact the Youth Commission [phone: 415-554-6464 email: [youthcom@sfgov.org](mailto:youthcom@sfgov.org)] at least 48 hours before the meeting, except for Monday meetings, for which the deadline is 4:00 p.m. the previous Friday. Full Commission Meetings are held in Room 416 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances.

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact [bos@sfgov.org](mailto:bos@sfgov.org) or call (415) 554-5184.

傳譯服務: 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少兩 (2) 個工作日作出請求, 以確保能獲取到傳譯服務. 將因應請求提供交替傳譯服務, 以便公眾向 有關政府機構發表意見. 如需更多資訊或請求有關服務, 請發電郵至 [bos@sfgov.org](mailto:bos@sfgov.org) 或致電 (415) 554-5184 聯絡我們。

Intérpretes de idiomas: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino y español, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a [bos@sfgov.org](mailto:bos@sfgov.org) o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa [bos@sfgov.org](mailto:bos@sfgov.org) o tumawag sa (415) 554-5184.



**SFUSD** SAN FRANCISCO  
PUBLIC SCHOOLS

# SF Youth Commission Proposed Strategic Resource Allocation



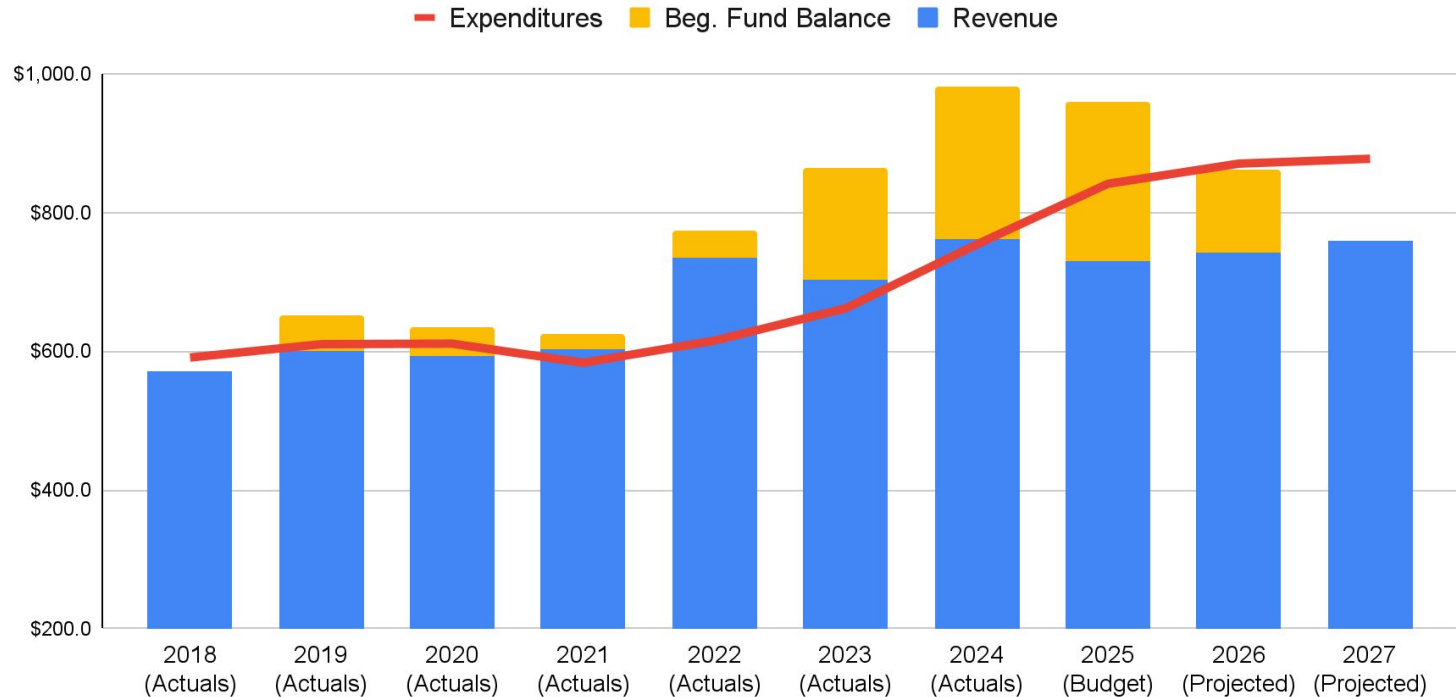
February 17, 2025

# Purpose

- Provide preliminary budget context
- Share **draft** school staffing and budget allocation framework
- Outline factors that impact budget projections

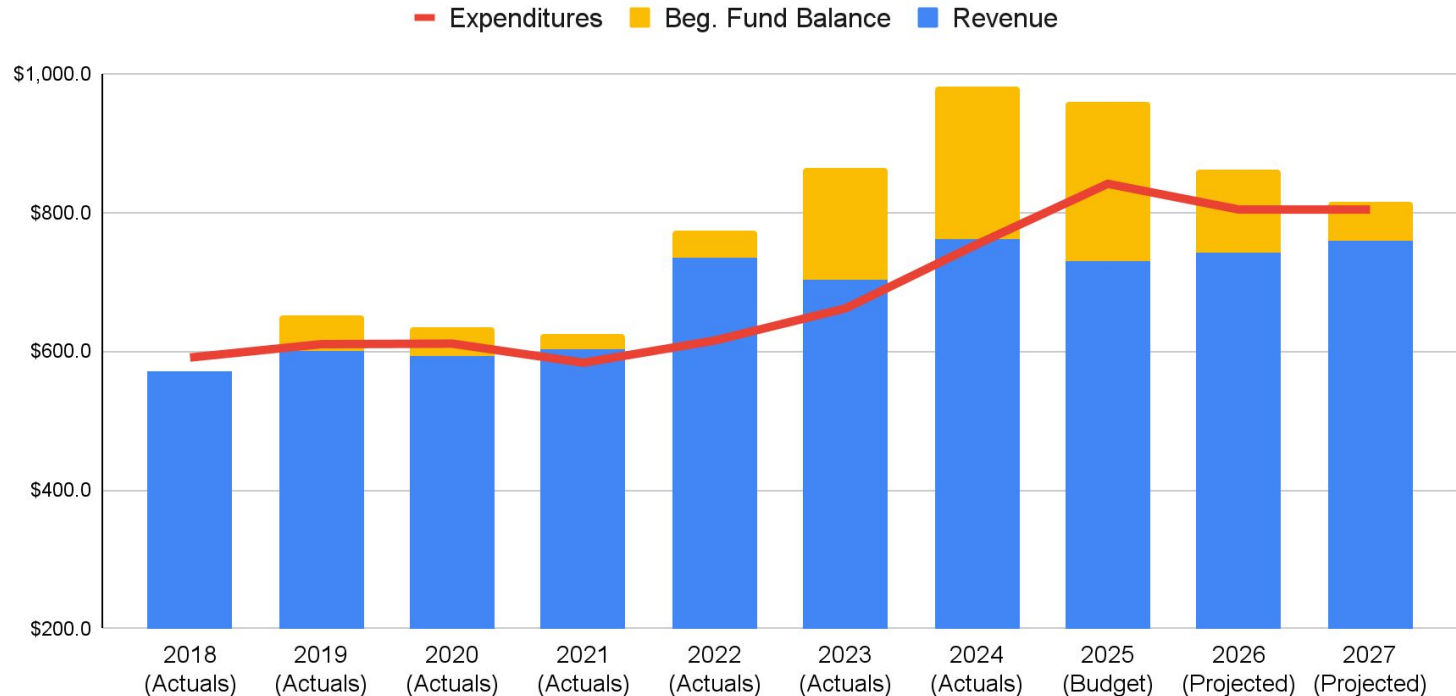
# Why we need to make cuts

## Unrestricted General Fund Historical and Projected Trends



# Where our budget needs to be

## Unrestricted General Fund Historical and Projected Trends



# SFUSD Fiscal Stabilization

- Board of Education Resolution: 236-6Sp2 Board Commitment to Expenditure Reduction Supplemental Certification
- SFUSD Fiscal Stabilization Plan
- Unknown variables related to final budget picture
  - Supplemental Employee Retirement Plan (SERP)
  - Layoffs
  - State budget

# Budget balancing strategies

## Supplemental Employee Retirement Plan (SERP)

SFUSD took the proactive step to pursue a SERP to reduce potential layoffs.

## Central office, contracts and non-FTE reduction

SFUSD is preparing to implement 20M in unrestricted general fund reductions, additional reduction in restricted funds, 20-100% reduction across central office.

## Staffing and Budget Allocation

SFUSD is developing a sustainable staffing and budget model based on student enrollment, and maintains responsible fiscal stewardship of our resources.



**-\$113.8M** across restricted and unrestricted funds



# Proposed Allocation Methodology

# State-required allocations

- Principal
- Clerk
- TK-12 teacher
- TK paraeducator
- Nurse - 504 plans
- AP Prep
- Supplies and other materials

- Substitutes and leaves
- Transportation for Special Education and General Education
- Student Nutrition
- Facilities
  - Custodial Services
  - Utilities
  - Routine, Restricted and Maintenance (RRMA)
- Insurance
- Special education contribution
- Central Office Operations
  - Payroll, HR, budget & accounting, legal, etc.

- Currently, we have \$669.3M in Unrestricted General Fund to pay for district-wide base expenses.
- Our projected base expenses are \$802.7M. After preliminary accounting for PEEF OGU, PEEF Baseline, QTEA, and a portion of LCFF supplemental it is **\$727.2M**
- This results in a projected deficit of **\$57.9M** for 2025-26 before considering any additional student services or priority investments such as:
  - Assistant Principals
  - Counselors
  - T-10 Security Aide
  - Social Workers
  - Instructional Coaches, etc.
  - Noon Monitors

\* These totals reflect the amount that will be funded by Unrestricted revenues. In some cases, additional restricted funding will support the total cost.

\*\* Does not include Supplemental & Concentration Grant funding. Includes Districtwide Indirect Costs.

Base Expenses	2025-26 Unrestricted General Fund	2025-26 Additional Eligible Funding
Principal	\$22.1	
Clerk	\$14.6	
TK-12 Classroom Teachers	\$236.0	\$35.3
TK Paraeducators	\$3.5	
Nurse - 504	\$0.0	\$3.6
Advanced Placement Prep	\$6.2	
School site supplies & materials	\$0.0	\$5.6
Substitutes & Leaves	\$33.7	
Student Transportation	\$29.4	\$5.7
Custodial Services	\$31.1	
Utilities	\$20.3	
Required Maintenance	\$40.5	
Special Education Contribution	\$209.8	\$25.3
Central Services	\$80.0	
<b>2025-26 Total</b>	<b>\$727.2</b>	<b>\$75.5</b>
<b>2025-26 Base Unrestricted Revenue*</b>	<b>\$669.3</b>	
<b>Surplus / Deficit</b>	<b>-\$57.9</b>	



# DRAFT 2025-26 Strategic Staffing & Budget Allocations

## Base Allocations

- Principal
- Clerk
- Classroom Teachers TK-12
- TK Paraeducator
- AP Prep
- Nurse-504 services

## Site Discretionary FTE funds

## SLAM/CTE Programs

## School Specific Resources

Grants (Student Success Funds, CCSPP grants, PTA funds, and other school specific resources)

## Focal Student Allocations

## Additional Student Services

- HS & MS Assistant Principal
- Nurse
- HS & MS Counselors
- T10s
- ES Noon Monitor

## VVGG Priority Allocations

- Social Worker
- Literacy/Math Instructional Coach
- VVGG Counselor
- Initiate Wonder / A-G Course Offerings
- Community Health Outreach Worker

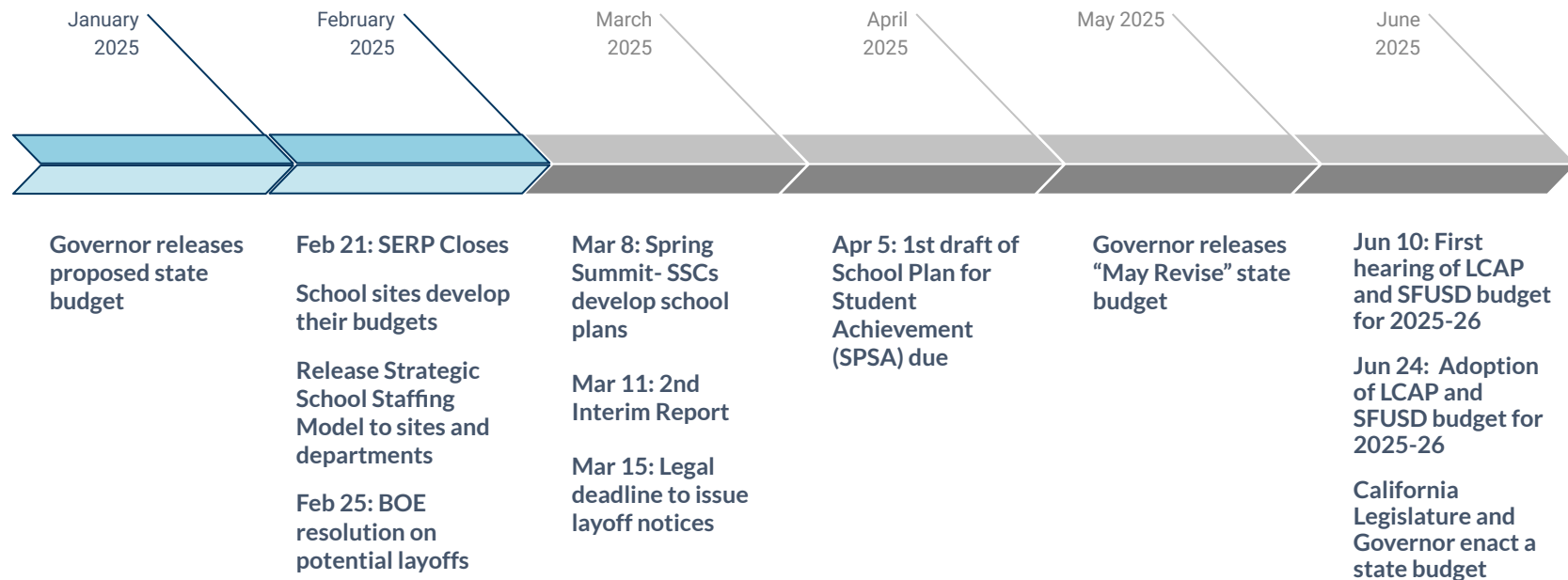
## School Specific Resources

- Arts & Music
- Librarian
- Physical Education
- Career Technical Education
- JROTC
- World Language

# Projections Will Evolve through the Budget Process

- Financial projections will continue to be updated - SERP and layoff deadlines
- The Governor's May Revise
- SFUSD's official budget for FY 2025-26 needs to be approved in June (as always).
- CDE Fiscal Advisors have stay and rescind authority

# SFUSD's Budget Timeline



Thank you!



## **San Francisco Youth Commission 2025-2026 Application Timeline**

### **FEBRUARY 12, 2025**

Application Process Discussed at Executive Committee

### **FEBRUARY 18, 2025**

Application Process Approval at Full Commission

### **WEEK OF FEB 24-28, 2025**

Policy communicated to BOS/MO

### **MARCH 28, 2025**

Application Opens

### **APRIL 16, 2025**

ZOOM Information Session - Comms/Staff led

### **APRIL 19, 2025**

Community Application Walkthrough - Chinatown

### **APRIL 23, 2025**

City Hall Open House Information Session - Comms/Staff led

### **APRIL 27, 2025**

Community Application Walkthrough - Ingleside

### **APRIL 30, 2025**

Application/Application by Video Due

Letters of Recommendation Due

### **TBA**

*Proposed Date: Monday, May 5th*

Staff forwards Applications to BOS for finalists



**TBA**

*Proposed Date: Wednesday, May 21th*

BOS sends finalists to YC Staff for interview process

**TBA**

*Proposed Date: Tuesday, May 27th*

YC Interviews begin

**TBA**

*Proposed Date: Friday, June 27th*

Staff finalized recommendations to BOS

Send to BOS

**TBA**

*Proposed Date: Friday, July 11th*

BOS Confirmation

Send staff recommendations to MO

**TBA**

*Proposed Date: Wednesday, July 23rd*

Mayor Confirmation

**TBA**

~~*Proposed Date: August TBA*~~

~~Summer YC Socials~~

**TBA**

*Proposed Date: Friday, Aug 15th - Sunday, Aug 17th*

Fall Orientation

**TBA**

*Proposed Date: Week of September 8th-12th*

Inaugural Swearing-In

**SEPTEMBER 15, 2025**

First YC Meeting

**JANUARY 17-18, 2026**

Mid Year Training Retreat





## **San Francisco Youth Commission**

### **Overview of 2025/2026 YC Application Processes**

#### **The Application**

For the 2025/2026 Youth Commission application and recruitment process, youth in San Francisco can apply to serve on the 2025/2026 Youth Commission by applying between March 28th and April 30th. All applicants shall submit 200-400 word responses to 5 essay-based questions, with the opportunity to provide additional information at the end. New applicants and returning applicants are asked 5 different questions each to give both appointing officers (BOS/Mayor) and Youth Commission staff the opportunity to better understand the applicants. Applicants also answer several demographic and informational questions, and can submit an optional letter of recommendation. Applicants can also submit a video recording of themselves responding to each of the 5 questions, in lieu of a written application.

#### **The Grading**

To ensure equal review and consideration of all Youth Commission applicants, YC staff shall create a grading process that measures applicants' responses during both the application answers and virtual interview. Each question shall be graded on a scale from 3 points to 0 points [3: excellent; 2: good; 1: fair; 0: needs improvement]. These points shall be compiled to provide an 'Interview Score', 'Essay Score', and an 'Overall Score' (of both scores combined). These scores shall then be used to rank applicants by their overall scores to help YC staff make final recommendations to the Board of Supervisors and Mayor's Office. Staff may or may not recommend the highest-ranking applicants, since personal factors and qualifications are impossible to put a number to. This grading system is used to best accommodate youth that may excel in either the essay portion or interview portion of this process.

## The Timeline

The 2025/2026 Youth Commission application shall open on March 28th at 12pm, and close on April 30th at 11:59pm. On May 5th, YC staff shall forward all eligible Youth Commission applicants to their respective Board of Supervisors offices, and respond with 3-5 'finalist' applicants for YC staff to interview and grade essays by May 21st. YC staff shall then send out interview time slots to finalist applicants on May 21st to begin interviews the following week (of May 27th). YC staff shall complete all finalist interviews, make recommendations, and forward those recommendations back to Supervisors by June 27th. Each of the 11 Supervisors shall confirm their district appointments by July 11th, which then YC staff shall forward all remaining applicants and recommendations to the Mayor's Office on the same day. YC staff shall receive all 6 appointments by July 23rd, and immediately begin onboarding once official appointment memos have been sent to Youth Commission staff.

YC applicants will be informed of these processes and given an expectation of this timeline periodically, and YC staff will be available to answer questions or clarifications of these applicants from beginning to end.

### KEY

*Highlighted text is proposed, but likely final.*



## **Youth Commission 2025/2026 Application Timeline: 3/28/2025 - 4/30/2025**

The Youth Commission is a diverse group of 17 young people between the ages of 12 and 23. We come from all across San Francisco to serve as the official youth voice in City Hall. Commissioners are appointed by the Board of Supervisors and the Mayor to ensure that young people have a role and a voice in the policy and budget decisions that impact the youth of San Francisco. The Youth Commission is not an after-school program, but a chartered commission, which means it is written into city law and requires that members follow through on certain responsibilities. To read more about what the charter states, check out our website.

Throughout the year-long term, Commissioners are offered policy and budget advocacy training, leadership development skills, and one-on-one support as they identify the unmet needs of young people, engage in community building, and create lasting change in their communities. Commissioners come from all different backgrounds, but they all share a common vision of a more progressive future and engage in different approaches to work on issues such as housing, land use, civic engagement, social justice, recreation, education, transportation, and empowering youth voices.

To be eligible to serve on the San Francisco Youth Commission, you must be between the ages of 12 and 23 years old, and must be a resident of the City and County of San Francisco. The Youth Commission is eager to have those who have or seek an understanding of the needs of young people in San Francisco, especially those with experience with youth programs or organizations, or involvement with school or community activities.

We welcome you to City Hall – the people's building...YOUR building. Please join us as we use our voices and find our power! All qualified applicants are encouraged to apply **by Wednesday, April 30th at 11:59pm.**

If you want to learn more about the Youth Commission's responsibilities and application process, please make sure to attend our information sessions and community application walkthroughs in April 2025:

### **Virtual Information Session**

*Date/Time: Wednesday, April 16th (6:30pm-7:30pm)*

*Location: Zoom (link TBA)*

### **Community Application Walkthrough - Chinatown**

*Date/Time: Saturday, April 19th @10am-12pm*

*Location: Home Coffee Roasters (455 Grant St)*

### **In-Person Open House Info Session**

*Date/Time: Wednesday, April 23rd (4:30pm-6:30pm)*

*Location: City Hall, Room 278*

### **Community Application Walkthrough - Ingleside**

*Date/Time: Saturday, April 27th @10am-12pm*

*Location: Java on Ocean (1700 Ocean Ave)*

## **BEFORE YOU GET STARTED**



When filling out this application, you will be asked to respond to multiple **essay questions**. You may want to think about and prepare your essay responses (on a separate document) before continuing this application. Applicants are **not allowed** to use any type of AI-generated program to write these essays. After you've submitted your application, you'll be asked to submit an **optional** letter of recommendation.

**For New Youth Commissioners (200 - 400 words each question):**

1. What made you decide to apply to be a Youth Commissioner, and what does public service mean to you?
2. What is an accomplishment, event, or realization that changed your perspective or sparked personal growth and understanding?
3. As a Youth Commissioner, your main responsibility is to advise the Mayor and Board of Supervisors on the issues that young people face. If appointed, which issues would be your top priority to address?
4. How can you help the Youth Commission improve outreach to different communities across San Francisco?
5. How do you practice leadership? Do you have any leadership experience (i.e. within a club at school, community organization, work, or family)?
6. Is there any additional information you would like to share with us about yourself?\*

**For Returning Youth Commissioners (200 - 400 words each question):**

1. How would you describe your experience on the Youth Commission, and what are you most proud of doing?
2. What was your most challenging experience as a Youth Commissioner, and what were there any lessons you learned?
3. What were your takeaways from your work in your committee (CEEC/EXEC/HRT/TJ), and the Budget and Policy Priorities process? Do you have any suggestions for next year?
4. If reappointed, are you interested in serving in a leadership position on your committee or on the full Commission?
5. If reappointed, what are your goals for the 2024/2025 YC term?
6. Is there any additional information you would like to share with us about yourself?\*

You can edit your responses after you submit.

Letter of Recommendations can come from your teacher, program manager, employer, church leader, mentor, coworker and/or someone who is able to accurately speak to your drive, skills, and leadership experience. Please make submissions by **Wednesday, April 30th, at 11:59pm.**

**Personal Information**

\* Required

Name\*

---

Email\*

---



Pronouns:

---

Address\*

---

Zip Code\*

---

Supervisorial District (look up here: <http://propertymap.sfplanning.org/>) \*

- District 1 - Supervisor Connie Chan
- District 2 - Supervisor Stephen Sherrill
- District 3 - Supervisor Danny Sauter
- District 4 - Supervisor Joel Engardio
- District 5 - Supervisor Bilal Mahmood
- District 6 - Supervisor Matt Dorsey
- District 7 - Supervisor Myrna Melgar
- District 8 - Supervisor Rafael Mandelman
- District 9 - Supervisor Jackie Fielder
- District 10 - Supervisor Shamann Walton
- District 11 - Supervisor Chyanne Chen

Email\*

---

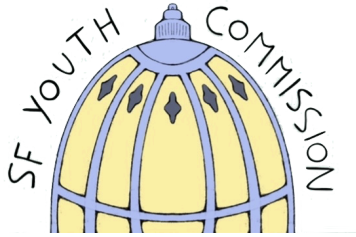
Best Number to contact you\*

---

Birthday (MM/DD/YY)\*

---

If you are or will be in school, what school will you be attending in the Fall of 2025? \*



---

Please list other schools you have attended (within the state of CA): \*

---

The Youth Commission requires a minimum commitment of at least 15 - 20 hours a month. In order to truly make an impact, it is often necessary to go beyond that minimum commitment. Are you willing to make this a top priority and understand that you might have to let go of other priorities to follow through on your responsibilities as a commissioner? \*

- Yes
- No

PLEASE NOTE: In addition to the 15-20 hour time commitment, you are required to (1) attend a 2-3 day orientation training retreat on August 15th-17th, (2) attend the swearing-in ceremony week of September 8th, (3) attend the inaugural meeting on September 16th, and (4) attend all of the full two-day "Mid-Year" Training Retreat on January 17th-18th, 2026.

- Yes, I can commit to attending these dates.
- No, I cannot commit to attending these dates.

How did you learn about the Youth Commission? \*

- School
  - Friend
  - Parent/Adult
  - Elected Official
  - Youth Commission
  - Social Media
  - Community Event
  - Information Session
  - Other:
- 

### Demographic Information

- Asian
- Black / African-American
- Latiné/Hispanic
- Multiracial
- Native American / Alaskan Native
- Native Hawaiian / Pacific Islander





- White
  - Prefer not to say
  - Other:
- 

Ethnicity:

---

Home Language: Check the box corresponding to the main language(s) spoken at your home. \*

- English
  - Arabic
  - Cantonese
  - Filipino/Tagalog
  - Japanese
  - Khmer/Cambodian
  - Korean
  - Mandarin/Putonghua
  - Russian
  - Spanish
  - Taishanese
  - Vietnamese
  - Other:
- 

Sexual Orientation:

- Asexual
  - Bisexual
  - Gay
  - Heterosexual / Straight
  - Lesbian
  - Queer
  - Prefer not to say
  - Other:
- 

Gender:

- 2Spirit
  - Female
  - Male
  - Nonbinary
  - Transgender
  - Prefer not to say
  - Other:
- 

**Access needs:**



Our application process provides access to all and is open to people of all abilities. Will you need reasonable accommodations or support to participate? For example, modified tasks, specialized equipment, interpreter services. This information will help us best support you. We will contact you to discuss this if needed.

Please specify what access needs you might have for us to make it possible for you to apply.

Please let us know if you plan on answering the questions via video submission. \*

---

If you plan on answering the questions via video submission. Please email the video in mp4 format to [youthcom@sfgov.org](mailto:youthcom@sfgov.org) by **Wednesday, April 30th at 11:59pm**.

- Okay, I understand

---

### **Returning Commissioners Only** (Required for Returners)

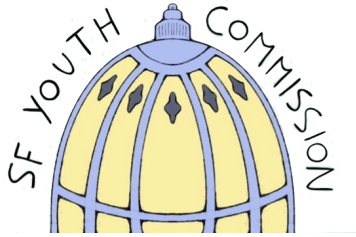
First off, we are so grateful for your willingness to reapply. As you know, the appointing prerogative is on the hands of the Mayor and Board of Supervisors. Please answer all the questions. There is a 200-400 word limit to each question. It might be helpful to write this down or take a screenshot. Thank you!

1. How would you describe your experience on the Youth Commission, and what are you most proud of doing?
2. What was your most challenging experience as a Youth Commissioner, and what were there any lessons you learned?
3. What were your takeaways from your work in your committee (CEEC/EXEC/HRT/TJ), and the Budget and Policy Priorities process? Do you have any suggestions for next year?
4. If reappointed, are you interested in serving in a leadership position on your committee or on the full Commission?
5. If reappointed, what are your goals for the 2024/2025 YC term?
6. Is there any additional information you would like to share with us about yourself?\*

### **New Applicant Essay Questions** (Required for all new applicants)

First off, we are so grateful for your willingness to apply. As you know, the appointing prerogative is on the hands of the Mayor and Board of Supervisors. Please answer all the following questions. Please note that there is a 200-400 word limit for each question. It might be helpful to write this down or take a screenshot. Thank you!

1. What made you decide to apply to be a Youth Commissioner, and what does public service mean to you?
2. What is an accomplishment, event, or realization that changed your perspective or sparked personal growth and understanding?



3. As a Youth Commissioner, your main responsibility is to advise the Mayor and Board of Supervisors on the issues that young people face. If appointed, which issues would be your top priority to address?
4. How can you help the Youth Commission improve outreach to different communities across San Francisco?
5. How do you practice leadership? Do you have any leadership experience (i.e. within a club at school, community organization, work, or family)?
6. Is there any additional information you would like to share with us about yourself?\*

### **Letter of Recommendation**

Please provide a letter of recommendation--a few paragraphs are sufficient--from someone not in your family. Any of the following may qualify: a teacher, counselor, probation officer, program manager, employer, church leader, mentor, coworker and/or someone who is able to accurately speak to your skills and leadership experience. This is optional and letters should be submitted separately and addressed to Youth Commission Staff.

Those submitting a letter of recommendation can email the Youth Commission directly at: [Youthcom@sfgov.org](mailto:Youthcom@sfgov.org); PDF format only. Once submitted, the recommender will receive an email confirming that it has been received.

Please make submissions by **Wednesday, April 30th, at 11:59pm.**

### ***Thank You!***

Depending on your written responses, you may or may not be invited for an interview with Youth Commission staff and youth commissioners via email. Please make sure your email address is accurate, because this is how we will contact you. Exact dates and times will be announced after you turn in your application.

The Youth Commission makes recommendations of who to appoint to the commission to the Board of Supervisors and the Mayor's Office. Ultimately, the members of the Board of Supervisors and the Mayor choose who to appoint to the Youth Commission.

For more information: <https://sfgov.org/youthcommission/>

Questions or Concerns?

Contact us at:

San Francisco Youth Commission City Hall, Room 345  
1 Dr. Carlton B. Goodlett Place San Francisco, Ca 94102 Phone: (415) 554-6446  
Fax: (415) 554.6140  
Email: [youthcom@sfgov.org](mailto:youthcom@sfgov.org)

If you'd like to connect with the current Commissioners, you can find their contact info here:  
<https://sfgov.org/youthcommission/commissioners>

[Smoke-Free Multi-Unit Housing Policy]

**Resolution urging the Mayor and the Board of Supervisors to implement a smoke-free multi-housing policy in San Francisco if additional considerations are addressed.**

WHEREAS, Over 50% of San Franciscans live in multi-unit housing (MUH); and

WHEREAS, Low-income people of color are more likely to live in multi-unit housing; and

WHEREAS, Second hand smoke is the inhalation of smoke, by individuals other than the active smoker. Third hand smoke is the toxic residue left behind after smoking, that can be found on surfaces, in dust, and on people's skin and clothing. It can be inhaled, ingested, or absorbed through the skin; and

WHEREAS, Smoke-free multi-unit housing is the absence of tobacco, cannabis, and e-cigarette smoke from a residential building with two or more housing units, while still allowing people to smoke in designated areas and protecting others from second and third-hand smoke; and

WHEREAS, Smoking is the leading cause of preventable death worldwide, responsible for over 8 million deaths each year, including 1.2 million non-smokers exposed to secondhand smoke; and

WHEREAS, Exposure to secondhand smoke most significantly impacts young children, the elderly, pregnant persons, and the immunocompromised, causing approximately 41,000 deaths among non-smoking adults, 50,000 deaths among children younger than 14 years, and 400 infant deaths each year in the United States alone; and

1 WHEREAS, Children exposed to secondhand smoke are at higher risk of  
2 developing health issues such as sudden infant death syndrome (SIDS), acute  
3 respiratory infections, ear infections, and severe asthma. This higher risk is due to their  
4 developing lungs, faster breathing rates, and, most importantly, a lack of control over  
5 their living environments; and

6 WHEREAS, According to a 2022 study by the National Low Income Housing  
7 Coalition, San Francisco is the most expensive county in the Bay Area, yet the only  
8 county without a smoke-free housing policy; and

9 WHEREAS, 100 total surveys on smoke-free housing were conducted by Youth  
10 Policy Leaders at Bay Area Community Resources across all eleven districts, in three  
11 different languages, with the most responses from districts 1 and 5. Input was also  
12 provided from community-based organizations in family and youth services; and

13 WHEREAS, Nearly half of respondents (48%) reported smelling smoke at least  
14 once per week; and

15 WHEREAS, 59% of respondents believed that a smoke-free policy in their  
16 building would benefit their family; and

17 WHEREAS, Bay Area health experts recommend a smoke-free housing policy  
18 that prioritizes equitable enforcement and resident education rather than eviction; and

19 WHEREAS, The current SF-MUH plan calls for “a comprehensive SF-MUH  
20 ordinance prohibiting the smoking of cannabis, tobacco, and e-cigarettes inside private  
21 units and common areas of multi-unit housing (2+ units) in the city and county of San  
22 Francisco.”; and

1 WHEREAS, The current plan calls for the policy to be enforced and maintained  
2 by the San Francisco Department of Public Health (SFPDH) by January 2030 in  
3 partnership with landlords. Partnering with community health and housing partners, the  
4 process of developing rules and regulations of enforcement will take 9-12 months; and

5 WHEREAS, The current SF-MUH plan includes equitable resources and  
6 education materials on smoke-free options, including enforcement tips/guidelines; and

7 WHEREAS, Further and more expansive research should be conducted with  
8 tenant and apartment associations to form clear guidelines on how the policy will be  
9 enforced as tenants have expressed concerns about clear enforcement and what  
10 strategies, other than education, will be used to prevent eviction if a resident is unable  
11 or unwilling to stop smoking; and

12 WHEREAS, As a part of a smoke-free housing policy, a clear and equitable plan  
13 should be developed for how and where to designate smoking sites; and

14 WHEREAS, The San Francisco Youth Commission urges further outreach and  
15 surveying to inform residents of the policy and gather more community data, and urges  
16 the City to learn from the successes and challenges of similar policies in other Bay Area  
17 counties such as Alameda and San Mateo counties; and therefore be it

18 RESOLVED, The San Francisco Youth Commission believes that guidelines on  
19 where to smoke from the city and building management will result in health benefits for  
20 the greater community, especially for children and youth who are particularly vulnerable  
21 to secondhand smoke at home; and be it

22 FURTHER RESOLVED, The San Francisco Youth Commission urges the Mayor  
23 and the Board of Supervisors to outline and implement a standardized smoke-free multi-

- 1 unit housing policy in San Francisco if the following recommendations are addressed: 1)
- 2 ensure clear enforcement guidelines, 2) implement strategies to prevent eviction, 3)
- 3 designate equitable smoking sites, 4) conduct further community outreach, and 5) learn
- 4 from similar policies in other Bay Area counties.

**1. Please describe the experience you have in public health programs related to diabetes, oral health, obesity, and sugary drink consumption.**

None specifically

**2. Please describe the ways in which sugary drinks impact diverse communities across San Francisco.**

Sugary drinks is one part of an issue related to food security and access to nutritious foods (drinks included). Some of the data on the Soda Tax website and analyses from my social justice internship shows that health outcomes are poorer in majority BIPOC neighborhoods which also coincides with food deserts. Without being able to easily buy healthy foods due to cost or location, diet is shaped by what is available and affordable which is usually highly processed food and sugary drinks. The negative health outcomes such as life expectancy, tooth decay, high blood pressure and diabetes are related to this lack of access. As I have also seen, many immigrant families are also not able to find the typical foods from their countries which might be more healthy. The unfamiliarity with the level of nutrition (salt, fat, sugar) can also lead to eating food that contributes to bad health outcomes.

**3. Please describe your experience in reaching out to community-based organizations that serve communities most impacted by sugary drinks.**

I have done volunteer work in the Bayview with Greenaction regarding environmental issues impacting health mainly from the Superfund sites that are there leaching toxins into the water and air. Also, at Glide Church in the Tenderloin where I volunteer to serve meals to people experiencing homelessness. Talking with them, I hear how much they appreciate a good meal and how much their health struggles – like diabetes and heart problems – are made worse by only having access to junk food and drinks. Lastly, at my High School, mainly through sports where the athletes and coaches hold each other accountable to eat healthy at school and outside.

**4. Please describe your understanding of how businesses (soda industry, tobacco industry, etc.) impact chronic disease and community health.**

Businesses exist to maximize profit, which they do by keeping costs low and prices at a level where people will buy. Companies that sell addictive food (ultra-processed with fat, sugar, salt combinations) and other substances with addictive chemicals are able to keep demand for their product high. Because of that they can use cheaper and less healthy ingredients and still sell a lot, or because it is so cheap they can drop the price lower than healthy foods. They also target their marketing to groups that might not understand the health risks. The marketing also targets groups who might have less money by offering a cheap substitute to a healthier option. It is also in their interest to prevent information on how bad their products are from coming out, and make sure that other products that are better for them are not available.

**5. Please describe how your work or life experience will inform the work of the Committee.**

To make a good use of your time this is described in the main application.



**BOARD of SUPERVISORS**



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

**Application for Boards / Commissions / Committees / Task Forces**  
**INSTRUCTIONS AND APPLICATION**

San Francisco is a diverse City and County with a wide range of people and issues affecting it. In order to take advantage of the extensive experience and knowledge available throughout our communities, various Boards/Commissions/Committees/Task Forces have been established to bring that knowledge together. These groups and their membership requirements are established by legislation approved through the local, state, and/or federal government.

In addition to setting up the purpose and goals of the various groups, the governing legislation outlines the type of person - in terms of desirable skills and/or knowledge - who can contribute their knowledge and perspective. In this manner, a group of San Franciscans, who are representative of the City and County, can be active participants in addressing issues affecting the entire City and County.

If you are interested in serving the City and County of San Francisco, the following procedures are provided:

1. A list of vacancies and expected vacancies, with their qualifications, can be found at the Office of the Clerk of the Board of Supervisors, at the San Francisco Main Public Library, and online on the Board of Supervisors' website (<http://www.sfbos.org/vacancy>). Please review this list for positions of interest.
2. Submit an application ([http://www.sfbos.org/vacancy\\_application](http://www.sfbos.org/vacancy_application))  
*(List all of the appropriate seat number(s) and/or category/categories for which you qualify. We request applications be received ten (10) days before the scheduled hearing.)*

Applicants may also need to submit a Form 700, Statement of Economic Interests (<https://www.fppc.ca.gov/Form700.html>), along with their application for all bodies listed in [Campaign and Governmental Conduct Code, Section 3.1-103\(a\)\(1\)](#).

3. If the seat(s) you are applying for is vacant and requires the Board of Supervisors' confirmation, the Rules Committee may schedule your application for review. Applicants should expect to appear before the Rules Committee to speak on their qualifications and answer questions during a public hearing.  
*(There are no set instructions on what you are expected to present to the Rules Committee; however, a brief description of how your qualifications distinguish you from other applicants, reasons for your interest in the subject, and/or a short summarization on why you would make a good candidate is appropriate.)*
4. The Rules Committee may or may not make a recommendation for appointment. If a recommendation is made by the Rules Committee, the recommendation is forwarded to the Board of Supervisors for approval. It generally takes approximately 15 days from the date the Rules Committee makes their recommendation, for the individual to become officially appointed.
5. Depending on the type of organization, a new appointee may need to take an Oath of Office.

If there are no vacancies, your application will be retained for one year. If any openings occur during this time, your application will be submitted to the Rules Committee for review.

If you have any further questions, please contact the Rules Committee Clerk at (415) 554-5184. If you require detailed information concerning the operations of a particular Board/Commission/Committee/Task Force, please contact the administering department directly.


(Applications must be submitted to [BOS-Appointments@sfgov.org](mailto:BOS-Appointments@sfgov.org) or to the mailing address listed above.)



**Business and/or Professional Experience:****Civic Activities:**

Have you attended any meetings of the body to which you are applying? Yes ☐ No ☐

An appearance before the Rules Committee may be required at a scheduled public hearing, prior to the Board of Supervisors considering the recommended appointment. Applications should be received ten (10) days prior to the scheduled public hearing.

Date: \_\_\_\_\_ Applicant's Signature (required): 

*(Manually sign or type your complete name.*

*NOTE: By typing your complete name, you are hereby consenting to use of electronic signature.)*

Please Note: Your application will be retained for one year. Once completed, this form, including all attachments, become public record.

**FOR OFFICE USE ONLY:**

Appointed to Seat #: \_\_\_\_\_ Term Expires: \_\_\_\_\_ Date Vacated: \_\_\_\_\_

Shoon Mon  
Sugary Drinks Distributor Tax Advisory Committee (SDDTAC)  
Supplemental Questionnaire

**1. Please describe the experience you have in public health programs related to diabetes, oral health, obesity, and sugary drink consumption.**

Although I do not have direct experience in public health programs, I do have experience with helping my dad with translating insurance papers and medical bills for his diabetes. I am familiar with health policies with Kaiser Permanente through my extensive research on how to help my dad navigate his health conditions in San Francisco and translating Burmese to English for healthcare officials and insurance companies on the phone. In addition, my experience with helping my mom coordinate our family of 5's oral health insurance with our local dental clinic has provided me with skills of reading and renewing insurance policies. Since my local dental clinic has Burmese dentists, I have deeply connected with them when talking about healthy dental practices and ways to best assist my parents with the bills.

**2. Please describe the ways in which sugary drinks impact diverse communities across San Francisco.**

The consumption of sugary drinks has highly detrimental effects on consumers, especially if consumed consistently. Many residents in low-income communities across San Francisco such as do not have access to health insurance or resources to treat the health conditions that come with consumption of sugary drinks. This means that they are forced to live with these health issues or if they choose to treat them, they would experience even more financial instability which overall serves as a net detriment to consumers and their families. Many youth grow up with unhealthy eating habits by consuming an unhealthy amount of sugary drinks or junk food which could be repeated in a cycle through generations if not addressed.

**3. Please describe your experience in reaching out to community-based organizations that serve communities most impacted by sugary drinks.**

In order to discover and communicate with communities that are most impacted by sugary drinks, we must collaborate with local organizations. I have experience working with community-based organizations such as Huckleberry Youth Programs and Civic Joy Fund as Executive Director of Dear Asian Youth San Francisco (DAYSF) and a San Francisco resident. For one of our speaker panels, representatives from Huckleberry Youth Programs presented their resources and support as well as their efforts with SFUSD High School Wellness Centers. In addition, for our most recent initiative, HoliDAYSF, where we packaged and distributed 50+ care packages for youth during the holiday season, we partnered with Huckleberry Youth Programs to

distribute our packages. My experience in working with them is mostly through email but still very highly effective as seen through our successes in collaboration and in-person networking at our Speaker Panel Event. By continuing to connect with Huckleberry Youth Programs, I will be able to learn more about and advocate for residents in District 5 when serving on the Sugary Drinks Distributor Tax Advisory Committee (SDDTAC). Additionally, I have been acquainted with the Civic Joy Fund for volunteering opportunities that help make our city safer and cleaner as well as future collaborations with DAYSF to reach a broader audience.

**4. Please describe your understanding of how businesses (soda industry, tobacco industry, etc.) impact chronic disease and community health.**

Through research and policy-making in Varsity Parliamentary Debate as well as independent research and observations, I have learned how businesses can impact chronic disease and community health. Businesses like Safeway or Costco selling soda at discounted prices or in bulk appeals to the consumer which results in them subconsciously purchasing more soda than they should. Companies often target vulnerable populations like low-income communities because of their limited access to healthy foods. Since soda is more affordable and accessible than drinks like milk, many people's access to healthy alternatives is diminished and thus exacerbating health inequities and overall leaving detrimental impacts on community health. With the overconsumption of unhealthy drinks like soda, many experience obesity, Type 2 Diabetes, and tooth decay. Many studies have linked unhealthy consumption of sugar to a higher risk of obesity and increased likelihood to have cavities which overall disproportionately affects many children and underserved communities.

**5. Please describe how your work or life experience will inform the work of the committee.**

I will contribute to the Sugary Drinks Distributor Tax Advisory Committee (SDDTAC) by applying what I have learned from my extensive experience in public policy and youth advocacy as well as personal observations in my community as a young Asian immigrant. Applying what I have learned as a legislative intern at the District 4 Office, I will bring skills of organization, community outreach, operational troubleshooting, and networking in order to form meaningful connections with committee members and serve the city of San Francisco best. In addition, from the projects that I have communicated with administrators as class president, I will serve as the youth voice in the room that is not afraid to speak up when policies undermine or exclude young people. In my household and when I take walks in District 4, I observe how people interact with each other, what things need to be addressed in order to foster a community, values and traditions that are celebrated, and access to resources like language translation and healthcare services. To inform the work of the committee, I am dedicated to make specific observations in my community and attentively listen for concerns to effectively address them as a committee.

**BOARD of SUPERVISORS**



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

**Application for Boards / Commissions / Committees / Task Forces  
INSTRUCTIONS AND APPLICATION**

San Francisco is a diverse City and County with a wide range of people and issues affecting it. In order to take advantage of the extensive experience and knowledge available throughout our communities, various Boards/Commissions/Committees/Task Forces have been established to bring that knowledge together. These groups and their membership requirements are established by legislation approved through the local, state, and/or federal government.

In addition to setting up the purpose and goals of the various groups, the governing legislation outlines the type of person - in terms of desirable skills and/or knowledge - who can contribute their knowledge and perspective. In this manner, a group of San Franciscans, who are representative of the City and County, can be active participants in addressing issues affecting the entire City and County.

If you are interested in serving the City and County of San Francisco, the following procedures are provided:

1. A list of vacancies and expected vacancies, with their qualifications, can be found at the Office of the Clerk of the Board of Supervisors, at the San Francisco Main Public Library, and online on the Board of Supervisors' website (<http://www.sfbos.org/vacancy>). Please review this list for positions of interest.
2. Submit an application ([http://www.sfbos.org/vacancy application](http://www.sfbos.org/vacancy_application))  
*(List all of the appropriate seat number(s) and/or category/categories for which you qualify. We request applications be received ten (10) days before the scheduled hearing.)*

Applicants may also need to submit a Form 700, Statement of Economic Interests (<https://www.fppc.ca.gov/Form700.html>), along with their application for all bodies listed in [Campaign and Governmental Conduct Code, Section 3.1-103\(a\)\(1\)](#).

3. If the seat(s) you are applying for is vacant and requires the Board of Supervisors' confirmation, the Rules Committee may schedule your application for review. Applicants should expect to appear before the Rules Committee to speak on their qualifications and answer questions during a public hearing.  
*(There are no set instructions on what you are expected to present to the Rules Committee; however, a brief description of how your qualifications distinguish you from other applicants, reasons for your interest in the subject, and/or a short summarization on why you would make a good candidate is appropriate.)*
4. The Rules Committee may or may not make a recommendation for appointment. If a recommendation is made by the Rules Committee, the recommendation is forwarded to the Board of Supervisors for approval. It generally takes approximately 15 days from the date the Rules Committee makes their recommendation, for the individual to become officially appointed.
5. Depending on the type of organization, a new appointee may need to take an Oath of Office.

If there are no vacancies, your application will be retained for one year. If any openings occur during this time, your application will be submitted to the Rules Committee for review.

If you have any further questions, please contact the Rules Committee Clerk at (415) 554-5184. If you require detailed information concerning the operations of a particular Board/Commission/Committee/Task Force, please contact the administering department directly.

(Applications must be submitted to [BOS-Appointments@sfgov.org](mailto:BOS-Appointments@sfgov.org) or to the mailing address listed above.)



**Business and/or Professional Experience:****Civic Activities:**

Have you attended any meetings of the body to which you are applying? Yes ☐ No ☐

---

An appearance before the Rules Committee may be required at a scheduled public hearing, prior to the Board of Supervisors considering the recommended appointment. Applications should be received ten (10) days prior to the scheduled public hearing.

Date: \_\_\_\_\_ Applicant's Signature (required): Shoon Mon  
(Manually sign or type your complete name.  
NOTE: By typing your complete name, you are  
hereby consenting to use of electronic signature.)

Please Note: Your application will be retained for one year. Once completed, this form, including all attachments, become public record.

---

**FOR OFFICE USE ONLY:**

Appointed to Seat #: \_\_\_\_\_ Term Expires: \_\_\_\_\_ Date Vacated: \_\_\_\_\_



BOARD of SUPERVISORS



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

## MEMORANDUM

TO: Youth Commission

FROM: John Carroll, Assistant Clerk,  
Land Use and Transportation Committee

DATE: February 12, 2025

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

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

**File No. 250128**

**Resolution supporting the San Francisco Municipal Transportation Agency's (SFMTA) Joint Development Program Goals and Policy to set a City-wide policy on the joint development of transit and housing projects, address the SFMTA's budget deficit, and advance San Francisco's housing and equity goals.**

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

\*\*\*\*\*

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

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

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

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

1 [Supporting the SFMTA's Joint Development Program Goals and Policy]

2  
3 **Resolution supporting the San Francisco Municipal Transportation Agency's (SFMTA)**  
4 **Joint Development Program Goals and Policy to set a City-wide policy on the joint**  
5 **development of transit and housing projects, address the SFMTA's budget deficit, and**  
6 **advance San Francisco's housing and equity goals.**

7  
8 WHEREAS, The San Francisco Municipal Transportation Agency faces a looming  
9 fiscal deficit of more than \$320 million and must identify new revenue sources to ensure the  
10 long term sustainability of our public transportation network and our economy; and

11 WHEREAS, The San Francisco Municipal Transportation Agency currently owns  
12 dozens of underutilized properties located throughout the City along transit corridors, including  
13 storage facilities, maintenance facilities, parking garages, and power substations; and

14 WHEREAS, The San Francisco Municipal Transportation Agency has proposed a Joint  
15 Development Program to increase the utility of these sites through new commercial and  
16 residential projects; and

17 WHEREAS, Such a program would help the San Francisco Municipal Transportation  
18 Agency maintain service and invest in improvements to safety and reliability by providing a  
19 new, long-term revenue source while also advancing San Francisco's goal of developing new,  
20 transit-accessible housing; and

21 WHEREAS, It is in the best interest of the public good, as well as the public budget, to  
22 maximally leverage public resources like the San Francisco Municipal Transportation  
23 Agency's properties to provide public benefits; now, therefore, be it

24 RESOLVED, That the San Francisco Board of Supervisors supports the San Francisco  
25 Municipal Transportation Agency's Joint Development Program Goals and Policy which

1 prioritize generating revenue for our transportation system and developing projects that are  
2 inclusive, green, and foster accessibility and opportunity for local communities in order to  
3 provide a unified City-wide policy for the advancement of the San Francisco Municipal  
4 Transportation Agency's joint development plan; and, be it

5 FURTHER RESOLVED, that the Board of Supervisors urges the San Francisco  
6 Municipal Transportation Agency to identify sites for future joint development and begin the  
7 process of developing these sites to serve San Francisco residents and businesses.

**SAN FRANCISCO  
MUNICIPAL TRANSPORTATION AGENCY**

**DIVISION:** Chief Strategy Officer

**BRIEF DESCRIPTION:**

Adopting the SFMTA's Joint Development Program Goals and Policy; authorizing the Director of Transportation to amend the properties in the Portfolio of properties included in the Joint Development Program Policy, provided that such amendments meet the site selection considerations set forth in the Policy and are made with written notice to the SFMTA Board of Directors; and urging the San Francisco Board of Supervisors to endorse the SFMTA's Joint Development Program Goals and Policy.

**SUMMARY:**

- Joint Development involves a developer using SFMTA property for non-SFMTA uses. Uses include housing and commercial development. The SFMTA, the community and the developer benefit. The developer typically owns and finances the improvements for non-SFMTA uses.
- SFMTA land provides an opportunity to generate revenue from developer payments to the SFMTA and increased fare revenue from new transit riders. The SFMTA can use the revenue to improve our transportation system and invest in transit. Maintaining an affordable and reliable public transit system is vital to a thriving and equitable city. Additional funding is essential to ensure everyone can access jobs and get where they need to go, regardless of their income, background or neighborhood. Also, Joint Development could advance other City goals, including to provide new housing and foster inclusive, well-connected communities.
- The SFMTA has a history of pursuing Joint Development (e.g., 1 Hotel, Potrero Yard).
- At the October 15, 2024, SFMTA Board of Directors (Board) hearing, staff introduced a draft of the SFMTA's Joint Development Program Goals (Goals) and Joint Development Program Policy (Policy). The Goals define the desired results of the Joint Development Program. The Policy states the Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its goals.
- Staff revised the draft Goals and Policy based on feedback from the Board and other stakeholders. In addition, on January 3, 2025, the California Department of Housing and Community Development provided the SFMTA a Letter of Technical Assistance stating that the Policy is compliant with the California Surplus Land Act.
- Staff is seeking Board adoption of the final Goals and Policy.
- Joint Development aligns with San Francisco Charter by generating new funding sources to address SFMTA's financial challenges and reinvesting in the City's transportation system.

**ENCLOSURES:**

1. Board Resolution
2. Final Joint Development Program Goals and Policy and its appendices

**APPROVALS:**

**DATE**

**DIRECTOR**



January 30, 2025

**SECRETARY**



January 30, 2025

**ASSIGNED SFMTAB CALENDAR DATE:** February 4, 2025

## **PURPOSE**

Adopting the SFMTA's Joint Development Program Goals and Policy; authorizing the Director of Transportation to amend the properties in the Portfolio of properties included in the Joint Development Program Policy, provided that such amendments meet the site selection considerations set forth in the Policy and are made with written notice to the SFMTA Board of Directors; and urging the San Francisco Board of Supervisors to endorse the SFMTA's Joint Development Program Goals and Policy.

## **STRATEGIC PLAN GOALS AND TRANSIT FIRST POLICY PRINCIPLES**

This item aligns with the following SFMTA Strategic Plan Goals:

- Goal 1: Identify and reduce disproportionate outcomes and resolve past harm towards marginalized communities.
- Goal 4: Make streets safer for everyone.
- Goal 6: Eliminate pollution and greenhouse gas emissions by increasing use of transit, walking and bicycling.
- Goal 7: Build stronger relationships with stakeholders.
- Goal 8: Deliver quality projects on-time and on-budget.
- Goal 9: Fix things before they break, and modernize systems and infrastructure.
- Goal 10: Position the agency for financial success.

This item supports the following Transit First Policy Principles:

1. To ensure quality of life and economic health in San Francisco, the primary objective of the transportation system must be the safe and efficient movement of people and goods.
2. Public transit, including taxis and vanpools, is an economically and environmentally sound alternative to transportation by individual automobiles. Within San Francisco, travel by public transit, by bicycle and on foot must be an attractive alternative to travel by private automobile.
3. Decisions regarding the use of limited public street and sidewalk space shall encourage the use of public rights of way by pedestrians, bicyclists, and public transit, and shall strive to reduce traffic and improve public health and safety.
5. Pedestrian areas shall be enhanced wherever possible to improve the safety and comfort of pedestrians and to encourage travel by foot.
6. Bicycling shall be promoted by encouraging safe streets for riding, convenient access to transit, bicycle lanes, and secure bicycle parking.
7. Parking policies for areas well served by public transit shall be designed to encourage travel by public transit and alternative transportation.
8. New transportation investment should be allocated to meet the demand for public transit generated by new public and private commercial and residential developments.
10. The City and County shall encourage innovative solutions to meet public transportation needs wherever possible and where the provision of such service will not adversely affect the service provided by the Municipal Railway.

## DESCRIPTION

### Joint Development Definition

Joint Development involves a developer using SFMTA property for non-SFMTA uses. Uses include housing and commercial development.<sup>1,2</sup> The SFMTA, the community and the developer benefit. The developer typically owns and finances the improvements for non-SFMTA uses.

### Introduction of Draft Goals and Policy – October 15, 2024, Board hearing

At the October 15, 2024, Board hearing, staff introduced draft Goals and Policy. Please refer to [October 15, 2024, Board Staff Report](#) for background on Joint Development and a more detailed description of the Goals and Policy.

### Revisions to Draft

Staff revised the draft Goals and Policy based on feedback from the Board and other stakeholders. In general, stakeholder feedback was supportive of the draft Goals and Policy. Staff strengthened the Goals and Policy along with other minor clarifications, as described below.

#### *Goals*

The Goals define the desired results of the Joint Development Program. Staff made slight revisions to the Goals in response from Board feedback that the SFMTA should seek to maximize value from Joint Development. The final Goals are:

“Joint Development uses private investment to:

1. **Maximize Public Good.** Generate substantial long-term revenues to improve our transportation system.
2. **Create Inclusive and Well-Connected Communities.** Create development projects that foster inclusive communities and improve access to opportunity and resources.
3. **Build Sustainable and Resilient Projects.** Build development projects that improve working conditions for SFMTA staff, use green and resilient practices and reduce Vehicle Miles Traveled and greenhouse gas emissions.”

**The Goals are in order of priority.** Maximize Public Good is the top priority. Generating revenue from SFMTA property and using it for the transportation system will support the SFMTA and the other goals.

#### *Policy*

The Policy states the Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its goals. Staff revisions were mostly to Strategies, as described below.

---

<sup>1</sup> Capitalized words are generally “Defined Terms” in the Goals and Policy. See Enclosure 2.

<sup>2</sup> The developer could also construct a SFMTA use (e.g., facility, transit station, public parking, etc.).

### Strategies – Portfolio

The Policy states that the SFMTA shall keep a list of its Property. This includes the Properties subject to the Joint Development Program Policy. These are in the Portfolio, in Appendix 1 of the Policy. The Portfolio consists of Properties that have the potential to advance the Goals through future Joint Development projects.

Staff revised the Portfolio map to improve its legibility. Staff did not make any revisions to the Portfolio itself between the draft and final.

Since publishing the draft Portfolio, staff learned that the Board of Supervisors would need to transfer ownership of the California/Steiner Lot (#14 in the Portfolio) from the San Francisco Parking Authority to the SFMTA to advance Joint Development at that lot. The Parking Authority is a State of California agency and not legally part of the City. The California Streets and Highways Code Sections 32500 et. seq. restricts developing Parking Authority properties for non-parking uses, with limited exceptions that would not apply under the Policy.

On November 2016, the SFMTA Board of Directors adopted [Resolution 16-55](#) recommending to the Board of Supervisors such a transfer of the California/Steiner parking lot and six parking garages. However, the SFMTA later amended its request to only two parking garages given the potential for Joint Development at those locations at that time (Performing Arts Garage, #15 in Portfolio and Moscone Center Garage, #21 in Portfolio). In 2017, the Board of Supervisors made the transfer of these two parking garages ([File #170271](#)), but the Parking Authority still owns the California/Steiner parking lot and four parking garages. The Board of Supervisors would need to transfer ownership of the California/Steiner Lot, and the other four parking garages not in the current Portfolio, from the San Francisco Parking Authority to the SFMTA to advance Joint Development there.

### Strategy – Portfolio Requirements – California Surplus Land Act

Staff made slight revisions in the “Portfolio Requirements” in the Policy to comply with requirements of California’s Surplus Land Act (or “Act”). The Act governs the disposition of so called “Surplus Land,” defined as land owned by a local agency, including a city and county like San Francisco, that is determined to be no longer necessary for the agency’s use. The Act is codified in California Government Code sections 54220 et seq. The Act generally requires local agencies to offer Surplus Land for sale or lease at a fair market value or fair market rent to other local agencies and housing sponsors for affordable housing before selling or leasing the land, unless an exemption applies. The Act also requires Surplus Land to be offered for open space or school facility purposes in certain circumstances.

**On January 3, 2025, the California Department of Housing and Community Development provided the SFMTA a Letter of Technical Assistance stating that the Policy is compliant with the Act.** Specifically, the Policy complies with a newer exemption under the Act for “local agencies whose primary mission or purpose is to supply the public with a transportation system” (Section 54221(f)(1)(S)). This exemption allows such agencies, like the SFMTA, to use land for “commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development or for the sole purpose of investment or generation of revenue” if it meets several conditions.

Those conditions include that the Policy will designate at least 50 percent of the gross acreage of the Large Properties<sup>3</sup> in the Portfolio for residential purposes, of which **at least 25 percent of those residential units will be for Affordable Housing**. More conditions in the Policy include minimum density and competitive solicitation processes.

#### Other Existing Strategies

Staff revised a few Strategies to reflect feedback, as follows:

- Agency Capacity: Stakeholders expressed the need for adequate staffing to scale up the program to deliver projects. Staff made slight revisions to an existing Strategy to state that the SFMTA should consider the capacity of its own staff, other City agencies, and consultants, to deliver and manage Joint Development Projects.
- Site Advancement and Value Creation and Competitive Solicitation: Themes from a stakeholder workshop were to be bold and encourage innovation to achieve the Goals. Staff revised the Site Advancement and Value Creation Strategy to make these themes explicit and identified ways to achieve that, such as through rezonings. Staff also revised the Competitive Solicitation Strategy to encourage innovation.

#### Two New Strategies

Board feedback encouraged staff to think about “Community Benefits” and “Temporary Uses” which led to two new Strategies with those names:

- Community Benefits: the new Strategy states that Joint Development that generates substantial long-term revenue to invest in our transportation system is a community benefit. It also states the SFMTA should balance project feasibility with requiring additional community benefits for projects on Large Properties or for projects that seek regulatory amendments. It then lists potential community benefits.
- Temporary Uses: the new Strategy states the SFMTA should encourage Temporary Uses at a Property if it does not negatively affect the revenue generation to the SFMTA and it serves a need in a neighborhood or Citywide plan (e.g., community-serving land use, open space). It also states the SFMTA shall include a start and end date for any Temporary Use agreement.

#### Guidelines

The Policy was updated to require the Director to develop and implement Guidelines, which will be created following the adoption of the Policy. These Guidelines will provide detailed advice on aspects of the Joint Development Program and its projects. Staff received a significant stakeholder feedback related to the details for the Guidelines, which the Director will consider as the Guidelines are developed after adoption of the Goals and Policy. Staff will use feedback received to date and other feedback for the Guidelines to further develop the outline in Appendix 2 of the Policy.

#### Miscellaneous Other Revisions

Staff made other revisions to the Policy to reflect edits made elsewhere (e.g., new definitions) and to clarify language (e.g., capitalization of defined terms).

---

<sup>3</sup> “Large Properties” means Properties in the Portfolio that are one-half acre or larger, inclusive of contiguous land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.



## STAKEHOLDER ENGAGEMENT

Staff's outreach and engagement on the Goals and Policy or Joint Development Program over the last few months included:

- Discussions with other transit and City agencies.
- An October workshop with City agencies and non-profits and private organizations involved in housing, land use, real estate and transportation, and subsequent follow-up.
- October 15, 2024, Board of Directors introductory hearing for the Goals and Policy.
- Presentation at January 31, 2025 Muni Funding Working Group.
- Discussions with the California Department of Housing and Urban Development.

Staff will conduct further outreach and engagement on subsequent Joint Development Program activities. This includes discussions with the San Francisco Board of Supervisors to seek their endorsement of the Goals and Policy and, if necessary, legislation that implements strategies in the Policy. It also includes developing the Joint Development Program Strategic Plan and Joint Development Program Guidelines. Also, the SFMTA and/or the developer of Joint Development projects will conduct outreach and engagement according to the Policy.

## ALTERNATIVES CONSIDERED

Without Goals and a Policy, the SFMTA would lack a strategic approach to Joint Development opportunities, which could lead to ad-hoc decisions on a project-by-project basis. This could result in inconsistent outcomes, missed opportunities for generating substantial long-term revenues to improve our transportation system and the potential underuse of SFMTA properties. In addition, without a Policy, the SFMTA would not benefit from the flexible approach in complying with the Surplus Land Act.

Establishing a clear Policy provides a framework for decision-making, providing alignment with SFMTA's vision and goals.

## FUNDING IMPACT

Joint Development is a way to help ourselves through diversifying our funding sources. The Policy provides the SFMTA flexibility in its use of revenue. For example, Joint Development revenue at Facility Properties could finance the rehabilitation or replacement of Facilities, and/or the SFMTA may choose to use the revenue for transit service.

The actual funding impact of specific Joint Development projects will be determined on a project-by-project basis as the SFMTA proposes and developers implement them.

Please refer to [October 15, 2024 Board Staff Report](#) for a more detailed discussion on long-term revenue estimates.

In the near-term, staff will use a variety of funding sources for Joint Development Program and project-specific work. The SFMTA is seeking as-needed consultant support on many programmatic items.<sup>4</sup>

---

<sup>4</sup> On December 3, 2024, the SFMTA issued a Request for Proposals (RFP) for As-Needed Joint Development Program Services (CS-187 As-Needed Joint Development). Staff will seek Board authorization of the contract resulting from this RFP later.

This includes funding from a recently signed Cooperative Agreement with the U.S. Department of Transportation, Build America Bureau for an award of \$1 million from their [Innovative Finance and Asset Concession grant program](#). The grant will fund Joint Development Program work including:

- Assessment of existing conditions and development of conceptual proposals for several SFMTA properties. The scope will also include the development potential and projections of job creation and revenue to the SFMTA (Portfolio Evaluation).
- Preparation of the Joint Development Program Guidelines.
- Preparation of a Joint Development Program Strategic Plan. The plan will identify the priority Properties for Joint Development over a period (e.g., five years) and identify ways for the SFMTA to accelerate Joint Development.

The SFMTA will also use a portion of the funding from the City's recently awarded U.S. Department of Housing and Urban Development Pathways to Removing Obstacles to Housing ([PRO Housing](#)) grant program to advance Joint Development Program activities.

In addition, the SFMTA will use funding obtained for the Presidio Yard Modernization Project to advance Joint Development there. The SFMTA will also continue to work with the development team for Potrero Yard Modernization Project to advance its Joint Development.

## **ENVIRONMENTAL REVIEW**

On January 24, 2025, the SFMTA, under authority delegated by the Planning Department, determined that adopting the SFMTA's Joint Development Program Goals and Joint Development Program Policy is not a "project" under the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b).

A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors and is incorporated herein by reference.

## **OTHER APPROVALS RECEIVED OR STILL REQUIRED**

The City Attorney's Office has reviewed this calendar item.

Future Joint Development projects will be subject to applicable project-specific approvals, including but not limited to environmental reviews and compliance with federal, state and local regulations as applicable.

## **RECOMMENDATION**

Staff recommends that the SFMTA Board of Directors adopt the SFMTA's Joint Development Program Goals and Policy; authorize the Director of Transportation to amend the properties in the Portfolio of properties included in the Joint Development Program Policy, provided that such amendments meet the site selection considerations set forth in the Policy and are made with written notice to the SFMTA Board of Directors; and urge the San Francisco Board of Supervisors to endorse the SFMTA's Joint Development Program Goals and Policy.

SAN FRANCISCO  
MUNICIPAL TRANSPORTATION AGENCY  
BOARD OF DIRECTORS

RESOLUTION No. \_\_\_\_\_

WHEREAS, Section 8A.100(a) of the San Francisco Charter establishes that an effective, efficient, and safe transportation system is essential for the City and County of San Francisco (City) to achieve its goals for quality of life, environmental sustainability, public health, social justice, and economic growth, and entrusts the San Francisco Municipal Transportation Agency (SFMTA) with managing and enhancing the City's transportation system; and,

WHEREAS, Section 8A.102(b)(1) of the Charter grants the SFMTA exclusive authority over the acquisition, construction, management, and use of its property; Section 8A.109(b) directs the SFMTA to develop new funding sources for its operations; and Section 8A.105(a), permits the SFMTA to use revenue it generates to fund its operation, which includes capital improvements and other transportation-related functions; and,

WHEREAS, The SFMTA faces a projected operating deficit beginning in Fiscal Year 2026-27 due to slower revenue growth, post- COVID-19-pandemic economic impacts, and the expiration of temporary relief funding; the housing market in the City and the region has become increasingly exclusionary and unaffordable; and the City's downtown economy has been significantly disrupted by the pandemic; and,

WHEREAS, The SFMTA defines Joint Development as a developer using SFMTA property for non-SFMTA purposes, such as housing and commercial development; and,

WHEREAS, The SFMTA's properties present opportunities for Joint Development to generate new revenue with which to fund its operations, including transit services and capital improvements, and advance broader City goals, including housing, economic revitalization, and equitable growth; and,

WHEREAS, The SFMTA's Joint Development Program Goals define the desired results of the Joint Development Program which are to use private investment to maximize revenue for operations, create inclusive and well-connected communities, and build sustainable and resilient projects, while the accompanying Joint Development Program Policy provides a framework for clear decision-making, including "Principles" to drive the SFMTA's approach, "Strategies" to advance the program, and Joint Development Program "Guidelines" to provide detailed advise on aspects of the Joint Development Program and projects; and,

WHEREAS, The Joint Development Program Policy identifies a "Portfolio" of properties that have the potential to advance the Joint Development Program Goals through future Joint Development Projects and meet certain site selection considerations; and,

WHEREAS, The California Surplus Land Act, California Government Code sections 54220 et seq., generally requires local agencies in the state to offer land for sale or lease at a fair market value or fair market rent to other local agencies and housing sponsors for affordable

housing before selling or leasing the land; the Surplus Land Act also requires that land to be offered for open space or school facility purposes in certain circumstances; and,

WHEREAS, The Surplus Land Act permits “local agencies whose primary mission or purpose is supply the public with a transportation system” to lease and sell property for investment or to generate revenue without first offering to lease or sell it for affordable housing, open space, or school facility purposes if, among other criteria, it has an adopted land use policy that meets certain requirements; and,

WHEREAS, On January 3, 2025, the California Department of Housing and Community Development, the agency responsible for enforcing and developing guidelines for the Surplus Land Act, provided the SFMTA a Letter of Technical Assistance stating that the Joint Development Program Policy meets the Act’s land use policy requirements; and,

WHEREAS, On January 24, 2025, the SFMTA determined that adopting the Joint Development Program Goals and Policy is not a "project" under the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations §§ 15060(c) and 15378(b); and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and is incorporated herein by reference; and,

WHEREAS, The SFMTA Board of Directors held a public introduction hearing on the Goals and Policy on October 15, 2024; now, therefore, be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors adopts the SFMTA’s Joint Development Program Goals and Policy; and, be it further

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors authorizes the Director of Transportation to amend the properties in the Portfolio of properties included in the Joint Development Program Policy, provided that such amendments meet the site selection considerations set forth in the Policy and are made with written notice to the Board; and, be it further

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors urges the San Francisco Board of Supervisors to endorse the SFMTA’s Joint Development Program Goals and Policy.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of February 4, 2025.

---

Secretary to the Board of Directors  
San Francisco Municipal Transportation Agency

# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



## PURPOSE

The San Francisco Municipal Transportation Agency's Joint Development Program Goals (Goals) and Joint Development Program Policy (Policy) support the Agency's core responsibilities. They are to create and maintain San Francisco's transportation system. They would do this by generating revenue from SFMTA property and using it for the transportation system. Also, Joint Development could advance other City goals, including to provide new housing and foster inclusive, well-connected communities.

The Goals define the desired results of the Joint Development Program. The Policy states the Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its Goals. The Policy is fair and clear and available to many stakeholders: community groups; the development community; SFMTA Board of Directors ("Board"); Director of Transportation ("Director"); SFMTA staff; and other agencies and officials. This would allow decision-makers to evaluate each Joint Development project in the context of the Portfolio's progress towards the Goals, instead of each project needing to fully achieve every Goal by itself.

The following Goals and Policy shall govern the Board, Director and SFMTA staff regarding the SFMTA's Joint Development Program. This includes the delegation of authority of the Board to the Director and the Director's redelegation of authority to SFMTA staff on certain matters in the Policy. Where a provision appears to conflict with a requirement of City, state, or federal law, staff shall confer with the City Attorney.

## VISION

The SFMTA's vision for San Francisco is a city with diverse and vibrant neighborhoods seamlessly connected by safe, reliable, and affordable transportation that improves the daily lives of everyone who lives, works in or visits the city.

Joint Development could support this vision. By generating revenue from SFMTA Property, Joint Development could provide a new long-term funding source to improve the transportation system. Maintaining an affordable and reliable public transit system is vital to a thriving and Equitable city. Additional funding is essential to ensure everyone can access jobs and get where they need to go, regardless of their income, background or neighborhood.

The Goals and Policy are shaped by this vision, other City policies including the Transit-First Policy and those in the San Francisco General Plan, and state and federal laws.

## APPLICABILITY

The Goals and Policy apply to Joint Development, which involves a Developer using SFMTA Property for non-SFMTA Uses. Uses include housing and commercial development. The SFMTA, the community and the Developer benefit. The Developer typically owns and finances the non-SFMTA Uses. The Goals and Policy apply to the SFMTA Properties listed in the Portfolio, Appendix 1: SFMTA's Joint Development Program Policy: Portfolio. As described in the Policy, the Director may amend the Portfolio.

The Policy also applies to the SFMTA as it considers acquiring Property.

# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



## BACKGROUND

The City owns many Properties in San Francisco under SFMTA jurisdiction. These Properties are used for transit storage, maintenance and operations; transit turnarounds and stations; streets and transportation and service support; parking garages and lots; power substations; operator restrooms; and open space near SFMTA Uses.

The Goals and Policy support the SFMTA's core responsibilities. They are to create and maintain San Francisco's transportation system. The SFMTA would do this by generating revenue from SFMTA Property and using it for the transportation system. In addition, Joint Development could advance other City goals, including to provide new housing and foster inclusive, well-connected communities.

The Goals and Policy apply to potential Joint Development. They apply across a Portfolio of SFMTA Properties. The Goals define the desired results of the Joint Development Program. The Policy states the Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its Goals. The Policy is fair and clear and available to many stakeholders: community groups, the development community, Board, Director, and staff, and other agencies and officials. This would allow decision-makers to evaluate each Joint Development project in the context of the Portfolio's progress towards the Goals, instead of each project needing to fully achieve every Goal by itself.

The SFMTA's Joint Development Program complies with the San Francisco Charter, as follows:

- Section 8A.102(b)(1) grants the SFMTA "exclusive authority over the acquisition, construction, management, supervision, maintenance, extension, operation, use, and control of all property". Under this provision, the SFMTA may pursue Joint Development projects on its Property.
- Pursuing Joint Development to generate revenue for the Agency aligns with Section 8A.109(b), which requires that the SFMTA seek new sources of funding to support its operations.
- Additionally, Section 8A.105(a), permits the SFMTA to use revenue generated from Joint Development for capital improvements and other transportation-related functions, all of which are included in the Charter's definition of "operations".

Joint Development can bring new funding from Developer payments to the SFMTA and increased fare revenue from new transit riders. The SFMTA can reinvest the revenue in transportation. Joint Development may include non-transportation uses. Joint Development complies with the Charter as it could generate revenue for transportation purposes.

Joint Development is subject to state requirements. California Government Code sections 54220 et seq. ("Surplus Land Act") generally requires all local agencies to offer Surplus Land for sale or lease at a fair market value or fair market rent to housing sponsors for Affordable Housing before selling or leasing the land. The Surplus Land Act also requires Surplus Land to be offered for open space, school facility or school open space, or infill opportunity zone or transit village development purposes in certain circumstances. The Surplus Land Act includes an exemption for a local agency whose primary mission or purpose is to supply the public with a transportation system. The SFMTA is such an agency.

Joint Development may also be subject to federal requirements. The Federal Transit Administration, FTA, is involved in Joint Development when it has an interest in the affected Property. This is usually through providing federal funds to acquire or improve a property. The Policy addresses both the Surplus Land Act and federal requirements, as applicable.

# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



## JOINT DEVELOPMENT PROGRAM GOALS

Joint Development uses private investment to:

1. **Maximize Public Good.** Generate substantial long-term revenues to improve our transportation system.
2. **Create Inclusive and Well-Connected Communities.** Create development projects that foster inclusive communities and improve access to opportunity and resources.
3. **Build Sustainable and Resilient Projects.** Build development projects that improve working conditions for SFMTA staff, use green and resilient practices and reduce Vehicle Miles Traveled and greenhouse gas emissions.

## JOINT DEVELOPMENT PROGRAM POLICY

SFMTA's Joint Development Program Policy provides a framework for clear decision-making. It aligns with the Goals. The Policy establishes the Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its Goals.

### A. Principles

The SFMTA shall use the following values or Principles to drive the Agency's approach to the Joint Development Program and its projects.

1. **Agency's Responsibilities.** Prioritize the SFMTA's responsibilities as a transportation agency in staff and Board decisions regarding Joint Development.
2. **Equity.** The SFMTA shall promote Equitable access to opportunities and resources, including through public transit.
3. **Fairness and Transparency.** The SFMTA shall apply a fair, clear, consistent and streamlined process for projects, while allowing for flexibility to specific project needs and circumstances.
4. **Financial Sustainability.** The SFMTA shall use revenue from Joint Development projects to support its operations, including long-term capital and operational needs and other transportation-related functions and visions, and minimize financial risk to the Agency.
5. **Innovation.** The SFMTA shall use innovative delivery, technology, construction types and financing strategies to meet the Goals when appropriate.
6. **Policy and Regulatory Alignment.** Projects should align with City, regional, state and federal policy goals and regulatory requirements. The SFMTA should only pursue policy and regulatory amendments if they align with the Goals.
7. **Public Outreach and Engagement.** Projects must implement transparent, inclusive, accessible and Equitable public outreach and engagement processes.



# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



## B. Strategies

The SFMTA shall use Strategies, or specific approaches, actions, and in some cases, requirements. Depending on the Strategy, the SFMTA shall or should use the Strategy to advance the Joint Development Program and its projects. To implement these strategies, the SFMTA should create and update a Joint Development Program Strategic Plan. It should also update the Board on the program and strategic plan. The SFMTA should use the Strategies below to inform the plan, with the Portfolio Evaluation as a Strategy for each plan. The SFMTA should use applicable Strategies to a Joint Development project based on each project's specific objectives.

1. **Portfolio Development.** The SFMTA shall keep a list of its Property in accordance with applicable law. This includes the Properties subject to the Policy. These are in the "Portfolio", in Appendix 1, SFMTA's Joint Development Program Policy: Portfolio. The Portfolio means Properties that have the potential to advance the Goals through future Joint Development projects.<sup>1</sup> The Director may amend the Portfolio. This would be based on a Property's potential to advance the Goals, and to align with the Surplus Land Act and any federal requirements by using the following site selection considerations:
  - a. Ownership: The SFMTA should consider Properties it has jurisdiction over or the City is considering purchasing for SFMTA jurisdiction, including if it has control of the Properties' air rights.
  - b. Neighborhood and site context: The SFMTA should consider existing and historic land use and transportation conditions, land use and transportation planning efforts and applicable fair housing requirements.
  - c. Property condition and use: The SFMTA should assess the existing conditions of the Property, including the age of any existing improvements on the land, the number of SFMTA staff and usage.
  - d. Site constraints: The SFMTA should consider preliminary due diligence on items such as topography, soil conditions, flood risks (e.g., sea-level rise, stormwater), historic resource status and legal restrictions (e.g., federal interest, long-term lease commitment).
  - e. Site development potential: The SFMTA should consider the development potential of a Property such as its size, proximity to transit, existing zoning and potential zoning changes (e.g., as part of land use planning or economic development effort).
  - f. Diversified geographies: The SFMTA should consider diversifying its Portfolio in terms of neighborhoods to protect against market setbacks in any one neighborhood.

---

<sup>1</sup> Inclusion in the Portfolio does not make the Property Surplus Land as the Properties are currently necessary for SFMTA Uses.



# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



- g. Construction sites: The Director shall add to the Portfolio construction staging sites and other Properties acquired for the benefit of transit capital projects that are no longer needed for the transit capital project upon completion of construction or for Facilities.

The Director may determine to only include a portion of a Property in the Portfolio based on the above site selection considerations or because of the Portfolio Evaluation. The Director will provide written notice to the Board of amendments to the Portfolio.

2. **Portfolio Evaluation:** The SFMTA should prepare and regularly update a Portfolio evaluation of development potential by land use type. It should:
  - a. Include projections of residential development, including Affordable Housing, and commercial, institutional and other non-residential development.
  - b. Include projections of job creation and revenue to the SFMTA. This includes revenue from additional transit ridership and Developer payments to the SFMTA using different land disposition methods and potential funding through an infrastructure financing district.
  - c. Provide a diversity of land use types across the Portfolio that meet Portfolio Requirements (see below), support complete neighborhoods and two-way trip patterns for Muni (e.g., non-residential uses in neighborhoods with predominant residential uses, grocery stores in food desert, etc.), and to protect against market setbacks in any one land use type.
  - d. Consider developer insights and other government agency feedback on the sites best suited for Affordable Housing or other uses, market trends, existing conditions at the properties and existing costs and revenues from the properties.
3. **Portfolio Requirements:** The SFMTA shall require the Portfolio to comply with the California Surplus Land Act as may be amended. Currently, for Large Properties in the Portfolio, that requires:
  - a. At least 50% of the gross acreage in the Portfolio shall be used for residential purposes.
  - b. At buildout, development of the Portfolio shall be at least 300 residential units, or at least 10 residential units per gross acre, averaged across all land within the Portfolio, whichever is greater.
  - c. At least 25 percent of all residential units built in the Portfolio shall be for Affordable Housing, with a covenant or restriction recorded against the land at the time of disposition that shall run with the land and is enforceable against any owner or lessee who violates the covenant or restriction and each successor in interest who continues the violation.

# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



- d. The SFMTA shall issue a competitive request for proposals for land Disposed of for residential purposes in an open, competitive solicitation process, or an open, competitive bid, provided that all entities specified in the Surplus Land Act are invited to participate.
- e. Prior to entering into an agreement to Dispose of a Portfolio property for non-residential development, since January 1, 2020, the SFMTA must have entered into an agreement(s) to Dispose of a minimum of 25% of the Portfolio Property designated for Affordable Housing.

In addition to the Surplus Land Act requirements, the SFMTA shall require applicable Joint Development projects to comply with the City's Inclusionary Housing Program.

- 4. **Agency Capacity:** The SFMTA should consider the capacity of Agency staff and external resources, such as other City agencies and consultants, to advance Joint Development projects after completing Portfolio Evaluation. This should account for capacity to deliver and manage continuing control of Joint Development projects.
- 5. **Agency Collaboration:** The SFMTA should collaborate with other agencies on Joint Development Strategies and projects. The SFMTA should establish clear roles and responsibilities that prioritize the advancement of projects. This includes early collaboration with the FTA if there is a federal interest in the project.
- 6. **Property Owner Partnerships:** The SFMTA should partner with other property owners on additional or expanded Joint Development opportunities that align with the Goals.
- 7. **Transit Corridor Planning:** During the initial transit corridor planning, the SFMTA should create good conditions for future transit corridor and Joint Development projects. This includes reviewing property acquisition needs that can serve both. Examples are land for construction staging, new stations and station Facilities (e.g., turnarounds, storage, maintenance and operations, operator restrooms, etc.).
- 8. **Site Advancement and Value Creation:** The SFMTA should advance sites for Joint Development by:
  - a. Conducting more due diligence and site and infrastructure planning and design.
  - b. Identifying and implementing ways that create value. These strategies include bold and innovative policy and regulatory changes that support the Goals. Examples are local and/or state legislation related to Surplus Land, funding through an infrastructure financing district, and rezonings that streamline the regulatory approval process, incentivize density, provide flexibility and reduce the costs of Joint Development.

# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



The SFMTA should track the costs of and value created from leading such strategies. The SFMTA should consider such costs and value as part of Joint Development agreements (e.g., reimbursements from lease proceeds).

9. **SFMTA Use Needs and Retention:** The SFMTA shall consider the Agency's long-term needs for SFMTA Uses before entering into a Joint Development agreement (e.g., Facility expansion, construction staging, future transit corridor, etc.). The SFMTA should reduce conflicts and risks from private development to Facilities during construction and operations. Joint Development projects that temporarily displace a Facility needed for the Agency shall replace Facilities on-site or off-site at a standard defined by the SFMTA and the SFMTA should include such standards in the Joint Development competitive solicitation process. Joint Development projects that affect SFMTA parking garages and lots shall include a transportation demand management plan. This plan must address the effects and comply with San Francisco Charter on new parking or expansion.
10. **Competitive Solicitation:** The SFMTA should use a competitive procurement process for a Property or Properties that best advances the Goals. This would usually be a Request for Qualifications and/or Requests for Proposals process. The process should encourage potential Developers to provide innovative proposals to achieve project objectives and the Goals and should discourage rigid formulas to the extent allowed by law.
11. **Unsolicited Proposals:** To the extent allowed by law, the SFMTA should consider Joint Development projects proposed by potential Developers ("Unsolicited Proposals") if the proposals align with the Goals and Principles. Unsolicited Proposals can be a valuable path for the SFMTA to understand market interest in the development of a Joint Development project in the Portfolio and/or public works project prior to a competitive solicitation process.
12. **Value and Revenue:** The SFMTA shall determine the fair market value and revenue generating potential of a potential Joint Development project in accordance with applicable law. Prior to entering a Joint Development project agreement, the SFMTA shall consider this value and revenue generating potential in relation to current revenues generated by the Property, alternatives to Joint Development and the Goals.
13. **Continuing Control:** The SFMTA should use the land disposition method for Joint Development agreements that best advances the Goals. This would typically be a long-term lease, rather than the sale of property.
14. **Regulatory Streamlining:** The SFMTA should encourage the use of laws for Joint Development projects that streamline regulatory processes if they align with the Goals and project objectives.
15. **Outreach and Engagement:** The SFMTA should require the use of public outreach and engagement plans for Joint Development projects.

# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



16. **Design:** The SFMTA should require Developers to work collaboratively with the San Francisco Planning Department, other City Departments and stakeholders on designs that meet regulatory requirements, and only seek regulatory amendments if they align with the Goals.
17. **Community Benefits:** Joint Development that generates substantial long-term revenue to invest in our transportation system is a community benefit. The SFMTA should balance project feasibility with requiring additional community benefits for projects on Large Properties or for projects that seek regulatory amendments. Community benefits include, but are not limited to:
  - a. housing in Well-Resourced Neighborhoods,
  - b. on-site inclusionary housing provided under the Inclusionary Housing Program,
  - c. improving access to opportunities and resources by providing a resource identified as a need in a SFMTA, neighborhood or Citywide plan (e.g., community-serving land use, open space, restrooms) or by improving walking, bicycling and public transit conditions.

The SFMTA should identify these community benefits in the Joint Development competitive solicitation process.
18. **Labor:** The SFMTA shall comply with applicable laws.
19. **Temporary Uses:** The SFMTA should encourage Temporary Uses at a Property if it does not negatively affect the revenue generation to the SFMTA and it serves a need in a neighborhood or Citywide plan (e.g., community-serving land use, open space). The SFMTA shall include a start and end date for any Temporary Use agreement.
20. **Tenants:** To the extent allowed by federal law and to the extent applicable, Joint Development projects that terminate an existing lease should use good faith efforts to work with the existing lessee to provide a right of first refusal to sign a new lease within the project at the then current market value. This Strategy does not apply to Temporary Uses.

# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



## C. Guidelines

The Director shall create and maintain Joint Development Program Guidelines. The Guidelines shall provide detailed advice on aspects of the Joint Development Program and projects. They shall also allow for flexibility to specific project needs and circumstances. The Guidelines shall include the stages of the Joint Development Program. Examples include competitive solicitation, unsolicited proposals, agreements and implementation.

The Guidelines shall also include roles and responsibilities during those stages. This includes clear expectations for Developers regarding outreach and engagement, design, regulatory processes, labor and implementation. The Guidelines should include advice that leverages the experience and resources of the Developer to advance stages of the project. It should also include FTA's involvement in Joint Development.

The Guidelines shall also include metrics and targets. The purpose of them is to monitor outcomes of the Joint Development Program.

The Director may amend the Guidelines in accordance with the Goals and the Policy.

## D. Defined Terms

The following defined terms apply to the Goals and Policy.

**"Affordable Housing"** means housing that complies with the affordability requirements of the Surplus Land Act, which currently means housing that is made available to lower income households, as defined in Section 50079 of the California Health and Safety Code (which means 80 percent of Area Median Income), at an affordable sales price or rented at an affordable rent, as defined in Sections 50052.5 and 50053 of the California Health and Safety Code, for a minimum of 55 years for rental housing and 45 years for ownership housing.

**"Board"** means the SFMTA Board of Directors.

**"City"** means the City and County of San Francisco.

**"Developer"** means the entity that leases or purchases the SFMTA property for Joint Development.

**"Director"** means the Director of Transportation for the SFMTA.

**"Dispose"** means as defined in Section 54221 of the Surplus Land Act, which currently means the (i) lease of surplus land for a term longer than 15 years, that allows for demolition or development or (ii) sale of surplus land.

**"Equity" (or "Equitable")** means the correction of racial and social inequities and prioritization of those most in need (SFMTA Strategic Plan, 2022-2024). Racial equity means the systematic fair treatment of people of all races that results in equal outcomes, while recognizing the historical context and systemic harm done to specific racial groups (SF Admin Code section 12A.19).

# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



**“Facilities”** means SFMTA facilities for transit storage and maintenance and operations; transit turnarounds and stations; streets and transportation service support; power substations; operator restrooms; and other related SFMTA facilities. Excludes SFMTA parking garages and lots and open space.

**“FTA”** means Federal Transit Administration.

**“Goals”** define the desired results of the Joint Development Program Policy. These Goals guide the planning, execution and evaluation of Joint Development projects. They ensure that they help achieve the SFMTA’s vision and responsibilities.

**“Guidelines”** means detailed advice on aspects of Joint Development Program and projects. They also allow for flexibility to specific project needs and circumstances.

**“Inclusionary Housing (Program)”** means the City’s program that currently requires new residential projects of 10 or more units to pay an affordable housing fee or meet the inclusionary requirement by providing a percentage of the units as below market rate units at a price that is affordable to low- or middle-income households, either on-site within the project, or off-site at another location in the City.

**“Joint Development or Joint Development project(s)”** involves a Developer using SFMTA Property for non-SFMTA Uses. Uses include housing and commercial development. The SFMTA, the community and the Developer benefit. The Developer typically owns and finances the non-SFMTA Uses during the term of use of SFMTA Property.<sup>2</sup>

**“Large Properties”** means Properties in the Portfolio that are one-half acre or larger, inclusive of contiguous land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

**“Policy”** means Principles, Strategies and Guidelines that the SFMTA shall follow to achieve its Goals. The Policy provides a framework for clear decision-making and alignment with the Goals.

**“Portfolio”** means Properties that have the potential to advance Goals through future Joint Development projects, are listed in Appendix 1, and are subject to the Joint Development Program Policy. These Properties may be currently necessary for SFMTA Uses. Inclusion in the Portfolio does not make it Surplus Land although the SFMTA shall require the Portfolio to comply with the Surplus Land Act as may be amended.

**“Principles”** means the values that drive the Agency’s approach to Joint Development projects.

**“Property”** means City owned land under the SFMTA’s jurisdiction and improvements upon

---

<sup>2</sup> The SFMTA makes agreements with other entities on other SFMTA assets, such as signage on bus shelters or buses. These Goals and Policy do not cover these agreements.

# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



the land. In limited circumstances, this could also refer to other land that could be acquired for a SFMTA transit capital project, if specified.

**"SFMTA" or "Agency"** means the San Francisco Municipal Transportation Agency.

**"SFMTA Uses"** includes SFMTA Facilities, SFMTA parking garages and lots and other SFMTA uses.

**"Surplus Land"** means as defined in Section 54221 of the Surplus Land Act, which currently means land owned in fee simple by a local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and not necessary for the agency's use.

**"Surplus Land Act"** refers to California Government Code sections 54220 et seq., which generally requires all local agencies to offer Surplus Land for sale or lease at a fair market value or fair market rent to housing sponsors for Affordable Housing before selling or leasing the land. In certain circumstances, Surplus Land must be offered for open space or school facilities or school open space, or infill opportunity zone or transit village development purposes.

**"Strategies"** means specific approaches, actions, and, in some cases, requirements. Depending on the Strategy, the SFMTA shall or should use the Strategy to advance the Joint Development Program and its projects.

**"Temporary Uses"** means a specific non-SFMTA Use for a limited period of time on a Property. Temporary Uses are typically not associated with significant construction activities. A Temporary Use authorization may authorize short-term uses like mobile food facilities, seating, farmer's markets and temporary parking of and overnight camping in vehicles.

**"Unsolicited Proposals"** means a written application for a new or innovative project submitted to the SFMTA on the initiative of the offeror for the purpose of obtaining a contract with the Agency, and that is not in response to a Request for Proposals, Agency Announcement, or any other SFMTA-initiated solicitation or program.

**"Vehicle Miles Traveled" (VMT)** means a measure of the amount and distance that a Joint Development project causes people to drive.

**"Well-Resourced Neighborhoods"** means areas of the state of California whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children (California Tax Credit Allocation Committee/Housing and Community Development Opportunity Area Maps). The San Francisco Planning Department identifies areas those identified as "high" and "highest" as Well-Resourced (San Francisco Housing Element, 2022 Update).

# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025

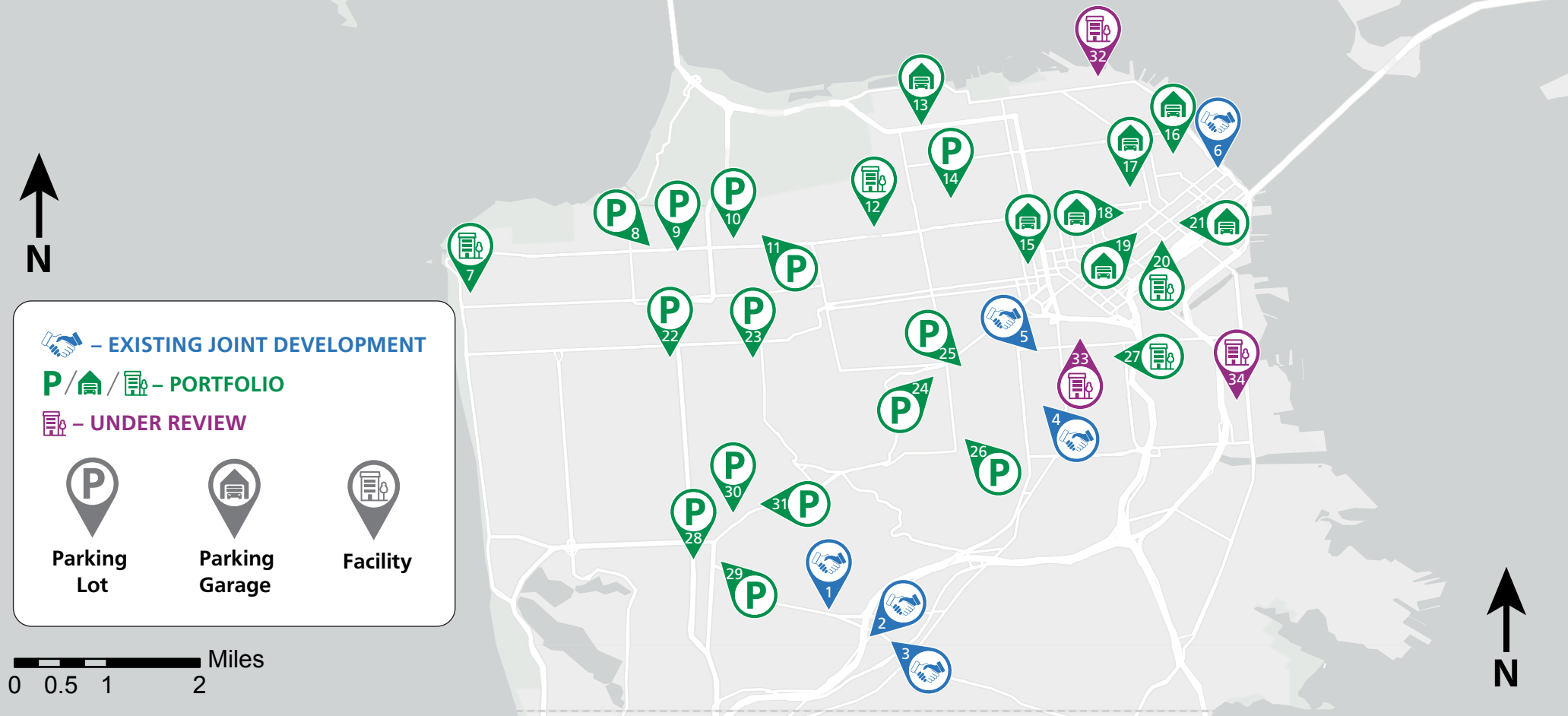


## APPENDIX 1: SFMTA'S JOINT DEVELOPMENT PROGRAM POLICY: PORTFOLIO



# SFMTA's Joint Development Program Policy – Portfolio

This map displays SFMTA properties that have the potential to advance SFMTA Joint Development Program Goals through future joint development projects.<sup>1,2</sup>



- 1 Ocean-Frida Kahlo, Residential Mixed-use
- 2 Balboa Park Upper Yard, Residential Mixed-use
- 3 Geneva Car Barn & Cameron Beach Yard, Community Center
- 4 Mission-Bartlett, Residential + Garage
- 5 Hoff & 16th Street, Residential + Garage
- 6 1 Hotel, Hotel Mixed-use
- 7 La Playa & Cabrillo Terminal Loop, 0.44 Acre
- 8 Geary/21st Ave. Lot, 0.17 Acre, 21 Parking Spaces
- 9 18th Ave./Geary Lot, 0.23 Acre, 21 Parking Spaces
- 10 9th Ave./Clement Lot, 0.18 Acre, 21 Parking Spaces
- 11 8th Ave./Clement Lot, 0.25 Acre, 26 Parking Spaces

- 12 Presidio Yard, 5.4 Acres, 478 Staff, 132 Transit Vehicles<sup>3</sup>
- 13 Pierce Street Garage, 0.32 Acre, 116 Parking Spaces
- 14 California/Steiner Lot, 0.43 Acre, 48 Parking Spaces
- 15 Performing Arts Garage, 1.01 Acres, 598 Parking Spaces<sup>3</sup>
- 16 Golden Gateway Garage, 0.37 Acre, 1095 Parking Spaces
- 17 Sutter-Stockton Garage, 0.43 Acre, 1865 Parking Spaces
- 18 Ellis-O'Farrell Garage, 0.77 Acre, 950 Parking Spaces<sup>3</sup>
- 19 Fifth & Mission/Yerba Buena Garage, 2.77 Acres, 2585 Parking Spaces<sup>3</sup>
- 20 Yerba Buena/Moscone Station (above) & Headhouse, 0.34 Acre
- 21 Moscone Center Garage, 0.93 Acre, 732 Parking Spaces<sup>3</sup>
- 22 20th Ave./Irving Lot, 0.20 Acre, 24 Parking Spaces
- 23 8th Ave & Irving Street Lot, 0.28 Acre, 41 Parking Spaces

- 24 18th St./Collingwood Lot, 0.19 Acre, 28 Parking Spaces
- 25 Castro/18th St. Lot, 0.19 Acre, 20 Parking Spaces
- 26 24th St./Noe Lot, 0.13 Acre, 16 Parking Spaces
- 27 Potrero Yard, 4.4 Acres, 465 Staff, 158 Transit Vehicles<sup>3</sup>
- 28 19th Ave./Ocean Lot, 0.18 Acre, 20 Parking Spaces
- 29 Ocean/Junipero Serra Lot, 0.19 Acre, 20 Parking Spaces
- 30 West Portal/14th Ave. Lot, 0.14 Acre, 19 Parking Spaces
- 31 Ulloa/Clement Lot, 0.30 Acre, 23 Parking Spaces
- 32 Kirkland Yard, 2.6 Acres, 338 Staff, 188 Transit Vehicles
- 33 Flynn Yard, 6.2 Acres, 424 Staff, 119 Transit Vehicles
- 34 Woods Yard, 8.2 Acres, 856 Staff, 204 Transit Vehicles

1. These properties are currently necessary for SFMTA uses. Inclusion in the Portfolio does not make it Surplus Land as defined by the Surplus Land Act.

2. "Existing Joint Development" includes projects at predecessor agencies to the SFMTA. The list is not comprehensive as it excludes commercial leases at SFMTA properties, among others.

3. These properties are subject to Portfolio Requirements for parcels at one-half acre or larger. The Director of Transportation may amend to include only a portion of these properties in the Portfolio based on SFMTA needs.

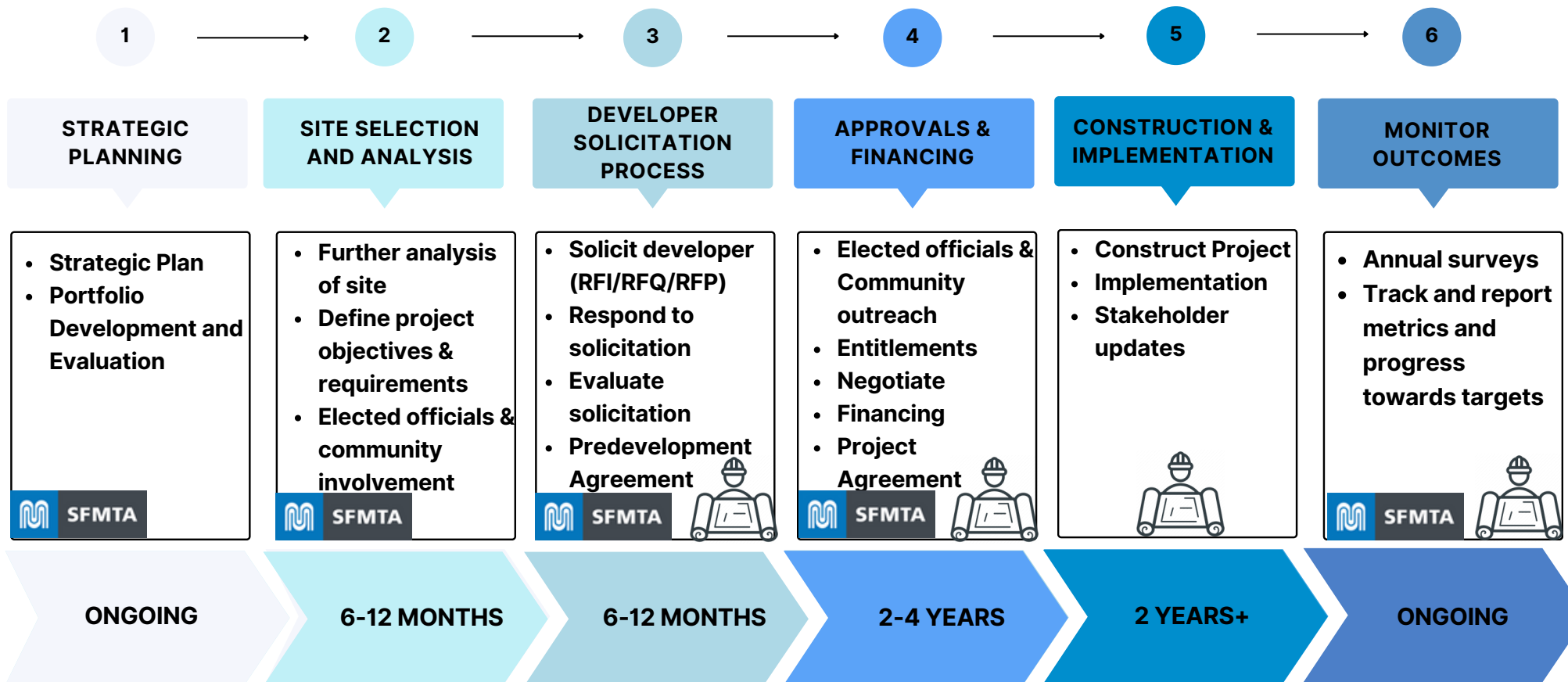
# Joint Development Program Goals and Policy

Authorized by Resolution No. XXXXX-XXX  
February 4, 2025



## APPENDIX 2: JOINT DEVELOPMENT PROGRAM GUIDELINES – UNDER DEVELOPMENT

# Draft Joint Development Guidelines Content (Appendix 2)



## Introduction Form

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

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

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

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

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

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

- ☐ Yes    ☒ No

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

Sponsor(s):

Melgar

Subject:

Resolution - Joint Development of SFMTA Land

Long Title or text listed:

Resolution supporting the San Francisco Municipal Transportation Agency's Joint Development Program Goals and Policy to set a City-wide policy on the joint development of transit and housing projects, address the SFMTA's budget deficit, and advance San Francisco's housing and equity goals.

Signature of Sponsoring Supervisor: /Melgar