



Potrero Yard Neighborhood Working Group Meeting 20 Minutes

Tuesday, January 5, 2021, 6:00 p.m. to 8:00 p.m.

Zoom Webinar, Webinar ID: 891 4215 5353

(Virtual)

Note – The meeting minutes capture the overall tone of the group’s discussion and is not meant to be an exact transcription.

Members Present:

Thor Kaslofsky
Mary Sheeter
J.R. Eppler
Ryan Parker
Claudia Delarios Moran
Scott Feeney
Magda Freitas
Peter Belden
Alexander Hirji
Roberto Hernandez

Members Not Present:

Brian Renehan
Alexandra Harker
Kamilah Taylor
Benjamin Bidwell

SFMTA Staff:

Rafe Rabalais
Adrienne Heim
Licina Iberri
Bonnie Jean von Krogh

Other Attendees:

Rosie Dilger (consultant)
Abraham Vallin (consultant)
Lisbet Sunshine (consultant)
Ronald Mitchell
Hayden Miller
Arnoldo Ulloa
Daniel Maroon
David Pilpel

Purpose of the Meeting



To discuss project general updates including, Working Group changes, Prop K funds, the RFP release, and Housing Principles.

Item 1. Welcome & Rules for Virtual Engagement

Rosie Dilger welcomed everyone to the first meeting in 2021, and reminded the participants of virtual etiquette.

Item 2. Wellness Check In & Icebreaker

The Working Group and San Francisco Municipal Transportation Agency (SFMTA) staff checked in on their holidays and personal ambitions for 2021. The group suggested that they'd like to go outside more, wake up earlier, spend time off screen, cook more, and would like to spend more time talking to loved ones.

Item 3. Member Announcements

Bonnie Jean Von Krogh: We'd like to welcome Ryan Parker, Ryan would you like to introduce yourself?

Ryan Parker: I'll make this short and sweet. I've been in San Francisco for about two years. I find passion in housing and transportation. I'm really focused on making the new project reflective of the community at large.

Bonnie Jean: Thank you for sharing, Ryan. Now let's open it up to member announcements. Mary, I believe you have an announcement? I'd also like to open it up to anyone else who'd like to make an announcement as well.

Mary Sheeter: I'm a member of Friends of Franklin Square, and I'd like for Working Group members to know that there is a new development proposed for 321 Florida Street. It would be a nine-story building dedicated for housing and community space for artists. The Friends of Franklin Square group was involved with the shadow studies, and less than one percent of shadow would be added to the park; this was of concern to us as we didn't want the children's area to be in the shade. We've had a good dialogue with the developer; they're committed to capital projects and improvements at the park. There is a meeting tomorrow; Adrienne has sent a link into the chat. Join the meeting if you're interested!

Item 4: SFMTA Updates

Bonnie Jean shared the suggested meeting dates for 2021 and asked the Working Group if the dates work. All Working Group members agreed to set the dates for now.

Adrienne Heim: There's a couple of things happening related and unrelated to COVID-19. We have our first ever Youth Travel Advisory Board (YTAB). We are looking for members who are 14 to 17 years old by February of this year. Applicants can go to [SFMTA.com/YTAB](https://www.sfmta.com/YTAB) and the applications are due at 12pm on January 18, 2021. Additionally, the J-Church is currently running; you may have seen it along the streets.



We also have an [equity toolkit](#) that we unveiled a couple of weeks ago. If you're interested in looking at the toolkit, I can link that in the chat.

Bonnie Jean: Adrienne, I have one more update for the group about Muni service. We do have additional service changes coming down the pike. The T-Third is coming back this month. We will also be debuting a new 15-Bayshore bus and bringing back the 27-Bryant.

Rafe: The most recent stimulus totaling \$900 billion included \$14 billion for transit agencies across the United States, so about \$800-\$900 million to transit agencies across the Bay Area. The good news is that this provides us with some measure of financial stability through the end of this fiscal year, which is June 2021. It serves as a lifeline through 2022 - we are certainly not living large, though, as the funding from Washington is a lifeline.

Rosie: Thanks Rafe, Licia let's turn it over to you for the Request for Qualifications (RFQ) process.

Roberto Hernandez: Here at the Mission Food Hub there's about 900 families behind on rent, I know that the stimulus included money for housing. Would you happen to know about any of that money going toward these families?

Rafe: I believe that the stimulus included provisions for the construction of affordable housing, which is a long term solution of course. I don't know if the stimulus included any short-term provisions, though, for those in tenuous housing situations. Licia: On December 23, we sent an email out to you all with the [short list of developer firms](#). We were very encouraged by the submissions we got. People seem very cognizant of the various policy issues.

Roberto Hernandez: I want to tip my hat off to the three development partners that made it through the selections process. I was able to check their website out and I was very impressed.

Licia: Ryan Parker is a new member, and he just wrote in the chat that \$25 billion was dedicated to housing [in the federal stimulus bill] although he does not know the details. Maybe Ryan and Roberto could connect?

Rosie then asked Adrienne to provide information on the Request for Proposal (RFP) survey results.

Adrienne: We did a mini campaign to promote the RFP survey, including postering, postcards, newspaper ads, bus cards, and digital advertisements. We received 60 survey responses total.

Adrienne read through the results presented on screen.

Peter Belden: Does the survey have any sort of formal role on the development?

Adrienne: This survey will help to inform the RFP.

Peter Belden: 60 responses is a very small number.

Rosie: Working Group members, is this reflective of what you've heard in your connections or communities?



Peter Belden: I think the information is useful, although I wouldn't infer that the 60 people that participated represents all of the community.

Rafe: The comments about the survey size are appreciated. It's one data point, and we have received additional feedback outside of the survey to complement these results. These numbers contribute to the overall picture of the community's thoughts about the project.

Rosie: We distributed thousands of collateral. I'd like to tag Claudia and Roberto to see what they think about this.

Claudia DeLarios Moran: We are seeing that those who are most privileged are the only ones that have been able to answer these survey questions, especially considering the times that we are in. Now more than ever, all the underlying inequities are skewing these results.

J.R. Eppler: Maybe we could stipulate how these results were obtained and through which populations. That could possibly help inform how the survey has been skewed.

Rosie: We were able to use this survey during Carnival, and about a third of these results were obtained in-language.

Adrienne: It's important to know how we've obtained this data. We were hoping to show you the results that we've obtained so far.

Roberto Hernandez: The results could be entirely different depending on when these answers were given. The Mission Food Hub has been a good way for me to touch base with how the community is feeling and the different inequities that they are facing. Some are not able to have access to good WiFi and are struggling with paying rent. Maybe a year ago they weren't feeling like this project was a need. But now I am more than 500 percent sure that the Potrero Yard Modernization Project should be 100 percent affordable. When you really look at the impact it's having on people economically, we have people that have lost their jobs who didn't come to the Food Hub and now are. If COVID-19 is gone tomorrow, how long is it going to take to rebuild? How are we going to use that space of recovery and people in need effectively to capture their voice?

Rosie: Thor I noticed that you had joined, I'm wondering if you had any input on this?

Thor: I've noticed how the economy is doing and I'm wondering about projects not being built. I'm concerned about how projects like these will be funded. I've remarked previously about a study that we did a year ago, that said that most projects like these are looking for large units for families. I would hate to see this project not go forward, if the affordability goal is 100 percent. I'd also like to say that 60 responses is great.

Rosie: Before I move on, does anyone have any questions or comments about this?

Item 5. Prop K Funds Request

Rosie passed it off to Bonnie Jean.



Bonnie Jean: As people know we went before the San Francisco County Transportation Authority (SFCTA) Board on December 15. The item was a funding request with Prop K funds to continue the planning of the project. Supervisor Walton had some questions and we will follow up with him to address those questions. For those that were able to attend, I'm curious about any thoughts that you all had.

Thor: Thank you to those in the Working Group who were able to attend.

Alexander Hijri: I'd give the whole meeting a bit of a "meh". I think what was most telling was that there weren't any discussions during the meeting which indicates to me that there were issues and questions around the project. I was curious about Supervisor Ronen's and other Supervisors' feelings. There was a meeting a couple days after that, it helped inform me that there was an active interest in pursuing 100 percent affordability from both Supervisors.

J.R.: There seems to be a need for an ironclad minimum and maximum percentage of affordability.

Bonnie Jean: What are some ways you would like to get involved when the opportunity comes up next time?

Scott Feeney: My fear is that giving critical feedback to the Supervisors would mean they're not in touch with how necessary it is for this bus yard to be built, as they're not usually Muni riders and drivers.

Thor: If this yard is not built there could be a ripple effect that impacts the transportation infrastructure of the City.

J.R.: Are the Supervisors aware of this fact?

Licinia: I just want to add something: on a later slide we have a bullet that explains that the RFP is really tied to this allocation. That is because Prop K funds all of our staff time through next September, the Environmental Impact Report (EIR), our joint development advisory contract, and public outreach and engagement. The SFMTA has explained to the Supervisors that this funding is the project lifeline, and that we cannot pursue the RFP without the funding. However, there are concerns about the SFMTA's commitment to follow through on affordable housing, which opens a space for the Working Group to show that the SFMTA is making an effort to engage the community credibly. We understand that affordability is a very important aspect of the project. It is difficult to gauge what the proposals will include on affordability; the RFP provides us with the path to learn more. In order to help to continue the project so we can see what the proposals will say, we need to find a way to put faith in the vision and the process. Also, we need to prioritize the transit facility as the main purpose of the project..

At the TA meeting, Supervisor Walton raised a concern about the SFMTA's consistency in its commitment to affordability for the housing component and continued the item. He wants to ensure affordability levels are as high as possible. The SFMTA was somewhat surprised to hear that these concerns, as we had felt we are all aligned on the vision for the project's housing affordability. The project team has been engaging with D10 staff but have not had recent



opportunities for conversations directly with the Supervisor about project details. We will be meeting with the Supervisor as soon as possible to address any concerns and ensure that he feels comfortable with all the components.

Roberto Hernandez: I actually reached out to him early on, and he came out on site. I made it a point to keep him in touch with the project. I don't have a problem communicating with him. I think it's important for us to understand that this is his district. I really believe that the other issue that we have to be informed about is that there has been a citywide movement about public land, what is public land, and not to waste public land. On the housing side in terms of policy, the Mayor and the Board of Supervisors have been really forthcoming that there should be affordable housing on public land. Was SFMTA involved in Balboa Park?

Rafe: Yes, the land was transferred to the [Mayor's Office of Housing and Community Development](#) in 2012.

Roberto Hernandez: Have you heard that it is public land and this is 100 percent affordable housing?

Licinia: Yes we have heard.

Mary Sheeter: Given the choice between having a bus yard or a bus yard with 50 percent affordable housing, there is definitely a preference toward having some rather than none.

Licinia: Because of the City charter and the current budget situation, we can't use transit money to build housing. The bus facility financing plan is separate from the housing so that housing does not subsidize the bus facility, although some costs of the building structure could be shared. The SFMTA believes in getting to the highest number of affordable units. It is possible that we may get more affordable units overall with mixed-income development than with 100 percent affordable. There is a need to build trust among siloed organizations. Getting to the RFP phase is critical to understanding what the people who design and build it are able and willing to do on the site.

Scott: My understanding is that the project is so large that the funds required for the affordable housing would take away from other projects across the City. The City needs to increase overall funds for affordable housing, we need to ask the Supervisors to find more money.

Rafe: There are other sources of funding that we might be able to tap into including State and philanthropic funding. We will ask our developer partner to be very entrepreneurial in obtaining funding to get the percentages of affordable units as high as possible.

Rosie: Thanks everyone, Rafe I will hand it back to you.

Item 6. RFP Release Update and Next Steps

Rafe described the next steps for the RFP release.



Rafe: We're still hoping for the end of January for RFP release. We would like to get the RFP out as soon as possible. At our last meeting, we wanted to know what questions the Working Group had for those submitting an RFP.

Item 7. Housing Principles Update

Rafe: We are also finalizing the Housing Principles for your review.

Rosie: Thank you, Rafe. We will reschedule the RFP closed panel. Do the Working Group members have any other points to make or questions? Please let us know before we move on to public comment.

Claudia: I have a very strong belief in both Supervisor Walton and Supervisor Ronen. How can we tweak things and get them behind the project?

Item 8. Public Comment

Rosie prompted Public Comment.

David Pilpel: I have a number of comments:

- Can you confirm that the next meeting is Monday, February 1?
- In the future, for the agenda, could you make sure that the letterhead is up to date to include current Board members.
- Can you please post the presentation earlier as it was only uploaded this afternoon so that we could have adequate time to review the content?
- Can you also include the page numbers in the presentation.
- I'd also like to welcome Ryan Parker.
- I'd also like to share my goals for 2021, which is to be perceived as more constructive and to educate young people about the importance and history of the SFMTA transit system.
- I'd also like to mention the fact that the 22-Owl will no longer serve Potrero Hill has not been communicated - and that will go into effect on January 23.
- Friday at noon, the Board of Supervisors elects its new president. My money is on either Supervisors Mandelman, Ronen, or Walton.
- I'd also like to note that I know of no legislation or basis for the group to have a closed discussion. I don't want to file a Sunshine complaint about the conduct of your gatherings because I think that this is otherwise going well. I mentioned this earlier to staff and that you need to have the basis for doing so.

Keep up the good work! Thanks for listening to me.

Rosie: Noted.

Abraham asked for call-in questions. No callers had questions and so Rosie concluded the meeting.

