

September 14, 2016 Board Meeting

- Previous meeting minutes from last meeting were accepted by the board without changes
- Three presentations were on the agenda:
 - 2060 Folsom Street Project
 - 1296 Shotwell Street Project
 - November ballot initiative Proposition Q, “Housing Not Tents”

2060 Folsom Street Project

- Elaine Yee from the Mission Economic Development Agency ([MEDA](#)), and Anne Tourney from the architecture firm Mithun/Solomon presented this project.
- Elaine gave a lot of background on what MEDA and the Chinatown Community Development Center try to achieve with this and other projects they’ve promoted in the past. They currently have 800 units of affordable housing in the pipeline for various projects in the city.
- 2060 Folsom will include 127 apartments, all rated as affordable housing. Goals of the project include placing formerly homeless people, families and at-risk youth as tenants.
- Construction will begin in late 2017 or early 2018 and last for 18-20 months.
- The rents will be affordable for households with income up to 60% of are AMI. We received a handout that explains AMI (area median income) and its relationship to wages.
- Amenities and building features include: ‘green’ design; a roof garden; no auto parking, but secure bike parking; a cafe that faces the adjacent public park; public restrooms for the café and the park (which will have none of its own); a colorful mural on the north face of the building.
- A passage between the property and the adjacent park (the ‘paseo’) will be fenced and closed to the public after dark, to prevent homeless people from sleeping there.
- The building is located at a low point that has often flooded in the past. The plan to raise the base of the first floor enough to prevent flooding.
- Questions from MDNA members related to:
 - The appearance of the buildings in the drawings, which was somewhat drab and institutional.
 - Concerns about security and whether the buildings regulations would permit felons to live there. Elaine said she would look into this and get back to us. She also said that to qualify for federal tax credits, all tenants will have to undergo background checks.
 - The lack of balconies and minimal outdoor space for tenants.

1296 Shotwell Street Project

- Suzie Coliver from the architecture firm Herman, Coliver, & Locus presented this project.
- 1296 Shotwell will include 95 apartments, all intended for low-income seniors.
- It will be 9 stories and 85' tall. They received an exemption from the standard height limits for the area because they are 100% affordable housing.
- Construction is to begin in late 2017, and opening would be in 2019 or 2020.
- Much of the discussion related to concerns they that they know the community has about the height of the building they are proposing. There are some other buildings of similar height in the area. They also predict that in the next decade, the Mission overall, and especially along certain traffic corridors, will grow taller, so this will not seem out of place 10 years from now.
- To improve the appearance from nearby Bernal Heights, it is stepped-down on the south end and will have roof gardens.
- There will be no parking to maximize the number of affordable units.

Proposition Q: Housing Not Tents

- Carly and Sophia from Supervisor Mark Farrell's November ballot initiative, Proposition Q, explained the intention of the proposition, and answered questions.
- They provided us with a 2-page handout of "Frequently Asked Questions" about the proposition.
- The proposition would define a standardized process for dismantling homeless tent camps under certain conditions. The main condition that we discussed is: there has to be an available bed in a city shelter or other accommodation like a Navigation Center on the night when the camp will be dismantled. They plan to store belongings for 90 days.
- Board members raised many questions about the proposal and the consensus was that it is probably well intentioned, but not something we could support. Concerns included:
 - If there are no beds available, the ordinance might actually have the unintended consequence of legalizing camps
 - It's not clear why voters are being asked to decide this, when it looks like something our representatives on the board of supervisors ought to be working out.
 - The proposition only requires that a bed be available for the night that the camp is being cleared. There might or might not be shelter available for subsequent nights.
 - The fundamental issue of lack of available housing that homeless people can afford is not addressed

Action Items and Decisions

Mission Dolores Neighborhood Association

- The board will vote on whether to write letters of recommendation on the 1296 Shotwell Street and 2060 Folsom Street projects.
- Advise Mark Farrell that we don't support Proposition Q and think it needs to be revised or instead the Board of Supervisors should come up with a solution