

GOLDEN GATEWAY TENANTS ASSOCIATION

PO BOX 2134

San Francisco, California 94126

www.goldengatewaytenants.org

February 13, 2015

Dear Neighbor,

DO YOU BENEFIT FROM RENT CONTROL AT THE GATEWAY?

Not all cities have Rent Control ordinances. Not all rentals in San Francisco are under Rent Control. Rent Control at the Gateway can be ended by politicians at any time and there have been repeated attempts to do that.

Golden Gateway Tenants Association (GGTA) was founded in 1982 when Gateway tenants banded together to protect their right to rent control under the San Francisco Rent Ordinance. We won after a hard-fought battle in court.

The most recent ballot attempt by realtors and landlords to abolish rent control statewide failed in 2008, thanks in part to GGTA joining with other organizations to alert the voters.

Since 1982, GGTA has kept tenants informed, has met with Gateway management on matters of concern to tenants, has attended countless public hearings, and has fought against proposed real estate developments in our neighborhood that might affect our quality of life, such as the 8 Washington project, which was defeated by San Francisco voters on a citywide ballot in November 2013.

GGTA has supported worthwhile projects like the new playground in Sue Bierman Park, activities like Kids' Halloween Party, and has promoted monthly social events.

It is in your interest to be a GGTA member. Join (or renew your existing membership) by logging on to www.goldengatewaytenants.org

Sincerely,

**BILL HANNAN
President**

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NOTICE

GOLDEN GATEWAY TENANTS ASSOCIATION

ANNUAL MEMBERSHIP MEETING

Saturday, February 21, 2015

11:00 AM to 12:30 PM

L'Olivier Restaurant, 465 Davis Court.

GGTA officers and directors will be nominated and elected for the year 2015.

Subjects of interest, including proposed real estate developments in the neighborhood, will be discussed.

Guest Speakers

**San Francisco District 3 Supervisor Julie Christensen
California Assemblyman David Chiu will attend if schedule permits**

GOLDEN GATEWAY TENANTS ASSOCIATION

ITEMS OF CURRENT INTEREST

AFFORDABLE HOUSING IN OUR NEIGHBORHOOD?

The Mayor's Office of Housing (MOH) proposes construction of rental affordable housing on Seawall Lot 322-1, Port property at Broadway and Front streets, now used as a parking lot. The new building would stay within the current 65-foot height limit, and would include a public parking garage and retail spaces at the street level. Although housing for moderate income tenants is legally permissible, MOH advises that federal subsidies or tax credits are available only to build housing for lower income residents (earning below \$58,000 for a family of four).

GGTA, the Barbary Coast Neighborhood Association and six other neighborhood groups welcome affordable housing for low income groups, *but* we are concerned that not enough housing is available for *moderate* income families in San Francisco. One lower income housing project, Broadway Family Apartments, is already located at Broadway and Battery, and another one, Broadway Sansome Apartments, is scheduled to open in the next few weeks diagonally across the intersection. Our groups are working with MOH and the Port to try to find a way to fund construction of moderate income housing units at Broadway and Front.

PROPOSED HOTEL AND DINNER THEATER AT BROADWAY AND EMBARCADERO

Teatro ZinZanni, which operated a successful dinner theater at Pier 27 for many years, wants to build a small hotel (175 to 200 rooms) and dinner theater, and possibly a restaurant, on a triangular lot on Port property at Broadway and the Embarcadero now used as a parking lot. The Port would continue to own the property and lease it to TZ for 66 years. The 3-story building would stay within the existing height limit of 40 feet except for rooftop equipment not exceeding 10 feet. Performances would be inside a glass-encased circular tent inside the building. The northern point of the triangle would be a public park. There would be no on-site parking. Performances would normally be held on Wednesday through Sunday evenings, plus weekend matinees.

PROPOSED CONDOS AT BATTERY AND PACIFIC

A developer named Grosvenor proposes building 33 condominiums at Battery and Pacific, wrapping around two sides of the Old Ship Saloon, which would be preserved. The Globe restaurant would be demolished. The 7-story building would include retail spaces at street level, would stay within the existing 84-foot height limit, and would include 33 stacked parking spaces.

THOSE MYSTERIOUS CONSERVATIVE WATER BILLS

Gateway residents who moved in after a date in 2001 are billed monthly for water and wastewater use. (Tenants arriving before 2001 are grandfathered out and, according to management, the expense of their water usage is not passed on to the newer tenants.)

In July, 2014 there was a sharp increase in water bills, with some bills increasing by 40%. GGTA contacted management for an explanation. Management was cooperative, and explained that there were three concurring causes of the spike: 1) the San Francisco Public Utilities Commission (SFPUC) increased its monthly billing rates, and plans to increase those rates again each July in 2015, 2016 and 2017; 2) the meters are read at slightly irregular intervals, which can result in fluctuations of up to 10% in any billing period; and 3) one meter malfunctioned in July, causing a \$6,000 overcharge, which has since been corrected and credited back. SFPUC is working on replacing the meter that malfunctioned. Gateway management also advised us that residential tenants are not billed for water used by the commercial tenants such as Safeway or the Bay Club, or for water used to irrigate Sydney Walton Square.

TAILGATERS

Gateway management reports a large recent increase in trespassing at the Gateway. Trespassers have been entering by closely following Gateway residents on foot or by car. Many of them go to our rooftops to take photos, but others have more sinister purposes. If you feel inclined, please discourage tailgaters. If you believe you have spotted trespassers, call the Gateway as soon as possible at (415) 434-2000 at any hour, day or night

JOIN OR RENEW YOUR MEMBERSHIP IN GGTA

You can join or renew your membership in GGTA by paying annual dues of \$30. You can do that electronically at our website, goldengatewaytenants.org, or by clicking on our advertisement at barbarycoastnews.com, or by mailing your check payable to GGTA to PO Box 2134, San Francisco, CA 94126. Please include your name, apartment or townhouse number, your mailing address, and your email address with your check.