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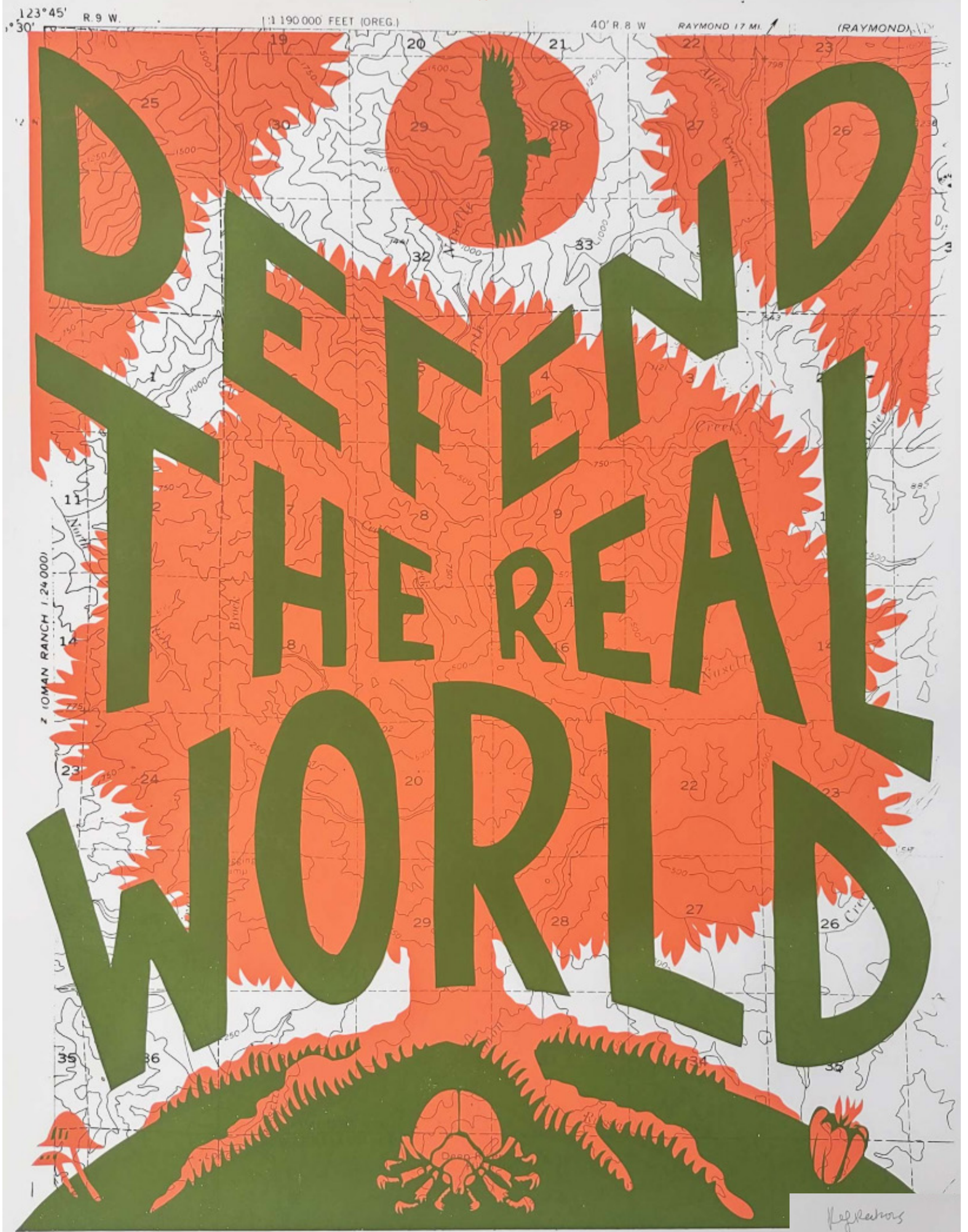
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STREET SHEET IS READER SUPPORTED, ADVERTISING FREE, AND AIMS TO LIFT UP THE VOICES OF THOSE LIVING IN POVERTY IN SAN FRANCISCO.

STREET SHEET



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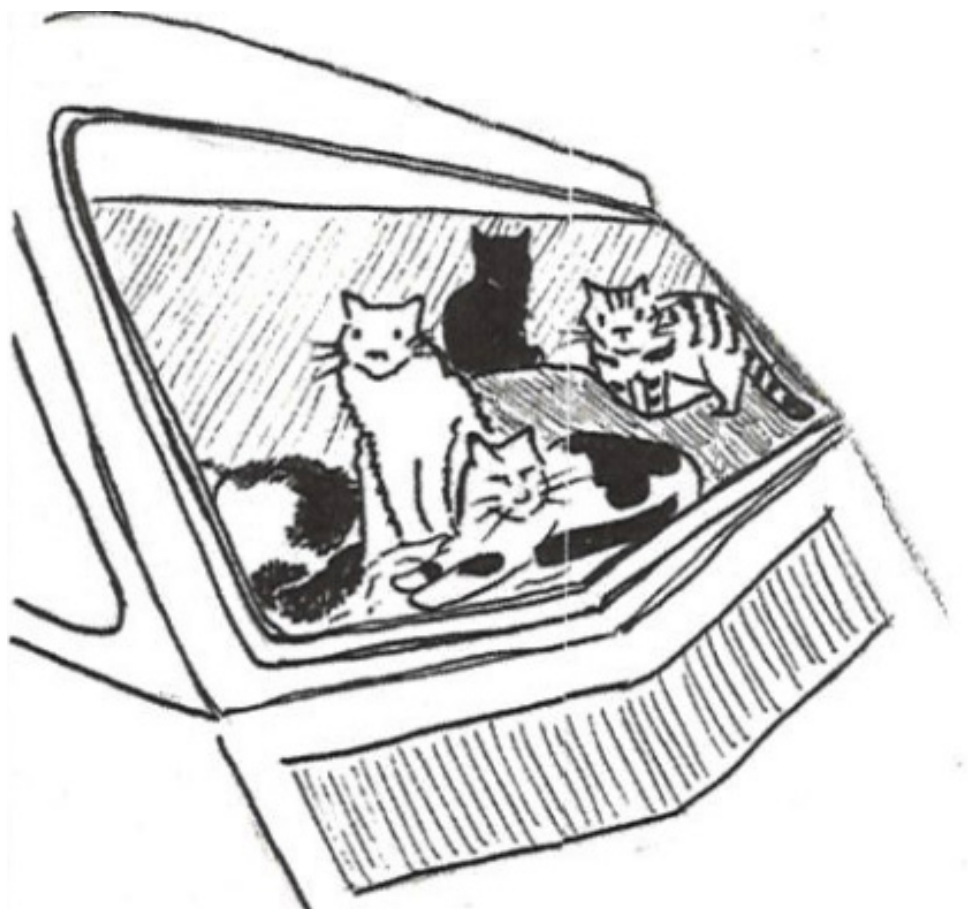
RV UPDATE: PERMIT RENEWAL PERIOD EXTENDED THROUGH MAY

ZACH BOLLINGER

Good news! We were excited to learn, and to inform our readers, that the Department of Emergency Management (DEM) has added not one, not two, but FOUR RV permit renewal sessions through the first two weeks of May in areas most in need.

According to an email from the Department of Emergency Management, the added renewal sessions are scheduled for: April 30 at Bancroft Avenue and Ingalls Street, 3 to 7 p.m.; May 5 at 15th Street and Potrero Avenue, 3 to 7 p.m.; May 7 at Judah and La Playa streets, 3 to 7 p.m.; and May 9 at Jerrold Avenue and Toland Street, 11 a.m. to 3 p.m.

This, combined with their robust outreach approach should get the remaining 17% of RV residents renewed LVRP permits. A big thank you to everyone involved who voiced their needs, opinions, and solidarity to help get this moving forward in a positive and restorative manner, and a big thank you to DEM for doing right by unhoused people living in their RVs!



ART BY LUKAS ILLA

HELP KEEP STREET SHEET IN PRINT!



coalition.networkforgood.com

COALITION ON HOMELESSNESS

The STREET SHEET is a project of the Coalition on Homelessness. The Coalition on Homelessness organizes poor and homeless people to create permanent solutions to poverty while protecting the civil and human rights of those forced to remain on the streets.

Our organizing is based on extensive peer outreach, and the information gathered directly drives the Coalition's work. We do not bring our agenda to poor and homeless people: they bring their agendas to us.

STREET SHEET STAFF

The Street Sheet is a publication of the Coalition on Homelessness. Some stories are collectively written, and some stories have individual authors. But whoever sets fingers to keyboard, all stories are formed by the collective work of dozens of volunteers, and our outreach to hundreds of homeless people.

Editor: TJ Johnston
Artistic Spellcaster: Quiver Watts
Copyeditors: Kaveh Wadell, J Cretella
Cover Art: Roger Peet, Just Seeds

Contributors: Lukas Illa, Zach Bollinger, Jordan Wasilewski, Jessica Boykins, Christian Jimenez, Marisa Kendall, CalMatters

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CONTACT:

TJJOHNSTON@COHSF.ORG

Street Sheet is published and distributed on the unceded ancestral homeland of the Ramaytush Ohlone peoples. We recognize and honor the ongoing presence and stewardship of the original people of this land. We recognize that homelessness can not truly be ended until this land is returned to its original stewards.

ORGANIZE WITH US

HOUSING JUSTICE WORKING GROUP TUESDAYS @ NOON

The Housing Justice Workgroup is working toward a San Francisco in which every human being can have and maintain decent, habitable, safe, and secure housing. This meeting is in English and Spanish and open to everyone! Email Miguel Carrera, mcarrera@cohsf.org to get involved!

HUMAN RIGHTS WORKING GROUP WEDNESDAYS @12:30

The Human Rights Workgroup has been doing some serious heavy lifting on these issues: conducting direct research, outreach to people on the streets, running multiple campaigns, developing policy, staging direct actions, capturing media attention, and so much more. All those down for the cause are welcome to join! Email Shakema Straker, sstraker@cohsf.org

EVERYONE IS INVITED TO JOIN OUR WORKING GROUP MEETINGS!

NO DISPLACEMENT WITHOUT REAL REPLACEMENT

JORDAN WASILEWSKI

When I served on the SRO Task Force as a tenant representative for two years, I was charged with the duty of meeting SRO tenants where they are at and making their lives better. However, I have come to realize over the last few years that the City needs to move on from housing formerly homeless people in ramshackle SROs, and many would agree with me. However, in mid-April, the City announced plans to “decommission” several permanent supportive housing sites. Closing these sites down could either serve as an opportunity to level up our permanent supportive housing (PSH), or it could displace tenants.

Decommissioning hotels is a years-long process, and thanks to pushback from several PSH providers, the timeline will now be less aggressive and more thoughtful. The City will announce which PSH sites slated for closure sometime this summer, but this may be delayed. Still, many permanent supportive housing tenants face uncertainty. To the credit of Daniel Lurie’s administration, it will focus on buildings in capital disrepair and legacy buildings dating from before the Department of Homelessness and Supportive Housing’s (HSH) establishment in 2016. These are often squalid and spartan hotels without private bathrooms, refrigerators or kitchenettes, and yet, the City has continued to fund them and misguidedly expects them to be cost-efficient.

It’s worth noting that there are no laws governing the shutting down of permanent supportive housing, no regulations on what replacement housing entails, and, more importantly to some, no laws on a tenant’s right to remain. As far as I know, my building’s not at risk of closure, but if it were, I could end up in some squalid SRO on Sixth Street without a private bathroom, microwave or refrigerator. There also is the issue of master leasing: no leased building should be shut down without a replacement that meets or exceeds the standards of the previous building.

The homelessness budget hearing at the Board of Supervisors Budget & Appropriations Committee called by District 11 Supervisor Chyanne Chen was supposed to speak to this matter on April 29, but HSH’s presentation did not significantly address the issue. However, three PSH tenants, myself included, showed up to give public comment. While describing SROs as “far from ideal,” one commenter talked about how being placed in an SRO helped them stabilize after losing their employment and housing, and how they got a full-time job they love and wanted to eventually move on out of the SRO. While their story is admirable, and they should be prioritized for a scattered-site voucher, there are still people who might not be successful in SROs.

The other speaker was a Jefferson Hotel resident whose sign read “Save Our SROs.” Awkward, considering that the Jefferson has been featured in the San Francisco Chronicle’s “Broken Homes” expose in 2022. While I agree that people’s lives should not be destabilized, I think a better campaign slogan could be “No Displacement Without Real Replacement”—something that reconciles our desire not to be forced out with our need for habitable housing.

The “Broken Homes” expose also shined a spotlight on the now-shuttered Baldwin Hotel, which is a case study of how less can cost more. The Baldwin was a 191-unit hotel that was master leased by the Tenderloin Housing Clinic, which was “authorized to receive \$3,300 to \$3,600 per month in rent payments and taxpayer dollars for each unit last year—about \$1,000 more than the average rent of a studio apartment in San Francisco.” The rooms were small with no bathrooms, with conditions so awful that the Tenderloin Housing Clinic wanted out of the contract despite the high rent payments. Many of the tenants were moved into the Garland Hotel, which is equipped with private bathrooms and kitchenettes. At May 2024’s meeting of the Homelessness Oversight Commission, commis-

sioner Christin Evans praised the Garland contract for its cost-effectiveness. Housing people in SROs over studio apartments may seem more cost-efficient on the surface, but the capital needs will eat any savings, along with negative budget impacts in terms of public safety and health that cannot be easily quantified.

As PSH tenants, our success is truly the City’s success; to thrive and be successful, we need to have high-quality housing that is also cost efficient. So, what is the solution?

Many minds will come together to create policies, procedures, and criteria around closing down outdated housing. From a tenant’s perspective, we need certain guardrails, including:

- + ensuring that tenants have a right to remain after a site is no longer PSH. This could be useful if, for example, a high-quality permanent supportive housing site loses its contract and is flipped to tourist or private use. However, there are many sites where no tenant wants to live and would leave if there was an out.

- + focusing on shutting down sites where rooms are small and private bathrooms nonexistent. Such sites have the highest capital needs, eviction rates and likelihood of tenants decompensating.

- + creating a scattered site subsidy for each unit taken offline. To contain costs and get landlord buy-in, it might be prudent for subsidies to be reserved for people who meet certain conditions: employed tenants, tenants already in recovery program or unemployed people who need a subsidy but can still manage on-site caseworker visits. While not every tenant would fall into that bucket, creating opportunities for such tenants in other core or housing-ladder sites to allow them to move onto similar or even better housing.

- + requiring each unit to have a bathroom and prioritizing units with existing kitchenettes or capacity for them when acquiring site-based housing. The City could also pursue modular housing, similar to the Hilda Solis Care First Village in Los Angeles, where shipping containers have been repurposed into apartments with private bathrooms and kitchenettes.

- + urging the City to buy higher quality PSH that is currently master leased to prevent displacement and reduce long-term costs. At the May 6, Budget and Finance Committee meeting, the Budget & Legislative Analyst report for the contract extension of the Abigail and Garland hotels highlighted the long-term cost savings of the City purchase of these buildings, but noted insufficient funds in the capital plan. Perhaps the next housing bond should have a special focus on these buildings.

Of course, I am spitballing here, and I am open to modifying my thinking. Over the last few weeks when this issue was raised, I have thought about long-term goals for the City’s permanent supportive housing stock. In 10 years, I would like to see every permanent supportive housing unit have a private bathroom, a refrigerator, and some type of cooking appliance. Additionally, I’d love for the City to work towards a goal of 50% of all permanent supportive housing being scattered sites, along with half of the fixed-site PSH to be apartments, modular or otherwise. Maybe this is a pipe dream, but what I do know is that it is neither cost effective or humane to keep these mini-Baldwins in the permanent supportive housing portfolio.

Jordan Wasilewski (she/they) is a long-term permanent supportive housing and SRO tenant advocate, former commissioner, and affordability activist. You may follow her at @sfpsshsro on Instagram

AN EMERGENCY VOUCHER KEEPS THE MOTHER HOUSED. WITHOUT IT, SHE MIGHT FACE HOMELESSNESS AGAIN

Q AND A WITH JESSICA BOYKINS INTERVIEW BY CHRISTIAN JIMENEZ

Emergency Housing Vouchers (EHV) are federal rental assistance vouchers authorized by the American Rescue Plan Act of 2021 to help individuals and families who are homeless, at-risk of homelessness, or fleeing domestic violence. Administered by the department of Housing and urban Development (HUD) through local housing authorities, these vouchers provide long-term, tenant-based rental subsidies for private market housing. The program was intended to run through 2030. However, HUD announced in March 2025 that under the Trump administration, funding for the program was cut from the budget. EHV funding through the San Francisco Housing Authority is projected to expire around September 2026. Federal funding cuts to the Emergency Housing Voucher (EHV) program are impacting 920 households in San Francisco.

Street Sheet spoke with one EHV beneficiary, Jessica Boykins, a mother of three who works as a paraeducator for the San Francisco Unified School District. In our interview, she relates what it felt like for her family to live without a roof and why it is vital for the voucher program to continue. This interview has been edited for brevity and clarity.

Can you tell me a little bit about yourself?

My name is Jessica Boykins. I was born in Oakland, but raised in Richmond, California. I came to San Francisco, because, you know, I had kids and my dad was not having that, so I came out here, because you guys had resources here, and I came into a shelter, trying to get housing. I came out here back in 2015 when I was pregnant with my son. Then I had got like a subsidy for a year. I moved to Sacramento. Things didn't work out. It was just too far. I came back in 2018, got back into a shelter, and I got permanent supportive housing on May 20, 2019 at Eddy and Taylor (in the Tenderloin). I stayed there for about four years and then got put in a mercy, like transfer, because I didn't like the area for my kids and my kids' safety. So after that, I was able to get the opportunity to get an emergency housing voucher to find my own private market rate housing and I've been having it ever since 2023.

What was your housing situation before the emergency housing voucher?

I was at Eddy and Taylor permanent supportive housing in the Tenderloin.

What has EHV done for you and your family?

I mean it gave me the ability to be more stable, to find private market-rate housing in like different areas besides the Tenderloin, so what I like about that is I'm able to move (the voucher) where I want to move it. You know, so I really like that. It's brought a lot to me and my family, as in the areas, being more stable, you know, not having to worry about. But I appreciate the subsidy. It helped me move my family out of an unstable situation where, you know, Tenderloin and all the drugs, all of, you

know, people pooping and dying, like where I was staying at, like people were dying from overdoses in front of my building. Yeah, so my kids were like, "I don't want to be here." They didn't want to go outside and just the area was just like, you know, but when I moved here I don't recall it being like that, because maybe I wasn't too focused on it until I really like started staying there for like two or three years, and then I started seeing it, and it was bad. So I'm happy for the emergency housing voucher. I am, but I hate that it's gonna end because now it puts me back in a stressful state, you know?

And how old are your kids now?

So my oldest son is 15. My daughter's about to be 14 in July. My son will be 10 in May and my daughter will be 5 in June. I don't regret the voucher, but in a way, I do, because if I knew this was gonna happen I would never move because it's now like I'm feeling like I didn't set my myself back because I did come a long way from the shelter, from a domestic violence situation and things like that, and being homeless and it's like, I don't want to be back in that again.

You know, now I'm stressed. I'm worried ... I understand they're gonna put us in project-based housing or we're not gonna be home, but still, it doesn't matter that puts me back in the state that I was in when I was in a shelter. You know, so it's been kind of a little stressful for me lately. My daughter has a disability – she's on the (autism) spectrum. This is new for me, I don't want my daughter in a type of environment where it's not safe or being back in the shelter, because she didn't experience that like my other three kids experienced the shelter.

So I'm happy about that, but I don't want to put my kids through that again, you know? They're older, you know, you know how things are nowadays. You know, the self-esteem and, you know, I have teenagers—back then when we're in the shelter, they were younger. It was a little bit different, so it's just very stressful. I just hope that something comes through for me, my children and things. I also have been applying to other housing and stuff like that, (through) DAHLIA. I recently just got an email from 730 Stanyan St. (new affordable housing buildings across from Golden Gate Park). So I just got an interview with them, and I turned in my paperwork last Friday, so now it's just a waiting process right now. Just trying to keep myself busy and stuff, 'cause this is a lot. It's been very stressful for me since I got the letter from the Emergency Housing voucher and I hate that other people are going through what I'm going through. I care about them as well as me because you don't know people's situations, you know? So, it's a lot. And I just hope things get better for us.

Jessica Boykins
I've been working with Jenny (Friedenbach, executive director of the Coalition on Homelessness). She's been supporting me. I'm

trying to fight it. You know, so I just hope (the City) can pay for us for two more years, you know? So I'm hoping. Yes. I'm hoping.

Jessica Boykins

I appreciate the Coalition. I don't know if I used to work there. I used to work there but I got my place. So in 2018-19, I was on Caltrans they gave me an opportunity to work the sites. I love the Homeless Coalition. You know, I'm fighting for people, people's rights. I understand homelessness. I've been homeless, you know. I love to help people. I'm a very caring person. I can give anybody any type of resources, but I'm a very caring person. I love to fight for people, always want to do that because I feel like I have much support that I can give to others with crises or homeless or families.

Yeah, I always wanted to do that, or be like a counselor to young women with kids, you know, since I have kids. Yeah, tell other young women my stories, see, support them and things like that. This is Jessica Boykins. Her life. Yes. I work at San Francisco school district. I work with all the autistic children first and second grade. I work at Rosa Parks Elementary. This is my life. This is my life."



HOUSING KEEPS FAMILIES TOGETHER.

MOTHER'S DAY ACTION 2026

PHOTOS BY ZACH BOLLINGER

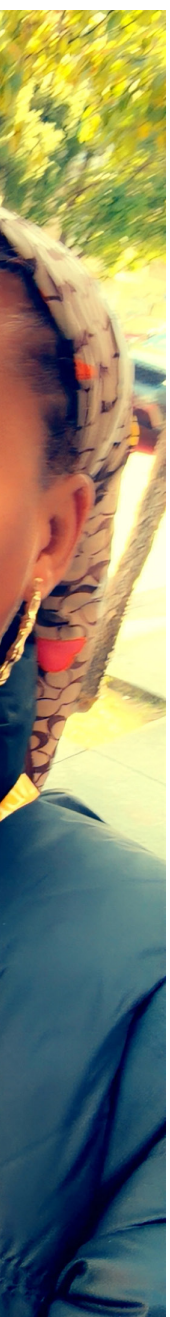


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A HISTORY OF HOMELESSNESS: THIS WAS NEVER INEVITABLE AND WE STILL HAVE A CHANCE TO END IT

OP-ED

Modern homelessness has unfolded in two chapters in the United States. The first chapter was of course the Great Depression, a period of displacement and poverty that was corrected for by a mass investment in housing and the passage of the Housing Act of 1949 that guaranteed decent housing for impoverished people. The second chapter opened in 1983, when Ronald Reagan eliminated 76% of the federal housing budget and abandoned the commitment made by that same Housing Act.

There was no correction to this second chapter. The federal disinvestment in housing over the past 45 years have driven homeless rates steadily up as rents have risen. Subjected to years and years of on the streets, the health of homeless people deteriorated, and the trauma of homelessness itself drove addiction and mental illness rates up. Local municipalities turned to police in unsuccessful attempts to manage the street crisis, wasting millions that could be spent in housing.

In the course of 2024 alone over 1.4 million households in the United States experienced homelessness.

So what about San Francisco? Sadly—here in our own city—many of those same bad decisions are being replicated. San Francisco did a number of things that have contributed to homelessness here. In the 1950's, the city started to raze the Fillmore, eventually tearing down 2,500 Victorians primarily occupied by African Americans and closing 800 Black-owned businesses under the guise of urban renewal. The City also tore down hundreds of SRO units to make way for the Moscone Center.

While redlining became illegal in 1968, its legacy meant many

African Americans could not accumulate wealth. Today landlords continue to discriminate and African Americans face higher rates of eviction.

In 1980 our once flourishing mental health system was devastated with changes made to disability insurance, and the realignment and loss of Board and Care facilities. Today we have lost about 4,000 of the Board and Care beds once offered. Public housing was rebuilt in the 90s under HOPE VI but 120 units were lost, and many of the tenants were unable to move back in.

All of this contributed to not only driving the African American population down, but driving many Black San Franciscans into homelessness. While they make up 3.5% of the city's population, African Americans are five times more likely to experience homelessness.

Today we are seeing modern day attempts to redline once again in examples like the SoMa West Neighborhood Association suing to ban both renting to Section 8 tenants and the creation of additional permanent supportive housing units. We are also seeing cuts similar to the recession of 2012, where we lost half of our drop-ins and two-thirds of our shelter beds, along with \$40 million in cuts to behavioral health direct services.

At the start of the Lurie Administration we had 1,019 semi- and non-congregate shelter beds for single adults—beds that serve folks who don't do well in congregate settings. Even when you account for beds being added, out of 1,019 beds only 527 will be remaining next year.

The local context of what homeless people are facing is right in line with the threats the federal

government is putting forward. The Trump Administration has been attacking evidence-based practices like harm reduction and Housing First. The 920 Emergency housing voucher households in SF were notified their subsidy will be ending in October. Congress added funding to cover only a third of them or so. Meanwhile, HUD McKinney is expected to cut about \$25 million in existing PSH housing operations.

Adding salt to our collective wounds, Lurie is planning on decommissioning about four PSH sites. Meanwhile about 12,000 unhoused households wait for housing in Coordinated Entry.

Here in SF we got tired of waiting for them to do the right thing and took this on ourselves, writing and passing a voter initiative called Our City Our Home, November 2018 Proposition C. It has been wildly successful - far surpassing what we promised to voters. But there have been hiccups.

The measure was held up in court for two years. Then a worldwide pandemic hit. Revenue fell but now it is back up and creates opportunity once again. Despite all that, we far surpassed promises to voters.

While we promised voters 4,000 units, we have added 5,620 units in five years. Over 8,420 people have been housed including 2,810 children! Over 31,000 households have received prevention services with 82% positive outcomes over five years. Almost 33,000 clients have received behavioral health services including intensive case management and 444 treatment beds were added. In the five years, Prop. C funding has meant over 4,000 people have been able to be sheltered, and we were able to do new innovative shelter like tiny cabins and non-congregate beds.

Has homelessness been solved? No, we were careful not to promise that. Some other localities have done similar local revenue initiatives like Los Angeles and Santa Clara County.

But if you compare to other West Coast cities who also suffer from rising rents who have not done a local revenue measure, you see a wild difference. In 2022 coming out of the pandemic, Portland saw a 20% increase in their homeless population and San Diego saw a 22% increase, while SF population decreased. In 2024, in the pandemic recovery zone, SF saw a modest 7% increase from 2022 while Portland saw a 67% increase, and San Diego a 26% increase.

Homelessness is solvable. You have to be smart and expand what is working. You have to hear from homeless people first, and do what they say will work for them

Homelessness is solvable. You have to be smart and expand what is working. You have to hear from homeless people first, and do what they say will work for them.

So first we should maximize Prop. C revenue.

We also need to protect against Trump cuts. Emergency Housing Vouchers were a huge success, but now Trump is cutting.

Our PSH has a 97% success rate. But it is underfunded.

We need to address chronic PSH underfunding. We can use Prop. C revenue today to expand 500 new outcome-driven housing subsidies for families, families in SROs, youth, seniors, people with disabilities and adults.

We can use a small portion of the \$400 federal reserve you all smartly put aside last year and keep San Franciscans who are losing their housing subsidies in their homes.

All smart results-oriented solutions for San Francisco.

CALIFORNIA BLOCKS TRUMP ADMINISTRATION FROM WITHHOLDING HOMELESSNESS FUNDS

MARISA KENDALL
CALMATTERS

California scored a legal victory on April 20 that, for now, undermines the Trump administration's efforts to drastically cut funding for homeless housing.

Changes that would have diverted huge chunks of federal funds away from permanent housing and funneled them instead into temporary shelters and sober living programs will remain suspended after the Trump administration dropped its appeal of an earlier court loss. While the broader case is still being litigated, the new development could provide some reassurance to California counties waiting for the federal funds.

"We continue to fight for Californians and the rule of law, and we continue to win," Attorney General Rob Bonta said in a news release. "People experiencing housing insecurity or homelessness need the federal government's continued support — not a rollback of assistance."

In November, the federal Department of Housing and Urban Development attempted to change the way it doles out money for homeless services via its Continuum of Care program. It decreed that jurisdictions applying for a

piece of about \$4 billion in federal homelessness funds can't spend more than 30% of that money on permanent housing — a move that would result in a significant cut to the type of long-term housing that can resolve someone's homelessness.

Last year, California communities spent about 90% of their federal Continuum of Care funds on permanent housing.

Gov. Gavin Newsom's administration quickly joined 19 other states and the District of Columbia in suing to stop the Trump administration's changes. In December, a federal judge in Rhode Island temporarily blocked the changes and ordered HUD to process funding applications under the original rules. The Trump administration appealed that ruling, leaving local governments and homeless service providers unsure of what they would be awarded funding for, and when.

The federal government dropped its appeal. While the rest of the lawsuit will move forward, and could take months to resolve, counties should be able to access permanent housing funds in the meantime.

Instead of prioritizing permanent housing, as has been the rule in the past, the Trump administration wants to focus more on shelters that get people off the streets quickly and temporarily, and on programs that require residents to be sober. HUD also attempted to ban the use of federal homelessness funds for diversity and inclusion efforts, support of transgender clients, and use of "harm reduction" strategies that seek to reduce overdose deaths by helping people in active addiction use drugs more safely.

A HUD spokesperson said the agency stood by its funding reforms.

"HUD remains committed to reforming the failed 'Housing First' approach and restoring the Continuum of Care program to its core objectives; reducing homelessness and promoting self-sufficiency for all vulnerable Americans, ensuring taxpayer dollars are directed towards those goals," a spokesperson said in a statement.

HUD experienced another legal setback last month when a federal judge in Rhode Island shot down the agency's attempt to upend another, smaller, source of federal

homelessness funding. At issue in that case was a program called the Continuum of Care Builds grant, which funds the construction of new homeless housing. HUD last year made grantees reapply under a very different set of criteria, which seemed to disqualify organizations that support trans clients, use "harm reduction" to prevent drug overdose deaths or operate in a "sanctuary city."

About \$75 million in federal funds had been frozen as that case moved forward.

In March, the court found HUD violated the law through its "slapdash imposition of political whims."

"This ruling is a victory for people across this nation who have overcome homelessness and stabilized in HUD's permanent housing programs," Ann Oliva, chief executive of the National Alliance to End Homelessness, which filed the lawsuit, wrote in a statement. "Today's news reinforces a fundamental truth: that the work to end homelessness is not partisan, and never should be interfered with for political means."

Originally published in calmatters.org

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STREET SHEET

WRITING: Write about your experience of homelessness in San Francisco, about policies you think the City should put in place or change, your opinion on local issues, or about something newsworthy happening in your neighborhood!

ARTWORK: Help transform ART into ACTION by designing artwork for STREET SHEET! We especially love art that uplifts homeless people, celebrates the power of community organizing, or calls out abuses of power!

PHOTOGRAPHY: Have a keen eye for beauty? Love capturing powerful moments at events? Have a photo of a Street Sheet vendor you'd like to share? We would love to run your photos in Street Sheet!

VISIT WWW.STREETSHEET.ORG/SUBMIT-YOUR-WRITING/

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Vendors pick up the papers for free at our office in the Tenderloin and sell them for \$2 apiece at locations across the City. You get to keep all the money you make from sales! Sign up to earn extra income while also helping elevate the voices of the homeless writers who make this paper so unique, and promoting the vision of a San Francisco where every human being has a home.

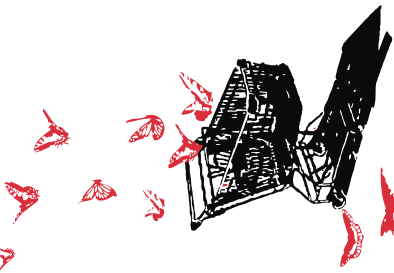
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BOCCE BALL FUNDRAISER

SAVE THE DATE!



Roll out the good times, it's Bocce Ball Season this May at the Coalition!
When: Saturday, May 30th
Time: 11:00 AM - 4:00 PM
Where: Aquatic Park Bocce Courts
 Bring the whole family for fun, food, and drinks!



Tournament entry is \$25 per person or \$100 for a team of four. The winning team will take home a COH merch bundle!
 Register here: 

Looking forward to seeing you on the courts!

COALITION ON HOMELESSNESS

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Register now. Vote early.

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