



SFMTA

Building Progress: Potrero Yard Neighborhood Working Group

April 2024 | Meeting #42



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Detailed Agenda

1. Member & SFMTA Announcements — 5 minutes
2. Schedule Update – 10 minutes
3. Project Update: Cone Study – 10 minutes
4. Project Update: Housing Development – 10 minutes
5. Project Update: Bus Yard Funding – 10 minutes
6. Next Steps — 5 minutes
7. Public comment - members of the public who wish to participate in the meeting virtually will be placed on mute, regardless of joining via video or by phone, until the Public Comment section.



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Member and SFMTA Announcements

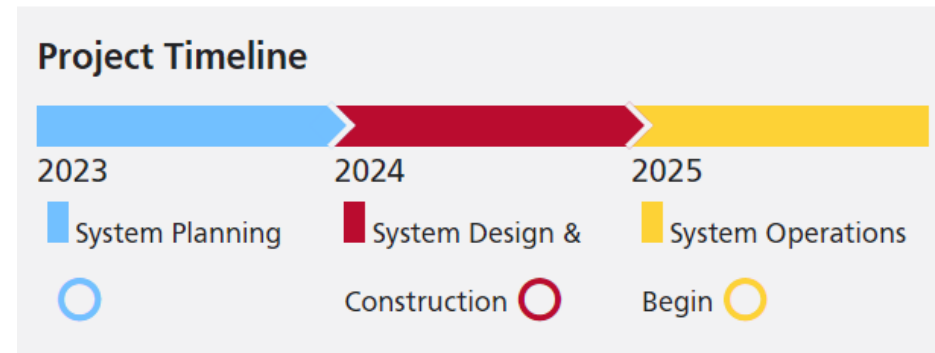
John Angelico, SFMTA



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Speed Safety Cameras

- Passage of [AB 645](#) allows SF to be a part of the pilot program for five years
- **Online 2025:** Two months of warnings; After 60 days, fines issued.
- [SFMTA.com/projects/speed-safety-cameras](https://www.sfmta.com/projects/speed-safety-cameras)



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Speed Safety Cameras Intersections

1. 3rd Street from Key Avenue to Jamestown Avenue
2. 7th Street from Harrison to Folsom
3. 9th Street from Bryant to Harrison
4. 10th Street from Harrison to Folsom
5. **16th Street from Bryant to Potrero**
6. Alemany from Farragut to Naglee
7. Bay Street from Octavia to Gough
8. Bayshore Boulevard from 101 off-ramp to Tunnel Avenue
9. Broadway from Powell to Stockton
10. Bryant from 2nd to 3rd Street
11. Cesar Chavez from Folsom to Harrison
12. Cesar Chavez from Indiana to Tennessee
13. Columbus Avenue from Lombard to Greenwich
14. Embarcadero from Green to Battery
15. Franklin Street from Union to Green
16. Fulton from Arguello to 2nd Avenue
17. Fulton from 42nd Avenue to 43rd Avenue
18. Geary from 7th Avenue to 8th Avenue
19. Geary from Webster to Buchanan
20. Geneva from Prague to Brookdale
21. Guerrero from 19th Street to 20th Street
22. Harrison from 4th Street to 5th Street
23. King Street (NB only) from 4th Street to 5th Street
24. Lincoln from 27th Avenue to 28th Avenue
25. Market Street from Danvers to Douglass
26. Mission Street from 8th Street to 9th Street
27. Mission Street from Ottawa to Allison
28. Monterey Boulevard from Edna to Congo
29. Ocean Avenue from Friday Kahlo to Howth
30. San Jose Avenue from 29th Street to 30th Street
31. San Jose Avenue from Santa Ynez to Ocean Avenue
32. Sloat Boulevard from 41st Avenue to Skyline
33. Turk from Van Ness to Polk

Announcements: Working Group

Working Group members please share upcoming events or activities with the Working Group, SFMTA, and PNC.



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Schedule Updates

Chris Jauregui, PNC
Bonnie Jean von Krogh, SFMTA



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Project Entitlement Obtained

The Project has been reviewed and entitled with unanimous support by the SF Board of Supervisors and ordinances signed into law by Mayor.

Agency	Date	Result
SF Planning Commission	January 11, 2024	Recommended – Adopt CEQA findings, Special Use District Ordinance, General Plan Ordinance, and certify Final Environmental Impact Report
SF Board of Supervisors – Land Use and Transportation Committee	February 26, 2024	Recommended Planning Ordinance, General Plan Ordinance
SF Board of Supervisors – Budget and Finance Committee	Feb 28, 2024	Approved PDA Continuation Payment Resolution as amended
SF Board of Supervisors (First Reading)	March 5, 2024	Passed on First Reading of Planning Ordinance, General Plan Ordinance Adopted resolution approving continuation payment to PNC
SF Board of Supervisors (Final Reading)	March 12, 2024	Adopted Planning Ordinance, General Plan Ordinance,
SF Mayor (Signature)	March 22, 2024	Signed Legislation to adopt Planning Ordinance, General Plan Ordinance



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Community Engagement: April 2024

Since the #41 Working Group Meeting, the SFMTA and PNC provided a project briefings to:

- PODER Bicis del Pueblo (Feb 15)
- Latino Task Force (Feb 21)
- Potrero Hill HOPE SF Residents (Mar 20)
- Potrero Boosters (Mar 26)

On March 28, the updated Local Business Enterprise (LBE) Plan was made available on the SFMTA website and all certified LBEs were notified of the LBE Plan via email.





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Update: Cone Study

Chris Jauregui, PNC



Cone Study Overview

In March 2024, a cone study was conducted to test the Bus Yard design.

- Cone study took place at Cow Palace with both 40-foot and 60-foot buses
- Various types of buses and trolleys were tested including Battery Electric Bus (BEB) and electric trolley bus
- Operators with varying years of experience participated in the cone study, including Working Group members
- Cones set up to replicate pillars, walls, and other structural elements of the Bus Yard design
- Results of the cone study are currently being analyzed

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Cone Study: Cow Palace



- 1 Three different buses were used in the cone study.
- 2 The Design team takes notes on bus turning movements.
- 3 Operators maneuver buses around cones.
- 4 Cones placed to mimic the location of walls and pillars in the new bus yard.



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Update: Housing Development

Seth Furman, PNC



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Funding Schedule Overview

Affordable housing projects **include funding a wide variety of sources**, including local and state sources, tax credits, developer equity, and other miscellaneous pools.

For Bryant Street Housing, the current funding strategy includes:

Description	Source	When to Apply
Permanent Loan	3 rd Party Financial Institution	Prior to closing
Affordable Housing & Sustainable Communities (AHSC)	HCD ¹	NOFA ² is only once a year
Infill Infrastructure Grant (IIG)	HCD	SuperNOFA once per year
Gap Funding (Committed)	MOHCD	Prior to closing; meets monthly
Developer Equity/Deferred Developer Fees (Committed)	MY-T	N/A
Federal Tax Credits	TCAC ³ /CDLAC ⁴	Twice per year; April and August for 2024

Phase 1 - Bryant Street



The proposed housing program is subject to funding sources and market feasibility.

Key Terms:

- ¹ State of California's Housing & Community Development
- ² Notice of Funding Availability
- ³ Tax Credit Allocation Committee
- ⁴ California Debt Limit Allocation Committee



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AHSC Update

In early March, MOHCD and MY-T **agreed to not submit our AHSC application** in the 2024 NOFA. Reasons include:

- **Additional design work** needed for the Revised Bryant Street design
- **Evaluating cost efficiencies** for the updated Bryant Street design
- Concern for **HCD Negative Points** if design changes
- **Confidence that a 2025 NOFA will occur**

Lessons Learned

1. Bryant Street is an **exceptionally qualified** and **competitive project** for AHSC.
2. MY-T must **further the design** and get it up to AHSC readiness.
3. **Polishing** and **furthering the SFMTA AHSC transit project** will only bolster our application's competitiveness.
4. MY-T, MOHCD, and our AHSC Consultant are **confident Bryant Street can be a successful AHSC Project**.



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Phase 1 - Bryant Street



The proposed housing program is subject to funding sources and market feasibility.



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Funding Schedule Alternatives

From now until January 2025, **MY-T will constantly evaluate funding sources alternatives**. Finalizing funding sources is very typical for any affordable housing development.

Description	Source	When to Apply
Permanent Loan	3 rd Party Financial Institution	Prior to closing
HCD 2024 (MHP ¹ & IIG)	HCD	NOFA is only once a year
AHSC 2025	HCD	NOFA is only once a year
Gap Funding (Committed)	MOHCD	Prior to closing; meets monthly
Developer Equity/Deferred Developer Fees (Committed)	MY-T	N/A
Federal Tax Credits	TCAC/CDLAC	Twice per year; April and August for 2024
Something else out there?	---	---

Key Terms:

¹ Multifamily Housing Program





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Bus Yard Funding Opportunity

Bonnie Jean von Krogh, SFMTA
Chris Lazaro, SFMTA



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Bus Yard Funding Opportunity

- Significant funds are needed prior to the new Potrero Yard being substantially complete.
- Loss of Proposition A general obligation bond in June 2022 > Continuing to pursue all funding opportunities
- ~ \$16 million in local funding from Prop L and Regional Measure 3 funds
 - Dec 12, 2023: \$12,500,000 in Prop L (via SFCTA)
 - Dec 20, 2023: \$3,503,055 in RM3 (via MTC)
- SFMTA grant program application submission
 - Submission Date: April 23, 2024
 - Letters of support





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Next Steps

Chris Jauregui, PNC



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Next Steps

PNC and the SFMTA have the following community outreach activities planned (subject to change):

- Next Working Group meeting: May 14, 2024
- Project briefings with various community stakeholders (schedules pending, dates TBD)
 - Please let us know if there are local residents, businesses, organizations, or other community members that may be interested in learning more the Project

Public Comment

- Do any members of the public wish to comment?
- If you are joining via a computer, please use the raise your hand feature and we will unmute you.
- Joining by phone? We will unmute folks one at a time and call out the last four digits of your phone number.
- Please state your name and organizational affiliation.

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Sign Up for Project Updates

[SFMTA.com/PotreroYard](https://www.sfmta.com/PotreroYard)

