

Vaughan, J'Wel (ECN)

From: Jones, Justin (BOS)
Sent: Monday, December 04, 2017 4:03 PM
To: Corgas, Christopher (ECN)
Subject: RE: Pass-Through of Assessment fees

You da man

Justin Jones
Communications Director
District 8 Supervisor Jeff Sheehy
Justin.jones@sfgov.org
C [REDACTED]
O: 415-554-6986

City Hall
1 Dr. Carlton B. Goodlett Place, Room 284 San Francisco, CA 94102-4689

(pronouns: he, him, his)

-----Original Message-----

From: Corgas, Christopher (ECN)
Sent: Monday, December 04, 2017 3:51 PM
To: Jones, Justin (BOS) <justin.jones@sfgov.org>
Subject: FW: Pass-Through of Assessment fees

Taken care of

-----Original Message-----

From: Goldberg, Jonathan (DPW)
Sent: Monday, December 04, 2017 3:50 PM
To: Corgas, Christopher (ECN) <christopher.corgas@sfgov.org>
Subject: RE: Pass-Through of Assessment fees

Almost, but not quite :/. She asked me, Julie, and folks in the Inner Sunset last week, but I wasn't aware she asked the Supe's office as well. So, thank you Chris!

Jonathan Goldberg
Green Benefit District
Program Manager

Operations | San Francisco Public Works | City and County of San Francisco
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-----Original Message-----

From: Corgas, Christopher (ECN)
Sent: Monday, December 04, 2017 3:45 PM
To: Goldberg, Jonathan (DPW) <jonathan.goldberg@sfdpw.org>
Subject: RE: Pass-Through of Assessment fees

No worries. At least they sent her to the right person in the first place.

-----Original Message-----

From: Goldberg, Jonathan (DPW)
Sent: Monday, December 04, 2017 3:43 PM
To: Corgas, Christopher (ECN) <christopher.corgas@sfgov.org>
Subject: RE: Pass-Through of Assessment fees

Hi Chris,

Thanks for passing this along. You're one of a few individuals (3 to date) who has relayed Isabel's question regarding assessment pass-throughs. I assume she's not getting the answer she's looking for?

Your response is exactly how I understand it, and (in a slightly more verbose response), how I responded to Isabel last Tuesday. It's a private issue between the landlord and tenant -- not a City issue. While a new special benefit assessment levy can run afoul in existing rent-controlled units, it's entirely dependent on their lease structure. Since I'm not an authorized legal expert to weigh-in on the matter, each agreement should be carefully reviewed by the landlord and/or tenant. Any targeted questions regarding the unique structure of a specific landlord-tenant lease should be relayed to an attorney for additional clarification.

Just called Isabel to help get to the bottom of her questions. Thanks again for the FYI!

Cheers,
Jonathan

Jonathan Goldberg
Green Benefit District
Program Manager

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-----Original Message-----

From: Corgas, Christopher (ECN)
Sent: Monday, December 04, 2017 3:01 PM
To: Goldberg, Jonathan (DPW) <jonathan.goldberg@sfdpw.org>
Subject: FW: Pass-Through of Assessment fees

Hi Jonathan,

Justin from Supervisor Sheehy's office just sent this over a question to me regarding the GBD program. Didn't want to step on anyone's toes by answering it. I believe he is looking for a staff response to the constituent.

My understanding, based off conversations with Manu, is that it depends on the language in the lease. Additionally, it is a landlord/tenant issue so the City will not get involved. Is that your understanding as well?

Regards,

Chris Corgas, MPA
Senior Program Manager
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christopher.corgas@sfgov.org

-----Original Message-----

From: Jones, Justin (BOS)
Sent: Monday, December 04, 2017 2:57 PM
To: Isabel Wade <isabelwade@gmail.com>
Cc: Corgas, Christopher (ECN) <christopher.corgas@sfgov.org>
Subject: RE: Pass-Through of Assessment fees

Chris - please see below. Would you be able to answer this? Thanks.

Justin Jones
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(pronouns: he, him, his)

-----Original Message-----

From: Isabel Wade [mailto:isabelwade@gmail.com]
Sent: Friday, December 01, 2017 4:36 PM
To: Jones, Justin (BOS) <justin.jones@sfgov.org>
Subject: Pass-Through of Assessment fees

Hi Justin,

The question from several neighbors with tenants whether then can "pass through" some of the cost of the assessment on their property to the tenants since all enjoy the benefits of parks. Pass throughs are common with bonds, although I don't know on what basis the amount is decided or why some and not others: I think it is all politics perhaps. I think we may need a legal opinion.

Since there is only 1 GBD officially set up so far, and that one has many commercial properties which we do not, I think this is a new question that should be looked at perhaps by the City Attorney. Our GBD will be largely residential and there are many multi-unit properties. The owners (some) are complaining about "one more tax" although of course this is a fee and not a tax (no one sees the difference for the most part) and good parks definitely improve property values.

But partial splitting of the costs (that is done by the property owner for bonds so there is no extra work for the city) seems like a reasonable question to ask and perhaps a good hook to win over the multi-unit owners. Thanks for your help.

--

Isabel Wade
Greater Buena Vista Green Benefit District
415-601-6992