

Francis Scott Key Educator Housing

August 22nd 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 March 2018, MidPen has begun its 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 priorities from members of the public.

At the time of the meeting, building designs were not shown as they are still in the formative phases. Community members were asked to provide feedback and ask questions on the site context/layout, general architectural styles, outdoor and indoor public space inspirations, public transportation, and property management and residents services at the project.

At least 50 members of the public attended the meeting. Members of MidPen's development, property management, and resident services team were available to provide information and answer questions, and staff from San Francisco Municipal Transportation Agency (SFMTA), Mayor's Office of Housing and Community Development (MOHCD), and San Francisco Unified School District (SFUSD), as well as District 4 Supervisor Katy Tang were all in attendance.

At this time the development team is working on conceptual designs that will be submitted to San Francisco's Planning Department in September. We plan to share these same designs and with the community and seek input at a meeting on October 3rd, which will be also be held at the Francis Scott Key Elementary School Auditorium. We will then incorporate comments from both community and the City into our designs, and will return to the community for one additional meeting (likely in January 2019), before submitting our official Project Application to the City in early 2019.

Below is a list of questions and topics that were discussed throughout this first community meeting and MidPen's response to these questions. Bolded text indicates community questions and the following un-bolded text is MidPen's response.

1. Architecture and Design

- **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 much parking will there be?**

The project's final parking ratio is still being determined. Affordable housing projects in San Francisco are encouraged to have 0 parking stalls for residents. The RFP for Francis Scott Key stipulated a parking ratio of .25 or lower, or 1 parking stall for every 4 units, so the ratio will not exceed this amount. 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.

- **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.

- **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.*

2. Public Space

- **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.

3. Traffic and Transportation

- **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. 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 the Supervisor's office or SFMTA.

4. Construction

- **When will construction start on the project?**

[Click here](#) for a tentative full project schedule. 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.

5. Property Management and Resident Services

- **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.