



**Educate. Empower.**

**RESOLUTION IN SUPPORT OF "BUILDING A BETTER BEAST"  
AT 2000 BRYANT STREET**

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WHEREAS, there is an affordability crisis in the Mission in which nearly 250 working class families are forced out of the neighborhood each year, causing a vibrant community and cultural center to lose blue-collar workers, artists, seniors, and everyday people; and

WHEREAS, 8,000 Latino residents have been displaced since 2000 and thousands of current, past, and prospective members of our union Living in and around the Mission are at risk; and

WHEREAS, the 2000 Bryant Street project, a proposal by the Nick Podell Company to build up to 300 units of housing at a site formerly occupied by creative space, local businesses and housing, has become so symbolic of a heightened sense of community apprehension and activism that it has been nicknamed "The Beast on Bryant"; and

WHEREAS, the San Francisco Building & Construction Trades Council took the historic step of joining community members in opposing the project last year, calling out the undercutting of wages for the men and women who would be hired to build the project alongside affordability concerns; and

WHEREAS, several months ago, the Podell Company unveiled a new project design, one that utilizes the land dedication method to meet minimum affordability requirements and includes efforts to address community and labor concerns, but that unfortunately suffers from lack of direct input from these same stakeholders; and

WHEREAS, The San Francisco Building and Construction Trades have worked with neighbors and community members who have voiced their support for our labor concerns and we in turn have embraced their call for increased affordability and blue-collar space in an effort to create a community and labor-driven path forward for the project that earns the support of a broad coalition of affordability, arts, and labor advocates,

THEREFORE BE IT RESOLVED that the San Francisco Labor Council calls upon the Nick Podell Company to Build A Better Beast; and

BE IT FURTHER RESOLVED that Building a Better Beast requires that Podell address four key concerns that have been raised by community and labor voices:

1. **Majority Affordable:** The maximum feasible number of units should be affordable to low, moderate, and middle income residents, including working-class families, artists, non-profit workers, building trade union members, and those that have experienced or face displacement.



2. Simultaneous Affordability: In order to minimize the potential for a delay between construction of market rate and affordable housing, affordable units should be fully funded and structured so that shovels go in the ground at the same time for all affordable and market rate construction.
3. 1 For 1 PDR Replacement: The project will demolish approximately 50,000 square feet of existing production, distribution, and repair (PDR) space that once created opportunities for blue-collar jobs and artists. The current proposal does not include PDR replacement but instead relies on "flex unit" apartments which are not PDR. Podell should work with community members, artists and local businesses, including construction firms, to replace all PDR space which will be lost.
4. 100% Union: The project as currently proposed would be built by a mix of union and non-union contractors, particularly with respect to plumbing and mechanical work, creating a two-tier approach that is unfair to workers. All workers should be paid union-scale wages and benefits that support working families in our communities and provides a necessary anti-displacement tool to help blue-collar workers remain in the City, and expanding access to state-approved, jointly - administered apprenticeship programs through responsibly built projects provides a path into the middle class for the youth of the Mission District and of all San Francisco; and

BE IT FURTHER RESOLVED that the San Francisco Labor Council asks that the Nick Podell Company meet with labor and community representatives to discuss this proposal and changes that may be required to the current plan in order to turn 2000 Bryant into a model for working with community and labor partners to sustain the Mission District at a time when workers are challenged to live in the neighborhood and residents continue to feel the pressure of the forces of displacement.

Submitted by the San Francisco Building Trades Council and adopted by the Executive Committee of the San Francisco Labor Council on May 2, 2016 and by the delegate body of the San Francisco Labor Council on May 9, 2016.

Respectfully,

A handwritten signature in black ink, appearing to read "Tim Paulson", with a long horizontal line extending to the left.

Tim Paulson  
Executive Director