

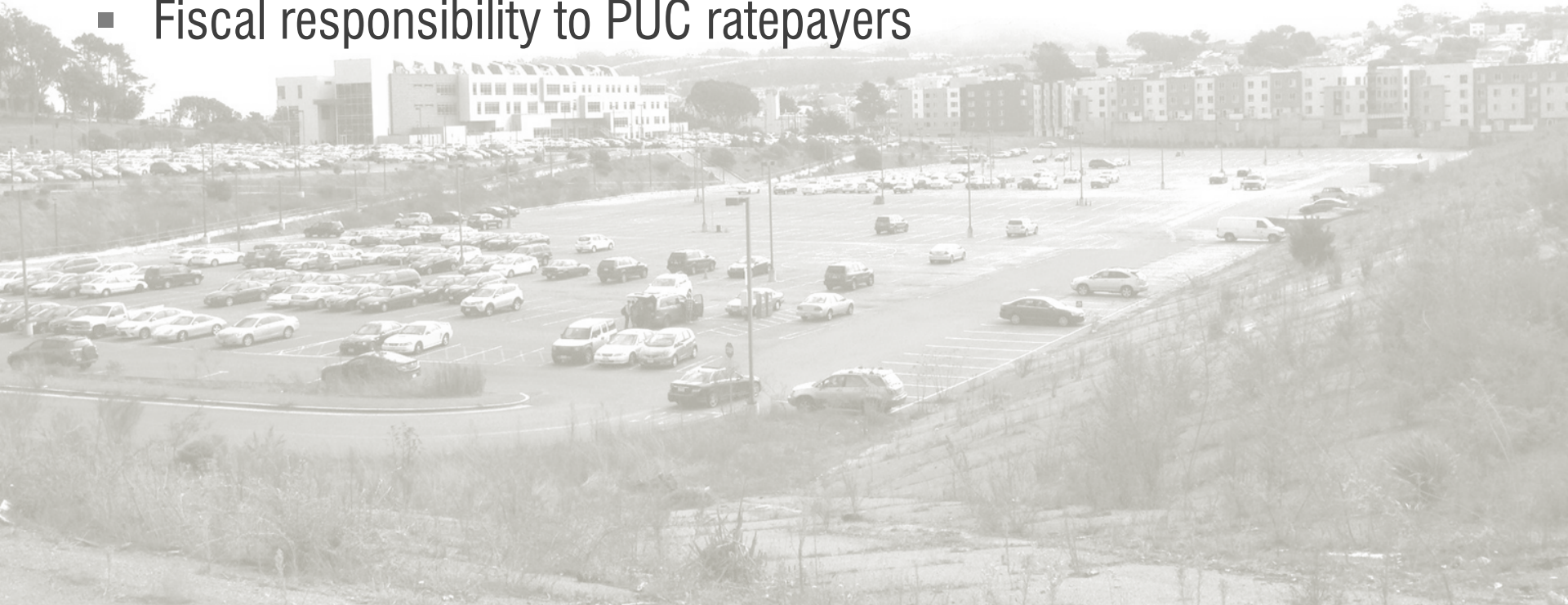
BALBOA RESERVOIR SITE STUDY

Public Land for Housing Program

Balboa Park Station CAC – June 23, 2015

WHY ARE WE STUDYING BALBOA RESERVOIR?

- Meeting housing needs (*Public Land for Housing*)
- Carrying out vision of the Balboa Park Station Area Plan
- Opportunities for public amenities in neighborhood
- Fiscal responsibility to PUC ratepayers



SAN FRANCISCO HOUSING: POLICY

Proposition K Goals

- 30,000 units by 2020
- 33% affordable to low and moderate incomes

Public Land for Housing Program Goals

- 4,000 units on Public Land by 2020
- 50% affordable to low and moderate incomes



Archbishop Riordan
High School

SFPUC
17.7 acres

CCSF
10.4 acres

MIRAMAR AVENUE

OCEAN AVENUE

PHELAN AVENUE

SAN FRANCISCO HOUSING: PRODUCTION & NEED

	Actual Production 2007-2014*	Target Production 2007-2014	Percentage of Production Target Achieved*
Low Income (< 80% AMI)	5,328	12,124	44%
Moderate Income (80-120% AMI)	1,213	6,754	18%
Market Rate (> 120% AMI)	12,726	12,315	103%

For a family of four, 80% of AMI = \$77,700
 For a family of four, 120% of AMI = \$116,500

*As of 3rd quarter 2014

WHO IS AFFORDABLE HOUSING FOR?

ANNUAL INCOME, BY HOUSEHOLD SIZE



VERY LOW-INCOME HOUSEHOLDS

Earn up to 55% of Area Median Income

1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE	5 PEOPLE	6 PEOPLE
\$39,250	\$44,850	\$50,450	\$56,050	\$60,550	\$65,000

LOW-INCOME HOUSEHOLDS

Earn up to 80% of Area Median Income

1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE	5 PEOPLE	6 PEOPLE
\$57,100	\$65,200	\$73,350	\$81,500	\$88,050	\$94,550

MODERATE-INCOME HOUSEHOLDS

Earn up to 120% of Area Median Income

1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE	5 PEOPLE	6 PEOPLE
\$85,600	\$97,800	\$110,050	\$122,300	\$132,050	\$141,850

ANNUAL INCOME, BY PROFESSION



Source: San Francisco Mayor's Office of Housing & Community Development, 2015



BALBOA RESERVOIR OUTREACH

2014

Sept

Oct

Nov

Dec

2015

Jan

Feb

Mar

Apr

May

Jun

1

2

3

4

5

6

7

8

9

10

11

12

13

14

1

Public meeting

October 7 2014

Public Land for Housing
Lick-Wilmerding High School

2

Public meeting

October 21 2014

Public Land for Housing
Lick-Wilmerding High School

3

Public Presentation

December 11 2014

Public Land for Housing
Planning Commission

4

Stakeholders meeting

December 15 2014

Archbishop Riordan High
School

5

Public meeting

January 21 2015

Lick-Wilmerding High School

6

Sunnyside Neighborhood Association

February 2 2015

7

West of Twin Peaks Central Council

February 23 2015

8

Balboa Park Station Area Plan Citizens' Advisory Committee

February 24 2015

9

Ingleside Branch Library

March 7 2015

10

Excelsior Collaborative

March 18 2015

11

Ocean Avenue Association

March 18 2015

12

Ocean View-Merced Heights-Ingleside Community Collaborative

March 20 2015

13

Westwood Park Association

April 30 2015

14

Public meeting

May 5 2015

REQUEST FOR PROPOSALS (RFP) PROCESS

- Request for Proposals (RFP) to select a developer partner to work with the SFPUC and the community to produce a detailed project design and perform required environmental review
- Selection criteria based on community-defined development principles
- Developer partner with capacity to realize the vision articulated by the RFP will be selected

CITIZENS ADVISORY COMMITTEE (CAC) PROCESS

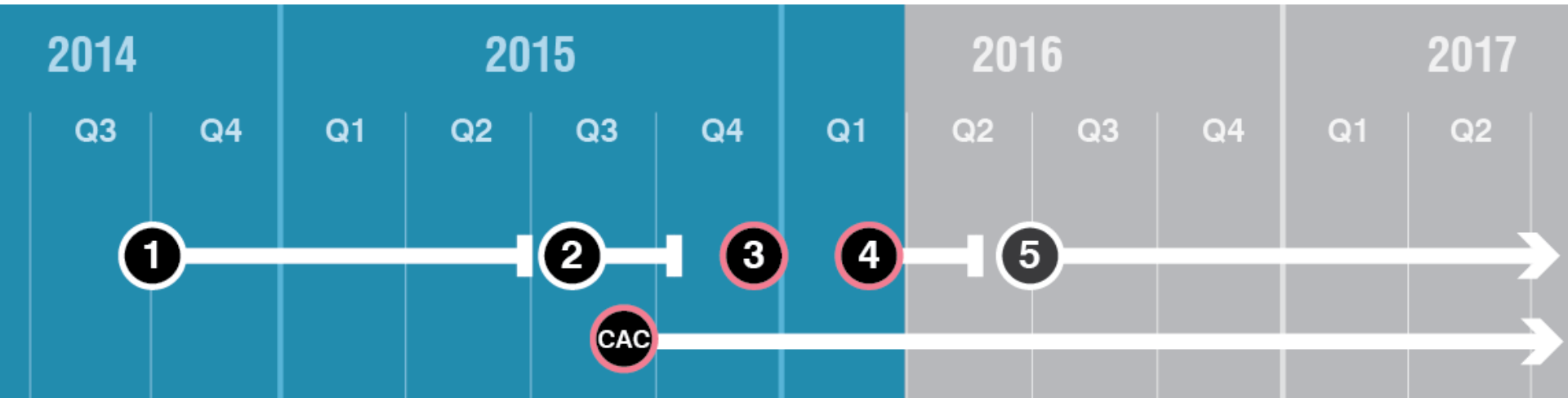
- Public meeting format for continued community input
- Focus on the Development Principles
- Monthly meetings pre-RFP
- Continued meetings post-RFP



OUTREACH AND DESIGN PROCESS

DRAFT - SUBJECT TO UPDATES

APRIL 30, 2015



1 Initial community outreach

Public meetings
Neighborhood associations
Non-profit organizations
Public questionnaires

2 Develop Request for Proposals (RFP)

Based on public comments and
Citizens Advisory Committee input

3 Release Request for Proposals (RFP)

Requesting competitive
proposals for site development

4 Review proposals Developer-partner selected

through competitive process

5 Further community outreach, Refine design

Community and developer
collaborate to refine design

CAC Citizens Advisory Committee

Public forum
RFP feedback

BALBOA RESERVOIR: NEXT STEPS

- **Monthly CAC meetings to discuss project plan**
 - Establishment of CAC expected in July
 - Initial focus on refining Development Principles in RFP
 - Engagement with future developer partner and City staff on project design
- **Late 2015/early 2016**
 - Release of RFP and selection of Developer
 - Further public engagement to develop design proposal and prepare for environmental review (expected to last 2-3 years)

THANK YOU!

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SIGN UP FOR FUTURE UPDATES:
sf-planning.org/balboareservoir