

450 O'Farrell Street

Stakeholder Response and Appeal
September 28th, 2021



Community Support for Initial Project (2018)

- Original proposal was for family housing with 172 units
 - Approved by Planning Commission in 2018
 - Fully supported by community stakeholders
- There was genuine community process with the original developer
- Community was supportive because the Tenderloin needs family housing
 - The neighborhood contains the majority of the cities SROs and group housing developments
 - Concern over ability to fill newly constructed group housing units in today's climate
- New developer took over without notifying the community
 - New developer's proposal converted the development into group housing

Community Response to Current Proposal

- Community Input
 - Treated community engagement as an afterthought
 - Did not consider community input into the final proposal
- Unit Size
 - Marketed as “small family housing”
 - Units aren’t large enough to house a small family
 - These kitchens do not suffice for a family
- Community Kitchens
 - 3 community kitchens for over 600 residents is not adequate
- Affordability
 - Grandfathered in an affordability requirement of 13.5%
 - Current law would require 20.5%

Community's Final Position

- Community has attempted to negotiate under very broad definition of what group housing can be
- New group housing should not be built without clear boundaries between group housing and dwelling units
- Group housing is not an adequate housing type for families
- The Tenderloin currently contains families living in overcrowded conditions; our neighborhood is in desperate need of adequate family housing
- We urge the board to approve this appeal as the neighborhood deems this project undesirable and harmful