PROJECT CONTEXT AND OVERVIEW

BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE

REGULAR MEETING | MONDAY, NOVEMBER 30, 2015
Housing Cost

### Housing Affordability Crisis: Production & Need

<table>
<thead>
<tr>
<th>Income Levels</th>
<th>Actual Production 2007-2014*</th>
<th>Target Production 2007-2014</th>
<th>Percentage of Production Target Achieved*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Income (&lt;80% AMI)</td>
<td>5,781</td>
<td>12,124</td>
<td>48%</td>
</tr>
<tr>
<td>Moderate Income (80-120% AMI)</td>
<td>1,283</td>
<td>6,754</td>
<td>19%</td>
</tr>
<tr>
<td>Market Rate (&gt;120% AMI)</td>
<td>13,391</td>
<td>12,315</td>
<td>109%</td>
</tr>
</tbody>
</table>

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**

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

**ANNUAL INCOME, BY PROFESSION**

<table>
<thead>
<tr>
<th>OCCUPATION</th>
<th>ANNUAL INCOME</th>
<th>CATEGORY</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISHWASHER</td>
<td>$22,000</td>
<td>30%</td>
</tr>
<tr>
<td>HOUSEKEEPING CLEANER</td>
<td>$34,000</td>
<td>50%</td>
</tr>
<tr>
<td>CONSTRUCTION WORKER</td>
<td>$48,000</td>
<td>70%</td>
</tr>
<tr>
<td>POSTAL CLERK</td>
<td>$54,000</td>
<td>80%</td>
</tr>
<tr>
<td>ELEMENTARY/SECONDARY SCHOOL TEACHER</td>
<td>$61,000</td>
<td>90%</td>
</tr>
<tr>
<td>POST SECONDARY TEACHER</td>
<td>$68,000</td>
<td>100%</td>
</tr>
<tr>
<td>POLICE, FIRE, AMBULANCE DISPATCH</td>
<td>$75,000</td>
<td>110%</td>
</tr>
<tr>
<td>ELECTRICIAN</td>
<td>$82,000</td>
<td>120%</td>
</tr>
<tr>
<td>ELECTRICAL ENGINEER</td>
<td>$95,000</td>
<td>140%</td>
</tr>
</tbody>
</table>

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
ARCHBISHOP RIOROAN HIGH SCHOOL

SFPUC
17.7 acres

CCSF
10.4 acres

OCEAN AVENUE

PHelan AVENUE

CITY COLLEGE OF SAN FRANCISCO
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

<table>
<thead>
<tr>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q3</td>
<td>Q4</td>
<td>Q1</td>
<td>Q2</td>
</tr>
<tr>
<td>Q3</td>
<td>Q2</td>
<td>Q3</td>
<td>Q4</td>
</tr>
<tr>
<td>Q1</td>
<td>Q2</td>
<td>Q3</td>
<td>Q4</td>
</tr>
<tr>
<td>Q1</td>
<td>Q2</td>
<td></td>
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</tr>
</tbody>
</table>

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**

**TDM Study**

**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