

From: Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>
Sent: Friday, March 13, 2020 11:43 AM
To: ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>
Subject: FW: Comment for Record 2018-007883GPA, Balboa Reservoir Project
Attach: 17% additional affordable chart.pdf

From: Hong, Seung Yen (CPC)
Sent: Friday, March 13, 2020 11:40 AM
To: Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; Exline, Susan (CPC) <susan.exline@sfgov.org>
Subject: Fw: Comment for Record 2018-007883GPA, Balboa Reservoir Project

From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Friday, March 13, 2020 11:38 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Cc: Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>
Subject: FW: Comment for Record 2018-007883GPA, Balboa Reservoir Project

Jonas P. Ionin,
Director of Commission Affairs

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: aj <ajahjah@att.net>
Sent: Friday, March 13, 2020 9:56 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Comment for Record 2018-007883GPA, Balboa Reservoir Project

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Planning Commission:

You will be voting on a "General Plan Amendment Initiation" for the Balboa Reservoir at your 3/19/2020 meeting.

The GPA would change zoning of the Reservoir from "P" (Public) to a Special Use District.

The essence of the elimination of P zoning would be to facilitate privatization of public land. This

rezoning should be opposed to stop privatization of public land.

The Reservoir Project has been deceptively marketed as "affordable housing" or "up to 50% affordable housing." But on examination of the details, this deceptive marketing is shown to be false.

For a proposed 1100 unit Reservoir Community Partners LLC (Avalon/BRIDGE) project, 550 units will be market-rate, and 363 units will be affordable.

REPEAT-- The actual market-rate breakdown from Reservoir Community Partners is:

- 550 market-rate units (60%)
- 363 affordable units (40%)

Only when the Reservoir Project includes an "additional affordable" 187 units financed by PUBLIC MONIES, and NOT by Reservoir Community Partners can the Project claim to provide "50% affordable". The fact that the 17% "additional affordable" is not provided by Reservoir Community Partners is documented in the 3/9/2018 Budget and Legislative Analyst's Fiscal Responsibility & Feasibility Report to the Board of Supervisors. Attached is a chart demonstrating the breakdowns.

Do not fall for this "affordable housing" deception. It is in fact a privatization scam.

Instead of the framing of market-rate housing subsidizing affordable housing, the reality is that a public asset is being stripped. Private developer Avalon will provide 550 units to the landed gentry..... with a subsidy of public land in exchange for 363 affordable units.

If you go forward with the rezoning and dismantling of the existing P zoning, you will be facilitating the privatization of public land.

Please see through the deceptive marketing.

--Alvin Ja