
From: Lesk, Emily (ECN)
Sent: Monday, August 20, 2018 1:54 PM
To: Kearstin Dischinger
Cc: Shaw, Jeremy (CPC)
Subject: Re: 7.13.18_PD Balboa Reservoir_Rev1.docx

We're generally uncomfortable referencing any financial/transactional matters in the CEQA document—we want it to be abundantly clear to stakeholders (including potential appellants and litigants) that the deal terms have no bearing on environmental review, and vice versa.

We're absolutely not trying to be sneaky—pulled that language directly from the Development Overview since it's already a public document. But I can live with changing “non-project sources” to “public sources.”

On Aug 17, 2018, at 5:05 PM, Kearstin Dischinger <kdischinger@bridgehousing.com> wrote:

I like where you are going. .. But . . . What is non- project funds if not public subsidy? It feels like we are trying to hide the ball here.. . I get the sensitivities is there another set of words we can use besides non-project?

Kearstin Dischinger | Project Manager and Policy Planner
BRIDGE Housing | 415.321.3515

From: Shaw, Jeremy (CPC) [<mailto:jeremy.shaw@sfgov.org>]
Sent: Friday, August 17, 2018 4:58 PM
To: Kearstin Dischinger <kdischinger@bridgehousing.com>; Lesk, Emily (ECN) <emily.lesk@sfgov.org>
Subject: RE: 7.13.18_PD Balboa Reservoir_Rev1.docx

Hi Kearstin,

We believe the text below addresses all of our concerns, and it's consistent with the Development Overview document. Financing information is not pertinent to CEQA and therefore won't be in the NOP, so EP is fine with the changes. I'll update the project description with Jeanie unless I hear from you otherwise.

Have a good (hopefully work-free) weekend .

Thanks,
Jeremy

The proposed project would include studios and one-, two-, and three-bedroom units in flats and townhome configurations. Additional detail regarding the configuration of each building is provided below under “Proposed Building Characteristics.” A total of up to 50 percent of the 1,100 new units ~~would are anticipated to be~~ designated affordable, 33 percent subsidized by the ~~project developer and~~ up to an additional 17 percent subsidized with non-project funds. The affordable housing is anticipated to consist of a combination of low, moderate, and middle income units. ~~and another 17 percent, pending availability of public subsidies. The proposed project would include units affordable to persons earning between 55 percent and 120 percent of area median income, depending on market surveys, funding source restrictions and other stakeholder input on the affordable housing plan.~~ The proposed project's affordable housing would be distributed throughout the site

From: Kearstin Dischinger [<mailto:kdischinger@bridgehousing.com>]
Sent: Thursday, August 16, 2018 5:44 PM
To: Shaw, Jeremy (CPC); Lesk, Emily (ECN)
Subject: RE: 7.13.18_PD Balboa Reservoir_Rev1.docx

I can propose a modification if you like. We feel VERY strongly that the 33 percent and 17 percent info be in the document. I know it isn't directly a CEQA issue but this is a public document and we want to make the record crystal clear on this point. Does that work for you?

Regarding the AMIs – I am less sensitive to this – though I do think it is good information. We can change it to words like low, moderate and middle and/or we can just say permanently affordable.

Also if you are not okay with my amendments can you please describe why including this language in the project description is problematic – I don't see a clear issue here.

Thanks, Kearstin

Kearstin Dischinger | Project Manager and Policy Planner
BRIDGE Housing | 415.321.3515

From: Shaw, Jeremy (CPC) [<mailto:jeremy.shaw@sfgov.org>]
Sent: Thursday, August 16, 2018 4:49 PM
To: Kearstin Dischinger <kdischinger@bridgehousing.com>; Lesk, Emily (ECN) <emily.lesk@sfgov.org>
Subject: 7.13.18_PD Balboa Reservoir_Rev1.docx

Hi Kearstin,

Below is the excerpt from the project description. We propose deleting the strikethrough text. The whole narrative is attached, for context.

The proposed project would include studios and one-, two-, and three-bedroom units in flats and townhome configurations. Additional detail regarding the configuration of each building is provided below under "Proposed Building Characteristics." A total of up to 50 percent of the 1,100 new units would be designated affordable ~~—33 percent subsidized by the developer, and another 17 percent, pending availability of public subsidies. The proposed project would include units affordable to persons earning between 55 percent and 120 percent of area median income, depending on market surveys, funding source restrictions and other stakeholder input on the affordable housing plan.~~ The proposed project's affordable housing would be distributed throughout the site.

If you could let me know by Monday, that would be great!

Thanks,
Jeremy