

NOPNA General Meeting Minutes

Nov 15, 2018

Attendance: Approximately 30+ neighbors at the meeting plus board members: Charles, Leela, Tim, Meg, Julian

Maxine Hall Health Center - Capital Project (Kathy and Marcela)

- 1301 Pierce at Ellis. This health center is a primary care clinic that has been in the neighborhood for 50 years. Women and families health center.
- Maxine Hall was an advocate in the community; shot and killed in 1993 in the Western Addition. Artwork from Win Ng artwork on the outside of the building.
- 3600 patients; 61% of patients live in the neighborhood. 18% are seniors.
- Celebrating 50 year this year.
- Upgrade happening because of a 2016 Publish Safety bond. \$20MM in renovation and seismic retrofit. Adding an elevator, and ramps, sprinkler system and other items.
- At this meeting tonight because they need our support. During the construction the clinic needs to be temporarily relocation for 16 to 24 months. The new temporary location has not been determined. Moving back into the permanent location in 2020.
- Q: Can Kaiser help rent out space for your facility? A: To actually see patients at Kaiser they would have to comply with other regulations (labor issues, client privacy issues)
- Q: Are you thinking about how to expand for broader needs, not just the current needs/population? A: yes, they are looking at extended hours to help increase the number of people they can see.
- Q: Who are you targeting for communication? A: Using next door mostly. Have had 6 meeting and Supervisor Vallie Brown has been communicating with neighborhoods.
- Q: How would you equate the level of smoke (purple) to smoking a cigarette? A: Unknown how severe but there are a lot of toxic particulates in the air so you just don't know.
- Next meeting on December 6, 2018.

D5 Supervisor Vallie Brown's Office, Juan Carlos legislative aide

Our neighborhood was rezoned as Neighborhood Commercial Transit (NCT) District legislation which allows you to increase the number of units on Divisadero. So you can increase the density.

- New inclusion rate that went up from 12% to 18% and next year it goes up to 19% and will continue to go up to about 24% over the next few years. The idea is to maximize the number of affordable housing.
- One of the goals is to increase more density so you can build more units. You can add height and smaller square footage in the same
- Aaron Peskin, Jane Kim, and other supervisors have had a very rigorous conversation.
- Two projects on Divisadero: 400 and 650 (went from 16 units to 66 units based on density; 65 feet
- At 650 Divisadero and 400 Divisadero are now at 20% for these two projects (they were at 13.5% and 18% respectively but the developers accepted 20%). Both developments are being held to 65 height limits (6 floors plus 5 feet with mechanical) is the limit on Divisadero only.
- 1355 Fulton is at 95 feet because it is State Law (because of density). Environmental quality act (SQA) that neighbors can use to help fight this height limits.
- Future sites will have to meet 23% affordable on Divisadero (aligned with Home SF, so this

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- question gets revisited every 3 years).
- Q: Because Divisadero got the density bonus, doesn't that change the percent of affordability that can be applied to the development.
- Q: Are their studies on traffic and parking with all these new units being built? What is the forecast on real estate values? Parking already stinks. A; Chief planner at MTA (lives in District 5), Divisadero has more untapped public transit capacity than is at capacity.
- Q: The developers are not being asked to be transparent about their financials. And it goes from 16 units to 66 units - they have to be able to offer more affordable. Vallie's office does not trust the developer's number and they are using their own experts.
- It is clear that everyone wants more affordable housing. All the developers are accessing the State program. What Vallie's office heard is you want rental units and they want a mix of the units and there is choice.
- Q: How much leeway do neighbors have in influencing the design of these buildings? These new monolithic buildings are unattractive.
- Q: Can neighbors still weigh in on the design of the buildings? Juan will go back and find out if neighbors can still participate in the design of the building.

How our Districted Voted, by Tim Hickey (NOPNA Board)

- Tim reviewed how our neighborhood voted as compared to the rest of the City. You can go to this link to get the details.
<https://sflections.sfgov.org/november-6-2018-election-results-detailed-reports>

Meeting Adjourned at 9:10pm.