



In 2018, the original 450 O’Farrell luxury housing project was approved by the San Francisco Planning Commission and deemed unfinanceable by the previous developer. Since then, Fifth Church of Christ, Scientist has partnered with Forge Development Partners to redesign the project to better meet the needs of the local community. The redesigned project better fits the area by replacing all luxury housing with essential housing for teachers, firefighters, police, and other essential workers, increasing the number of units from 176 to 316; and increasing affordable units from 28 to 48.

There has been a lot of misinformation spread throughout the community and we would like to take the opportunity to clarify what the project actually is and what it contains, at a price point affordable to middle income earners.

See the table below detailing concerns raised at the Board of Supervisors Hearing on September 28, 2021 and associated responses.

Stated Concern	Correct Information
Pratibha Tekkey of THC stated: “previous approval would have brought much-needed family housing to the neighborhood”	<ul style="list-style-type: none"> The currently proposed project provides 3 bedroom units up to 860 square feet. Large enough and with varying layouts to fit a variety of family types.
Pratibha Tekkey of THC stated: “the church can worship where they are”	<ul style="list-style-type: none"> It is not for anyone to determine how the Church practices its faith or the needs defined by the Church for that practice.
David Elliot Lewis, a resident of the neighborhood, said: “We live in the age of respiratory illness. It’s the wrong design for our era.”	<ul style="list-style-type: none"> In direct response to this issue, the project is designed with state of the art air purification and filtration systems which are the same quality and standard as used in new hospitals that are advanced enough to filter out particulates, bacteria, and airborne viruses. (See attached PPT for slides on sustainability and environmental measures)
Sara Shortt, director of Public Policy & Community Organizing for HomeRise, said: “The last thing the Tenderloin neighborhood needs right now is market-rate group housing.”	<ul style="list-style-type: none"> The neighborhood, as with all of San Francisco, needs a variety of housing types. Luxury, gentrifying housing is not what the community needs. Our proposed development is affordable by design and will average with rental rates at \$3,500 per month for market rate units and less than \$1,000 for the 48 BMR units.
It was suggested by a Supervisor that this was a “line call” by the Zoning Administrator.	<ul style="list-style-type: none"> This was not a line call, the rules for group occupancy were established over 15 years ago, are unequivocal, and cannot be interpreted by planning or sponsors.
There are no kitchens in the units	<ul style="list-style-type: none"> This is not true; all units are designed for independent living. The units are equipped with a two burner stovetop, a convection oven, a fridge, garbage disposal, dishwasher, and sink. It is a fully equipped cooking facility. In addition, each unit is equipped with a washer dryer. There are also 6 full kitchens to be shared for larger group gatherings throughout the building. (See attached PPT for slides on unit layouts and designs)

FORGE

DEVELOPMENT PARTNERS

Stated Concern	Correct Information
The units are too small	<ul style="list-style-type: none"> • The units range in size from 350 – 850 sq ft, larger than SRO units in San Francisco.
Project was changed to group housing because the developer wants to make money	<ul style="list-style-type: none"> • The Church changed the project to group occupancy to fulfill its religious mission and to deliver workforce housing. This project is financeable and allows the Church to be built.
Church can build their new facilities without housing component	<ul style="list-style-type: none"> • That is not a true statement.
Tech housing	<ul style="list-style-type: none"> • This project is designed for every household earning middle income. The units are equipped with individual bathrooms, cooking areas and lots of shared indoor and outdoor spaces.
Did not conduct additional community outreach	<ul style="list-style-type: none"> • This is not true. Between November 2020 and August of 2021, the Church held four community meetings, 75+ stakeholder briefings, mailers, and 3 area canvassing event. (See attachment for full community outreach report)
Won't communicate during construction	<ul style="list-style-type: none"> • We will provide monthly construction reports and a toll-free line for questions/complaints.
Construction may force tenants at Pacific Bay Inn to move	<ul style="list-style-type: none"> • The team has reached as agreement with Pacific Bay Inn regarding the safety and security of the tenants.
Ignored requests to meet with DISH representatives	<ul style="list-style-type: none"> • DISH and Pacific Bay Inn have a signed Neighboring Agreement with Forge.
Fails to meet current standards for Inclusionary Housing	<ul style="list-style-type: none"> • The project meets all applicable codes and provides 48 below market rate units.
The city does not need this project	<ul style="list-style-type: none"> • Project provides 316 units of housing that can be built immediately.