

Francis Scott Key Educator Housing

February 11th Open House – Key Questions/Comments and Responses

MidPen Housing Corporation (MidPen) is the developer for Francis Scott Key Educator Housing, a proposed affordable housing community for teachers and paraeducators in the Outer Sunset of San Francisco. Since being selected as the developer in April 2018, MidPen has worked on early design, due diligence, and community engagement work on the project.

On Wednesday, August 22nd, MidPen hosted its first public community outreach meeting to introduce its team members, discuss the goals for the development, and hear any questions, concerns, or comments from members of the public.

Following that meeting, MidPen developed basic designs and visuals and held a second community open house on Wednesday, October 3rd at the Francis Scott Key Elementary School. More than 75 members of the public attended the meeting and provided verbal and written question and comments to the project team. These comments were considered prior to submitting a [Preliminary Project Assessment \(PPA\) application](#) to the San Francisco Planning Department in mid-November 2018 to solicit initial comments from the City on the project's conceptual design.

Most recently, a third meeting was convened on February 11, 2019 to review how the concept design has developed and incorporate additional comments. The meeting included a presentation from MidPen, the Mayor's Office of Housing and Community Development, the San Francisco Unified School District, and United Educators of San Francisco, as well as a discussion focused on changes to the building layout and parking in response to comments at the previous community meetings.

Below is a list of questions and topics that were discussed at the meetings. Since community members raised similar questions during the different meetings, we are including comments from all three meetings here. Bolded text indicates community questions/comments and the un-bolded text shows MidPen's responses. Previous community meeting comments are in **black** and new items from the February 11th meeting are in **blue**.

1. Architecture and Design

August 22nd Meeting Questions/Comments

- **How many units will there be?**
Based on current discussions with the MOHCD, SFUSD, and other parties involved with the project, we are expecting to develop approximately 130 units.
- **How will the development fit in the scale and context of the Outer Sunset?**
In order to house approximately 130 teachers and their families, MidPen is expecting to construct a building that is 4-5 stories. Our intent is keep the building height within 5-10 feet from the top of the roofline of the existing FSK annex building on the project site. The floor to ceiling height of each floor of the existing FSK annex building is significantly higher than it would be for housing, meaning

the new building could have a greater number of stories without dramatically changing the height.

We are also looking at other ways of ensuring that the building fits into the context of the neighborhood, such as breaking up the façade, incorporating mid-block passage ways or site lines and keeping the upper stories set back. We are in a very preliminary stage of design and welcome any input. *(Note: After accounting for community comments and re-examining our design, we have removed the mid-block “Paseo” from the proposed design. See page 3 for additional information.)*

- **How will the development fit the architectural style of the Outer Sunset?**
[BAR Architects](#), the architecture firm that is designing the building, is seeking input on this topic from the community. At the August 22nd community meeting, they presented boards with various architectural styles for building at similar scales of the potential Educator Housing project to solicit feedback. The boards are available to view [here](#). *Reminder - these boards are representative images only to display examples of buildings and elements of design. They are NOT the Francis Scott Key Annex Educator Housing design.*

October 3rd Meeting Questions/Comments

- **Please design the building in a way so it blends in with neighborhood and fits character of the sunset**
We strongly emphasize that the [images](#) as they were shown in the October 3rd community were largely intended to show the general shape and size of the building, not the actual details of the design. We understand the desire among many neighbors to have a building that fits in with the community, and will continue to account for the neighborhood context in design while ensuring that we meet the goals of providing sufficient housing for educators.
- **For the next community meeting, please do not bring finalized designs. We still want adequate opportunity to comment on the designs before they are finalized.**
We will not finalize the design before the next community meeting. Once we hold the third community meeting, there will still be an opportunity to revisit the design before we submit to the Planning Department. The submittal to the Planning Department will also not represent the “final design” and there are likely to be a number of comments and updates before the design is finalized.
- **Are you doing studies related to noise, shade, and other impacts?**
MidPen will follow all City requirements for environmental analyses. Since we are at an early conceptual stage of the project, no studies have been completed at this point in time.

February 11th Meeting Questions/Comments.

- **The elevations look improved, but how will you make sure that the final design has a “Sunset feel” to it?**

The intention is for this building to fit into the context of the neighborhood. Per comments from Planning and neighbors, the “Paseo” connecting 42nd and 43rd Avenues was removed to create a continuous street wall as is common in the neighborhood. The project architect has developed basic designs for the street facing sides of the building, which are intended to match the context of the neighborhood - see slide #10, 13 and 14 from the [presentation](#) for imagery. Similarly, the height at the corners of the building on both 42nd Ave and 43rd Ave have been updated to align with the homes on either side – see slide #11 for imagery. The team will continue to study the Outer Sunset neighborhood and work to incorporate complementary design features.

- **Are there interior layouts yet?**

General building layout and amenities are being developed in conjunction with the building footprint and exteriors. MidPen and BAR have hosted Educator Focus Groups with SFUSD Teachers and Paraeducators to better understand current living situations, expected needs, priorities, challenges, and desires related to educator housing. These conversations will help inform design and programming components such as project amenities, public spaces, and resident services.

2. **Parking**

August 22nd Meeting Questions/Comments

- **How much parking will there be?**
We are still determining the project’s final parking ratio. Many affordable housing projects in San Francisco are encouraged to have 0 parking stalls for residents. However, the RFP for Francis Scott Key stipulated a parking ratio of .25 or lower, or 1 parking stall for every 4 units. (*Note: After accounting for community comments and re-examining our design, we are updating our proposal to include 49 parking spaces, or 1 space per 2.5 units – see page 5 for additional information*) We are currently planning to have at least one space reserved for car sharing to provide an option for residents who do not own a car and include ample bicycle parking.

October 3rd Meeting Questions/Comments

- **Attendees commented on the parking ratio and expressed a desire for more parking to be provided.**
We recognize many community members are concerned about the project’s parking ratio and the potential impacts on local streets. While the parking ratio may seem low to local residents, residents of affordable housing generally have significantly lower rates of car ownership than the broader population, and many affordable housing developments in San Francisco provide zero parking. However, we realize

that the Outer Sunset is not as dense and transit-accessible as other neighborhoods in the City, and that many current residents are reliant on automobiles to get to work and other activities.

As noted, the design is still at an early stage and we will continue to investigate options to ensure that we have an appropriate parking ratio (*see results of this discussion below in the comments from the February 11th meeting*). We will look at the possibility of increasing our parking ratio as well as expanding the menu of options available to make it easier for educators to use alternative modes of transportation. Regardless of what approach we take, we need to ensure that the project can be financially feasible and meet the goals of the City and SFUSD in providing housing to a significant number of educators.

- How will you make it easier for residents to not rely on automobiles?**
 Since this development will be built for educators in San Francisco, we expect that all residents would be working in the City, with multiple residents working at the same schools or schools in the same neighborhood. This would create ample opportunities for carpooling to work. MidPen plans to encourage and incentivize carpooling, and we are also looking at the potential of vanpooling and reserved spaces for car share (Zipcar, etc.). There will also be a secure indoor bike room for residents. We plan to hold focus groups with educators to speak directly to those who could live in the community. As part of those discussions we plan to specifically discuss their needs and challenges related to transportation and brainstorm with them to develop solutions.

February 11th Meeting Questions/Comments.

- How are you responding to neighbors' concerns regarding the original parking ratio?**

Our original proposal included 29 spaces for 130 units, or 1 space for every 4.5 units. We spoke to a number of educators who would be comfortable living at FSK without a car, but also heard from community members who expressed concern about this parking level and asked us to consider increasing the ratio. We hired a parking consultant and worked closely to examine a possible increase, and are now proposing a total of 49 parking spaces, or 1 space for every 2.5 units.

These designs will need to be approved by the Planning Department. Since the project is receiving public funding through the City, the Mayor's Office of Housing and Community Development (MOHCD) will also need to provide approval to fund the construction of additional parking. However, we believe the updated proposal is responsive to community concerns and MidPen will advocate for this level of parking.

MidPen is also committed to providing incentives for residents to not own a car, such as car share spaces, incentives for carpooling and transit, ample bike parking and a white curb loading zone to encourage ride-share pick/drop off outside the

traffic lane.

3. Public Space

August 22nd Meeting Questions/Comments

- **What's going to happen to Playland? Will there be indoor and/or outdoor public space?**

Playland was constructed on the SFUSD owned FSK site as a temporary open space for neighborhood use. MidPen is proposing to include both indoor public community space and outdoor public space at the site. The exact size, uses, and design, and operations of these spaces have not yet been decided, and we look forward to hearing more community input and understanding key priorities as we develop more detail.

- **What will the new community space look like?**

[Fletcher Studio](#) has been brought on to help design the outdoor community space. At the August 22nd community meeting, they shared [presentation boards](#) showing different uses and design styles for an outdoor community space. They asked the community to explain which images resonated with them and why. MidPen hopes to design public space that reflects the community's priorities and can be used by a broad range of residents. We have heard interest in outdoor space that has green area and/or a community garden, provides a place for children to play, and maintains some of the spirit from the existing Playland use. *Reminder - these boards are representative images only to display elements of design. They are NOT the Francis Scott Key Annex Educator Housing public space design.*

Similarly, the design of the indoor space is still being contemplated, but will likely consist of a gathering area that could be used for meetings or community events. MidPen is seeking input from the community regarding how it hopes to use this space. In our initial conversation we have heard interest in having indoor space that could be available for gatherings, could be used for a variety of activities such as yoga or dancing or health screenings, and could be available for use by different non-profits in the area.

- **How will the indoor and outdoor public space be managed?**

MidPen owns multiple properties that include publicly accessible space, and the management of these spaces depends on the jurisdiction and the needs of the community. While we haven't decided how the Francis Scott Key Annex public space will be managed at this time, we want to make sure it is managed in a way that is usable for both the community and efficient and manageable for property staff. We are seeking input on priority uses for the space to ensure balanced usage.

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October 3rd Meeting Questions/Comments.

- **We would like to see as much outdoor space that is open to the public as possible.**

We understand that having an outdoor publicly accessible space of an adequate size is a priority for many community members. We will continue to aim to balance the desire for significant publicly accessible space with the need to serve the residents with their own courtyard space and provide adequate space for housing.

- **We support the idea of having space be available for multiple different types of activity and isn't overly structured.**

This feedback is very helpful for our design team as we continue to move forward with the project. While we have not developed any detailed designs for the publicly accessible space yet, we understand that some community members have a strong interest in a space that has organic and unstructured feel and reflects the spirit of Playland.

- **The skate park is an asset to the community, is there any plan to replace it?**

Unfortunately, due to size limitations we will not be able to include a skate park in

the publicly accessible space. The Office of Supervisor Tang and the San Francisco Planning Department are in the process of studying a replacement location for the skate park. We suggest that community members interested in discussing alternative locations for a skate park contact the Supervisor's office.

February 11th Meeting Questions/Comments.

- **What sort of materials and plants will be used at the publicly-accessible open space?**

The team will prioritize materials that are sustainable, durable and cost efficient. This could include synthetic turf. Plants will be drought tolerate and native, ideally to San Francisco, and certainly to California. The City has a specific list of trees that are allowed to be planted at residential properties and we will be sure to follow those guidelines

- **Can elements of Playland be brought to this new outdoor space?**

Our goal is to incorporate elements of Playland's design into the new outdoor space. MidPen has met with a number of Outer Sunset community groups, including Friends of Playland, in order to understand what of aspects of Playland are most popular. We plan to continue meet with stakeholders from Playland (including Friends of Playland and City Planning staff involved in the development) to discuss design, materials, and operation.

- **When will the indoor public space be open for use?**

MidPen is still researching ways to manage the indoor public space. The goal is to have a multi-use space that is available to the public and easy to reserve for events. We understand there is in an interest in having the space available for use for daytime activities and evening events so are figuring out the best possible way to allow a variety of uses

- **Can there be any semi-indoor/semi-outdoor space incorporated?**

This is an option that the team will have to study given the parameters of the space.

- **Will there be other opportunities for the community to comment on the design of the public space?**

MidPen can provide regular updates and design iterations via email and the Francis Scott Key website. Comments can be provided by emailing fsk@midpen-housing.org, commenting directly to the City Planning Department or by attending a public hearing at the City's Planning Commission. We are happy to hold smaller group meetings and will look for an opportunity to present design updates at a neighborhood meeting (for example, at a meeting for the Outer Sunset Parkside Residents Association) and will notify our email list about any public presentations.

4. Traffic and Transportation

August 22 Meeting Questions/Comments

- **The N-Judah is already very crowded, and the addition of 130 units to the neighborhood could make this issue. How does MidPen intend to mitigate this?**

MidPen is working with SFMTA and MOHCD to understand the traffic and public transportation needs in the neighborhood. To address some of the existing issues with overcrowding, SFMTA is implementing more frequent N-Judah trains during peak commute hours that will reduce wait times in the fall of 2018. SFMTA is looking at other ways to enhance the public transportation and parking issues in the neighborhood and MidPen will continue to coordinate with them to ensure that the Francis Scott Key Annex development does not exacerbate public transit concerns. MidPen will commission a traffic study and will continue to coordinate with SFMTA during the planning process.

- **How will this development affect parking in the neighborhood?**

The City's Request for Proposals (RFP) recommended a maximum parking ratio of .25, or 1 parking space for every 4 units. Although we have not yet determined the final parking count, we do not expect to exceed this ratio (*Note: See updates on parking in the "Parking" section on page 5 – we are currently proposing 49 total parking spaces*). The site will also have car share designated parking spots and ample bicycle parking. We understand the parking is a concern for many residents in the area will continue to examine opportunities to encourage alternatives modes of transportation for residents. Some neighborhood residents have expressed interest in a Residential Parking Permit (RPP) program that would establish some restrictions on street parking; we encourage individuals interested in this program to speak with SFMTA.

October 3rd Meeting Questions/Comments

- **How can transit service be improved?**

See above response regarding discussions with SFMTA. We plan to continue to engage with SFMTA as we move forward with the proposal.

- **How can traffic issues be addressed on 43rd avenue?**

We plan to continue to engage with SFMTA on traffic issues, including concerns about traffic on 43rd. If you have specific comments or concerns about this, we encourage you to reach out directly to us or SFMTA

- **Is the development of this project tied to a potential Residential Parking Program?**

MidPen Housing is **NOT** proposing or implementing a Residential Permit Program (RPP), and we do not have the authority to put this program in place. This program, if it were implemented, would be decided on and implemented by SFMTA in consultation with the community. If you have opinions regarding a Residential Permit Program, you should contact [SFMTA](#). MidPen intends to continue discussing parking issues with the community and are happy to hear any feedback, but we are not proposing an RPP as part of the development.

5. Construction

August 22 Meeting Questions/Comments

- **When will construction start on the project?**
[Click here](#) to see an outline of the development process. Please note that this schedule represents a best case scenario and is dependent on many factors so is subject to change. We will continue to update our tentative schedule on the “[Our Plan](#)” page of the website.
- **How will MidPen manage traffic and noise during construction?**
MidPen will follow all City requirements to limit any potential noise impacts on the surrounding neighborhood to the greatest degree possible. We will also work closely with our general contractor to develop a parking and traffic plan during construction that will control traffic impacts associated with the construction
- **How is the construction being financed?**
The financing plan for the project is still being developed, but is expected to at least include a combination of City funding through the Mayor’s Office of Housing and Community Development (MOHCD), Federal funding, and bank loans. As we move through the design and entitlement process, and we expect to develop more specific cost and financing information.

6. Property Management and Resident Services

August 22 Meeting Questions/Comments

- **Who will be eligible to live at the property?**
The intent is that this development will be dedicated to SFUSD educators and their families. This includes SFUSD teachers and paraeducators – which include instruction aides, special education instructional aides and support services staff. We expect to target units to a wide range of households earning between 40% and 120% of the area median income – or a household earnings range of \$33,150 to \$142,100 based 2018 income information. Please note that these dollar amounts change year-to-year based on the area’s median income and will be

different by the time the project is ready for occupancy

- **How will MidPen ensure that it is only SFUSD educators and their families that live at the property?**
 MidPen will work closely with SFUSD and the City to implement a certification process to ensure that the households living at the property meet all requirements. All MidPen developments include a rigorous application and selection process developed closely with our Property Management division to ensure that standards and procedures are strictly followed.
- **How will resident selection work?**
 MidPen will work closely with key stakeholders such as SFUSD and MOHCD to develop marketing and resident selection plans and will follow City-required guidelines for resident selection. The selection includes the submission of application materials, a lottery and an interview.
- **Will there be an onsite property manager? What are the office hours for the Property Management Office?**
 Yes, MidPen properties have an onsite Community Manager that lives on the site. While it is still early in the process, MidPen Property Management offices are typically open weekdays from 8:30 AM – 5:00 PM and are closed on weekends and holidays.
- **Will residents be allowed to rent out their units as short term rentals?**
 No, residential leases will stipulate that residents are prohibited from renting out their units as short-term rentals. MidPen properties have an onsite Community Manager that lives on the site, as well as a number of property management and services staff that will be there daily. This team will assist in ensuring units are not being rented out.
- **What services will be provided onsite?**
 MidPen Resident Services staff is looking for feedback on this topic, particularly from current SFUSD educators. As an examples, after-school programs for children are provided at all non-senior MidPen properties, and we would include the same services at this development. Other examples of common MidPen services include referrals to social services, wellness programs, and volunteer opportunities. However, we encourage educators interested in seeing particular services at the development to provide input on what options you would like to see.
- **Will services be available to the neighborhood or just the residents?**
 MidPen Resident Services provides services at all developments and tailor services to the specific residents of a property. With the publicly-accessible community space at this site, there is the opportunity for others to utilize these spaces to provide neighborhood services. This aspect of the project programming is still being developed and we appreciate input from the community.

October 3rd Meeting Questions/Comments

- **Who will own the land?**

San Francisco Unified School District (SFUSD) is the current owner of the land and they will continue to own the site after the project is built. A project-specific entity of MidPen Housing will enter into a long-term ground lease with SFUSD and will be responsible for maintenance and operation of the project and property.

- **What will the rents be for the units?**

Rents for affordable housing are calculated based on strict formulas that require households to pay no more than 30% of their gross incomes on rents. For Francis Scott Key, we will have units offered for households with a range of income and corresponding rent levels.

Based on 2018 rent limits established published by the [Mayor's Office of Housing and Community Development](#), a one-bedroom unit for a resident earning less than 40% of the Area Median Income could be offered at a maximum \$948 per month. A one-bedroom rented by a moderate-income resident earning up to 120% of the area median income could be available at a maximum of \$2,841 per month. These rents are not final; all units will be provided at a discount of 20% from market rent.

As a point of comparison, according to the rent tracking website Zumper, the average one-bedroom market rate apartment in San Francisco is offered at \$3,690 per month as of February 2019.

February 11th Meeting Questions/Comments.

- **Are residents allowed to have pets?**

Yes, pets are allowed at the property.

- **How and when is income assessed?**

In order to qualify for an apartment, applicants must provide proof of their household income and may not earn more than the maximum income established for the unit. See the previous question to find additional information on the income and rent levels. Household income information will be collected on an annual basis.