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Sent: Monday, September 23, 2019 5:44 PM
To: Balboa Reservoir Compliance (ECN)
Subject: FW: DSEIR: Balboa Reservoir should NOT be developed for private, mainly luxury housing

From: Vicki Legion <activistsf@gmail.com>
Sent: Sunday, September 22, 2019 10:17 PM
To: CPC.BalboaReservoir <CPC.BalboaReservoir@sfgov.org>
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Subject: DSEIR: Balboa Reservoir should NOT be developed for private, mainly luxury housing

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Dear SF Planning Commission,

I believe that the DSEIR on the Balboa Reservoir has many deficiencies.

Policy 4.5.1. in the BPSAP says the when offering public land for development, first consideration should be given to the development of housing affordable to individuals families making less than 120% of AMI. Instead, the privatization of the lower Bal Reservoir will remove one of the most important resources for building affordable housing—public land owned by the city—turning it over to a large national for-profit real estate corporation that owns eight entirely unaffordable rental housing developments.

The Draft SEIR does not consider the established pattern of market-rate housing driving up the cost of housing in nearby areas, and its impact on OMI and nearby Excelsior, two of the last remaining affordable neighborhoods on SF.

The Draft SEIR fails to address the fact that the Reservoir project will have a negative impact on public services, specifically City College of SF, which needs to re-grow enrollment. The proposed AvalonBay project will do this by reducing student access to education by eliminating over 1000 parking places on the lower reservoir, while hundreds of other parking places on the upper reservoir will be lost to new buildings. The DSEIR provides NO concrete plans for improving public transportation. The 43 and 29 buses and BART all have serious capacity issues already, but no concrete proposals are made to increase capacity. In this context, reducing transportation demand by 15% will only limit student and faculty/staff access and shrink City College.

The Draft SEIUR does not consider the possibility of using this public land to build dedicated educator housing, taking the dominant but inaccurate point of view that 100% affordable housing is not realistic. There is already a 100% affordable building at 1100 Ocean, which was built on land previously owned by the MTA. There are many possible sources of funding for 100% affordable educator housing.

Public land is a sacred trust that must stay in public hands forever, and be used only for public good—not for the seven-million plus annual salary that goes to the AvalonBay CEO.

Watch for our book coming out in Fall 2020 from PM Press:
Free City! The Fight for City College of San Francisco and Free College for All

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