

**BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO**

MEETING MINUTES

Online Meeting

Monday, March 15, 2020

6:00 PM

Regular Meeting

Please note: For a full transcript of the meeting, refer to the video recording of the meeting available online at <https://sfplanning.org/project/balboa-reservoir-and-community-advisory-committee-cac#meetings>

Committee Members Present: Michael Ahrens; Brigitte Davila; Christine Godinez; Amy O’Hair; Maurice Rivers; Mark Tang; Peter Tham; Jon Winston

Committee Members Absent: none

City Staff/Consultants Present:

Project Team: Nora Collins, AvalonBay; Kearstin Dischinger, BRIDGE Housing

Office of Economic and Workforce Development: Leigh Lutenski & John Francis

San Francisco Planning Department: Seung Yen Hong

1. Call to Order and Roll Call

2. Opening of Meeting (Action Item)

Approval of meeting minutes, meeting overview, and general updates

Supervisor Myrna Melgar thanked the Balboa Reservoir CAC for their commitment and service to the Committee. The Supervisor indicated she would be reaching out to members to determine how best to engage community feedback after the sunset of the BRCAC.

Leigh Lutenski introduces OEWD colleague John Francis who discusses his forthcoming role working on the project for the City. Leigh prompts a discussion by the members regarding the final three months of the BRCAC and beyond. Mike Ahrens would like to continue the BRCAC; Peter Tham would like to continue the BRCAC through project construction and suggests that once new residents move into the site they should be represented on the BRCAC; Amy O’Hair would like to continue the BRCAC rather than a process led by the developer; Jon Winston agrees that the BRCAC should continue and suggests that since the Balboa Park Station Area Plan CAC was dissolved, the BRCAC should expand its scope to focus on the larger neighborhood; Amy O’Hair and Mike Ahrens support taking on a slightly larger neighborhood area and topics.

Chair Jon Winston asks members to discuss and approve the meeting minutes from the prior meeting. Jon Winston and Mike Ahrens request changes to the minutes.

Motion: Approve minutes with requested changes

Moved: Mike Ahrens

Ayes: Ahrens, Godinez, O’Hair, Rivers, Tang, Tham, Winston; Noes: [none]; Abstain: [none]

3. Project Pre-Development Status Update (Discussion Item)

Nora Collins from AvalonBay presents the developer’s project tasks and timeline for the forthcoming year.

CAC Discussion

- Mike Ahrens
 - Project financing for design - how much is public and how much is private? Covid has had a severe impact on public and private financing so will the project really be able to secure financing? Nora Collins, AvalonBay: There are a mix of sources and things are looking good for this year. Kearstin Dischinger, BRIDGE Housing: The Mayor’s Office of Housing and Community Development is making the first investment in the property for predevelopment for one affordable building and construction funds for that building are planned. The State’s “IIG” grant has been expanded and we are applying for it.
 - The land purchase agreement has contingencies based on arranging finances, is that true? Kearstin Dischinger, BRIDGE Housing: If all goes as planned then we’ll

take title to the land once we get financing, but if not then there are still terms in the purchase agreement that has the PUC selling the land to us by a certain date.

- Amy O’Hair
 - What are the logistics of City College faculty using the temporary lots, will they share North Drive with construction vehicles? Nora Collins, AvalonBay: There won’t be shared parking at the beginning, but once we get past the initial phase we’ll open those lots and will work to make them safe for the users.
 - Will the design meetings held in summer/fall be in person? Nora Collins, AvalonBay: We hope so, design meetings are much better in person.
 - What will be the actual date for shoving the dirt around? Nora Collins, AvalonBay: September 2022 is our best case scenario.
- Brigitte Davila
 - I want to make sure about the location for North Drive – is it up north by Riordan? Nora Collins, AvalonBay: Yes.
 - The housing market has gone down and I’ve heard that there’s no lottery anymore for affordable housing, is that correct? Leigh Lutenski, OEWD: our affordable housing lotteries are still vastly oversubscribed. Kearstin Dischinger, BRIDGE Housing: We thought we would have higher vacancies but our tenancy is steady through covid; perhaps AMI salary bands will go down.
 - What about the other 50%, the market rate housing? Nora Collins, AvalonBay: Yes, rents are down 20% but we’re still committed to being in SF in the future; we’re still looking forward to building these homes.
- Mark Tang
 - On the slide it says “apply for financing for phase 2 in 2025” but does that mean the financing is not there? Kearstin Dischinger, BRIDGE Housing: This refers to the affordable housing buildings in phase 2 and those are competitive funding sources so we don’t have them in hand right now.
 - Is Lee Avenue connecting through to Ocean Ave going to happen as part of phase 1? Nora Collins, AvalonBay: Yes all the roads will be complete in phase 1.
- Peter Tham
 - We had discussed the pandemic’s impact on the design of buildings and open space – open air spaces, buildings with better ventilation – will you be changing your building design in response? Nora Collins, AvalonBay: We’re definitely acknowledging the changes in how people want to live and are happy to talk more about it. Kearstin Dischinger, BRIDGE Housing: We’re a little behind that but once we select our design teams for the buildings we will dive into that topic.
- Mike Ahrens
 - I read the City College draft EIR and they say they will begin construction of the two buildings in 2022, so have you been coordinating? Nora Collins, AvalonBay:

We have our first meeting with City College next week. John Francis, OEWD: Yes we're coordinating with City College.

Public Comment

Please note that these are transcriptions from the Zoom video recording and may contain errors.

- Harry Bernstein: Okay thank you very much. Yes this group should definitely continue independent from the development. So as I recall AvalonBay was very industrious in getting public support finances and I believe there is considerable money already locked in at the time that the project was approved so I'm just really asking Michael Ahrens question he asked how much private money, how much public money besides what is already known to be available. And my other question is it's probably obvious but there was discussion previously about benchmarks that the project would have to meet so that the market rate and the subsidized units would you know so there wasn't one that was prioritized over the other and I assume that the benchmarks only began after the first shovels in the ground. Yeah I guess those are my questions for now.
- Christine Hanson: I think it's very important that the CAC continue especially during construction there's just so much coordination and it would really be very harmful. I'm sorry I don't remember your first name and I'm assuming you're going to be meeting with City College, and then is there a way to let people know or will you know any sort of a schedule of the large trucks? I know there's going to be a lot of landfill or fill that's going to go in and I would imagine those are going to be big trucks rolling. Is there a way to sort of capture that schedule so that students and staff at City College can be made aware to expect big trucks rolling through at certain times that would be helpful what are the guidelines? It's not too early because it's part of the planning. Faculty who are to move into the faculty housing and then receive pink slips we've had quite a number of part-time and tenured faculty that have receive pink slips and may lose their jobs at City College. Mr. Francis referred to a kickoff meeting and I'm assuming that he's talking about project and I'm wondering if those will be public? City College and City agency meetings that have been private but I don't think those have been as helpful as a public meeting could be especially during this time.
- Leigh Lutenski, OEWD and John Francis, OEWD answer the public comment questions; Brigitte Davila answers the educator housing question.

4. General Public Comment

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- Laura, from Westwood Park: I just was wondering if there's any news. I know the appraisal wasn't available for the public to know if there's any change in that and then when you're talking about State funding for the infrastructure. My understanding that that was one of the reasons the appraisal was low was because the developers are going to be spending a lot of money on infrastructure. So I was wondering what kind of percentages are you guys talking about when you're saying you're going to the state for grants are you talking 20% or 50% or whatever of the cost of infrastructure? And the last thing was it hasn't been talked about at all because there's always been so much else going on but obviously want to talk specifically. Plymouth Avenue is going to be really hit by this construction project with moving of land and trucks and stuff like that and I was wondering if there's any kind of protocols or any kind of thought given to you know how to help owners. Have you know, you're compensated or minimal damage or whatever to their properties. Thank you.
- Harry Bernstein: A couple questions. One in line with the one Laura asked I remember from the EIR that there were three areas where mitigation was not possible. I'm just trying to get an update. Somehow I remember that that may have been waived by the Board of Supervisors those three areas that are they couldn't fix them so they're just go over them, and if not a what is the mitigation for those. One was noise, one was pollution, I forget the third. Also I've been in communication with someone who lives in New York he says that AvalonBay has six projects that they have constructed there, most in Manhattan one I think is in Brooklyn. He noted in each case they spent plenty of money on lobbyists to get these built. I've hardly ever heard that word in conjunction with these meetings so my question is where in the city who do the lobbyists have to report to, who keeps track? I know there's something maybe at the Ethics Commission but that's pretty low-level, and it was virtually out of commission for months during the pandemic, I think by the mayor's ordered something like that, so I'd like to track that how much money how much lobbying was done to secure you know at the Board of Supervisors, the Planning Commission, in all those agencies that didn't blink and said yes everything is perfect when many of us knew that it's not perfect so just what the nature of the lobbying and who what agencies in the city are responsible for tracking it in some sense.
- Christine Hanson: Thank you, I am curious to know John Francis if the meetings that follow your initial meet-and-greet meeting will be public, you didn't mention that. So then the other thing is the draft EIR for the City College facilities master plan is in a public comment period. If you want to take a look at the draft EIR for the City College facility master plan I'll try to attach it to the chat of the not the EIR but the notice which has the contact information. And just a follow-up on what Harry said, where would we look up lobbyists that were I guess hired in connection with this project is really nice and interesting to find that out. Thank you be well everybody.

- Madeline Mueller: Follow up to put about having more public aspect two things going forward, this is actually to help the process because there was so many very new people and then you say Capital planning staff and I have been there two years I don't know who that is. New folks whatever happens has to be done for everybody's benefit in everybody's smoothness if you will and that's really the motivation for making whatever is happening public. The public can help in terms of making things do most of the day.
- Jennifer Heggie: Has anyone found out anything more about geothermal wells? Can you say anything about that because that has an impact on City College or it may have an effect on City College development.
- Harry Bernstein: I know there was a reference to the SFMTA as I remember that when they came to a couple of your meetings I remember that the people in the community where disturbed because there was nothing of a practical nature it was more pie in the sky and someday would be nice but there is no commitment. I gather that by having the agency come to this committee there is a opportunity to pursue that so we don't expect you to have answers without their participation of is that true. I'll just say that we're really expecting SFMTA to be at the next meeting and to have some constructive things to say about how we're going to mitigate, how we're going to handle the traffic and congestion and transportation in transit as well that's something that half of mind for me to make sure that it was a question about meetings in public and are there any lobbyists in this project?
- Laura, from Westwood Park: Hi this is Laura again, the one of the question I had it wasn't addressed was as of this moment what kind of percentage of the infrastructure does the developer expect the state to grant them money-wise, what percentage of the cost and what percentage of the cost does Avalon expect to be there for the infrastructure? Okay who can answer that question elevator pitch I think that it's still pretty up in the air at this point in terms of you.
 - Kearstin Dischinger, BRIDGE Housing: I can speak to this a little bit more. There's a number of different types of funding sources that we're going to be going after, both for infrastructure and the affordable housing and the exact numbers are still to be determined. The negotiation is behind all of that and we are chasing the exact strategy that the Planning Commission and the Board approved, so we haven't really changed our strategy or had a need to revisit that. I will say that part of that agreement has a minimum contribution for AvalonBay. The Board wanted to make sure that Avalon was going to continue to contribute as the market rate partner. I honestly do not have the numbers memorized but they are very specific but that is certainly something you can find in the documents.

5. Close of Meeting