

Westwood Park Association Balboa Reservoir Subcommittee – Working Meeting
Agenda and Notes:

Date: September 17, 2015

Time: 6:30 to 8:00 pm

Attendees: Kishan Balgobin, Laura Frey, Linda Judge, Francine Lofrano, Fred Lofrano

Agenda:

I. Debrief on September 14th CAC meeting and related September 4th draft parameters specific to Housing:

a. What worked, what didn't:

1. CAC & others to request that the City provides change logs each time they update the website with modified or revised information so the public can clearly understand what documents or information has changed.
2. WP Community requests that the meeting location be posted at least a week in advance of the meeting time.
3. Recommend CAC and City Staff agree to table what is not finished to the following meeting (i.e., not set up a special mid-month meeting). It is difficult for the interested public to change their schedule to attend multiple meetings in one month.
4. Meetings to end at the agreed upon time. If all topics are not covered, respectfully request that they push to the next meeting. The first meeting felt like it was very rushed towards the end.
5. Be respectful of major religious holidays when scheduling.

b. Were any WP community, or individual comments/concerns missed or not addressed, that need to be included as public comments, either by sending to Kate, to the BRCAC govt. e-mail, or, to be read at the next CAC meeting?

1. WP Community indicates 33% affordable is the ideal maximum for the site, with the highest % for moderate income levels, as presented by City staff in the first community meeting (January 21st).
2. Crime is a concern with increased transitory populations.
3. WPA Community strongly supports homeownership at the site.
4. WPA strongly supports that the new neighborhood have the same sense of cohesiveness that WPA has; specifically, benefits of limited through traffic (Supports Neighborhood character for both WPA and new neighborhood).

c. Affordable housing: is there anything that was left unsaid that needs to be put on record? See above (b) 1 comments. Also see comments below on specifics.

Excerpt from September 4th Memo related to CAC parameters specific to Housing:

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**Principle #1: Build new housing for people at a range of income levels.**

Draft Parameters:

- a. Make at **least maximum** 33% of total housing units permanently affordable to low or moderate -income households. (Note: This is consistent with Proposition K (2014), which is described above.)
  - 1. Make **at least** 15% of total housing units affordable to low-income households (earning up to 55% of Area Median Income (AMI)).
  - 2. Make **an additional the remaining** 18% **(or more)** of total housing units affordable to ~~low or~~ middle-income households (earning up to 120% of AMI).

**Note:** Since the most underserved group is the middle income household, they should have the larger percentage of the housing allocation.

**~~b. Maximize the number of affordable units for low (55% of AMI), moderate (120% of AMI), and middle-income (earning up to 150% of AMI) households; aim to include at least 50% of housing affordable to low, moderate, and middle-income households.~~**

**Note:** This is not acceptable to Westwood Park community

- c. Produce sufficient market rate housing to cover costs, provide an economic return to the SFPUC ratepayers, and ensure project feasibility.

**Principle #2: Create housing that can serve a diverse group of household types.**

Draft Parameters:

- a. Maximize the proportion of affordable housing that is provided on-site (as opposed to off-site or through paying an in-lieu fee).
- b. Design a substantial proportion of housing units, common spaces within residential buildings, and public amenities to be suitable for families with children.
- c. Indicate how family-friendly units will be made accessible to households at a range of incomes.
- d. Consider partnering with City College and/or area schools to allocate on-site units to **house students**, faculty, and/or staff.

**Principle #3: Help to alleviate City's undersupply of housing.**

Draft Parameters:

- a. Within the confines of other relevant parameters (e.g. **Principle 1(a)**, neighborhood character, open space, transportation), and subject to the desired unit sizes and family- oriented units cited above, maximize the amount of new housing created to address the current and projected affordability challenges faced by the neighborhood and the City **as proposed and outlined by the 2009 Balboa Park Station area plan.**
- b. **Create** ~~Maximize the pace of~~ housing ~~creation~~ without compromising the quality of design or construction or outpacing needed transportation infrastructure.