

Potrero Yard Neighborhood Working Group Meeting #32 Minutes

Tuesday, May 2, 2023, 5:30 p.m. to 7:30 p.m.

In-Person Meeting

681 Florida Street - Site Tour

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

Members Present:

Claudia DeLarios Morán
Jolene Yee
Jorge Elias
JR Eppler
Alexander Hirji
Magda Freitas
Peter Belden
Roberto Hernandez
Scott Feeney

PNC Staff:

Jennifer Trotter
Myrna Ortiz
Seth Furman
Josef Topete

SFMTA Staff:

Bonnie Jean von Krogh
John Angelico
Kerstin Magary
Tim Kempf (DPW)
Sean O’Brien (DPW)

Members Not Present:

Alexandra Harker

Other Attendees:

Alejandro Abogado
Amy Beinart
Marie Soreson

Purpose of the Meeting

Potrero Yard Neighborhood Working Group (PYNWG) to tour a completed affordable housing project in the community. Questions were asked by Working Group members throughout the tour. Tour locations included the lobby, bike locker, service provider offices, courtyard, rooftop community garden, laundry room, and outside the retail spaces.

Background:

- The property was purchased in 2012 from a luxury developer (arm of Chase Bank)
- Mission Economic Development Agency (MEDA) and Tenderloin Neighborhood Development Corporation (TNDC) partnership to develop and manage the building.
- TNDC currently manages the building and MEDA will take over building management in 15 years once their capacity is built up.
- The building consists of 9 stories, 130 units, on .44 acres of land and 2 commercial spaces.

- The entire facility is dedicated to affordable housing (25-85% AMI) and does not provide parking.
- Occupancy began August 22, 2022 and is 100% leased up as of April 20, 2023.
- A “Fitwel” application is in progress for healthy building design and construction certification.
- Units include 21 studios and 109 1 - 3 bedroom units.
- All-electric, fossil-fuel-free – zero-emission ready.

Funding:

- Funding came from a variety of sources.
 - \$32 million in tax credits
 - Affordable Housing Program (AHP)
 - Federal home loan housing program
 - 22 Section 8 Vouchers

Building Design and Features:

- The lobby was designed to be large with seating options in order to be used for community meetings/space.
- Resident amenities include: wifi, bike storage, 3 social service rooms, a shared courtyard with childcare, roof spaces and a community rooftop garden.
- Stormwater tanks in the courtyard to capture water and reuse for watering plants in the building.
- Spaces are activated with murals and art
 - Public spaces or communal hallways contain art
 - 1% of development funds used on art
 - All pieces went through SF Art Commission