



## Concrete Building Safety Program

Stakeholder Working Group Meeting #8 Summary Memo

September 14, 2023

### Working Group Attendees (18)

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#### City & County of San Francisco Staff (5/10)

<u>Invited</u>	<u>Attended</u>
Judson True, Director of Housing Delivery, Office of Mayor Breed	-
Lisa Gluckstein, Housing & Land Use Policy Advisor, Office of Mayor Breed	X
Raquel Bito, President, Building Inspection Commission	-
Neville Pereira, Deputy Director of Permit Services, Department of Building Inspection	-
Raymond Lui, Structural Engineering Section Manager, San Francisco Public Works	X
Dan Sider, Senior Advisor for Special Projects, San Francisco Planning Department	-
Liz Watty, Director of Current Planning, San Francisco Planning Department	-
Kelly Wong, Principal Planner, San Francisco Planning Department	X
Susan Ma, Joint Development, Project Manager, Office of Econ. & Workforce Dev.	X
Holly Babe Faust, Construction Rep., Mayor's Office of Housing & Comm. Dev.*	X

#### Technical Experts (5/6)

<u>Invited</u>	<u>Attended</u>
Duke Crestfield, Principal, Triangle Engineering	-
Ned Fennie, Architect, DBI Code Advisory Committee	X
David Friedman, Board Member, SPUR	X
Sarah Atkinson, Earthquake Resilience Policy Manager, SPUR*	X
Robert Kraus, Structural Engineer, Structural Engineers Assoc. of Northern California*	X
Jenna Wong, Assistant Professor of Civil Engineering, San Francisco State University*	X

#### Residential Building Owners (5/7)

<u>Invited</u>	<u>Attended</u>
Chris Cummings, Dir. of Housing Development, Tenderloin Neighborhood Dev. Corp.	-

# Concrete Building Safety Program

## Stakeholder Working Group Meeting

<b>Heather Lea Heppner</b> , <i>Housing Preservation Mgr., Chinatown Comm. Dev. Center*</i>	<b>X</b>
<b>Janan New</b> , <i>Executive Director, San Francisco Apartment Association</i>	-
<b>Charley Goss</b> , <i>Govt &amp; Community Affairs Mgr., San Francisco Apartment Association</i>	<b>X</b>
<b>George Orbelian</b> , <i>Building Owner, 640 Mason Street</i>	-
<b>Mary Gassert</b> , <i>Board Member, Cathedral Hill Neighborhood Association</i>	<b>X</b>
<b>Marlayne Morgan</b> , <i>Chair, Van Ness Neighborhood Association</i>	<b>X</b>

## Commercial Building Owners (0/3)

<u>Invited</u>	<u>Attended</u>
<b>Alex Bastian</b> , <i>Director, Hotel Council of San Francisco</i>	-
<b>Lisa Yergovich</b> , <i>Principal, Architectural Resources Group (on behalf of BOMA SF)</i>	-
<b>David Harrison</b> , <i>Gov &amp; Public Affairs Manager, BOMA San Francisco</i>	-

# Concrete Building Safety Program

## Stakeholder Working Group Meeting

### Tenant Representatives (1/5)

#### Invited

#### Attended

John Elberling, *Executive Director, Yerba Buena Neighborhood Consortium*

-

Raquel Redondiez, *Director, SoMa Pilipinas*

-

Fred Sherburn-Zimmer, *Executive Director, Housing Rights Committee of SF*

-

Maria Zamudio, *Housing Rights Committee of SF\**

X

Alicia Sandoval, *Tenant Counselor, Housing Rights Committee of SF*

-

### Business Representatives (0/3)

#### Invited

#### Attended

Rodney Fong, *President & CEO, San Francisco Chamber of Commerce*

-

Emily Abraham, *Dir. of Legislative & Community Affairs, SF Chamber of Commerce*

-

Johnny Jaramillo, *Executive Director, PlaceMade*

-

### Labor Representatives (0/1)

#### Invited

#### Attended

Rudy Gonzalez, *Secretary-Treasurer, SF Building & Construction Trades Council*

-

### Builders & Developers (0/3)

#### Invited

#### Attended

Matt Field, *President, TMG Partners*

-

Gregory Johnson, *Associate Director, CBRE*

-

Brian Main, *Vice President, Construction Manager, Plant Construction*

-

### Other Attendees (1)

#### Invited

#### Attended

Jeff Buckley, *Legislative Aide, Supervisor Safai's Office\**

X

### Project Team Attendees (7)

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# Concrete Building Safety Program

## Stakeholder Working Group Meeting

### **Office of Resilience & Capital Planning (3), Project Lead**

**Brian Strong**, *Chief Resilience Officer*

**Laurel Mathews**, *Senior Earthquake Resilience Analyst*

**Melissa Higbee**, *Resilience Program Manager*

### **Applied Technology Council (2), Technical Lead**

**Ayse Hortacsu**, *ATC Project Technical Team Manager*

**Joe Maffei**, *ATC Project Technical Team Director*

### **CivicMakers (3), Engagement Lead**

**Judi Brown**, *Project Director & Lead Facilitator*

**Kyle Wicks**, *Project Manager*

**Terri Feeley**, *LBE Subcontractor & Facilitator*

### **Other City Staff (1)**

**Christine Gasparac**, *Assistant Director, Department of Building Inspection\**

\*Indicates members who attended via Microsoft Teams.

## Meeting Purpose

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1. The Working Group receives a report back on the data collected from the voting form to better understand where the group stands on recommendations for the Concrete Building Safety Program as they will be presented to the Executive Panel.
2. The Working Group gets clarity on timeline, next steps and activities to further refine any outstanding recommendations.
3. The Working Group participates in an exercise to understand where certain recommendations would fall along key milestones for the program and celebrates this last official Working Group meeting as having fulfilled our charter.

## Meeting Background Materials

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1. [CBSP Working Group Meeting #8 Slide Deck](#)
  2. [Meeting #8 Agenda](#)
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## Meeting Summary

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### **Welcome, Agenda Overview, & Guiding Principles**

The meeting began with Brian Strong extending a warm welcome to all participants and expressing gratitude for their participation in the working group.

## **Concrete Building Safety Program**

### Stakeholder Working Group Meeting

Olivia Scanlon, on behalf of Mary Ellen Carroll, the Director of the San Francisco Department of Emergency Services, acknowledged the group's commitment to innovative thinking and problem-solving. She emphasized the growing importance of emergency preparedness in the face of frequent weather-related emergencies in San Francisco.

Laurel highlighted that this was the final meeting that the Working Group members had committed to. She thanked them for their active involvement and introduced the meeting's agenda, which included a report back on voting forms and the status of recommendations, milestone mapping, and concluding with next steps.

Judi reviewed a slide from a previous meeting that clarified the role of the Working Group, emphasizing that no policies were set in stone – recommendations were proposed for the Executive Panel's consideration.

Brian indicated that the Project Team would continue to reach out to Working Group Members for participation and support unless they opted out, given their high level of engagement so far.

Judi thanked everyone for their commitment and presented a summary of the Working Group's achievements, including stakeholder interviews, the number of members from various stakeholder groups, meeting statistics, subgroups, a building tour, and the prioritization of recommendations.

Ayse highlighted the devastating earthquakes in Turkey and Morocco, emphasizing the need for preparedness in the Bay Area, given its location between fault lines.

Ned commended the Project Team for convening and guiding the Working Group, acknowledging that diverse voices often lead to the best policies and ordinances.

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### **Report Back, Voting Form, and Status of Recommendations:**

A total of twenty-five survey responses were received. Laurel noted that broad support was reached on many of the recommendations. There were relatively few recommendations that fell into the lower priority category.

Laurel then went through the recommendations for each of the four categories, highlighting those with enthusiastic support and moderate support:

#### **Process Streamlining:**

- Enthusiastic Support:
  - 1A. Include funding in legislation for dedicated, full-time Department of Building Inspection staff to support the administration of this program.

# Concrete Building Safety Program

## Stakeholder Working Group Meeting

- o 1B. Include training for the Department of Building Inspection's technical staff to support reviewing submissions and permits to create more capacity within the department.
- o 1H. Streamline small sidewalk encroachment permits to reduce administrative burden on departments and building owners.
- Moderate Support:
  - o 1E. Develop a historic preservation companion document to the Administrative Bulletin to provide direction to structural engineers and building owners on how to design in accordance with historic preservation requirements.
  - o 1F. Remove non-seismic permit triggers for building owners to minimize the burden and create incentives for participation.
  - o 1G. Make "Tilt-up" permits "over-the-counter" to reduce time burdens.
  - o 1I. Streamline permitting and approval processes for demolition to make it easier for building owners to replace their buildings if retrofitting is not feasible.

### Temporary Tenant Relocation:

- Enthusiastic Support:
  - o 2A. Provide guidance and informational resources for building owners and residents to understand processes and rights related to relocating to temporary housing/residential units.
  - o 2C. Provide a communications packet to help building owners communicate with their tenants about earthquake risks and the temporary relocation process.
- Moderate Support:
  - o 2D. Host communication events and workshops to provide information about temporary relocation to tenants, with the help of local experts.
  - o 2F. Allow non-profit housing developers to have higher vacancy rates to temporarily relocate residents within their own buildings during construction work.

### Communications:

- Enthusiastic Support:
  - o 3A. Create a Communications Plan similar to the Soft Story Program to align with the CBSP timeline before and after an ordinance is passed.
  - o 3C. Partner with non-profits and community organizations to disseminate information to tenants.
  - o 3D. Diversify the types of ways information is disseminated and ensure accessibility in appropriate languages.
  - o 3G. Develop an FAQ with program information, a list of resources, and guidance for residents and building owners about their rights.
  - o 3H. Create a process to notify residents about potential retrofit construction and include information about retrofit timelines, tenant support, and tenant rights.
- Moderate Support:
  - o 3B. Host an earthquake retrofit fair for owners, contractors, and residents.
  - o 3F. Create a phone hotline for the public to get information and answer questions.

# Concrete Building Safety Program

## Stakeholder Working Group Meeting

- o 3I. Determine consistent language related to retrofitting terms and financial terms.

### Financing:

- Enthusiastic Support:
  - o 4A. Develop a repository of funding options and a financing plan for residential and commercial buildings before introducing an ordinance.
  - o 4D. Pursue Federal and State grants to support property owners in doing retrofits.
- Moderate Support:
  - o 4B. Designate an area as an Infrastructure Finance District (IFD) or leverage another type of tax increment financing (TIF) to help property owners cover retrofit costs in the short term.
  - o 4C. Contract with financial experts to assist property owners in identifying financing options.
  - o 4E. Create a low-interest loan program for some types of property owners, using bonds or grant funding.
  - o 4F. Ensure grant money is identified and available before an ordinance is passed.
  - o 4G. Set up a "warehouse" to originate commercial loans.
  - o 4H. Pass an ordinance allowing a share of PACE funding to be used for "soft costs."

### Write-In Recommendations:

- *Process Streamlining:*
  - o Require commercial buildings to submit an umbrella permit and phasing plan in the first 5 years, then allow 20 years after approval to perform the work.
  - o Coordinate requirements, timelines, and communications for alarms, sprinklers, and facade repairs.
  - o Dedicate staff from all city agencies (planning, DBI, Fire, DPW) to serve as "Points of contact" able to answer questions and help applicants through the permit process.
- *Temporary Tenant Relocation:*
  - o Create an exemption to the residential vacancy tax for units where residents were temporarily relocated for seismic work.
  - o Leverage the Code Enforcement Outreach Program, administered by DBI Housing Inspection Services, which works with non-profits to help with tenant relocation issues.
  - o Ensure that temporary housing is of at least equivalent quality to the units being vacated and located in the same neighborhood whenever possible.
  - o Specify a defined period of time for temporary tenant relocation, communicate it to tenants, and ensure that building owners cover the expenses.
  - o Develop assistance programs for homeowners who must temporarily relocate.
- *Communications:*
  - o CBSP should participate in existing events like Sunday Streets and partner with the Library.
  - o Develop a communications packet and other resources for professional services (Engineers, Architects, Planners, Builders, and Developers).

# Concrete Building Safety Program

## Stakeholder Working Group Meeting

- *Financing:*
  - Differentiate between financing options for different building types.
  - Consider using 2024 affordable housing bond measure funds for earthquake retrofits of affordable housing.
  - Communicate that the retrofit does not increase property tax assessments.
  - Provide financial support to offset temporary relocation costs for tenants.
  - Create a separate phase two task force focused on seismic retrofits in condominium buildings.

Ned sought confirmation that the last write-in recommendation under Tenant Relocation was about condo owners, which was affirmed.

Marlayne asked for examples of buildings that have been retrofitted in LA and their costs, mentioning that the only example she knew of in SF was 2130 Post Street at approximately \$300,000 per unit (an institutional building that did major unit upgrades and had to abide by the State's building's standards, potentially increasing cost). Laurel indicated that as far as she is aware LA didn't have a process similar to the Working Group and that they simply implemented changes to the building code without a Working Group. She mentioned that LA was off to a slow start.

Joe explained that in LA, there was no clear comparison to San Francisco, and it depended on the building's vulnerability. "Baby Boomer" buildings from the 1960s and 1970s tend to be the most vulnerable but all non-ductile concrete buildings constructed prior to UBC 1997 are potentially vulnerable.

Ned asked whether buildings choosing Option A would get an exemption if seismic upgrade requirements changed later, to which Joe replied that such an exemption was expected but not yet decided, with a minimum exemption period of 15 years anticipated.

Marlayne mentioned that the program would not be successful without notifying building owners. Laurel affirmed that SF plans to notify building owners subject to the ordinance, to the best of their ability.

Christine from DBI discussed the challenges in identifying buildings for the program, filling out forms, and the increasing difficulty at each step of the process.

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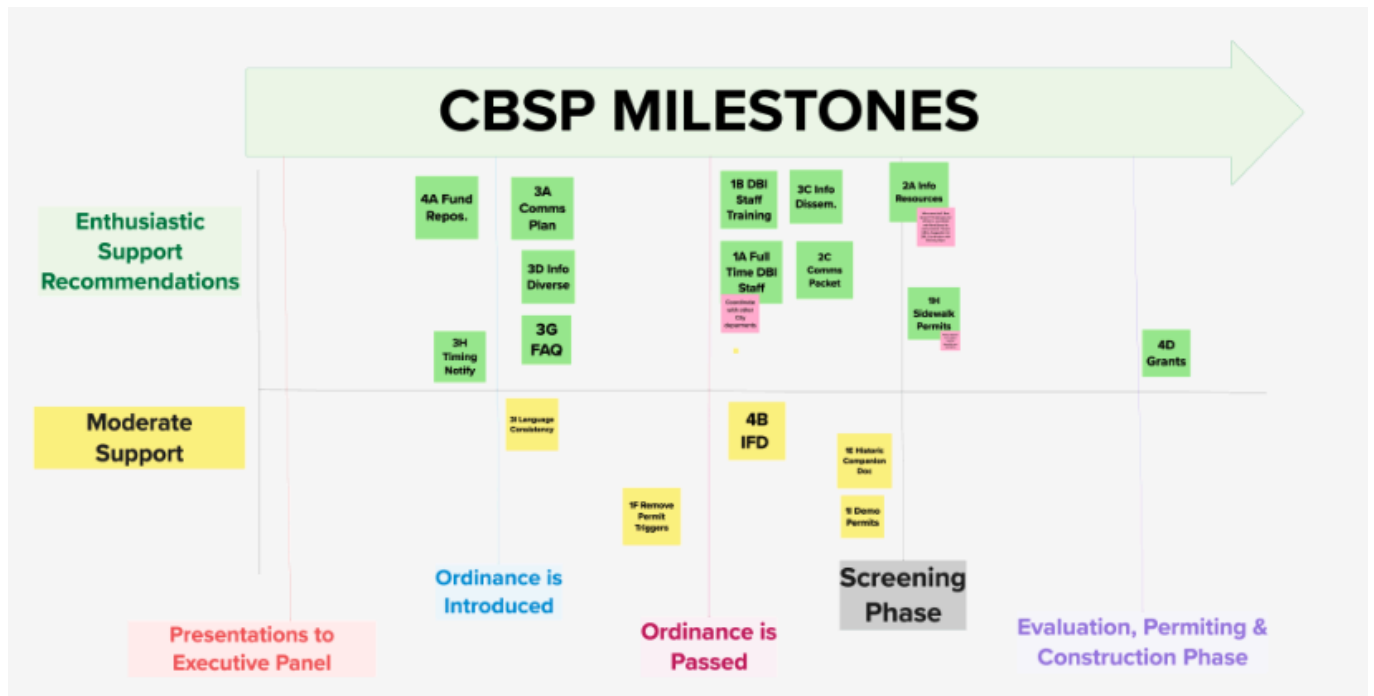
### **Milestone Mapping Exercise**

After the break, the group participated in a Milestone Mapping Exercise where the above recommendations were mapped along a timeline with milestones related to the next phases of the program, including Presentation to Executive Panel; Ordinance introduced; Ordinance passed; Screening; and Evaluation, Permitting & Construction. An image of the mapping is below.



# Concrete Building Safety Program

## Stakeholder Working Group Meeting



Before commencing the mapping exercise, there were inquiries about the expected timeline for introducing and passing the ordinance. The Program Team clarified that the timeline was ultimately determined by the Board of Supervisors. Still, there was a possibility that the ordinance could be introduced by the end of the current calendar year and proceed to the board for approval around the spring/summer of 2024. The emphasis was placed on the importance of packaging the recommendations effectively for downstream stakeholders rather than on the specific timeline.

Regarding the release of technical standards for public comment, Joe mentioned that a draft would be shared with the Structural Engineers Association of California focus group. The first public comment opportunity would likely occur when it's presented to the Structural Advisory Committee of the Code Committee of the Board of Supervisors.

This section of the meeting concluded with the understanding that write-in recommendations would be included in the report to the Executive Panel, with a notation acknowledging that they were write-ins and had not been agreed upon by the entire Working Group.

# Concrete Building Safety Program

## Stakeholder Working Group Meeting

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### **Wrap Up & Next Steps**

Brian expressed his gratitude to all participants for their valuable contributions and for bringing important topics and recommendations to the forefront, some of which might not have been considered otherwise. While the initial commitment of the Working Group has come to an end, Brian emphasized that the work remains ongoing, and he hoped that members would be open to continuing their involvement. The immediate request was for individuals to present to the Executive Panel on November 1st.

Laurel and Judi mentioned that the Working Group had been organized into four subgroups, and the Project Team continued to group recommendations accordingly. They proposed having a volunteer from each of these subgroups present the recommendations to the Executive Panel. For instance, Heather Heppner, who had previously presented the subgroups' recommendations on Tenant Relocation to the Working Group, might consider presenting to the Executive Panel.

Brian noted that there would likely be public hearings in which the thoughtful input from the Working Group would be conveyed, and participants would be kept informed of these developments. He encouraged participants to stay connected, understanding that some may opt out of email updates, but the majority would likely want to remain engaged.

During this session, Holly from MOHCD shared details about a project she was involved in, where an approximately 110-year-old unreinforced concrete building with the potential for a steel frame inside was being considered for an extensive upgrade using bond money from HSH. Exploratory work was underway to assess the condition of the building, and it was suggested that this project could serve as a valuable case study, with more information to be shared as the process continued.