

Minutes Barbary Coast Neighborhood Association

150 Lombard

December 5, 2013

Meeting was called to order by President Harrer at 6:00.

Members present: Bob Harrer, Carol Parlette, David Albert, Mary Lou Licwinko, Geri Koeppel, Ranee Lan, Jim Cunningham, Diana Taylor. Bill Hannan from the Gateway.

Members absent: Bill Benkavitch, Morton Beebe, Kathleen James

Quorum Call. A quorum was present.

Approval of Minutes. Minutes from the October 6, 2013 meeting were **MSC¹**

Treasurer's Report. Carol Parlette reported that the balance in our account is \$6165. We are under budget at this point in both income and expense. This is typical since our budget typically provides flexibility, and the majority of dues are just now coming in. **The Treasurer's Report was MSC.**

New Business

Proposed Affordable Housing Project: Bob Harrer summarized the public meeting co-hosted by BCNA and THD with presentations by the Port staff and Mayor's Office on Housing (MOH) on the proposed Affordable Housing Project on SWL 322-1 (at Broadway, Front, and Vallejo). Bob sought Board input for a December or January meeting with the Port about the BCNA position on the proposed project. Essentially, we need more information, especially from the MOH.

Board discussion clarified the following positions and issues:

- **Supporting measures to activate the street level in the area.** Presumably this means combination of retail, park, open spaces, and exterior architectural designs which do not create a "wall-like" effect. Current regulations impose a number of design and architectural constraints, many related to the parcel's location in the Northeast Waterfront District.
 - Board members present were unanimous on this recommendation
- **Locating parking underground.** Although undergrounding the garage will be strongly resisted due to the additional cost, there is precedence for an underground parking at GG Commons Building (170 Pacific; parking garage entrance on Front St.)
 - Board members present were unanimous on this recommendation
- **Identifying the type of residents and raising the issue of including people with moderate income.** The RFP can influence this element significantly. A simple reading of the enabling state legislation appears to say moderate-income families (up to 120% of AMI) could be accommodated. There are fewer financing options and available subsidies for agencies to provide housing for moderate-income families.

¹ MSC in relation to an action item refers to Moved, Seconded and Carried

- Board members present recommended meeting with MOH to discuss these options
- Questions for MOH about Broadway Family Housing and new affordable housing development across the street: How are rents structured for the Broadway Family Housing (BFH); who lives at BFH and how integrated are residents into the community? What is the minimum income level for BFH and for the new housing project under construction?
- **Seeking a real role for the community in preparation of the RFP and selection of the developer. This should be specified in the MOU.** The RFP may establish a number of project parameters. Different developers bring different constituencies and offerings. Some specialize in housing for populations such as AIDS patients, homeless, families, seniors, etc. The identity of the developer and the specific content of their proposal are therefore crucial. The current description of the proposed MOU does not provide assurance of community input beyond “business as usual” public meetings. As mentioned at the public meeting, there may be some additional opportunities for community involvement after the RFP is issued.
 - Beyond the questions listed above, the Board members present want to be involved in scoping the RFP before it is issued and a developer is selected.
- **Pushing for a broader agenda involving development for multiple SWLs.** One could try to tie this project to a commitment for development on a nearby lot that offers a community benefit.
 - Board members emphasize the need for land use options that consider multiple SWLs such as the AND design. Alternative housing options could also be proposed.

It was suggested that we should generally characterize our position along the lines of “we understand the need for affordable housing; we would like to support the proposal but here are our concerns...” There appeared to be general agreement with this suggestion.

Minutes approval and posting process: Geri Koepfel proposed that minutes be reviewed and approved online. **Motion MSC.**

Membership: Carol Parlette raised the necessity for a BCNA member to serve as a Membership Chair—to recruit new members, follow up with attendees to the BCNA Social Events, and how this fits with database management. This issue will be discussed in more depth at the next Board meeting.

Planning for 2014: Bob Harrer proposed the January 2014 meeting include a planning exercise similar to the one conducted last year. It would involve a discussion and prioritization of issues for the BCNA to work on.

Old Business

8 Washington—Now What? There is speculation but no real news at this point.

Port-BCDC Working Group: Bob attended a tour of the Fisherman’s Wharf area. There will be a meeting on December 12 to review the Fisherman’s Wharf tour.

Congestion Pricing: A citizens' advisory group endorsed including the project in the "Vision" for future transportation in SF. The project is still being studied but appears to be "on hold" temporarily pending two other activities. One project involves adjusting parking fees downtown to achieve the same goals. A second involves using a congestion pricing entry toll for Treasure Island first to gain more experience with the concept. Something is still expected to come up for a vote at the Board of Supervisors in the future.

Golden Gateway Citizens Association: The Gateway could change its security company and is interviewing various organizations.

Next Meeting Dates

Next Sunday Social: Diana and Rane Lan will plan an event between Feb-April. Subsequent to the meeting, Diana indicated the following possibilities:

- Diana will plan an event at Barrique (if available) along with a walking tour of the Barbary Coast end of February.
- Rane...possibly a child focused social in March or early April?

Next meeting is January 30, 2014 at Geri Koeppel's home.

Meeting was adjourned at 7:40 pm