

## **Francis Scott Key Educator Housing**

### **October 3<sup>rd</sup> Open House – Key Questions/Comments and Responses**

MidPen Housing Corporation (MidPen) is the developer for Francis Scott Key Educator Housing, a proposed affordable housing community for teachers and paraeducators in the Outer Sunset of San Francisco. Since being selected as the developer in March 2018, MidPen has begun its early design, due diligence, and community engagement work on the project.

On Wednesday, August 22<sup>nd</sup>, MidPen hosted its first public community outreach meeting to introduce its team members, discuss the goals for the development, and hear any questions, concerns, or comments from members of the public.

Following that meeting, MidPen developed basic designs and visuals and held a second community open house on Wednesday, October 3<sup>rd</sup> at the Francis Scott Key Elementary School. The meeting included a presentation from MidPen, the Mayor's Office of Housing and Community Development, District 4 Supervisor Katy Tang's Office, and the San Francisco Unified School District, as well as a discussion of the building layout and publicly accessible spaces from the design team.

More than 75 members of the public attended the meeting and provided verbal and written question and comments to the project team. As a next step for the project, MidPen will be submitting a [Preliminary Project Assessment \(PPA\) application](#) to the San Francisco Planning Department to solicit initial comments from the City on the project's conceptual design. Once we receive comments back, we will incorporate comments from both the City and community to move the design forward and hold a third community meeting – likely in early 2019 – before submitting a full Project Application to the City.

Below is a list of questions and topics that were discussed by the community and MidPen's responses. Since many similar comments arose during the August 22<sup>nd</sup> and October 3<sup>rd</sup> community meetings, we are including comments from both meetings. Bolded text indicates community questions/comments received and the un-bolded text is MidPen's response. The August 22<sup>nd</sup> comments are in **black** and new items from the October 3<sup>rd</sup> meeting are in **blue**.

#### **1. Architecture and Design**

##### **August 22<sup>nd</sup> Meeting Questions/Comments**

- **How many units will there be?**  
Based on current discussions with the MOHCD, SFUSD, and other parties involved with the project, we are expecting to develop approximately 130 units.
- **How much parking will there be?**  
The project's final parking ratio is still being determined. Affordable housing projects in San Francisco are encouraged to have 0 parking stalls for residents. The RFP for Francis Scott Key stipulated a parking ratio of .25 or lower, or 1 parking stall for every 4 units, so the ratio will not exceed this amount. We are currently

planning to have at least one space reserved for car sharing to provide an option for residents who do not own a car and include ample bicycle parking.

- **How will the development fit in the scale and context of the Outer Sunset?**

In order to house approximately 130 teachers and their families, MidPen is expecting to construct a building that is 4-5 stories. Our intent is keep the building height within 5-10 feet from the top of the roofline of the existing FSK annex building on the project site. The floor to ceiling height of each floor of the existing FSK annex building is significantly higher than it would be for housing, meaning the new building could have a greater number of stories without dramatically changing the height.

We are also looking at other ways of ensuring that the building fits into the context of the neighborhood, such as breaking up the façade, incorporating mid-block passage ways or site lines and keeping the upper stories set back. We are in a very preliminary stage of design and welcome any input.

- **How will the development fit the architectural style of the Outer Sunset?**

[BAR Architects](#), the architecture firm that is designing the building, is seeking input on this topic from the community. At the August 22<sup>nd</sup> community meeting, they presented boards with various architectural styles for building at similar scales of the potential Educator Housing project to solicit feedback. The boards are available to view [here](#). *Reminder - these boards are representative images only to display examples of buildings and elements of design. They are NOT the Francis Scott Key Annex Educator Housing design.*

### October 3rd Meeting Questions/Comments.

- **Many attendees commented on the parking ratio – which is currently expected to be set between .2 and .25 spaces per unit – and expressed a desire for there to be more parking provided.**

We recognize many community members are concerned about the project's parking ratio and the potential impacts on local streets. While the parking ratio may seem low to local residents, residents of affordable housing generally have significantly lower rates of car ownership than the broader population, and many affordable housing developments in San Francisco provide zero parking. However, we realize that the Outer Sunset is not as dense and transit-accessible as other neighborhoods in the City, and that many current residents are reliant on automobiles to get to work and other activities.

As noted, the design is still at an early stage and we will continue to investigate options to ensure that we have an appropriate parking ratio. We will look at the possibility of increasing our parking ratio as well as expanding the menu of options available to make it easier for educators to use alternative modes of transportation. Regardless of what approach we take, we need to ensure that the project can be financially feasible and meet the goals of the City and SFUSD in providing housing

to a significant number of educators.

- **How will you make it easier for residents to not rely on automobiles?**

Since this development will be built for educators in San Francisco, we expect that all residents would be working in the City, with multiple residents working at the same schools or schools in the same neighborhood. This would create ample opportunities for carpooling to work. MidPen plans to encourage and incentivize carpooling, and we are also looking at the potential of vanpooling and reserved spaces for car share (zipcar, etc.). There will also be a secure indoor bike room for residents. We plan to hold focus groups with educators to speak directly to those who could live in the community. As part of those discussions we plan to specifically discuss their needs and challenges related to transportation and brainstorm with them to develop solutions.

- **Is a Residential Parking Permit Program being proposed?**

MidPen Housing is **NOT** proposing or implementing a Residential Permit Program (RPP), and we do not have the authority to put this program in place. This program, if it were implemented, would be decided on and implemented by SFMA in consultation with the community. If you have opinions regarding a Residential Permit Program, you should contact Supervisor Katy Tang's [office](#) or [SFMTA](#). MidPen intends to continue discussing parking issues with the community and are happy to hear any feedback, but we are not proposing an RPP as part of the development

- **Please design the building in a way so it blends in with neighborhood and fits character of the sunset**

We strongly emphasize that the [images](#) as they were shown in the October 3<sup>rd</sup> community were largely intended to show the general shape and size of the building, not the actual details of the design. We understand the desire among many neighbors to have a building that fits in with the community, and will continue to account for the neighborhood context in design while ensuring that we meet the goals of providing sufficient housing for educators.

- **For the next community meeting, please do not bring finalized designs. We still want adequate opportunity to comment on the designs before they are finalized.**

We will not finalize the design before the next community meeting. Once we hold the third community meeting, there will still be an opportunity to revisit the design before we submit to the Planning Department. The submittal to the Planning Department will also not represent the "final design" and there are likely to be a number of comments and updates before the design is finalized.

- **Are you doing studies related to noise, shade, and other impacts?**

MidPen will follow all City requirements for environmental analyses. Since we are

at an early conceptual stage of the project, no studies have been completed at this point in time.

## 2. Public Space

### August 22<sup>nd</sup> Meeting Questions/Comments

- **What's going to happen to Playland? Will there be indoor and/or outdoor public space?**

Playland was constructed on the SFUSD owned FSK site as a temporary open space for neighborhood use. MidPen is proposing to include both indoor public community space and outdoor public space at the site. The exact size, uses, and design, and operations of these spaces have not yet been decided, and we look forward to hearing more community input and understanding key priorities as we develop more detail.

- **What will the new community space look like?**

[Fletcher Studio](#) has been brought on to help design the outdoor community space. At the August 22<sup>nd</sup> community meeting, they shared [presentation boards](#) showing different uses and design styles for an outdoor community space. They asked the community to explain which images resonated with them and why. MidPen hopes to design public space that reflects the community's priorities and can be used by a broad range of residents. We have heard interest in outdoor space that has green area and/or a community garden, provides a place for children to play, and maintains some of the spirit from the existing Playland use. *Reminder - these boards are representative images only to display elements of design. They are NOT the Francis Scott Key Annex Educator Housing public space design.*

Similarly, the design of the indoor space is still being contemplated, but will likely consist of a gathering area that could be used for meetings or community events. MidPen is seeking input from the community regarding how it hopes to use this space. In our initial conversation we have heard interest in having indoor space that could be available for gatherings, could be used for a variety of activities such as yoga or dancing or health screenings, and could be available for use by different non-profits in the area.

- **How will the indoor and outdoor public space be managed?**

MidPen owns multiple properties that include publicly accessible space, and the management of these spaces depends on the jurisdiction and the needs of the community. While we haven't decided how the Francis Scott Key Annex public space will be managed at this time, we want to make sure it is managed in a way that is usable for both the community and efficient and manageable for property staff. We are seeking input on priority uses for the space to ensure balanced usage.

- **What will the new community space look like?**

[Fletcher Studio](#) has been brought on to help design the outdoor community space. At the August 22<sup>nd</sup> community meeting, they shared [presentation boards](#) showing different uses and design styles for an outdoor community space. They asked the community to explain which images resonated with them and why. MidPen hopes to design public space that reflects the community's priorities and can be used by a broad range of residents. We have heard interest in outdoor space that has green area and/or a community garden, provides a place for children to play, and maintains some of the spirit from the existing Playland use. *Reminder - these boards are representative images only to display elements of design. They are NOT the Francis Scott Key Annex Educator Housing public space design.*

Similarly, the design of the indoor space is still being contemplated, but will likely consist of a gathering area that could be used for meetings or community events. MidPen is seeking input from the community regarding how it hopes to use this space. In our initial conversation we have heard interest in having indoor space that could be available for gatherings, could be used for a variety of activities such as yoga or dancing or health screenings, and could be available for use by different non-profits in the area.

- **How will the indoor and outdoor public space be managed?**

MidPen owns multiple properties that include publicly accessible space, and the management of these spaces depends on the jurisdiction and the needs of the community. While we haven't decided how the Francis Scott Key Annex public space will be managed at this time, we want to make sure it is managed in a way that is usable for both the community and efficient and manageable for property staff. We are seeking input on priority uses for the space to ensure balanced usage.

### October 3rd Meeting Questions/Comments.

- **We would like to see as much outdoor space that is open to the public as possible.**

We understand that having an outdoor publicly accessible space of an adequate size is a priority for many community members. We will continue to aim to balance the desire for significant publicly accessible space with the need to serve the residents with their own courtyard space and provide adequate space for housing.

- **We support the idea of having space be available for multiple different types of activity and isn't overly structured.**

This feedback is very helpful for our design team as we continue to move forward with the project. While we have not developed any detailed designs for the publicly accessible space yet, we understand that some community members have a strong interest in a space that has organic and unstructured feel and reflects the spirit of

Playland.

- **The skate park is an asset to the community, is there any plan to replace it?**

Unfortunately, due to size limitations we will not be able to include a skate park in the publicly accessible space. The Office of Supervisor Tang and the San Francisco Planning Department are in the process of studying a replacement location for the skate park. We suggest that community members interested in discussing alternative locations for a skate park contact Supervisor Tang's office.

### 3. Traffic and Transportation

#### August 22 Meeting Questions/Comments

- **The N-Judah is already very crowded, and the addition of 130 units to the neighborhood could make this issue. How does MidPen intend to mitigate this?**

MidPen is working with SFMTA and MOHCD to understand the traffic and public transportation needs in the neighborhood. To address some of the existing issues with overcrowding, SFMTA is implementing more frequent N-Judah trains during peak commute hours that will reduce wait times in the fall of 2018. SFMTA is looking at other ways to enhance the public transportation and parking issues in the neighborhood and MidPen will continue to coordinate with them to ensure that the Francis Scott Key Annex development does not exacerbate public transit concerns. MidPen will commission a traffic study and will continue to coordinate with SFMTA during the planning process.

- **How will this development affect parking in the neighborhood?**

The City's Request for Proposals (RFP) recommended a maximum parking ratio of .25, or 1 parking space for every 4 units. Although we have not yet determined the final parking count, we do not expect to exceed this ratio. The site will also have car share designated parking spots and ample bicycle parking. We understand the parking is a concern for many residents in the area will continue to examine opportunities to encourage alternatives modes of transportation for residents. Some neighborhood residents have expressed interest in a Residential Parking Permit (RPP) program that would establish some restrictions on street parking; we encourage individuals interested in this program to speak with the Supervisor's office or SFMTA.

#### October 3rd Meeting Questions/Comments

- **How can transit service be improved?**

See above response regarding discussions with SFMTA. We plan to continue to engage with SFMTA as we move forward with the proposal.

- **How can traffic issues be addressed on 43<sup>rd</sup> avenue?**

We plan to continue to engage with SFMTA on traffic issues, including concerns about traffic on 43<sup>rd</sup>. If you have specific comments or concerns about this, we encourage you to reach out directly to us or SFMTA

#### 4. Construction

##### August 22 Meeting Questions/Comments

- **When will construction start on the project?**  
[Click here](#) for a tentative full project schedule. Please note that this schedule represents a best case scenario and is dependent on many factors so is subject to change. We will continue to update our tentative schedule on the “[Our Plan](#)” page of the website.
- **How will MidPen manage traffic and noise during construction?**  
MidPen will follow all City requirements to limit any potential noise impacts on the surrounding neighborhood to the greatest degree possible. We will also work closely with our general contractor to develop a parking and traffic plan during construction that will control traffic impacts associated with the construction
- **How is the construction being financed?**  
The financing plan for the project is still being developed, but is expected to at least include a combination of City funding through the Mayor’s Office of Housing and Community Development (MOHCD), Federal funding, and bank loans. As we move through the design and entitlement process, and we expect to develop more specific cost and financing information.

#### 5. Property Management and Resident Services

##### August 22 Meeting Questions/Comments

- **Who will be eligible to live at the property?**  
The intent is that this development will be dedicated to SFUSD educators and their families. This includes SFUSD teachers and paraeducators – which include instruction aides, special education instructional aides and support services staff. We expect to target units to a wide range of households earning between 40% and 120% of the area median income – or a household earnings range of \$33,150 to \$142,100 based 2018 income information. Please note that these dollar amounts change year-to-year based on the area’s median income and will be different by the time the project is ready for occupancy
- **How will MidPen ensure that it is only SFUSD Educators and their families**

**that live at the property?**

MidPen will work closely with SFUSD and the City to implement a certification process to ensure that the households living at the property meet all requirements. All MidPen developments include a rigorous application and selection process developed closely with our Property Management division to ensure that standards and procedures are strictly followed.

- **How will resident selection work?**

MidPen will work closely with key stakeholders such as SFUSD and MOHCD to develop marketing and resident selection plans and will follow City-required guidelines for resident selection. The selection includes the submission of application materials, a lottery and an interview.

- **Will there be an onsite property manager? What are the office hours for the Property Management Office?**

Yes, MidPen properties have an onsite Community Manager that lives on the site. While it is still early in the process, MidPen Property Management offices are typically open weekdays from 8:30 AM – 5:00 PM and are closed on weekends and holidays.

- **Will residents be allowed to rent out their units as short term rentals?**

No, residential leases will stipulate that residents are prohibited from renting out their units as short-term rentals. MidPen properties have an onsite Community Manager that lives on the site, as well as a number of property management and services staff that will be there daily. This team will assist in ensuring units are not being rented out.

- **What services will be provided onsite?**

MidPen Resident Services staff is looking for feedback on this topic, particularly from current SFUSD educators. As an examples, after-school programs for children are provided at all non-senior MidPen properties, and we would include the same services at this development. Other examples of common MidPen services include referrals to social services, wellness programs, and volunteer opportunities. However, we encourage educators interested in seeing particular services at the development to provide input on what options you would like to see.

- **Will services be available to the neighborhood or just the residents?**

MidPen Resident Services provides services at all developments and tailor services to the specific residents of a property. With the publicly-accessible community space at this site, there is the opportunity for others to utilize these spaces to provide neighborhood services. This aspect of the project programming is still being developed and we appreciate input from the community.

## October 3rd Meeting Questions/Comments

- **Who will own the land?**

San Francisco Unified School District (SFUSD) is the current owner of the land and they will continue to own the site after the project is built. A project-specific entity of MidPen Housing will enter into a long-term ground lease with SFUSD and will be responsible for maintenance and operation of the project and property.

- **What will the rents be for the units?**

Rents for affordable housing are calculated based on strict formulas that require households to pay no more than 30% of their gross incomes on rents. For Francis Scott Key, we will have units offered for households with a range of income and corresponding rent levels.

Based on 2018 rent limits established published by the [Mayor's Office of Housing and Community Development](#), a one-bedroom unit for a resident earning less than 40% of the Area Median Income could be offered at \$948 per month. A one-bedroom rented by a more moderate-income resident earning up to 120% of the area median income could be available at \$2,841 per month.

These rent levels can be compared to market data for San Francisco which show an average one-bedroom available at \$3,261 per month.

- **When are you expecting to build the project**

The project needs to complete multiple key development stages before it can Begin construction, including Planning approval, financing, and full design. We do not expect to begin construction until late 2020 at the earliest, and construction is expected to last at least 18 months. Please see [this page](#) for additional information.