

**BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO**

MEETING MINUTES

**City College of San Francisco
Multi-Use Building, Room 140
55 Phelan Avenue, San Francisco, CA 94112
Monday, January 22, 2018**

6:00 PM

Regular Meeting

Please note: Meeting minutes are only intended to serve as a summary of the meeting. For a full transcript of the meeting, refer to the audio recording of the meeting [Available online at www.sf-planning.org/BRCAC].

Documents received during this meeting are in a document titled balboareservoir_CAC_Public_Documents_Received_and_Emails-012218 available via the following link: www.sf-planning.org/BRCAC

Committee Members Present:

Michael Ahrens; Howard Chung; Brigitte Davila; Christine Godinez; Robert Muehlbauer; Lisa Spinali; Mark Tang; Jon Winston

Committee Members Absent:

Maurice Rivers

Staff/Consultants Present:

Office of Economic and Workforce Development: Emily Lesk, Tom Shanahan
San Francisco Planning Department: Sue Exline, Jeremy Shaw; Seung Yen Hong

1. Call to Order and Roll Call – [Recording: 00:00:00]

2. Opening of Meeting

a. November Minutes:

- i. Motion to approve November meeting minutes
 1. Moved: Ahrens; Seconded: Winston

2. Ayes: Ahrens, Chung, Davila, Godinez, Muehlbauer, Spinali, Tang, Winston,
Noes: [none]; Abstain: [none]
- b. December Minutes:
 - i. **Michael Ahrens:** I appreciate the improved format of the minutes. The CAC should ask members of the public to state their name before providing public comment.
 - ii. In section 6, “Malinda Rodriguez” should be changed to “Marilyn Rodriguez”
 - iii. Motion to approve December meeting minutes
 1. Moved: Muehlbauer; Seconded: Winston
 2. Ayes: Ahrens, Chung, Davila, Godinez, Muehlbauer, Spinali, Tang, Winston,
Noes: [none]; Abstain: [none]
- c. **Mark Tang:** I am excited to be a part of this CAC and to be working to move this project forward. I live in District 7 and am familiar at a general level with the project. I work for the Bay Area Air Quality Management District doing electric vehicle and transportation strategy and planning.
- d. **Lisa Spinali:** We are going to talk about a few scheduling items before the discussion tonight. Also, if you are someone who would benefit from closed captioning, please reach out so that this can be provided.
- e. **Emily Lesk:** At next month’s meeting on February 12th, City staff will present on upcoming milestones. The project is required to go before the Board of Supervisors and show that the project is fiscally feasible. This means showing that the fiscal benefits to the City are greater than the costs. In March, our regular meeting time is the night before the fiscal feasibility analysis goes before the Board. This meeting may be moved forward or back one week.
- f. **Lisa Spinali:** At the last meeting, we got away from the normal comment format. Going forward, we’d like to ensure that comments stay on topic and to their allowed time.

3. Recap of December CAC meeting on Transportation – [Recording: 00:10:30]

Note: Presentation slides (BRCAC_Presentation_01.22.18) available via the following link: www.sf-planning.org/BRCAC

Overview of December CAC Discussion:

Transportation

- Last Mile connection to BART is critical, need to improve all transit modes
- Need to study other alternatives for accessing BART including a shuttle
- Provide pick-up and drop-off for ride share
- Traffic impacts on Sunnyside Neighborhood
- Traffic study needs to be accurate and address seasonal variations
- Provide adequate emergency access
- Careful design of Lee Avenue Access
- Reduce the number of City College students and staff driving into neighborhood

Parking

- Provide more detail on parking need and how unbundled parking works
- Concern that residents and visitors will park on streets in Westwood Park
- Too much shared parking could lead to more auto use and more traffic
- Provide more examples of buildings with 0.5 parking ratio
- Provide shared parking in each phase, not just in Phase 2?

- Plan needs to address the future of auto use and parking, not just current use

General Comments

- Critical for Developer and City College to work together on transportation solutions
- One way to reduce traffic is to reduce the number of new units
- Clarify whether local residents will have preference in leasing or purchase of units
- We all need to come together to find long-term transportation solutions -Supervisor Yee

Lisa Spinali: Is there anything additional that was discussed at the December CAC meeting that didn't get captured in the summary?

Laura Frye, Westwood Park: The comments should note that the traffic impact is everywhere, not just in Sunnyside.

Max Ewald, Ingleside: There are going to be changes to the freeway. Congestion on the 280 on and off ramps needs to be taken into account.

Robert Muehlbauer: The infrastructure between here and BART is terrible. This needs to be improved to get people to walk.

Harry Bernstein, Merced Heights: I would like to see the relative density of this project compared to nearby areas. This project is 10x as dense as Westwood Park. No one has explained how we went from 500 to 1,100 units.

Rita Evans, Sunnyside: The public repeatedly objected to the Residential Parking Permit program. It was objected to at the December meeting and consistently during this process.

[Not stated]: Add Sunnyside to the "Concern that residents and visitors will park on streets in Westwood Park" item.

Laura Frye, Westwood Park: People are concerned about how unbundled parking works. We would like to see examples where it is working well.

Michael Ahrens: It should be added that we need to solve the parking problem for City College. If it is not solved, City College will be harmed.

Pauline Levinson, Sunnyside: I would like to see other agencies, including SFMTA and City College, at these meetings. I want to hear what their solutions are to these problems. SF State University has a transit pass program for students.

4. Developer Presentation: Affordable Housing, Housing Types & Character – [Recording: 00:26:40]

Note: Presentation slides (BRCAC_Presentation_01.22.18) available via the following link: www.sf-planning.org/BRCAC

Kevin Griffith, Bridge Housing: Tonight's discussion will be a dive into the housing types that will be offered in the development. 33% of the units will be affordable, supported by project funded sources. 17% of the units will be affordable, supported by City sources. AvalonBay will build the market rate component. Bridge Housing, Mission Housing, and Habitat for Humanity will build the affordable housing. The site includes for-sale townhome lots that will be sold to smaller developers.

Sam Moss, Mission Housing: The affordable housing has a restriction placed on the deed. The rent is capped at 30% of the household's income. The units are affordable for perpetuity. We try to serve a variety of household incomes. This development will range from 55-120% of AMI (Area Median Income). These income levels are ceiling, not floors. The income levels take into account household size. The ground floor of the BMR (Below Market Rate) buildings will have community rooms that are open to the public. These will host services and events for residents and neighbors.

CAC Housing Principles:

1. Build new Housing for people at a range of incomes
2. Create Housing that can serve a diverse group of household types
3. Help alleviate City's undersupply of Housing

Who will Build Affordable Housing?

- BRIDGE Housing Master Developer
- Mission Housing
- Habitat for Humanity
- Up to 50% of all units affordable
- Potential for educator housing with City College, possible on the Reservoir site or on City College property

What is Affordable Housing?

- AMI = Area Median Income
- Household pays 30% or less of their income for housing costs
- Units will be affordable in perpetuity
- Serving a variety of household incomes

How Does Affordable Housing get Built?

- Non-profit developers build and operate housing
- Public subsidies (grants, loans, land, operating subsidies)
- Maintenance and operations
- Non-profits and residents
- Tenant placement
- Community facilities –community room and childcare
- Community services

5. Question and Answer: Affordable Housing, Housing Types & Character – [Recording: 00:38:25]

Harry Bernstein, Merced Heights: Could you define “in perpetuity” as it relates to the affordable housing? Is this for the usefully life or forever?

Sam Moss, Mission Housing: The requirement that the housing be affordable is placed on the land. This remains in place even if the property is sold. This requirement is forever.

[Not stated]: If the income limits are maximums, does this mean very low income households could live in the moderate income units?

Kevin Griffith, Bridge Housing: The moderate income units have a rent that is set for a moderate income household. A household's income would have to be high enough to meet the rent, otherwise they would not qualify.

Laura Frye, Westwood Park: The City of San Francisco's Planning Principles included the need to fit in and work with the surrounding neighborhood. This should be noted. More ownership units would work better with the surrounding community.

Ricky Greenberg, Richmond: What happens if a current tenant exceeds the maximum income level? Does their rent change?

Kevin Griffith, Bridge Housing: We hope that our tenants are able to increase their incomes. They are eligible to remain in their unit if their income is up to 140% of the regulatory level. We encourage people to leave if their incomes rise beyond this, but we do not evict them.

Sam Moss, Mission Housing: The rents are based on 30% of a tenant's income. The rent will rise if someone's income rises.

Laura Frye, Westwood Park: Who enforces compliance with the Below Market Rate (BMR) requirements?

Kevin Griffith, Bridge Housing: Bridge Housing will enforce the requirements. The City will also be involved. The Low Income Housing Tax Credit units also have requirements attached.

Sam Moss, Mission Housing: There are requirements that the income levels in the development be maintained. There are also standards for maintenance.

Yonathan Randolph, Ingleside: How is rent set for the BMR units?

Sam Moss, Mission Housing: The rent is determined for the BMR units based on which income level they will serve. There is a range of incomes that qualify for an individual unit.

Yonathan Randolph, Ingleside: Will the development adhere to the City's inclusionary rules?

Sam Moss, Mission Housing: The City's inclusionary rules are for market rate projects that have an inclusionary component. The BMR component of this project is considered a standalone 100% affordable project.

Amy O'Hair, Sunnyside: What is the proportion of rental versus ownership units? How was this decided?

Kevin Griffith, Bridge Housing: The project currently has roughly one-hundred ownership units. However, the final number has not been determined. The number was based on the collective approach of the team.

Sam Moss, Mission Housing: Many of the community benefits from ownership are due to longevity of tenancy. Our tenants are typically long-term residents. Also, BMR rentals require less of a subsidy than BMR ownership units; this allows for more BMR units.

Joe Kirchofer, AvalonBay: This development is not going to move the needle on the ownership rate for the area. With limited rental units in the neighborhood, we're providing something that is needed.

Monica Collins, Sunnyside: New housing units drive housing costs higher. OMI used to be a working class neighborhood, but inflation has been tremendous.

David Tejada, Sunnyside: How many ADA accessible units will there be?

Kevin Griffith, Bridge Housing: Most, or possibly all, of the rental housing will be ADA accessible. The buildings will be served by elevators and there will be wheel chair access.

Sam Moss, Mission Housing: We also strive to provide reasonable accommodations for those that request them.

6. CAC Question and Comment: Affordable Housing, Housing Types & Character – [Recording: 00:53:10]

Jon Winston: I don't want to sound like a rightwing capitalist, but the laws of supply and demand do apply to housing. If we want prices to come down, we need to build more.

Howard Chung: Are there occupancy and subleasing limitations for the BMR units? Will a lottery be used to fill the BMR units? Are there enough people to apply for the middle income units?

Kevin Griffith, Bridge Housing: There are occupancy standards. We visit units annually to certify income, and there is onsite management. Subleasing is not allowed and would be grounds for eviction. We don't anticipate that the middle income housing will be difficult to fill. Even folks at higher incomes have trouble affording housing in San Francisco.

Brigette Davila: Has faculty housing been discussed? Neighbors like the architecture of the development at Miramar and Ocean. People don't like the boxy architecture as much. I would like for the architecture to reflect the neighborhood.

Robert Muehlbauer: Are the market rate townhomes limited to first time homeowners or owner occupants? Are the BMR ownership units limited to owner occupants?

Joe Kirchofer, AvalonBay: There are no limitations on the market rate townhomes; they will be just like any other market rate housing units. Yes, the BMR ownership will be deed restricted. Habitat for Humanity would have to speak more about the specifics though.

Lisa Spinali: For the ground floor community space, City College has child care; this should be taken into account when programming the space. Can you comeback and share information on neighborhood safety as it relates to ownership versus rental?

Sam Moss, Mission Housing: The new Valencia Gardens development is a great example of the positive change that a well-managed rental building can have. Mission Housing redeveloped that site, and it drastically improved the area.

Joe Kirchofer, AvalonBay: As a market rate developer, AvalonBay has a strong interest in neighborhood safety. Visiting an affordable rental building is the best way to see the quality of the product in San Francisco. Many have won awards for architecture.

Lisa Spinali: This is the first that I have heard of the market rate developer selling lots for the construction of townhomes. We should understand this a little bit better; this should be transparent.

Joe Kirchofer, AvalonBay: The proceeds from selling the townhome lots will go to subsidizing the BMR housing and site infrastructure. Market rate buildings will also provide additional subsidy.

Brigette Davila: I don't see faculty housing broken out on the income chart. I would like for CCSF (City College of San Francisco) to be provided a plot to develop.

Kevin Griffith, Bridge Housing: We have just started talking with CCSF about what form cooperation will take. We all want CCSF to be involved. This could be on CCSF land or as part of the middle and moderate housing.

7. Developer Presentation: Site Plan updates – [Recording: 01:05:50]

Note: Presentation slides (BRCAC_Presentation_01.22.18) available via the following link: www.sf-planning.org/BRCAC

Peter Waller, PYATOK: The key principles of the design include having the roads on outside and greenspace in center. There have been some changes made based on community feedback and new information. The project would have two phases, roughly split on either side of the park. Each phase would have roughly equal amounts of affordable and market rate housing. The PUC pipeline space on the south of the site is now larger; this will be closer to 80 feet. The number townhomes has increased, in response to the public comments for more ownership. Part of the importance of going up to 7 stories is that it allows greater flexibility and space for the additional townhomes. The site plan continues to step down toward the Westwood Park border. We expect the buildings to be carved and tiered to appear lower.

Karen Murray, VMWP: It is important for the buildings to frame the park. It creates views and also creates a sense of ownership of park.

Michael Ahrens: This CAC approved certain parameters. It is important for people to understand how this plan compares with the parameters and how things have changed. How have the heights changed? How much will filling in the reservoir impact the heights?

Karen Murray, VMWP: In terms of open space, meeting the 4 acres total and 2 acres of contiguous space is unchanged from proposal.

Peter Waller, PYATOK: The proposal talked about the possibility of development up to 75 feet. We are still only talking about this. The plan is not yet final. There are a number of factors at play: how big the units will be and how many townhomes there will be. These are moving variables. The parameters were for 65 feet. The fill would be used to bring the Lee Avenue edge up to street level, but the amount of fill will vary greatly across the site. The Westwood Park edge will be equal in height to the neighborhood.

8. Question and Answer: Site Plan updates – [Recording: 01:28:00]

Rita Evans, Sunnyside: The number of units is outrageous. I've been participating in this process for almost 15 years. We were told 550 units in the area plan. This proposal is unfair to Sunnyside. Unlike the neighbors in Westwood, Sunnyside has not opposed housing on this site. The biggest bulkiest buildings are closest to Sunnyside. Sunnyside will bear the bulk of the traffic. I would like to see townhomes adjacent to Sunnyside. Sunnyside would like better access to the site.

Max Ewald, Ingleside: I don't think the tallest building should be higher than CCSF's Multi-Use Building. Construction should start at a lower elevation, rather than filling in the reservoir basin. I don't want to be looking down on a massive prison complex.

Karen Murray, VMWP: We would like the units to be at grade and open on to the sidewalk.

Peter Waller, PYATOK: There is some flexibility in what the final heights will.

Steve Martin-Pinto, Sunnyside: I would like the townhomes to be detached. Currently, it is a wall of townhomes. It would be great for these to be open and airy with front, back, and side yards. This is better for families. It would also be more respectful of the neighborhood character.

Jim Hornbeck, Sunnyside: I want to direct my comments to the northeast corner of the site on the border with Sunnyside. According to the project parameters, the project should respect the local character and local scale on all sides. Riordan High School is a one story building. A five story building is incompatible with this. Also, Sunnyside would like better integration into site.

Max Kahn, Ingleside: The feedback regarding the scale of the buildings has been articulate. However, the City and region are in a housing crisis and desperately need housing. I hope the development team can take the comments into account without reducing the number of units.

Chris Coghlan, Sunnyside: I get nervous when I see paint marks on the sidewalk. I know some exploratory work needs to be done. I don't want anything done to the site without the project being fully funded. I don't want to be hit with a big earthquake when there's a large hole in the ground. I don't want this to end up as a big hole in the ground for years. Keep it open and give us access; the site is used for more than just parking. On Lisa's biography on the website, it does not mention her work as a paid consultant for SFPUC. I think this is not transparent.

Lisa Spinali: I disclosed the work I did for SFPUC at the last CAC meeting. This work was three years ago.

Monica Collins, Sunnyside: Shared parking does not work; it's nonsense. I was an electrician for years; I understand construction. I think what is special about our city is diversity. This includes ethnic, economic, and religious diversity. OMI is losing its working class. Diversity in San Francisco is important.

Jaap Weel, SOMA: I just heard from a friend that had to move because housing is too expensive. I have friends that don't see a future here. This is not unusual; it happens every week. I hear comments complaining about heights and density when the younger generation can't afford housing. There is a generational divide. We need more housing for more people. I think it is very important to have a meeting downtown to get input from a wider variety of people.

Steven Buss, Mission: I work in tech and on my spare time I am a housing advocate. It took me four months to find housing in San Francisco. I came here looking for a new job and a better life. I slept on couches for three months when I had to move. I was lucky; I had a friend that needed to move out of San

Francisco. Working class people can't afford to live in the City without two incomes. When we talk about building character, it's not just about aesthetics. It's about the lives of the people living there. The character is the community. Please make this as big as possible.

Jennifer Heggie, Sunnyside: Sunnyside has worked closely with the City in good faith. The number of units proposed cannot be supported by the existing transit infrastructure. We have received no plans or promises in the TDM that give us confidence that our needs are going to be addressed. Sunnyside is a community of varied incomes. Congestion is a key concern. Sunnyside has a number of schools in the neighborhood. There are many families in the neighborhood. 1,100 units will generate significant traffic. We ask you to drop the number of units to 500.

Richy Greenberg, Richmond: What will the unit mix be? This is important for two reasons. Larger units will mean more people. What is the makeup of people who will be living here? Will it be individuals, couples, or families? This will also impact traffic and parking.

Francine Lofrano, Westwood Park: At the last meeting, I asked how many people will be living here. I have been involved in these meetings for over 10 years. We were told no more than 500 units. This proposal is out of character with the surrounding neighborhood. It is too dense and too tall. Westwood Park did not oppose housing. We asked for townhomes because we are the only neighborhood that actually touches the project. Will the income levels be segregated by building?

Joe Kirchofer, AvalonBay: The most effective way to fund BMR units is through low income tax credits. These require that the BMR units be in a standalone building. In a perfect world we could mix the units within the buildings. However, to achieve the targeted number of affordable units requires as much subsidy as possible.

Corey Smith, SFHAC: In terms of building scale, the difference between 65 and 75 feet has a large impact on the number of units. I don't want to lose any housing. This could be housing for teachers or residents already in the neighborhood.

Pauline Levinson, Sunnyside: I live in a subsidized unit on Monterrey Boulevard run by the Mayor's Office of Housing. It is completely not in compliance. I would like to see the developers take care of the BMR units. I have been in the AvalonBay buildings in Mission Bay, and the market rate and BMR buildings are very different. There is a clear divide.

Joe Kirchofer, AvalonBay: The AvalonBay building in Mission Bay has affordable units mixed in with market rate units in the same building. I would like to check in after the meeting if you have time.

Laura Frye, Westwood Park: 500 units was the original plan because the environmental review said traffic was so bad. I would like to see drawings of what the building will look like from different spots in the neighborhood. The 30 foot setback between the neighborhood and the townhomes is not enough.

Karen Murray, VMWP: The environmental review process will include views of the project from different places in the neighborhood. These will be public. These will be done by an independent consultant for the City.

Montserrat Blossom, Ingleside: This is a very tough job for everyone here. We all want different things. Unless we get the public transportation together, this will not work. I have no issue with height. If the buildings are beautiful, you will be happy to see them. 500 units was mentioned 15 years ago. That was a different world. We have to listen to the young people. They do not have the same situation that we do.

Yonathan Randolph, Ingleside: Could the townhomes be four stories? I am not afraid of height. The buildings won't ruin the neighborhood. We are looking for high quality and varied facades. Do not compromise the number of units in the name of building character.

Harry Bernstein, Merced Heights: I don't see how this project fits in with the neighborhood. I think you are looking to displace the community. Other than homeowners, you may be forcing transitory people elsewhere. Maybe this is your intention.

9. CAC Question and Comment: Site Plan updates – [Recording: 02:04:00]

Howard Chung: I was surprised that the buildings will be segregated by income level. How do you ensure equal quality?

Kevin Griffith, Bridge Housing: We aspire to build housing of the same quality as market rate housing. We are long-term owners so we have an incentive to build quality structures and maintain them.

Sam Moss, Mission Housing: The common rooms help with equality because they will provide activities and opportunities for all residents.

Michael Ahrens: This CAC developed the parameters over the last 1.5 years. Westwood Park voted against the parameters. However, the parameters were pretty close to what we wanted. The parameters should not be overlooked. The developers have said from the beginning they may go higher, but they should stick with the parameters. The project hinges upon making parking for City College work. CCSF is working on a traffic study. These results need to come out before moving forward with the project. Without parking, CCSF will be damaged. CCSF wants to grow their student body, and this is the academic center for CCSF. We don't want fewer homes for our own interests; this project is very concerning for CCSF. As for character, 1,100 units is too many. This development is 10x denser than the surrounding neighborhood. This is a historic neighborhood. The new development is not compatible. Related, one of the other proposals, could make the project work with 630 units. The unit count will be an issue during environmental review.

Brigitte Davila: I think neighborhood character is very important. The design should show respect to the existing neighborhood and City College. However, we need more housing for young people. A new home requires a \$250k down payment. I don't know how young people can afford this. We need some elasticity to solve this. In terms of architecture, the boxy stuff from tonight's presentation does not cut it. Maybe another design will face less resistance. Where is the parking structure for City College in this design?

Joe Kirchofer, AvalonBay: The garage is still included in the design. It's underground so it's not visible in the graphics. We agree that parking for City College is an important issue.

Robert Muehlbauer: I'm gratified to see that the project will have diverse architecture, but I also want the different buildings to come together. I don't want to be able to tell the income level by how the buildings look. Who will ensure that the different building designs fit together?

Joe Kirchofer, AvalonBay: We expect that folks walking through the development will not be able to tell income level of a building by its design.

Karen Murray, VMWP: We will create design guidelines for the overall project that will tie the different buildings together. These are attached to the approval documents and will be reviewed and approved by the City.

Mark Tang: Is each developer going to design buildings? Is there going to be variation or will they be cookie-cutter?

Karen Murray, VMWP: We are planning for different architects to design buildings but the overall design will be tied together by the design parameters. Our goal is for the buildings to be individual but have a cohesive design throughout the project.

Mark Tang: It would be helpful to see the heights of the surrounding buildings in the site plans.

Christine Godinez: I am often quiet in these meetings because a lot of the comments can be hurtful. I grew up in the Excelsior district. I live in Oakland now, and it takes me an hour to get home from here. I wish I could afford to live in the City. I would like to thank the people who come and speak up for affordable housing.

Jon Winston: I liked all the comments I heard tonight. I really appreciated the comment that neighborhood character is composed of people and community. I'm looking forward to seeing people of different income levels mixing in this development. Open space is really important for this. We need some height to have open space. I do not like cookie cutter, blocky architecture. I agree with the comment that if the buildings are beautiful height won't matter. I would like to see varied architecture. A diagonal entrance from Sunnyside would be nice also. I do believe laws of supply and demand do apply to

housing, and the reason why housing is expensive is that construction has not kept pace with population growth.

Lisa Spinali: We don't know what the final number of units will be. 1,100 was the number proposed, but the actual number will be determined by how much the neighborhood can absorb. Joe is on the record saying that traffic, parking, and character will all be included in this determination. People focus on the issue that is most important to them. The current design looks like a wall along Phelan. My recommendation is that we put the taller buildings behind the Whole Foods and have a diagonal entrance into the site from Sunnyside. The development should match heights with Riordan High School on that edge. I want to show my respect for the people who have been involved with this for years. I respect the passion and commitment. The buildings should be of consistent quality and not mirror income level. I would like to see some BMR units in the market rate buildings, if possible.

10. General Public Comment – [Recording: 02:26:07]

Max Ewald, Ingleside: Would it be possible to have taller building on the southeast side of the site?

Yonathan Randolph, Ingleside: The 500 unit number wasn't in the area plan, it was in the parameters of EIR. The plan just said to maximize benefits to community. More housing maximizes the benefit to the community. Matching neighborhood character doesn't have to mean matching neighborhood density. There are many neighborhoods in San Francisco that have mixed density.

Laura Frye, Westwood Park: Could we have the pictures of the views of the development at the next CAC meeting? I think 500 units was in the Balboa Area Plan parameters. People should have to move out of the BMR units if they make too much money so that the unit stays affordable. When you're talking about filling the reservoir with dirt, the buildings would be closer to nine stories.

Harry Bernstein, Merced Heights: How many representatives from City College are meeting with the developers and who are they? The Planning Department raised the affordability levels during the middle of this project. This happened totally outside of this meeting. It is suspicious that planning for the site is happening before the site is declared surplus. I would like to have a list of all projects on City owned land offered to schools and non-profits, and not to developers, for the last 50 years.

11. Adjournment – [Recording: 02:34:35]