
From: Ionin, Jonas (CPC)
Sent: Friday, June 07, 2019 10:19 AM
To: Hong, Seung Yen (CPC)
Cc: Feliciano, Josephine (CPC)
Subject: FW: Balboa Reservoir Project--False advertising
Attachments: Budget Analyst on additional 17%.docx; 17% additional affordable chart.pdf

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Subject: Balboa Reservoir Project--False advertising

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President Melgar, Vice President Koppel, Commissioners Fung, Hillis, Johnson, Moore, Richards:

Planning Dept staff will be presenting the Balboa Reservoir Project to you on June 10, 2019.

1. Deception of "50% affordable" or "up to 50% affordable"

The Balboa Reservoir Project has been promoted consistently by Planning Dept staff as providing "50% affordable" or "up to 50% affordable" housing. However this representation of "50% affordable" is deceptive and misleading.

It is deceptive because the 17% "Additional Affordable" will not be provided by Reservoir Community Partners, LLC (Avalon/Bridge). The 17% "Additional Affordability" will not be financed and built by Reservoir Community Partners. Rather, the 17% "Additional Affordable" will be coming entirely from public monies.

The fact that the 17% "Additional Affordable" will not be borne by Reservoir Community Partners, LLC is confirmed by the BOS Budget Analyst's analysis of the project's "Findings of Fiscal Responsibility and Feasibility."

Please see the attached "The 50% Affordable Deception" and Chart.

Bottom line: The actual and objective market-rate/affordable split is 60/40; NOT the 50/50 split that has been misleadingly marketed. The misleading representation of "50% Affordable" only facilitates privatization of public assets.

2. Impact on City College

The PUC Reservoir lot has historically been used for CCSF student parking. Student parking is the existing condition.

The Reservoir Project fundamentally dumps the adverse impact of the elimination of 1,000 spaces onto City College. Elimination of 1,000 spaces will severely impair student, faculty, and staff access to City College . Yet the Reservoir Projects primary response has been TDM, asking City College stakeholders to reduce car usage. This fundamentally shifts the burden of mitigation of the Reservoir Project's impact onto its victims.

Bottom line: Reservoir Community Partners, LLC needs to fully mitigate the elimination of student parking by replacing the lost parking and paying for new parking on City College property.

Submitted by:
Alvin Ja