

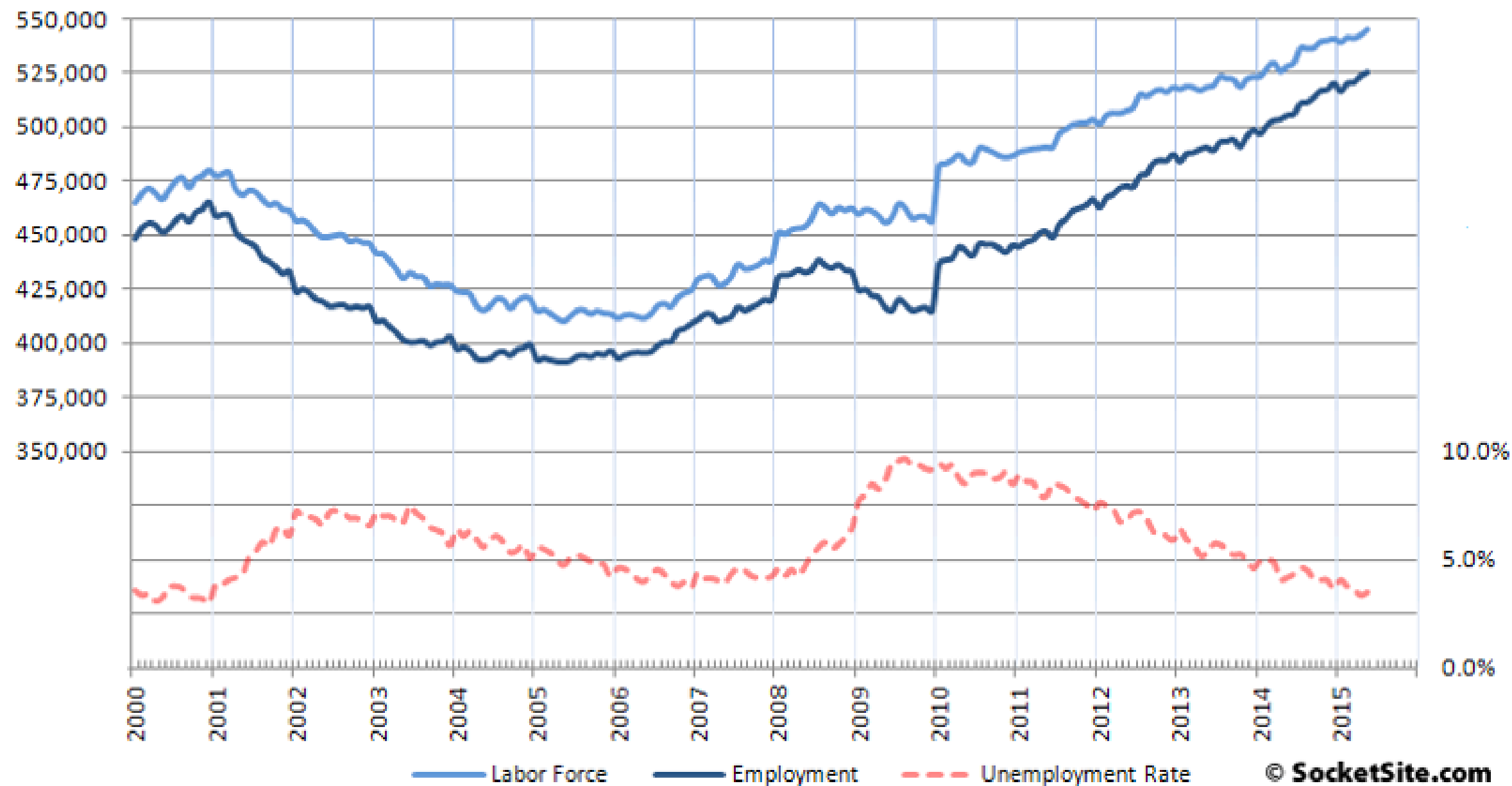
PROJECT CONTEXT AND OVERVIEW

BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE

REGULAR MEETING | MONDAY, NOVEMBER 30, 2015

EMPLOYMENT

San Francisco Labor Force and Employment



HOUSING COST



Sources: US Census Bureau American Community Survey 2005-2013; Census Population Estimates 2014; Analysis of Craigslist apartment listings for 2005-2008; 2010-2015 via Internet Archive (2009 data not available). Analysis: @michaelprhodes

HOUSING AFFORDABILITY CRISIS: PRODUCTION & NEED







Income Levels	Actual Production 2007-2014*	Target Production 2007-2014	Percentage of Production Target Achieved*
Low Income (<80% AMI)	5,781	12,124	48%
Moderate Income (80-120% AMI)	1,283	6,754	19%
Market Rate (>120% AMI)	13,391	12,315	109%










For a family of four, 80% of AMI = \$81,500

For a family of four, 120% of AMI = \$122,300

*As of 4th Quarter 2014

WHO IS AFFORDABLE HOUSING FOR?

ANNUAL INCOME, BY HOUSEHOLD SIZE						
	1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE	5 PEOPLE	6 PEOPLE
VERY LOW-INCOME HOUSEHOLDS <i>Earn up to 55% of Area Median Income</i>	\$39,250	\$44,850	\$50,450	\$56,050	\$60,550	\$65,000
LOW-INCOME HOUSEHOLDS <i>Earn up to 80% of Area Median Income</i>	\$57,100	\$65,200	\$73,350	\$81,500	\$88,050	\$94,550
MODERATE-INCOME HOUSEHOLDS <i>Earn up to 120% of Area Median Income</i>	\$85,600	\$97,800	\$110,050	\$122,300	\$132,050	\$141,850
MIDDLE INCOME HOUSEHOLDS <i>Earn up to 150% of Area Median Income</i>	\$107,000	\$122,250	\$137,600	\$152,900	\$165,100	\$177,300

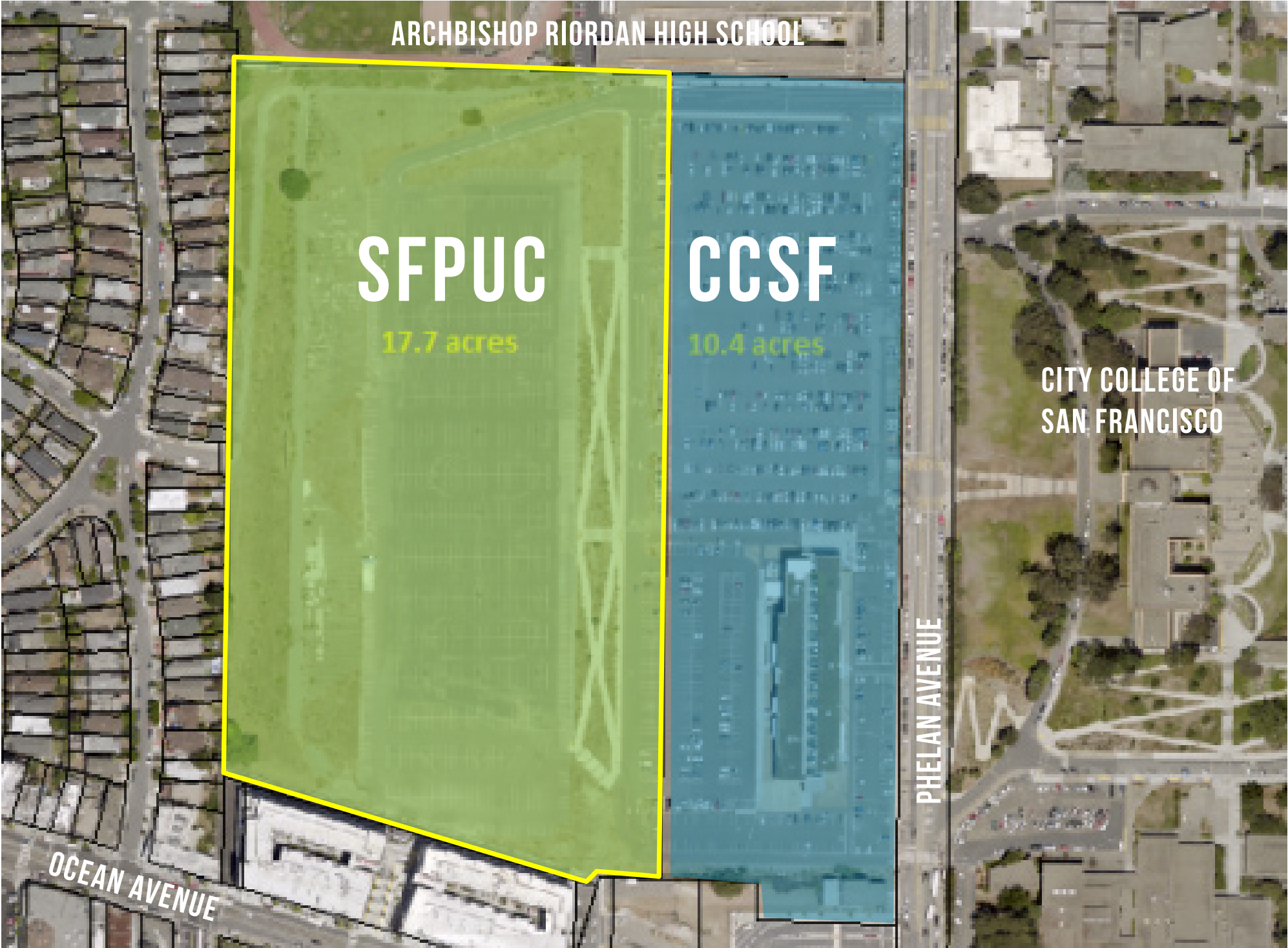
ANNUAL INCOME, BY PROFESSION									
									
Occupation DISHWASHER	Occupation HOUSEKEEPING CLEANER	Occupation CONSTRUCTION WORKER	Occupation POSTAL CLERK	Occupation ELEMENTARY/ SECONDARY SCHOOL TEACHER	Occupation POST SECONDARY TEACHER	Occupation POLICE, FIRE, AMBULANCE DISPATCH	Occupation ELECTRICIAN	Occupation ELECTRICAL ENGINEER	
Annual Income (Median) \$22,000	Annual Income (Median) \$34,000	Annual Income (Median) \$48,000	Annual Income (Median) \$54,000	Annual Income (Median) \$61,000	Annual Income (Median) \$68,000	Annual Income (Median) \$75,000	Annual Income (Median) \$82,000	Annual Income (Median) \$95,000	
AMI (Area Median Income) Category 30%	AMI (Area Median Income) Category 50%	AMI (Area Median Income) Category 70%	AMI (Area Median Income) Category 80%	AMI (Area Median Income) Category 90%	AMI (Area Median Income) Category 100%	AMI (Area Median Income) Category 110%	AMI (Area Median Income) Category 120%	AMI (Area Median Income) Category 140%	

Sources: Mayor’s Office of Housing and Community Development (MOHCD); U.S. Department of Housing and Urban Development (HUD)

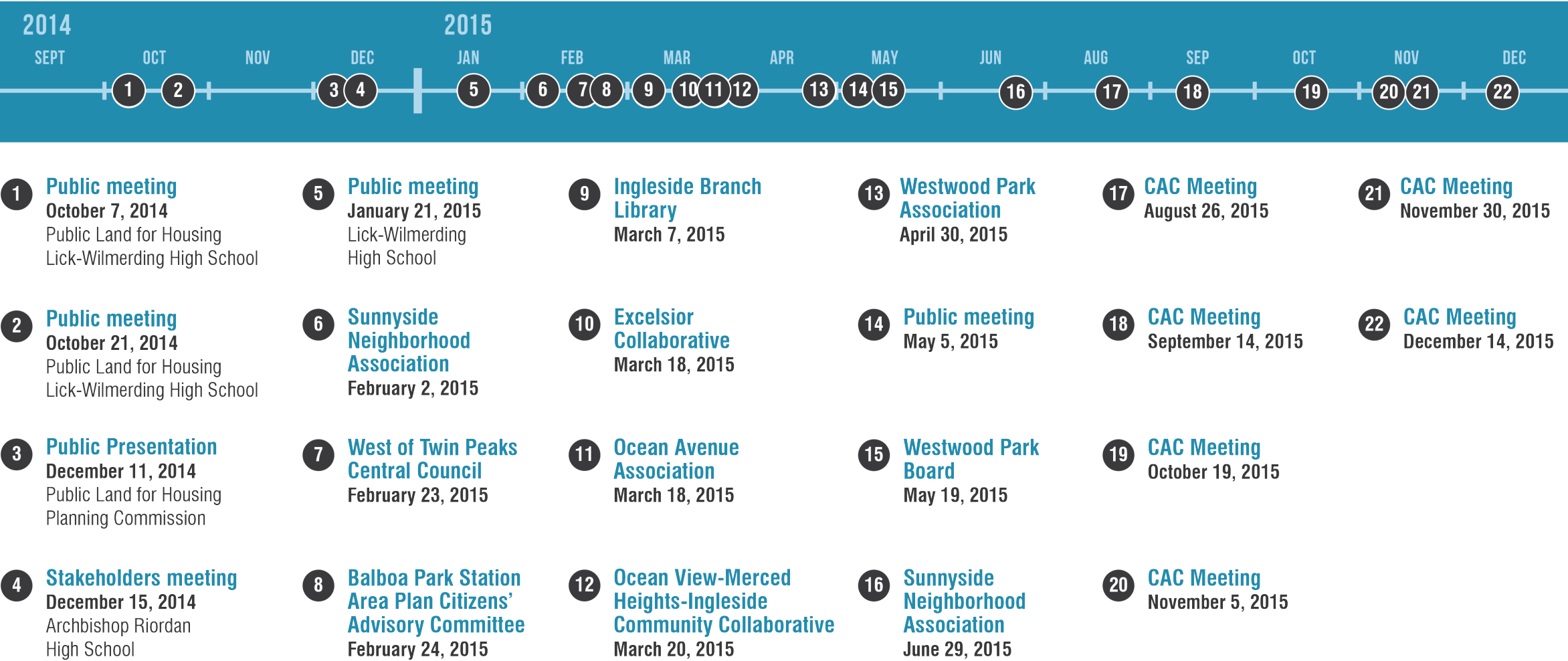
POLICY BACKGROUND

- **Proposition K Goals (Approved by voters, November 2014)**
 - 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, program-wide
 - 1950 Mission: 120 units/ 100% affordable to low incomes
 - 4th and Folsom: 85 units/ TBD (likely 100% affordable to low incomes)
 - Upper Yard: 90 units/ 100% affordable to low incomes

BALBOA SITE



COMMUNITY OUTREACH TO DATE



For complete and up to date information, please visit: www.sf-planning.org/balboareservoir

CAC RESPONSIBILITIES UNDER ORDINANCE

CAC established by legislation at the Board of Supervisors

- “The purpose...is to provide a community voice and function as a central clearinghouse for community input in the process as the City considers options for development of the Site.”
Admin. Code Sec. 5.17-2(e)

Guiding premise is that the development of the Balboa site is an

- “opportunity for the City to realize a substantial amount of new affordable housing, as well as other community benefits, while still allowing the Public Utilities Commission to receive fair market value for the land.”
Admin. Code Section 5.17-2(a)

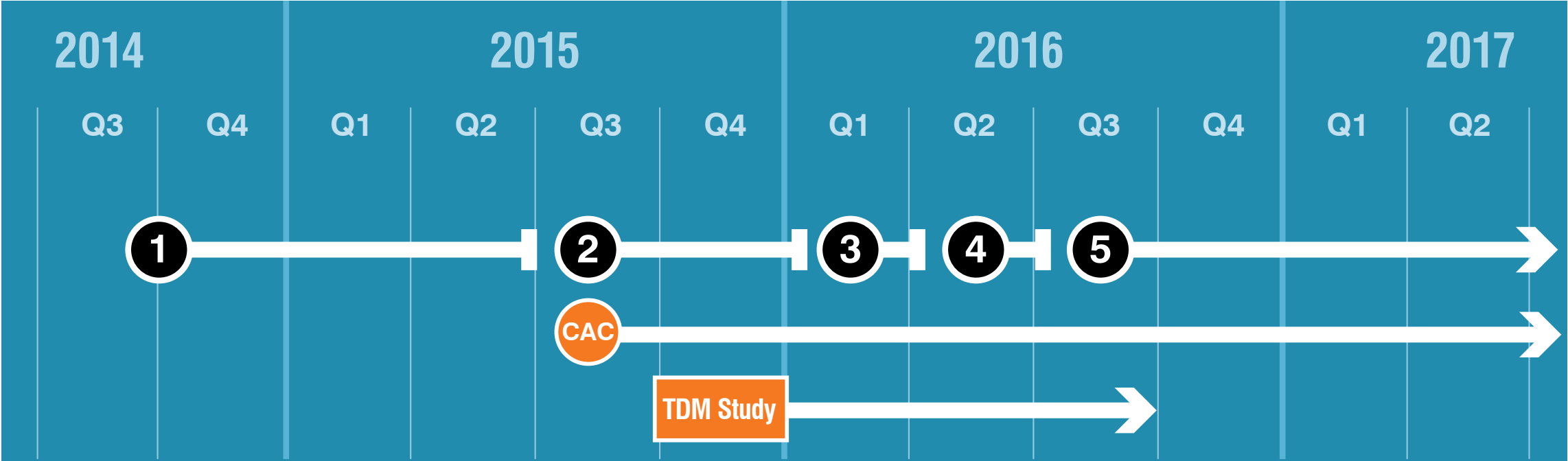
RFP STRATEGY

- **Request for Qualifications (RFQ) and/or Request for proposals (RFP)**
 - Competitive solicitation process
 - Selection Criteria:
 - Skill and experience of development team
 - How well proposal addresses the development parameters
 - Compensation to SFPUC for the value of its land
- **Drafting development parameters with CAC advice**

CAC SCHEDULE

- 1. August 26, 2015: CAC Introduction & Context**
- 2. September 14, 2015: Affordable Housing**
- 3. October 19, 2015: Parks & Open Space**
- 4. November 5, 2015: Neighborhood Character**
- 5. November 30, 2015: Transportation**
- 6. December 14, 2015: Relationship to City College of San Francisco (CCSF), Sustainability, and other Public Benefit Opportunities**
- 7. Winter 2016: Revise & finalize development parameters**

TIMELINE



- 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

DRAFT - SUBJECT TO UPDATES NOVEMBER 30 2015

QUESTIONS?

**For comments or additional information please
email us at:**

BRCAC@SFGOV.ORG