

Reconstruir Potrero

Reunión Comunitaria
28 de abril de 2022



April 28,
2022



6:00 – 6:08 Inicio y entretenimiento

6:08 – 6:20 Acuerdos de grupo + Nuevo y bueno Good

6:20 – 6:40 Actualización de construcción

6:40 – 6:50 Conocer al nuevo gerente de la propiedad de S

6:50 – 6:55 Puntos de acción (si los hay)

6:55 – 7:00 Anuncios Comunitarios

7:00 – 7:30 Celebración de despedida

Actualización de la Construcción

CONNECTICUT STREET @ 26th STREET CLOSURE

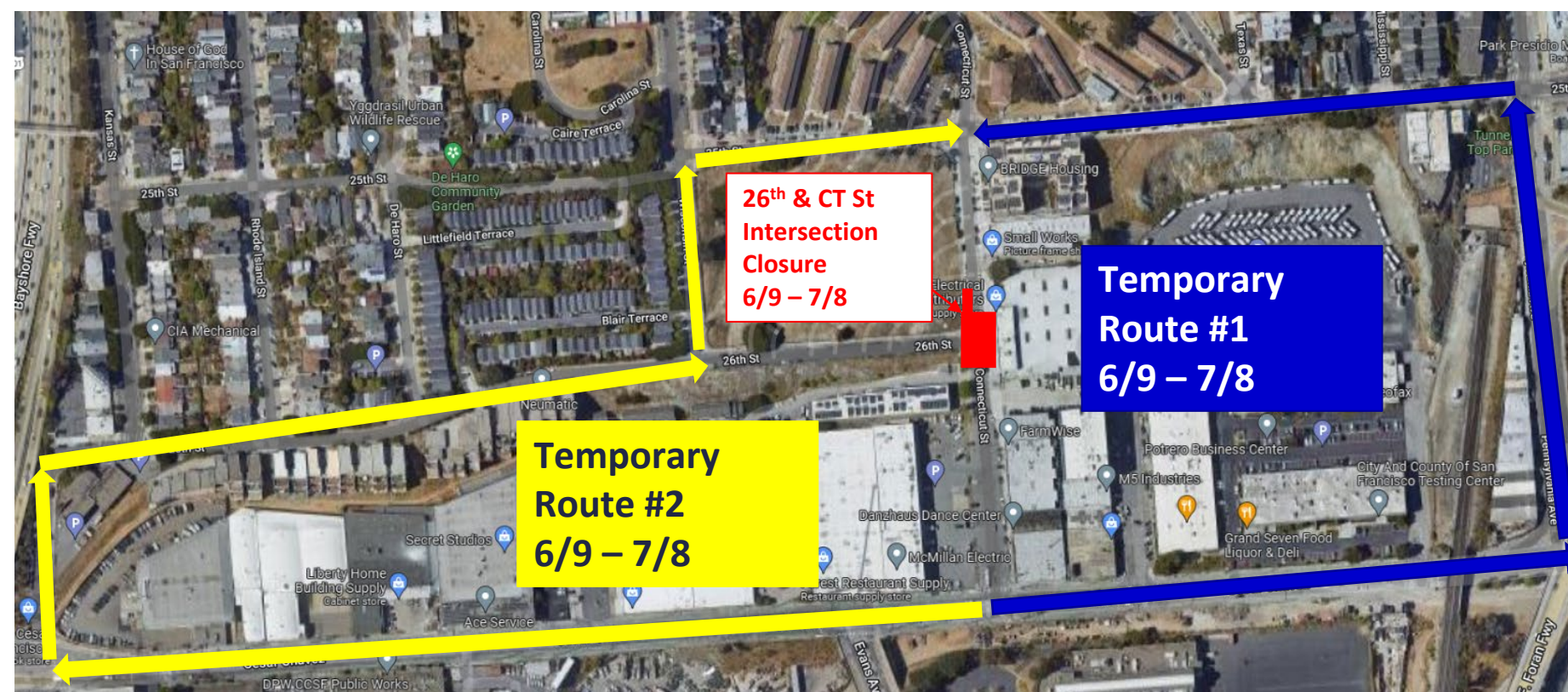
6/9 – 7/8



- Grade adjustment at Connecticut & 26th Street
- Street surface improvements
- Underground utility upsizing
- 1101 Connecticut garage & 1113 Connecticut driveway will remain accessible
- **Temporary parking lot on Connecticut St will close on 6/9/22**
- **26th St is scheduled to reopen by the end of July & will have parking**

CONNECTICUT STREET @ 26TH STREET CLOSURE 6/9 – 7/8

TEMPORARY ROUTING



Temporary alternate route #1: Cesar Chavez – Pennsylvania – 25th St

Temporary alternate route #2: Cesar Chavez – Vermont – 26th St – Wisconsin St – 25th St.

Monthly Air Monitoring Results:

BRIDGE monitors 2 separate readings:

- ☐ Naturally Occurring Asbestos (NOA)
- ☐ Dust

Note: Any detection above an “action level” is investigated for cause and mitigated.

FEB 28-APR 22, 2022: NATURALLY OCCURRING ASBESTOS (NOA) REPORT

Clear < 0.016 Str/cc

Exceedance ≥ 0.016

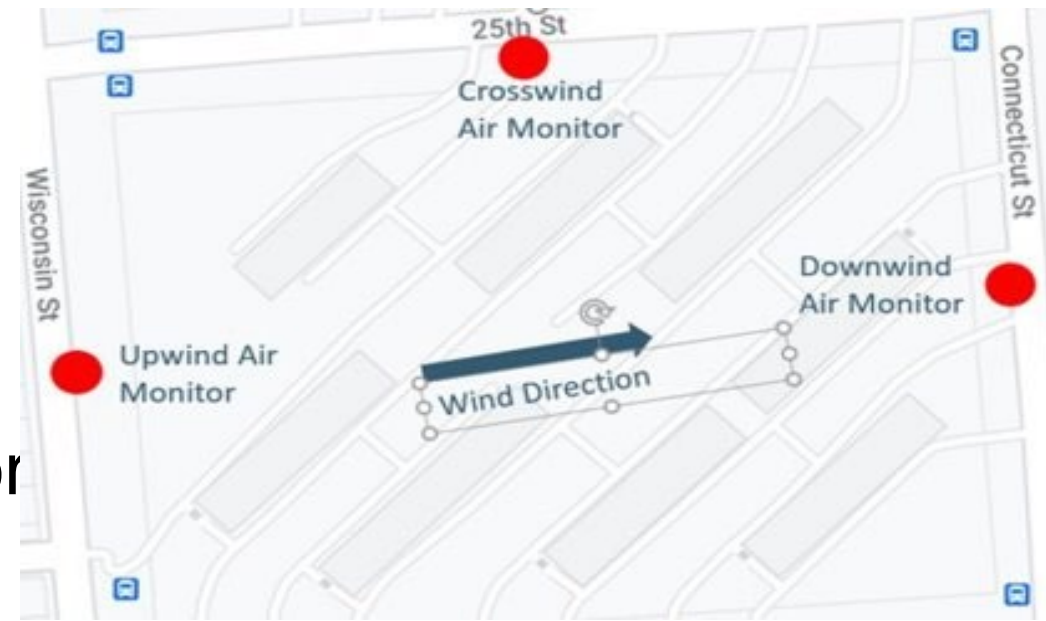
NOA reports
posted @
[http://www.rebuild
potrero.com/airmo
nitoring](http://www.rebuildpotrero.com/airmonitoring)

Date	Monitor 1 Downwind: Connecticut	Monitor 2 Crosswind: 25 th St	Monitor 3 Upwind: Wisconsin St
	str/cc	str/cc	str/cc
2/28/22	0.022	0.0084	0.0037
3/1/22	0.024	0.0048	0.001
3/2/22	0.020	0.0011	0.0019
3/3/22	0.0019	<0.0009	<0.0009
3/4/22	0.001	0.0009	0.0014
3/7/22	0.0039	<0.001	<0.001
3/8/22	0.0029	<0.0009	0.0056
3/9/22	<0.001	<0.001	<0.001
3/10/22	0.0029	0.0009	0.0037
3/11/22	0.0019	0.0029	0.0019
3/14/22	0.0028	0.0038	<0.0009
3/15/22	<0.0009	<0.0009	<0.0009
3/16/22	0.0019	<0.001	<0.001
3/17/22	0.001	<0.001	<0.001
3/18/22	0.0029	0.0009	<0.0009
3/21/22	0.0027	0.0018	0.0037
3/22/22	0.0066	0.011	0.0037
3/23/22	0.002	0.0009	<0.001
3/24/22	0.0029	<0.0009	<0.0009
3/25/22	<0.001	<0.0009	<0.0009

Date	Monitor 1 Downwind: Connecticut	Monitor 2 Crosswind: 25 th St	Monitor 3 Upwind: Wisconsin St
	str/cc	str/cc	str/cc
3/28/22	<0.001	0.001	<0.001
3/29/22	0.002	<0.0009	<0.0009
3/30/22	<0.0001	<0.0009	<0.0009
3/31/22	0.001	0.0019	<0.0019
4/1/22	<0.0001	0.0009	<0.0009
4/4/22	<0.0001	0.0018	<0.0009
4/5/22	<0.0001	<0.001	0.001
4/6/22	0.0068	0.0019	0.0019
4/7/22	0.0098	0.0077	<0.001
4/8/22	<0.001	<0.0009	<0.001
4/11/22	<0.0001	<0.0009	<0.001
4/12/22	<0.0001	<0.0009	0.0009
4/13/21	<0.0001	<0.0009	<0.001
4/14/22	0.0028	<0.0009	<0.0009
4/15/22	0.0018	<0.0009	0.0009
4/18/22	<0.0001	<0.0009	<0.0009
4/19/22	<0.0005	<0.0009	<0.0009
4/20/22	<0.0001	0.001	<0.001
4/21/22	0.0001	<0.001	<0.001
4/22/22	<0.0001	<0.0009	<0.001

NOA Exceedance details

Date(s): 2/28 – 3/2 @ Downwind monitor



Source: Unaffiliated with construction activities as no work occurred in the vicinity of the downwind monitor on these days.

Action: Gorilla snot dust suppression was sprayed in the immediate area of the downwind monitor. In addition, increased water suppression was utilized in this area regardless of physical construction occurring near the downwind monitor.

Daily Average PM-10 (mg/m³)	Monitor 1 Downwind	Monitor 2 Crosswind	Monitor 3 Upwind	Daily Average PM-10 (mg/m³)	Monitor 1 Downwind	Monitor 2 Crosswind	Monitor 3 Upwind
2/28/22	0.027	0.025	0.025	3/28/22	0.007	0.013	0.018
3/1/22	0.016	0.017	0.02	3/29/22	0.01	0.019	0.022
3/2/22	0.038	0.049	0.041	3/30/22	0.011	0.02	0.022
3/3/22	0.008	0.023	0.011	3/31/22	0.023	0.031	0.035
3/4/22	0.013	--	0.018	4/1/22	0.03	0.036	0.04
3/7/22	0.012	0.008	0.016	4/4/22	0.015	0.023	0.028
3/8/22	0.018	0.027	0.021	4/5/22	0.013	0.021	0.025
3/9/22	0.019	0.02	0.024	4/6/22	0.022	0.028	0.033
3/10/22	0.003	0.005	0.008	4/7/22	0.022	0.027	0.036
3/11/22	0.011	0.012	0.018	4/8/22	0.027	0.034	0.043
3/14/22	0.021	0.021	0.026	4/11/22	0.01	0.022	0.026
3/15/22	0.006	0.007	0.014	4/12/22	0.011	0.023	0.027
3/16/22	0.021	0.023	0.027	4/13/21	0.01	0.022	0.024
3/17/22	0.016	0.019	0.022	4/14/22	0.012	0.022	0.027
3/18/22	0.013	0.015	0.022	4/15/22	0.008	0.018	0.025
3/21/22	0.021	0.022	0.028	4/18/22	0.01	0.021	0.028
3/22/22	0.017	0.018	0.025	4/19/22	0.008	0.007	0.014
3/23/22	0.009	0.014	0.018	4/20/22	0.01	0.008	0.01
3/24/22	0.011	0.018	0.022	4/21/22	0.011	0.013	0.015
3/25/22	0.006	0.013	0.016	4/22/22	0.007	0.007	0.01

Clear ≤ 0.05 mg/m³

Exceedance > 0.05 mg/m³

Feb 28 – Apr 22, 2022 Dust Monitoring (PM-10)

- No Exceedances



3/4: Technical difficulties @ crosswind monitor

Dust Mitigation Measures

Soil Stabilizer



Soil Wetting



Soil Tarping



Dust Mitigation Measures (cont'd)



- Visible trackout control
- Onsite - 15 MPH vehicle max speed
- Offsite soil transport – Soil Wetted, covered



Potrero Phase 2-Block B

Recap, Construction Start & Expectations

phase 2 vertical (Block B)-Recap

In February 2022, BRIDGE was awarded **\$94.8M** from HCD California Housing Accelerator **for Potrero Phase 2, Block B.**

- **Construction financing will close in early July 2022**
- **Vertical construction will begin shortly thereafter in July 2022**
- **Construction completion estimated for July 2024**
- **Lease up and resident move ins to begin in July 2024**
- **Relocation outreach will be conducted by Shanti prior to resident move.**

phase 2 vertical (Block B)-Site plan Recap



- 157 total units / all accessible
- 2 buildings
- All elevator access
- Flats
- 116 indoor parking spaces (0.75/unit)
- 45 on-street parking spaces
- Child care (52 children)

phase 2 vertical (Block B)-unit mix Recap

	Potrero Block B			
	Area Median Income (AMI)			
Unit Type	30%	50%	60%	
1BR	11	19	10	40
2BR	19	24	11	54
3BR	15	25	12	52
4BR	4	4	3	11
Total	49	72	36	157

What to expect: Months 1-3

Beginning in July:

- Mobilization, staging along with mass grading to commence at the site
- Primary contractor access to the site: corner of 26th Street & Connecticut and 26th Street & Arkansas Street
- Existing temporary parking lot will be removed – 26th St will reopen * to accommodate parking

What to expect: Months 3-6

Beginning in September:

- Increased ground excavation activities
- Foundation and shoring work to commence
- Construction equipment delivered to site

Air Monitoring-Ongoing

- Air monitoring of dust and NOA will continue uninterrupted while earth movement is taking place
- BRIDGE anticipates 13 months of earth work for Block B (July 2022-August 2023)
- BRIDGE will continue weekly reporting to residents via RebuildPotrero.com



POTRERO HILL (PH)

Construction Collective



Phase 2 Resident Hires

Cumulative (12 onsite, 11 offsite)

- Demolition: 3 onsite
- Infrastructure: 9 onsite, 11 offsite
- **Currently working- Infrastructure: 2**
- **Community garden workers: 12**

Housing Authority of the City and County of San Francisco

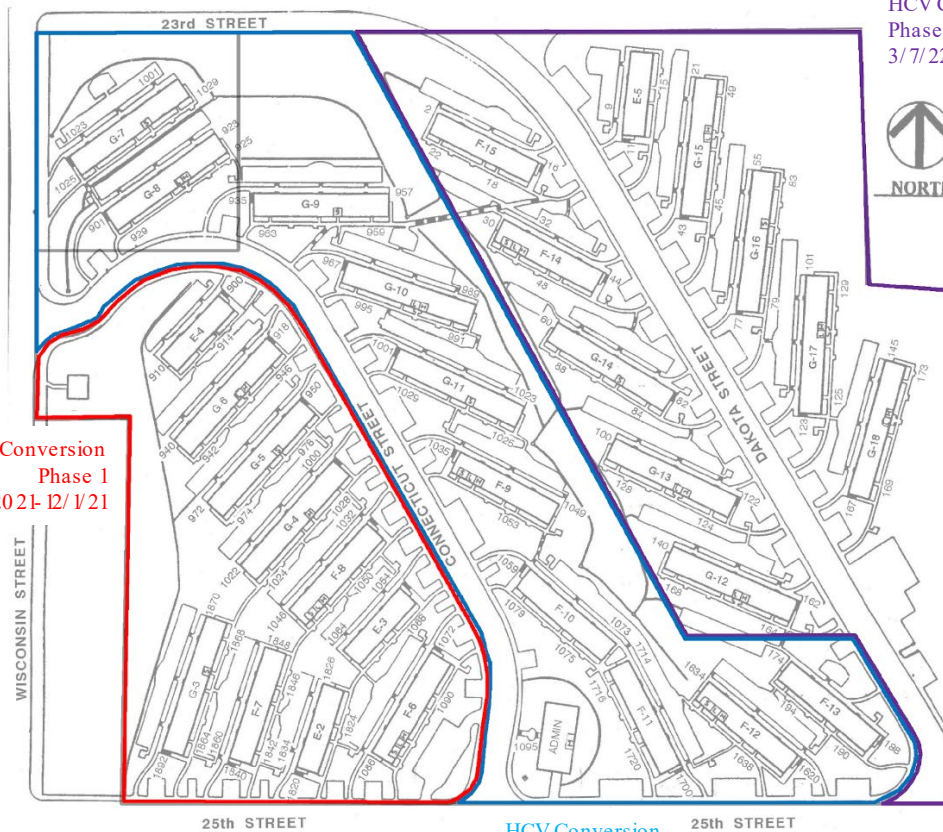
Housing Choice Voucher Conversion Sunnydale & Potrero



HCV Conversion
Phase 3
3/7/22-7/13/22



HCV Conversion
Phase 1
8/2021-12/1/21



HCV Conversion
Phase 2
1/29/21-3/30/22

HOPE SF Block B (118 PHR units)
To be completed Q12024

Potrero

SCHEDULE SUMMARY

HCV CONVERSION OVERALL SCHEDULE								
	PHASE 1		PHASE 2		PHASE 3		PHASE 4	
	Potrero	Sunnydale	Potrero	Sunnydale	Potrero	Sunnydale	Potrero	Sunnydale
Total # of units	114	104	124	101	130	92	0	141
# of occupied units	89	93	99	94	103	73	0	129
# of vacant units	25	11	25	7	27	19	0	12
Estimated start date for HQS repairs	8/23/2021		11/29/2021		3/7/2022		6/20/2022	
Estimated completion date for HQS repairs	11/5/2021		3/4/2022		6/17/2022		8/12/2022	
Estimated date for conversion	12/1/2021		3/30/2022		7/13/2022		9/7/2022	

Welcome Myrna McDonald

New Terrace/Annex Property Manager



COMMUNITY ANNOUNCEMENTS

YCD: Pop-Up & Come-Up Wednesdays

POP-UP & COME-UP WEDNESDAYS

May 18, 2022
11am - 3pm



85 Turner Terrace
San Francisco, CA 94107



Hattie Wyatt
Hwyatt@ycdjobs.org
415-314-7330

YCD Services:

- Workforce
- Housing
- Black to the Future
- TAY Youth
- 100% College Prep

Event Highlight

On-site Warehouse Training
and Resume Building

Light refreshments and incentives for the first 10 participants!



www.ycdjobs.org

Rebuild Potrero Contact Info



Construction Updates

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Click to addtext

Construction Jobs

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**Effective 4/11/22, we no longer mail the weekly
air monitoring reports or community meeting
summaries.**

To continue to receive mailed materials contact:



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