

From: [Board of Supervisors \(BOS\)](#)
To: [BOSSupervisors](#)
Cc: [Alicia Bass \(BOS\)](#); [Cecilia Aguila \(BOS\)](#); [De Ann Edwards \(BOS\)](#); [Eduardo Melera \(BOS\)](#); [Michelle Elman \(BOS\)](#); [Ivy Wilson \(BOS\)](#); [Suzanne Alsa \(BOS\)](#)
Subject: FW: Support of Supervisor Preston's Resolution Adding Clear Language Urging Inclusion of a TAY Drop-in Service Center on the Ground Floor of 730 Stanyan
Date: Wednesday, May 24, 2022, 10:26:17 AM
Attachments: [CCC 730 Stanyan Values and Goals.docx](#)

Hello,

Please see attached letter and below message regarding [File No 203560](#):

Resolution authorizing the execution and delivery of multifamily housing revenue notes in one or more series in an aggregate principal amount not to exceed \$90,000,000 for the purpose of providing financing for the construction of a 160-unit multifamily rental housing project known as 730 Stanyan.

Regards,

John Bullock
Office of the Clerk of the Board
San Francisco Board of Supervisor
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
BOC@sf.gov.org | www.sfbos.org

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From: Lisa Awbrey <weeg@eemba@gmail.com>
Sent: Monday, May 22, 2022 5:40 PM
To: Preston, Dean (BOS) <dean.preston@sf.gov.org>; Board of Supervisors (BOS) <board.of.supervisors@sf.gov.org>
Subject: Support of Supervisor Preston's Resolution Adding Clear Language Urging Inclusion of a TAY Drop-in Service Center on the Ground Floor of 730 Stanyan

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Dear Clerk of the Board of Supervisors:

As district supervisors, you well understand the value (and rarity) of community partnership when local residents work with elected leaders and city departments toward hands on solutions for our city's chronic problems. As residents, we know our neighborhoods best, and, consequently, we are a critical part of local problem solving. When elected office holders, city departments and engaged residents work together, progress can be made.

At Wednesday's (5/17/22) Budget and Finance Committee hearing for 730 Stanyan, Supervisor Mandelman stated that there is no proof that the addition of homeless services to a neighborhood improves that neighborhood. I beg to differ. The stark need for solutions and services for unhoused people already living in the Haight and surrounding neighborhoods has existed for decades. Local residents who comprise neighborhood groups like the Coalition for a Complete Community (CCC), the Haight Ashbury Neighborhood Council (HANC) and the Cole Valley Haight Allies (CVHA) are living, breathing proof of the power of robust engagement and action to do with the public planning process. We are a hands-on community of people who roll up our sleeves to create positive outcomes.

For almost 6 years since the purchase of the 730 Stanyan site in December 2017, neighbors of the Haight Ashbury, Cole Valley, the Panhandle and NOPA have robustly engaged with community members, local business people, the developers TNDC and CCDC, and MOHCD in the planning process for this once-in-a-century development opportunity. Since 2017, the CCC has organized and held 7 community meetings where hundreds of residents participated. For over a year during the COVID pandemic (May 2020 through June 2021) when 730 Stanyan was activated as a Safe Sleeping Village, we engaged with the more than 80 campers, along with the service providers at CAMP by organizing weekly community dinners, movie nights and clothing and gear drives; that is tangible proof of positive outcomes for unhoused people when neighbors, service providers and city agents work together. More proof of positive progress: local residents twice activated the site to host community events offering vaccinations, voter registration, kids events, music, food, senior and homeless services, movies and gardening workshops (see attached files); over 200 people participated in each of the two events. It's been hard work. We are volunteers. We are the literal definition of "stakeholders." Many of us own homes and businesses in the Haight Ashbury and adjacent neighborhoods. We seek to stabilize our most vulnerable community members: low income seniors and families, workers and the unhoused people living among us. We have a vested interest in the successful development of 730 Stanyan. Please see the attached statement of the CCC's goals and objectives for the 730 Stanyan project.

At last month's April 4, 2022 community meeting on 730 Stanyan hosted by CCDC and TNDC along with representatives from MOHCD, our community was surprised to learn that the city changed the definition of ground floor commercial space to "micro retail" and removed previous, consistent references to "TAY drop-in services." This change is contrary to all previous information from MOHCD and the developers up to this point, as evidenced in graphics and slide shows from the many public community meetings, and as stated in loan documents and state applications for the project, where a TAY drop in center and TAY services are clearly represented. And, also surprising, at last Wednesday's hearing, MOHCD Director Shaw confirmed that no solicitation or outreach to TAY service providers has yet been done on this project.

In light of our community's many years hard work, the history of events and the promises made to our community, we ask that you support Supervisor Preston's resolution, which adds clear language supporting a TAY drop in service center on the ground floor, doing so keeps faith with the community process and the public planning done at the local community level, not just for new arrivals to our neighborhood, but to meet the critical needs of existing residents in our three most underserved local populations: 1) Transitional Aged Youth, 2) seniors, and 3) low income families and their need of these critical services.

This Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 6, Line 22 through Page 7, Line 2, by adding FURTHER RESOLVED, That the Board of Supervisors urges MOHCD to include Transitional Aged Youth services as a ground floor use, as MOHCD previously represented in prior loan applications, including an Approved Pre-Development Loan from October 2020, a California Tax Credit Allocation Committee Application from 2022, and representations made in multiple community meetings.

Thank you for your consideration.
Very truly yours,
Lisa Awbrey

Haight-Ashbury Community Event



When: February 26th, 2022

Where: 730 Stanyan, San Francisco, CA

Kaiser Mobile Vaccinations 2pm-5:30pm for Kids (5+) and Adults, boosters and first dose of Moderna, Pfizer and J&J available

Kid's corner 2pm-4:30pm: Acrosports Fast Track, games & obstacle course, Art Activities

Senior's corner 2pm-6pm: programs information, referrals and application assistance (Institute on Aging & Senior Disability Action)

Homeless Services outreach (Homeless Youth Alliance & Larkin)

**Movie: *The Times of Harvey Milk* documentary, 6-7:30pm
Bring blankets, folding chairs and flashlights as lot is not well lit at night.**

Co-sponsored by the Community including Coalition for a Complete Community (CCC), Senior Working Group, Cole Valley Haight Allies (CVHA), Haight Ashbury Neighborhood Council (HANC), Coalition on Homelessness (COH), Homeless Youth Alliance (HYA), Larkin Street Youth Services, Acrosports, Booksmith, Institute on Aging and neighbors.



HAIGHT
ASHBURY
COMMUNITY
EVENT


Saturday, May 21, 2-8PM
730 Stanyan St
(former McDonald's site)

Music, Food, Activities, Services:

Walgreens Covid Vaccinations/Boosters
Acrosports Obstacle Course
Food, Snacks, Drinks
Gardening Workshop, Games, Kids Activities
Senior Services by Institute on Aging
Voter Registration

Free Event

Co-sponsored by: Coalition for a Complete
Community at 730 Stanyan, Senior Working
Group, Cole Valley Haight Allies, HANC,
Acrosports, Amoeba Music, Booksmith,
Institute on Aging



730 Stanyan Street Values and Goals

The Coalition for a Complete Community at 730 Stanyan Street

The Coalition for a Complete Community has established the following values and goals for the 730 Stanyan Street affordable housing development:

Support for Affordable Housing in our Neighborhood

We support the construction of affordable housing in San Francisco in general and on this site in particular. We commend Supervisor London Breed and the Mayor's Office of Housing and Community Development for acting to purchase this site, and we want to help ensure we get a great new development here.

Community-Based Development

We support development based on "complete communities" where people from a range of income levels, family structures and backgrounds live as neighbors, and where housing, jobs, daily needs, transit and other resources are within easy walking distance of each other. Our neighborhood provides many of these resources already and the 730 Stanyan Street project is a great opportunity to add to this richness.

We also support a community-based planning process. The people who live and work in the Haight Ashbury are best-placed to understand the needs of our neighborhood and we can provide useful guidance for this development. We are the people who will become the neighbors of the new residents of 730 Stanyan and some of us may be among those future residents. We are the people most invested in the long-term success of this development. The Haight Ashbury community must be involved throughout the planning, design and construction processes.

Who Are We Building For?

San Francisco has a crisis of housing affordability and a crisis of homelessness. Many people in our neighborhood and city are not secure in their housing and addressing this issue must be a major priority for our city government.

Different types of households have different needs. We recognize that to be successful any 100%-affordable housing development must be designed with the needs of one or more "populations" or types of households in mind. With so many competing housing needs, it may seem difficult to decide which groups' needs to focus on. We have identified several principles that can help in selecting these populations.

Income Level

730 Stanyan will be purchased and developed largely or entirely with public funding. We therefore have a responsibility to get the greatest social return for this investment. While

middle-income households have their own housing challenges they also have more housing options, such as the lower end of market-rate housing and inclusionary BMR units within new market-rate developments. **To provide the greatest social return this project should focus on addressing needs that will not be met through private development.**

We believe strongly that this project should target low- and moderate-income households earning a maximum of 80% of area median income (AMI). Most of our neighborhood's housing is currently affordable only to people earning above this level. By adding affordable housing for low-income residents at 730 Stanyan we will be better able to serve all our community's needs.

Multiple Target Populations

We believe this site has enough space to build housing for two or three different "target populations" of low-income people, whether as residents of the same building or in multiple buildings. We see significant benefits from this approach, allowing the project to address several major housing needs and enriching the lives of all involved. This is also consistent with the complete communities vision.

We strongly recommend that MOHCD considers serving multiple target populations with this project. We recommend that the site is designed for a mix of transitional-age youth, seniors and families with young children.

Housing for Transitional-Age Youth

The Haight-Ashbury has a critical need for both services and permanent affordable housing for young homeless people, including those "aging out" of foster care. **A significant portion of the new housing developed on this site should be set aside for transitional-age youth, including young people who were formerly homeless or who are leaving foster care.** We recognize that youth housing is most successful when planned for small and medium-sized groups, and we see this as another factor supporting the inclusion of multiple types of households at 730 Stanyan Street.

The development should include plans for appropriate supportive services to maximize these young people's success in moving into permanent affordable housing.

Housing for Seniors

Our neighborhood has many seniors on low, fixed incomes living in rental housing. The limited extent of tenant protections frequently results in the eviction of older tenants and in most cases this means people are permanently displaced

from the communities in which they have spent most of their lives. **We support including housing for seniors as part of the 730 Stanyan Street development.**

The project design should allow residents to “age in place” with minimal modification to their units. The development should include supportive services for seniors.

Housing for Families with Young Children

Another group of households that face particular difficulty in finding rental accommodation in San Francisco are low-income families with young children. These families clearly need additional rooms, which raises the cost of suitable rental apartments, and they have the additional cost and difficulty of finding affordable childcare and family supports near home.

We support including units designed for families with young children as part of the project. We also support including childcare, early care and education services, and family supports within the development.

Neighborhood Preference

The Haight-Ashbury and District 5 continue to see high levels of displacement. This weakens the fabric of our community. **The city should use its neighborhood-preference powers to give preference within the 730 Stanyan development to residents of the Haight-Ashbury and those who have recently been evicted from the neighborhood.**

The same factors of sky-high rents and tenant evictions mean that many entry-level workers in retail and service jobs are forced to make long commutes from the East Bay. **We ask the city to also give preference in the new units to low-income people working in the neighborhood.**

Community Services and Retail Space

MOHCD has stated that the ground floor of the new development will be for community services or retail uses. **We believe the highest priority for this space should be to provide essential services both for residents of the new units and for our wider community.** This goal provides additional justification to maximize available space by providing no on-site car parking.

Transitional Age-Youth Services

In particular, escalating commercial rents have made it very difficult for organizations that provide supportive services for homeless youth in the Haight-Ashbury to find permanent locations to operate from. Without a permanent location to visit, young homeless people have much more trouble accessing supportive services. This results in worse outcomes and more prolonged homelessness for these young people, and greater stress on the rest of the neighborhood.

For these reasons, we believe the development should include dedicated space for non-profit organizations working with homeless and vulnerably housed youth in our neighborhood. This need is in addition to the need for

supportive services for transitional-age youth living at 730 Stanyan.

Services for Seniors

Seniors living at 730 Stanyan will also require services. We also recommend providing a base for supportive services for aging residents. **We believe the development should include dedicated space for organizations working with seniors.**

Services for Families

Families with children living at 730 Stanyan will also require services. **We recommend including space for a childcare or early education facility.** We believe the development should include dedicated space for organizations working with children and families, including for child care, early care and education and family supports.

Services for the Community

The Haight-Ashbury community is limited in the availability of community space. **We propose that the development includes a community room with capacity for at least 100 people.** This would serve to integrate the residents of 730 Stanyan with the broader community. We encourage the adoption of other opportunities to promote the site’s integration with the community, e.g. through public open space.

Affordable Retail Food Service

While the replacement of the McDonald’s restaurant with affordable housing will bring many benefits, undoubtedly it served as a source of both employment and inexpensive food for many low-income people in our neighborhood.

We encourage the city to consider including a small retail food-service business as part of the new development. This should be focused on an operation that can provide fresh and healthy but inexpensive food to local customers along with entry-level food service employment and training. We believe there are models, such as a sandwich store, that can accommodate these goals within a very small footprint.

In general, preference for any retail units at 730 Stanyan should be given to locally owned businesses, especially those providing employment training and placement at their business for residents of 730 Stanyan.

Transportation and Site Access

The Haight / Stanyan intersection has exceptional access to services and transit, and for this reason **we strongly support providing zero onsite auto parking.** Eight separate transit lines are within walking distance: Two buses stop right next to the site, and a further five bus lines and the city’s most heavily travelled streetcar line are within five blocks. The neighborhood also includes two hospitals, three schools, the city’s largest park, two grocery stores and a food pantry.

We do support sufficient Class One (indoor) bicycle parking for all residents. **We also recommend that the project includes provision for a Muni transit pass for every resident.**

For vehicular access, we recommend that the site is designed with a curb-side limited waiting/loading zone that can be used for deliveries and for passenger pick-up and drop-off.

Interim Use

The 730 Stanyan site has now been transferred to the city. We recognize that the planning, design and approval process will take at least 18-24 months. **As neighbors, it is important to us that our community gets the most benefit from the site in the period before construction starts.**

We strongly recommend that the city's plans for interim use of the site aim to address the same goals as the long-term use. This includes housing insecurity, youth homelessness, and facilities for children and families. To this end, we support the proposal by a coalition of youth- and children-serving non-profits to host two areas for interim services delivery on the site.

Recommended Interim Use for Transitional-Age Youth Services

Interim services for transitional-age youth would be provided on a portion of the 730 Stanyan site, via an entrance on Haight Street or Stanyan Street. These services would provide engagement day programming for young people via low-threshold, basic need support in a safe, youth-friendly environment, so that they can resolve immediate crises and needs, and build positive, trusting relationships with adults and their peers. The services would be delivered by a coalition of experienced youth services non-profits already operating in the Haight-Ashbury.

Typical services would include:

- Case management – one-to-one strengths-based support to identify short- and longer-term goals and a plan to achieve them
- Food – healthy snacks and meals
- Clothing – socks, underwear, rain ponchos, cold-weather gear
- Hygiene and harm-reduction supplies – razors, toothbrushes, first aid, safe-injection supplies
- Groups – life skills, harm reduction, wellness, health, job skills, and others based on the expressed needs of the young people involved
- Resource brokerage and referrals – information and links (including warm hand-offs) to other public and community resources, including primary care clinics, behavioral health support, education and employment support, shelter and housing

Recommended Interim Use for Family and Community Services

Interim services for families and the broader community would be provided on a separate portion of the 730 Stanyan site, via an entrance on Waller Street. We envisage this area providing a multi-purpose space that could be used to provide services for families and children, and for community uses. Specific, family

support services could include family and parenting classes, family events, counseling, and basic needs. The services could be delivered by experienced child-serving organizations already operating in the Haight-Ashbury.

Additionally, we urge interim uses which provide the general population access to the site, such as weekly outdoor movies and a temporary community garden. The community garden could also serve to provide skills training for young people.

Non-Recommended Interim Uses

Some proposals for interim uses would cause harm to our community and we do not support them.

- We do not support leaving the site vacant during this interim period. This site is too important to our neighborhood to lie vacant for several years. Leaving a vacant lot will encourage residents to avoid the area even after the eventual affordable housing development is completed.
- We do not support using the site as a staging area for other construction projects (such as the Haight Street Public Realm Project). This would pose too great a risk that delays to another project would prevent the site being vacated and thereby delay the start of housing construction. The potential to cause residents to avoid the site is similar to that of a vacant lot.

Design

The new building or buildings will be a prominent part of our neighborhood for many years. The site location, where Haight Street meets Golden Gate Park, ensures that they will be seen often by San Francisco residents and by many visitors to our city. This provides an opportunity for a great design that neighbors will be proud of, and that will draw acclaim from tourists.

For these reasons, **we strongly recommend a methodical approach that captures community needs, solicits input from stakeholders, and then addresses that through a sympathetic design.**

We do want to take advantage of this site to construct new housing for many low-income families, and we believe the right design can accomplish that while attaining broad support from residents and visitors. In contrast, poor design choices pose a risk that the project will lack local support and get delayed during planning approval. Even if those objections are overcome, an unsympathetic design will encourage neighbors and tourists to avoid the area, which will serve to isolate it from the broader neighborhood.

Overall, we are seeking to maximize the benefits that can be delivered by the 730 Stanyan Street project for the entire community. We see that as making best use of the available budget to maximize the usable space, both for housing and for services, without doing this at the expense of excessive impacts on the broader Haight-Ashbury neighborhood.

Who Is the Coalition for a Complete Community at 730 Stanyan?

We are a group of people living or working in the Haight-Ashbury area who are interested in how our whole community can benefit from the proposed affordable housing at 730 Stanyan Street (the former McDonald's site).

We believe it's important for our community to take an active role in the planning process for this site so that the project benefits everyone, from households struggling to find secure housing, to those in need of services, to all of the existing neighborhood residents.

If you believe that too, we'd love you to join us.

We came together after the November 7, 2017 public meeting called by the Mayor's Office of Housing and Community Development (MOHCD) to announce the proposed purchase and development of the site and the probable 3- to 5-year period of planning and development. At the meeting, we heard that residents were concerned about many issues, from the type of final development, its size and use, to what would happen at the site in the interim. MOHCD had only the vaguest answers to these questions.

It was clear to us that we needed a neighborhood-based effort both to answer these questions and also to seek consensus within our community on the permanent and interim components of the project.

We met and started a working group to bring together neighbors and local groups to try to ensure the beneficial development of the site, including what should happen in the interim period. Our aim was also to provide residents with an ongoing forum to discuss development of the site and eventually to reach a consensus.

The Haight-Ashbury has two notable experiences of the benefits that a community-based planning process can bring to city-funded affordable housing.

- Community input was a major factor in shaping how the old Harkness Hospital in the block bounded by Fell, Hayes, Lyon and Baker became the current Mercy Terrace senior and family development.
- Similarly, the creation of Parkview Commons housing on the site of the old Polytechnic High School across Frederick Street from Kezar Stadium site was driven by interested neighbors.

In both cases, the community planning process ensured that existing residents were well-informed and happy to welcome their new neighbors. This greatly influenced the success of both these 100% affordable developments.

This document is the result of months of discussion. We hope it provides a starting point for the broader community conversation that will be so critical in the successful development of this critically important site in our neighborhood.