

# 450 O'Farrell Street, San Francisco Mixed-Use Church Development Progress Outreach Report

**Prepared for:  
Fifth Church of Christ, Scientist and  
Forge Development Partners**

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Prepared by:



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## 450 O'Farrell Redesign Essential Workforce Housing Project Outreach Summary

Between November 2020 and October 2021, the project team conducted community outreach for the re-envisioned 450 O'Farrell project with the purpose of sharing changes made to the project, soliciting feedback, and responding to questions and concerns. Outreach included virtual meetings with stakeholders representing business, residential and social services; providing information electronically via Forge's website, a Facebook page, and YouTube channel; hosting a series of community meetings via Zoom; and door-to-door canvassing. Below is a summary of the project team's efforts:

- 42 virtual stakeholder meetings
- 3 canvassing events
- 4 community meetings
- 74 letters of support received for the Planning Commission
- 124 signatures received in support of the project for the Planning Commission
- 45 letters of support received for the Board of Supervisors
- 37 signatures received in support for the project for the Board of Supervisors



Outreach to Golden Blaze at the corner of Jones and O'Farrell streets



Virtual meeting with Tenderloin People's Congress and additional member groups



## **1.0 INTRODUCTION**

In 2018, the original 450 O'Farrell luxury housing project was approved by the San Francisco Planning Commission. 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 45.

The report summarizes outreach conducted by The Fifth Church of Christ Scientist, Forge Development Partners and Craig Communications (the project team) in support of the 450 O'Farrell Street redesigned Essential Housing project.

## **2.0 COMMUNICATION MATERIALS**

### **Contact List**

A list of key contacts was prepared to notify stakeholders about the redesigned project, solicit feedback and share project updates. The key contact list includes important individuals from the City and County of San Francisco, representatives of local social, housing, faith-based, and business organizations, adjacent property owners and tenants, attendees of project community meetings, and other individuals that have requested to receive information on the project. At a minimum, we review this list weekly to ensure they are current. The contact list is located in Appendix A.

### **Calls and Emails**

To date, there have been over 400 calls and emails placed to reach stakeholders and offer project meetings and/or briefings and respond to requests for more information. A project contact log is provided in Appendix B.

### **Communications Materials**

Project communications materials were prepared to provide up-to-date information on the project and include a project fact sheet, three community meeting flyers, and a community meeting presentation. Copies are included in Appendix C.

### **Electronic Information**

The project team used Forge's website (<https://www.forgedevelopmentpartners.com/tl-450>), a project specific Facebook page (<https://www.facebook.com/450OFarrellProject/>), and a YouTube channel (<https://tinyurl.com/450-OFarrell>) to provide a ready source of up to date information. Electronic sites are updated on a weekly basis.

## **Project Meetings and Briefings**

Provided below is a summary of project meetings and briefings. Of note, meetings were offered, accepted, and declined by a variety of key Tenderloin businesses and organizations. A project contact list documenting these interactions is provided in Section 3.

### **3.0 OUTREACH SUMMARY**

Between November 2020 to June 22, 2021, the project team conducted community outreach for the re-envisioned 450 O'Farrell project with the purpose of sharing changes made to the project, soliciting feedback, and responding to questions and concerns. Outreach included virtual meetings with stakeholders representing business, residential and social services; providing information electronically via Forge's website, a Facebook page, and YouTube channel; hosting a series of virtual community meetings via Zoom; and door-to-door canvassing.

### **4.0 CITY AND COUNTY**

This project team worked with the County and City of San Francisco to receive input and keep them updated on community interactions and salient issues. A summary of these interactions is presented below. The project team remains in regular contact with the City and County.

#### **San Francisco Police Commission, Tenderloin Station – 12/15/20**

Met with Police Commission, Tenderloin station Captain Carl Fabbri, to discuss project, area and street safety, and how the project would increase eyes on the street.

#### **San Francisco Planning Commission – 12/22/20, 01/04/21, 01/19/21, 01/20/21, 01/25/21 and 04/02/21**

The Forge project team met with the following Planning Commissioners to provide project updates and gather feedback:

- December 22, 2020 - Commissioner Theresa Imperial
- January 4, 2021 - Commissioner Joel Koppel
- January 19, 2021 - Commissioner Rachael Tanner
- January 20, 2021 - Commissioner Deland Chan
- April 2, 2021 - Commissioner Rachael Tanner

#### **Board of Supervisors, District 6 – 03/10/21**

Met with Supervisor Matt Haney and Chief of staff Abigail Rivamonte Mesa to provide updates on current project status, gather feedback, answer questions, and share research and white papers to provide accurate project details.

## **5.0 LOCAL BUSINESSES, COMMUNITY ORGANIZATIONS AND RESIDENTS**

The project team has conducted outreach to local businesses, community organizations and residents to provide information on the redesigned project.

### **Community Members – 01/19/21 and 4/6/21**

The project team met with the following community members to provide project updates, answer questions, and listen to feedback:

- January 19, 2021 – Eric Rodenbeck, community activist and organizer
- January 19, 2021 – Nikki Gunn, who neighbors the Site
- April 6, 2021 – Cliff Waldeck, who serves on the Bay Area Council Project Endorsement Committee and expressed “450 O’Farrell is beautiful in its simplicity and efficiency.”

### **Red Chilli Halal – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

### **Shalimar Restaurant – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

### **Paradise Spa – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

### **Taqueria El Sol – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

### **Geary Wine & Spirits – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

### **La Vie Nail Spa – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

### **620 Jones – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

### **Salama Halal Meat – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

### **Milan Pizza – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**The Original Perfect Hamburger – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Kinara Fusion Kitchen – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Halal Wings Plus – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**King Liquor & Deli – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Osha Thai Noodle Cafe – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Resolute – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Addys Hair Salon – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Public Barber Salon – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Chutney Restaurant – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Jasper's Corner Tap and Kitchen – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Machete Barber Shop – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Marrakech Restaurant, Bar & Hookah Lounge – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**O'Farrell Liquors – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Million Thai Restaurant – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Starlight Market – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Cafecito – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Phở Tân Hòa | Vietnamese & Chinese Cuisine – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**The Zombie Village – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Pakwan Restaurant - Tenderloin – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**The TL Cafe and Laundromat – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Gazebo Smoke Shop – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Starlight Spa – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Herb N Kitchen – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Redwood Room – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Chandran Gallery – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Pinecrest Diner – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Honey Honey Cafe & Crepery – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

## AREA CANVASSING

Project team members conducted area canvassing on March 3 and April 2, 2021 and provided a copy of the project fact sheet, invited individuals to community meetings or to call the project team with questions at a convenient time, and added interested individuals to the key contact list. Overall, local businesses, community organizations and residents expressed varying levels of interest in the project, and many were supportive. The following provides a summary of canvassing efforts.

### March 3, 2021

Cyril Magnin St.: 28, 101, 138, 115, 155

Eddy St.: 83, 141, 144, 160, 216, 230, 265, 289, 308, 380, 399

- 128: Superette Grocery owner appreciated the information and will share it with staff and customers. She will also post the flyer in her window.
- 166: Southeast Asian Development Center (formerly VYDC - Vietnamese Youth Development Center) Housing Specialist, Uyen appreciated the information and will share it with her clients and staff. She asked if there would be Vietnamese translation of the community meeting. We followed-up confirming that there would be translation.
- 186: The Dalda's Community Market owner appreciated the information and will share it with staff and customers. He is excited about the project and will attend the community meeting.
- 265: Staff at both Fix Auto and Auto Dynamik, Inc. appreciated the information and will post it in their offices.
- 235: The Drake Hotel manager appreciated the information and will share it with staff and residents. We attached the flyer to their bulletin board, per his request.
- 339: Owner of Battambang Market appreciated the information and will post it in her window.

Ellis St.: 127, 160, 174, 201, 237, 357, 373, 387, 406, 415, 425, 433, 441, 468, 473, 666

- 251: Imperial Liquor owner declined flyer; he is aware of the project.
- 330: GLIDE Memorial Church worker was excited about the project and will share the flyer with management.
- 472: The Central City SRO Collaborative manager, Kelly Ecker, appreciated the information and will share it with staff and residents.
- 465: Ellis Hotel Manager appreciated the information and will share it with staff and residences.
- 456: La Voz Latina worker Christine appreciated the information and asked if there would be Spanish translation of the community meeting. We followed-up confirming that there would be translation.

Geary Blvd.: 351, 400, 401, 420, 422, 440, 442, 480, 486, 490, 500, 516, 516, 524, 531, 575, 580, 595, 599, 601, 603, 604, 606, 608, 610, 631, 669, 679, 683, 687, 689

- 580: Staypineapple Hotel clerk appreciated the proposal for more affordable housing. She supports the project and will likely attend the meeting.
- 531: Marsha Quintara, at Addy's Salon appreciated the information. She was happy to hear about the addition of more affordable housing and will attend the meeting to get more information.
- 450 and 466: Residences were inaccessible except to residents.
- Owner of Mazesoba, a new restaurant opening in the area, declined a fact sheet.

Hallidie Plaza: 1

Jones St.: 402, 420, 431, 439, 511, 520, 522, 533, 540, 545, 545, 555, 556

Leavenworth St.: 316, 317, 536, 540

- 335: Hotel Western manager appreciated the information, will share it with staff and residents, and post it in their front window.

Mason St.: 111, 125, 147, 140, 149, 222, 349, 401, 420

O'Farrell St.: 170, 200, 240, 243, 260, 272, 320, 330, 336, 364, 405, 415, 419, 428, 436, 439, 441, 449, 491, 499, 501, 517, 540, 545, 550, 561, 570, 593, 596, 599

- 411: Orange Village Hostel front desk worker appreciated the information and will share it with management and the residents.
- 438: Gateway Inn owner, Shay, is very excited about the project and will likely attend the meeting. He will share the flyer with residents and staff.
- 445: Hotel Winton manager, Monique, appreciated the information and will share it with residents and staff.
- 453: Paradise Coffee and Donuts owner, Mohammed, appreciated the information.
- 480: Golden Blaze worker, Robert, appreciated the information.
- 430: Residences were inaccessible.

Post St.: 501, 589, 599, 611, 629, 643, 701, 711, 731, 761

Powell St.: 1, 33, 35, 45, 49, 80, 111, 135, 151, 161, 167, 207, 247

- 1: Flyers provided to AT&T and Bank of America; Bank of America staff will post in their breakroom.

Taylor St.: 256, 385, 401, 405, 518, 520, 555

- 222: Manager of Eddy and Taylor Family Apartments will post the flyers in their common spaces and appreciated the good news that more affordable housing is potentially coming to the area.

**April 2, 2021**

Cyril Magnin St.: 101, 115, 138, 155

Eddy St.: 83, 128, 123, 160, 186, 289, 308, 310, 330, 339, 398, 399

- 128: Owner of Superette Grocery owner appreciated the information and will share it with staff and customers.
- 144: Sharon, property manager of the Empress Hotel, appreciated the information and will share it with staff and guests.
- 186: The Dalda's Community Market owner appreciated the information and will share it with staff and customers. He is excited about the project.
- 310: Officer at the SF Tenderloin Police Station took several flyers to put in the attached community center.
- 339: Owner of Battambang Market appreciated the information and will post it in his window. He was excited to hear about the update of more below-market-rate units.
- 399: Owner of Empire Market asked for several flyers to leave for his customers.

Ellis St.: 127, 140, 174, 222, 299, 398, 400, 406, 415, 425, 433, 434, 468, 472

- 127: Manager of Abris Hotel said he would share the information with staff.
- 330: GLIDE Memorial Church worker Chaprese was excited about the project and will share the flyers with management.
- 401: Employee at Starlight Market posted the flyer and thanked us for the information.
- 433: Employee of Artmar Hotel declined the flyer, but a nearby resident said they would take one.

Geary Blvd.: 295, 301, 351, 400, 401, 418, 420, 440, 500, 516, 524, 580, 550, 571, 599, 603, 604, 610, 639, 650, 683, 687, 689, 696

- 351: Employee of Handlery Union Square Hotel said he would post the flyer in the employee break room.
- 580: Staypineapple Hotel clerk appreciated the proposal for more affordable housing and said she wants to continue to receive updates. She supports the project and will likely attend the meeting.
- 604: Owner of Salami Halal Meat is already on the 450 O'Farrell mailing list and will likely attend the meeting.
- 639: Manager of Geary Court Apartments said she will send an email to residents informing them of the meeting.
- 650: Owner of the Alcazar Theatre, which also contains housing, said he will distribute the flyer to tenants.
- 683: Employee of Bandit Coffee Shop asked for several flyers to give customers.
- 689: Owner of Star Market declined flyer, but said she supported the project.

Jones St.: 500, 511, 515, 525, 540, 601

- 540: Manager of the Pierre Hotel said she was familiar with the project, but “in general does not trust developers.” She said she will not attend but will inform tenants.

Leavenworth St.: 445, 317

Mason St.: 56, 111, 140, 149, 222, 300, 301, 325, 349, 399, 401, 420

- 56: Bristol Hotel manager will share the information with tenants.
- 140: FOUND Hotel front desk worker appreciated the information and will share it with management and the residents.
- 222: Hotel Nikko front desk worker said he has been following updates around 450 O'Farrell and supports the project.

O'Farrell St.: 77, 123, 165, 170, 180, 184, 300, 320, 333, 336, 340, 364, 388, 405, 411, 438, 441, 445, 453, 480, 481-485, 491, 499, 501, 517, 550, 593, 596, 599, 600

- 165: Employee of Episcopal Community Services will distribute information to staff and customers.
- 411: Orange Village Hostel front desk worker is excited about the project and stated it would help improve the entire community.
- 438: Gateway Inn owner, Shaidia, is very excited about the project and will likely attend the Zoom meeting. She will share the flyer with residents and staff.
- 481-485: The owner of the O'Farrell Towers and adjoining Senior Center, Alexandra, is very excited about the project. However, she is worried about construction noise and the placement of portable toilets outside of her business. She or her husband will likely join the meeting.
- 517: When telling an employee of TL Café and Laundromat about the meeting, a customer asked for more information and a flyer. He will likely attend the meeting.
- 596: Owner of Mi Reyna Market will distribute information to staff and customers.

Post St.: 470, 488, 498, 501, 589, 599, 600, 611, 643, 675, 700, 708, 720, 728, 750, 766,

- 589: Manager of Post Hotel appreciated the update and will share the information with staff.

Powell St.: 207, 211, 236, 245, 246, 295, 335

- 211: Ugg employee will post flyer in window.
- 335: Westin front desk worker will share information with staff.

Taylor St.: 222, 256, 258, 299, 333, 375, 401, 405,

- 222: The apartment manager at 222 Taylor Street was very interested in the project and asked several questions about the proposed affordable units. He will likely join the meeting.
- 333: Manager of Glide Community Housing will post the flyers in their common spaces and appreciated the good news that more affordable housing is potentially coming to the area.



*Outreach to Golden Blaze at the corner of Jones and O'Farrell streets*

## **6.0 PROPERTY OWNERS AND HOTELS**

The project team met with property and hotel owners below. The project contact log, included in Appendix B, provides more detail on individual interactions with these individuals and organizations' staff.

### **San Francisco Hotel Council – 12/14/20 and 01/05/21**

Met with SF Hotel Council members on December 14, 2020 to provide updates on current project status and answer questions/listen to feedback. On January 5, 2021, met with SF Hotel Council representatives Kevin Carroll, Executive Director and Kelly Powers, Director. They are very supportive of the project noting that the price point for rentals would allow many of their hospitality workers to live in the city instead of commuting in from the suburbs.

**Hilton Hotel – 12/15/20**

Met with Hilton Hotel staff to provide updates on current project status and answer questions/listen to feedback.

**Pacific Bay Inn – 12/18/20**

Met with Pacific Bay Inn members to provide updates on current project status and answer questions/listen to feedback.

**The Crosby Hotel – 01/10/21**

Met with Charles “Chuck” Custer, owner of The Crosby Hotel. He expressed his support of the project and was emailed a fact sheet to hand out to Crosby tenants.

**Tenderloin Merchants and Property Owners Association – 02/03/21**

Met with Tenderloin Merchants and Property Association. Questions were asked about number of units, tenant base, ground floor retail uses, parking, and timeline. They expressed support for the project.

**Pacific Bay Inn – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Pierre Hotel – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Nazareth Hotel – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Staypineapple Hotel – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Hotel Adagio – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Geary Courtyard Apartments – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Ansonia Hotel – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Beresford Arms Hotel – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Warrington Apartments – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Adante Hotel – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**The Crosby – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**O'Farrell Towers – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Gateway Inn – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Winton Hotel – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Tilden Hotel – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Riviera Hotel – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Hilton San Francisco Union Square – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Trinity Towers – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**The Clift Royal Sonesta Hotel – 08/17/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Glide Community Housing – 08/23/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Riviera Hotel – 08/23/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Ellis Hotel – 08/23/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Arlington Residences – 08/23/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Garland Hotel – 08/23/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Aldrich Hotel – 08/23/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Columbia Hotel – 08/23/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Nazareth Hotel – 08/23/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**The Coast Hotel – 08/23/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Sheldon Hotel – 08/23/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

## **7.0 COMMUNITY ORGANIZATIONS**

The project team has met with the following community organizations. Meetings were offered, accepted, and declined by various Tenderloin organizations. Detailed meeting information is referenced in the contact log in Appendix B.

**San Francisco Housing Action Coalition (SFHAC) – 12/2/20**

Met with SFHAC members to present project and to go through formal review process. SFHAC has endorsed the project citing the need for affordable, transit friendly housing options in downtown San Francisco.

**Central City SRO Collaborative (CCSROC) / Tenderloin Housing Clinic (THC) – 12/16/20**

Met with Pratibha Tekkey to discuss the project. Provided an overview of the project and Pratibha stated she was concerned that the development was not “family-friendly” and would increase area congestion. Pratibha also noted that community outreach should have been conducted over the past two years and that beginning in December 2020 with a planning commission hearing in January 2021 was too late (Note: in response to this Forge requested a delay in the hearing date).

**Delivering Innovative and Supporting Housing (DISH) – 12/18/20**

Met with DISH Jason Pellegrini to provide an update on the project and answer questions. Jason continues to support the project. He wanted confirmation that previous agreements to preserve light in the hallways will be honored. Project fact sheet was sent to Jason via email with an agreement it would be shared with Pacific Bay Inn tenants.

**Tenderloin Community Benefit District (TCBD) – 12/21/20, 03/05/21 and 3/23/21**

Met with Simon Bertrang, TCBD Executive Director and Fernando Pujals, TCBD Director of Communications on December 21, 2020. They had questions about the layout of the units, access to the building, shared amenity spaces and number of affordable units. They expressed strong support for the project noting that the Fifth Church of Christ Scientist has been in the area for nearly a century and that the land is underutilized. Fact sheet provided via email to share with their members. On March 5, 2021, met with Simon Bertrang, TCBD Executive Director to provide updates on current project status and answer questions/listen to feedback. On March 23, 2021, met and provided updates on current project status, answered questions, and listened to feedback.

**Tenderloin People's Congress – 12/28/20**

Met with various representatives of groups that comprise the Tenderloin People's Congress. In attendance were: Code Tenderloin, Tenderloin Neighborhood Development Corporation, Larkin Street Youth, Alliance for a Better D-6, Veteran's Alley, Glide Memorial, Tenderloin Community Benefit District. Multiple questions were asked about the size and layout of units, percentage of affordable, amenities in apartments, furniture in apartments, parking, shared spaces, definition of an essential worker, entrances to/from building, allotment of BMR units, social service provider for the building and scoped services, status of entitlement, and the community benefit package associated with the project. The community benefit listing was sent after the meeting.



*Virtual meeting with Tenderloin People's Congress and member groups*

**Central City SRO Collaborative (CCSROC) / Tenderloin Housing Clinic (THC) – 01/12/21 and 03/23/21**

Met with the Land Use Development Board for the CCSROC. Various questions were asked about the size of the units, location of bathrooms, size and function of shared amenity spaces, and parking. On March 23, 2021, met and provided updates on current project status, answered questions, and listened to feedback.

**Code Tenderloin – 01/22/21**

Met with Del Seymour. He noted that the project takes an underutilized piece of land and provides much needed housing, and he is very supportive of the project and the Church remaining in the Tenderloin neighborhood.

**Faithful Fools Ministry – 02/23/21**

Met with Sam Dennison, Carmen Barsody, and Leah Laxamana to provide an overview of the project. Questions were asked about the size of the units, number of units to support families, amenity space, interface with the larger community, community benefit packages, past outreach, plans for future outreach. It was noted that while they are not opposed to the project, they cannot endorse the project because they stand in solidarity with community partners.

**Project Access – 05/24/21**

Met with Teresa Ichsan from Project Access and provided updates on current project status, answered questions/listened to feedback, and requested project slides to be added to the updated 450 O'Farrell project presentation.

**Veteran's Alley – 06/22/21**

Met with Amos Gregory from Veteran's Alley to provide updates on current project status and answer questions/listen to feedback.

**YIMBY – 08/01/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Amberleaf – 08/01/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Gensler – 08/01/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**SPUR – 08/01/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**UC Berkeley DCRP – 08/01/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**SFHAC – 08/01/21**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

## **8.0 CHURCHES**

The project team has conducted outreach to churches located within the project area and throughout District Six. Additionally, we have established a key relationship with the San Francisco Interfaith Council, which is strongly supportive of the project. Provided below is a list of organizations/churches we have met with and provided project information. The team continues to provide updated information as the project progresses.

**Glide Memorial – 01/15/21**

Met with Miguel Bustos and Erick Arguello. They asked questions about the size of units, shared spaces, price points for rent, area median income, affordable units. They noted that they are generally supportive of the project but cannot provide a letter of support without approval of their Board.

**San Francisco Interfaith Council – 02/26/21**

Met with councilmembers to provide updates on current project status and answer questions/listen to feedback.

**Buddhist Church of San Francisco – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**First A.M.E. Zion Church – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**St. Boniface Church – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**St. John of God – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**St. John's Presbyterian Church – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**St. Mark's Lutheran Church – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**The Cathedral of Saint Mary of the Assumption – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**St. Vincent de Paul Society of San Francisco – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**St. Mary the Virgin Episcopal Church – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**First Church of Christ Scientist – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**First Unitarian Universalist Society of San Francisco – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Lutheran Social Services – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**San Francisco Interfaith Council – 08/12/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

**Glide Memorial – 08/17/2021**

Contacted staff to provide updates on current project status and answer questions/listen to feedback.

## **9.0 COMMUNITY MEETINGS**

A series of community meetings were hosted in March and April 2021. Interpretation services were provided in Vietnamese and Spanish. The meetings were designed to provide information to interested stakeholders, answer questions, and accept input. A high-level summary of each meeting is included below with more detailed notes included in Appendix D.

**Community Meeting No. 1 – Monday, March 8, 2021**

Held a community meeting to inform interested individuals about the project, correct misinformation, answer questions, and accept feedback. Eight community members attended the meeting, and a recording of the meeting was uploaded to the 450 O'Farrell Facebook page and YouTube.

**Community Meeting No. 2 – Saturday, March 20, 2021**

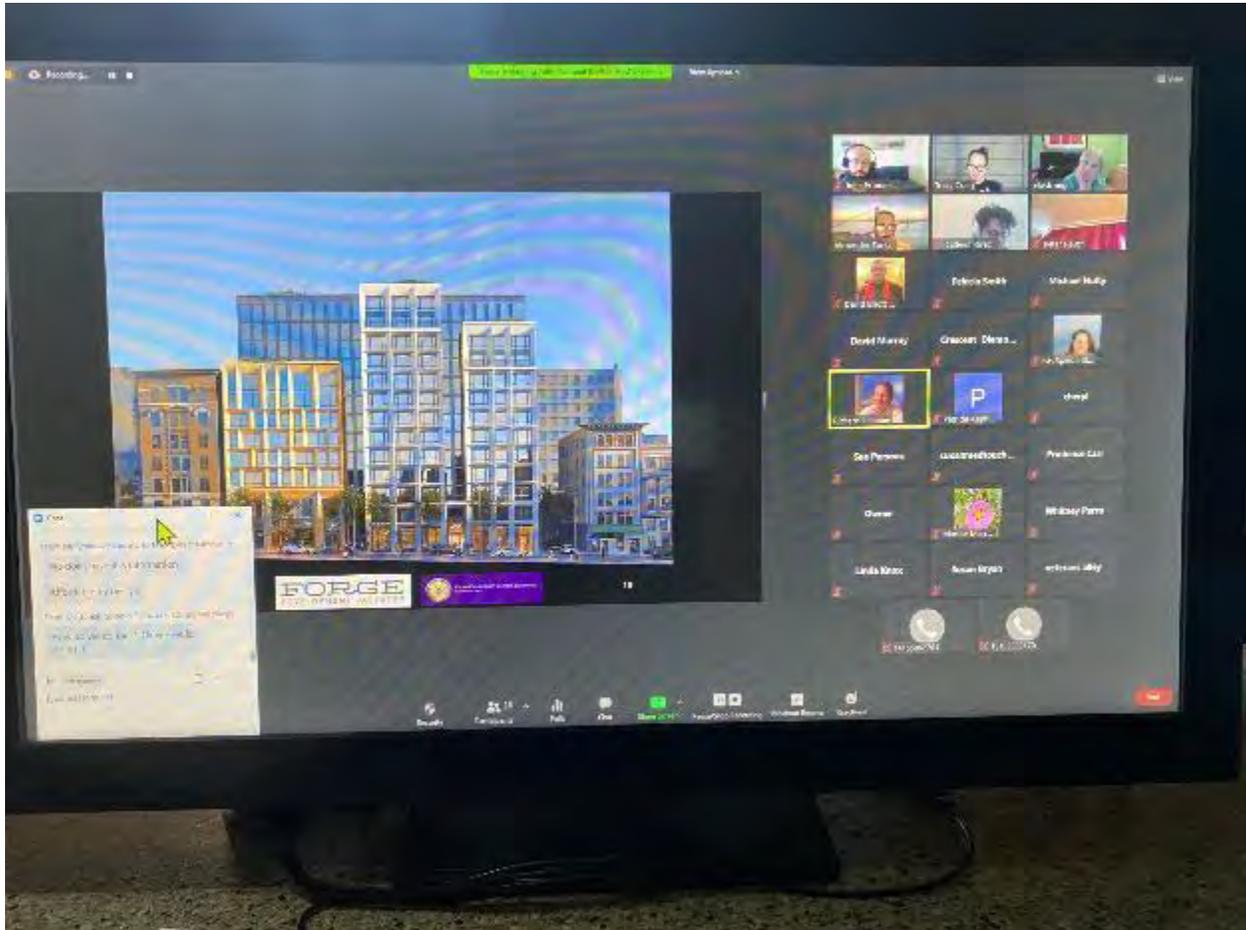
Hosted second community meeting to inform interested individuals about the project, correct misinformation, answer questions, and accept feedback. Interpretation services were provided in Vietnamese and Spanish. Seven community members attended the meeting, and a recording of the meeting was uploaded to the 450 O'Farrell Facebook page and YouTube.

**Community Meeting No. 3 – Tuesday, April 6, 2021**

Hosted a third community meeting to inform interested individuals about the project, correct misinformation, answer questions, and accept feedback. Twelve community members attended the meeting, and a recording of the meeting was uploaded to the 450 O'Farrell Facebook page and YouTube.

**Community Meeting No. 4 – Tuesday, June 22, 2021**

Hosted a fourth community meeting to inform interested individuals about the project, correct misinformation, answer questions, and accept feedback. 25 community members attended the meeting.



**10.0 PROJECT SUPPORT LETTERS TO THE PLANNING COMMISSION**

To date, 74 letters of support and 124 signatures have been obtained from community organizations or via an online petition (<https://oneclickpolitics.global.ssl.fastly.net/promo/2fm>). Support letters are provided in Appendix E.

450 O'Farrell Project: Letters of Support List			
Contact Name	Organization and Info	Title or Function	Outcome
<b>Business Support</b>			
1. Ali Baalouach	Salama Halal Meat 604 Geary St. San Francisco, CA 94102 salama_halal@yahoo.com	Manager	Signed LOS
2. Mohamed Patel	Salama Halal Meat 604 Geary St. San Francisco, CA 94102 salama_halal@yahoo.com	Owner	Signed LOS
3. Atique Rehman	Naan N Curry Restaurant 642 Irving St. San Francisco, CA 94122		Signed LOS
4. Eric Rodenbeck	Stamen Design 2017 Mission St., Suite 300 San Francisco, CA 94110 erode@stamen.com	CEO & Creative Director	Signed LOS
5. Charles Custer	Gordon Rees Scully Mansukhani, LLP Crosby Hotel 1728 Ocean Ave. #149 San Francisco, CA 94112		Signed LOS
6. Susana Razo	Contigo Communications 109 Knollview Way San Francisco, CA 94131	Principal	Signed LOS
7. Cliff Waldeck	Cliff's Happy Healthy Office	Sales Partner	Signed LOS
<b>Church Support</b>			
8. Reverend Arturo Albano	Cathedral of Saint Mary 1111 Gough St. San Francisco, CA 94109	Father	Signed LOS
9. Martha Arbouex	821 Laguna Street, 4 San Francisco, CA 94102		Signed LOS
10. Rita Semel	San Francisco Interfaith Council 2190 Washington St. #907 San Francisco, CA 94109	Co- founder and former Chair	Signed LOS
11. Michael Pappas, M.Div	San Francisco Interfaith Council P.O. Box 29055 130 Fisher Loop San Francisco, CA 94129	Executive Director	Signed LOS
12. Pastor Elizabeth Ekdale	St. Mark's Lutheran Church 1031 Franklin Street	Pastor	Signed LOS

	San Francisco, CA 94109 ekdale@stmarks-sf.org		
13. First Church of Christ Scientist	1700 Franklin Street San Francisco, CA 94109 firstchurchofcs@sbcglobal.net		Signed LOS
14. Theresa Cho	25 Lake St. San Francisco, CA 94118	Pastor	Signed LOS
15. Dan Barnard	First Unitarian Universalist Church and Center 1187 Franklin St. San Francisco, CA 94109 dbarnard@uusf.org		Signed LOS
<b>Organizations</b>			
16. Deleano (Del) Seymour	Code Tenderloin 1960 Howard St. San Francisco, CA 94103 tlwalkingtours@gmail.com	Founder	Signed LOS
17. John Paul (JP) Soto	LSS of Northern California 191 Golden Gate Ave. San Francisco, CA 94102 jpsoto@lssnorcal.org	Deputy Director	Signed LOS
18. Kristin Byrne	Project Access 2100 W. Oranewood Avenue Ste. 230 Orange CA 92868 kristinb@project-access.org 949-253-6200 ext. 303	CEO/President	Signed LOS
19. Rhiannon Bailard	UC Hastings Law bailardrhiannon@uchastings.edu	Chief Operating Officer	Signed LOS
20. Sonja Trauss	YIMBY Law 1260 Mission St San Francisco, CA 94103 hello@yimbylaw.org	Executive Director	Signed LOS
<b>Individual Support</b>			
21. Rachel McClintick	2568 Nordell Avenue Castro Valley, CA 94546	Christian Science Nurse	Signed LOS
22. Pam Spitler	445 Wawona Street San Francisco, CA 94116		Signed LOS
23. Linda Knox	1 Arbor St. San Francisco, CA 94131		Signed LOS
24. Larry Sullender	1745, Franklin St Apt 203 San Francisco, CA 94109		Signed LOS
25. Robert Sokol	631 O'Farrell Street, #714 San Francisco, CA 94109		Signed LOS

26. Christine Cordaro	73 Florentine St. San Francisco, CA 94112		Signed LOS
27. Victoria Corcel	1295 E Main Avenue Morgan Hill, CA 95037		Signed LOS
28. Prudence Carr	445, Wawona St, Apt., 326 San Francisco, CA 94116		Signed LOS
29. Erin Plum	1553 Foxfire Lane Bedford, VA 24523		Signed LOS
30. Paul Sedan	695 Wawona Street San Francisco, CA 94116		Signed LOS
31. Wylie Greig	1969 Barbara Drive Palo Alto, CA 94303		Signed LOS
32. Justin Barker	631 OFarrell Street San Francisco, CA 94109		Signed LOS
33. Susan Touchstone	1808 Pacific Avenue, Apt. 704 San Francisco, CA 94109		Signed LOS
34. Eric Garrett	680 Mission St. San Francisco, CA 94105		Signed LOS
35. Laura Timmons	88 Rheem Blvd. Orinda, CA 94563		Signed LOS
36. Charles Brigham	531 Main Street, Apt. 1411 New York, NY 10044		Signed LOS
37. KathrynL Wood	631 OFarrell St., 416 San Francisco, CA 94109		Signed LOS
38. Kathryn Shockency	2031 Victoria Drive Fullerton, CA 92831		Signed LOS
39. Luther Patenge	635 Ellis Street, Apt 401 San Francisco, CA 94109		Signed LOS
40. Ann Elise Emerson	24509 Portola Avenue Carmel, CA 93923		Signed LOS
41. Kristin Messer	1478 32nd Avenue San Francisco, CA 94122		Signed LOS
42. Floyd Martinez	515 OFarrell Street, #72 San Francisco, CA 94102		Signed LOS
43. Peter Fletcher	112 Centre Court Alameda, CA 94502		Signed LOS
44. Thomas Vavrina-Flores	631 Ofarrell St. San Francisco, CA 94109		Signed LOS
45. Antje Dollny	99 Robinhood Dr. San Francisco, CA 94127		Signed LOS
46. Nancy Sedan	695 Wawona St. San Francisco, CA 94116		Signed LOS

47. Jorge Perez	195 Lunado Way San Francisco, CA 94127		Signed LOS
48. Mary Ann Cahill	445 Wawona Street, #305 San Francisco, CA 94116		Signed LOS
49. Donna Fletcher	112 Centre Court Alameda, CA		Signed LOS
50. Richard Kaplan	62A Divisadero St. San Francisco, CA 94117		Signed LOS
51. Cheryl Kerzman	6016 Tamarac Avenue Edina, MN 55436		Signed LOS
52. Laura Ramirez-Gonzalez	1151 Harbor Bay Parkway, Suite 139 Alameda, CA 94502		Signed LOS
53. Nancy Anderson	3255 Sacramento St. San Francisco, CA 94115		Signed LOS
54. Mary Forte	3261 Blandon Rd. Oakland, CA 94605		Signed LOS
55. Allison Kephart	1162 Barcelona Dr. Pacifica, CA 94044		Signed LOS
56. Mary Clarke	3999 Auburn Dr. Minnetonka, MN 55305		Signed LOS
57. Susan Parsons	8300 SW Shenandoah Way Tualatin, OR 97062		Signed LOS
58. Patricia Kephart	1162 Barcelona Dr Pacifica, CA 94044		Signed LOS
59. Gretchen Barley	2373 California St. San Francisco, CA 94115		Signed LOS
60. Sergio Gonzalez	201 Rome St. San Francisco, CA 94112		Signed LOS
61. Carol Chamberlin	22 Sandpiper Pl. Alameda, CA 94502		Signed LOS
62. Luis Pine	1322 47th Ave. San Francisco, CA 94122		Signed LOS
63. Christie Naranjo	1306 Ridgeview Terrace Fullerton, CA 92831		Signed LOS
64. Joanna Katz	4024 Loma Vista Ave. Oakland, CA 94619		Signed LOS
65. Kristy Holch	855 El Camino Real 13a, Suite 13a-350 Palo Alto, CA 94301		Signed LOS

66. Julia Eunice King	3835 Granite Way Wellington, NV 89444		Signed LOS
67. Nicholas Warwick	1188 Union St., Apt. 1 San Francisco, CA 94109		Signed LOS
68. Christopher Ketcham	1604A Grove St. San Francisco, CA 94117		Signed LOS
69. Sherry Ketcham	1604A Grove St. San Francisco, CA 94117		Signed LOS
70. Raymond Barbour	PO Box 590311 San Francisco, CA 94159		Signed LOS
71. Julie Hansen	1395 Golden Gate Ave., 507 San Francisco, CA 94115		Signed LOS
72. Dana Laird	354 West Kinnear Place Seattle, WA 98119		Signed LOS
73. Carl Vanos	1604A Grove St. San Francisco, CA 94117		Signed LOS
74. Edwin Laird	354 West Kinnear Place Seattle, WA 98119		Signed LOS
75. Lynda Howard	lyndahoward@icloud.com		Signed LOS
76. Kristin Brigham	531 Main Street #1411 New York, NY 10044		Signed LOS
77. Steve Pepple	1541 Sacramento Street, Apt 4 San Francisco, CA 94109		Signed LOS
78. Sally Richardson	1464 Wessyngton Road NE Atlanta, GA 30306		Signed LOS
79. William Bruegmann	2255 Contra Costa Blvd. #305 Pleasant Hill, CA 94523		Signed LOS
80. Marthe Murray	2909 Adams Street Alameda, CA 94501		Signed LOS
<b>San Francisco Housing Action Coalition Support</b>			
81. Corey Smith	San Francisco Housing Action 95 Brady St. San Francisco, CA 94103 corey@sfhac.org	Deputy Director	Signed LOS
82. Brittany O'Donnell			Signed LOS

83. David Ivan			Signed LOS
84. Amelie Crowe			Signed LOS
85. Shoshana Raphael			Signed LOS
86. Townsend Walker			Signed LOS
87. Aaron Beitch			Signed LOS
88. Roan Kattouw			Signed LOS
89. Jorge Silva			Signed LOS
90. Andrew Morcos			Signed LOS
91. Judy Hao			Signed LOS
92. Patrick Gaarder			Signed LOS
93. Krista Raines			Signed LOS
94. Kristen Berman			Signed LOS
95. Scott Ward			Signed LOS
96. Temperance DuKayne			Signed LOS
97. Andrew Haven			Signed LOS
98. DJ Capobianco			Signed LOS
99. Jiwoo Song			Signed LOS
100. Nishant Kheterpal			Signed LOS
101. Christina Salehi			Signed LOS
102. Pamela Dubier			Signed LOS
103. Kasey Wooten			Signed LOS
104. Andrew Seigner			Signed LOS
105. Brian Stone			Signed LOS
106. Lizzie Siegle			Signed LOS
107. Laimonas Turauskas			Signed LOS
108. Matthew Stachler			Signed LOS
109. Anthony Fox			Signed LOS
110. Brett Byron			Signed LOS
111. Claire Shoun			Signed LOS

112.	Mike Skalnik		Signed LOS
113.	Spencer Sherwin		Signed LOS
114.	Yekaterina Oliner		Signed LOS
115.	Drew Oliner		Signed LOS
116.	Joey Isaacson		Signed LOS
117.	Christopher Makarsky		Signed LOS
118.	Robyn Leslie		Signed LOS
119.	Zachary Everett		Signed LOS
120.	Neoshi Chhadva		Signed LOS
121.	Alexander Best		Signed LOS
122.	David Broockman		Signed LOS
123.	My Tran		Signed LOS
124.	Philip Levin		Signed LOS

## 11.0 BOARD OF SUPERVISORS APPEAL OUTREACH

In response to the project appeal to the Board of Supervisors, the project team conducted additional outreach requesting project support from past supporters, local businesses and SROs from August through October 2021. A log detailing outreach activities is included in Appendix B.

### Email and Phone Updates

To date, the project team has emailed supporters seven times to keep them abreast of changing Board of Supervisor Hearing Dates and other key information. These updates included a call to action for supporters to submit a letter of support or call their Supervisor to voice their support. We also provided directions on how to testify during Board of Supervisor hearings. On September 15, the project team also distributed a flyer correcting some misinformation that was being distributed in the community on the project. Copies of email updates and the flyer are included in Appendix F.

### Letters of Support

To date, 37 signatures have been obtained from community organizations or via an online petition (<https://oneclickpolitics.global.ssl.fastly.net/promo/3ZY>) in response to the appeal. In addition, 43 individuals provided personalized letters of support to the Board of Supervisors. Supporters who submitted letters are listed below and copies of the letters are included in Appendix G.

450 O'Farrell Project: Letters of Support List			
Contact Name	Organization and Info	Title or Function	Outcome
1. Sutton Murray			Signed LOS
2. Paul Sedan			Signed LOS
3. Floyd Martinez			Signed LOS
4. Charles Brigham			Signed LOS
5. Kristen Berman			Signed LOS
6. Margaret Shekell			Signed LOS
7. Gwen Putnam			Signed LOS
8. Kiran Pande			Signed LOS
9. Thomas Vavrina-Flores			Signed LOS
10. Prudence Carr			Signed LOS
11. Steve Pepple			Signed LOS
12. Marianne Tassone			Signed LOS
13. Eric Gunn Rodenbeck			Signed LOS
14. Christopher Ketcham			Signed LOS
15. Pam Spitler			Signed LOS
16. Richard Kaplan			Signed LOS
17. Kathryn Shockency			Signed LOS
18. Nancy Stiner			Signed LOS
19. Antje Dollny			Signed LOS
20. Marilyn Schumacher			Signed LOS
21. Townsend Walker			Signed two LOS
22. Cheryl Kerzman			Signed two LOS
23. Kristin Brigham	Project Access 531 Main Street #1144 New York, NY 10044 415-770-2979 krisbrigham@gmail.com	CEO	Signed LOS
24. Sally Richardson			Signed LOS
25. Delano (Del) Seymour	Code Tenderloin 1960 Howard St. San Francisco, CA 94103	Founder	Signed LOS

450 O'Farrell Project: Letters of Support List			
Contact Name	Organization and Info	Title or Function	Outcome
	tlwalkingtours@gmail.com		
26. Usua Amanam			Signed LOS
27. Eric Garrett			Signed LOS
28. Christie Naranjo			Signed LOS
29. William Bruegmann			Signed LOS
30. Carl Vanos			Signed LOS
31. Linda Knox			Signed LOS
32. Aaron Beitch			Signed LOS
33. Marthe Murray			Signed LOS
34. Elizabeth Schwartz			Signed LOS
35. Lynda Howard			Signed LOS
36. Kristin Messer			Signed LOS
37. Sarah D'Evelyn Grossman			Signed LOS
38. John Mitchell	Arden Wood 445 Wawona Street San Francisco, CA 94116 415-379-2200 jmittchell@ardenwood.org	Executive Director/ CEO	Signed LOS
39. Mary Ann Cahill			Signed LOS
40. Mary Forte			Signed LOS
41. Vicki Corcel			Signed LOS
42. Kristy Holch			Signed LOS
43. Donna Fletcher			Signed LOS

## 12.0 EMAIL UPDATES

A database of interested parties is maintained and up-to-date project information is provided on an ongoing basis.

## 13.0 SOCIAL MEDIA COVERAGE

The project team created a Facebook page and YouTube channel to share project updates and community meeting recordings. From June 10 through June 22, the project team posted four Facebook ads

announcing the June 22nd virtual community meeting for the 450 O'Farrell project. The ads received a total of 337 link clicks and 10,316 impressions, making our average engagement rate about 3.25%. This is higher than the average engagement rate of Facebook ads which generally hovers around 1-2%. As a result, the project team saw an increase in the number of attendees at our June 22nd community meeting with 25 people in attendance, which is the highest number of attendees out of the community meetings held on the project this year.

#### **14.0 MEDIA COVERAGE**

There have been multiple articles in local media outlets on the proposed project. Copies of the new coverage are provided in Appendix H.

**Appendix A – Project Contact List**

A list of key contacts was prepared to notify stakeholders about the redesigned project, solicit feedback and share project updates. Personal contact information was removed for privacy.

450 O'Farrell Contact List							
COMPANY/OFFICE	LAST NAME	FIRST NAME	TITLE	ADDRESS	CITY	STATE	ZIP
<b>Business</b>							
Cliff's Happy Healthy Office	Waldeck	Clifford	Sales Partner				
Contigo Communications	Razo	Susana	Principal	109 Knollview Way	San Francisco	CA	94131
Mark Nelson Development LLC	Nelson	Mark					
Naan N Curry Restaurant	Rehman	Atique		642 Irving Street	San Francisco	CA	94122
Salama Halal Meat	Baalouach	Ali	Manager	604 Geary Street	San Francisco	CA	94102
Salama Halal Meat	Patel	Mohamed	Owner	604 Geary Street	San Francisco	CA	94102
Stamen Design	Rodenbeck	Eric	CEO & Creative Director	2017 Mission St., Suite 300	San Francisco	CA	94110
UC Hastings Law	Bailard	Rhiannon	COO	200 McAllister Street	San Francisco	CA	94102
YIMBY Law	Trauss	Sonja	Executive Director	1260 Mission Street	San Francisco	CA	94103
Red Chilli Halal				522 Jones St	San Francisco	CA	94102
Shalimar Restaurant				532 Jones St	San Francisco	CA	94102
Paradise Spa				548 Jones St	San Francisco	CA	94102
Taqueria El Sol				595 Geary St	San Francisco	CA	94102
Geary Wine & Spirits				599 Geary St	San Francisco	CA	94102
La Vie Nail Spa				575 Geary St	San Francisco	CA	94102
620 Jones				620 Jones St	San Francisco	CA	94102
Salama Halal Meat				604 Geary St	San Francisco	CA	94102
Milan Pizza				606 Geary St	San Francisco	CA	94102
The Original Perfect Hamburger				601 Geary St	San Francisco	CA	94102
Kinara Fusion Kitchen				607 Geary St	San Francisco	CA	94102
Halal Wings Plus				533 Jones St	San Francisco	CA	94102
King Liquor & Deli				693 Post St	San Francisco	CA	94109
Osha Thai Noodle Cafe				696 Geary St	San Francisco	CA	94102
Resolute				678 Geary St	San Francisco	CA	94102
Addys Hair Salon				531 Geary St	San Francisco	CA	94102
Public Barber Salon				571 Geary St	San Francisco	CA	94102
Chutney Restaurant				511 Jones St	San Francisco	CA	94102
Jasper's Corner Tap and Kitchen				401 Taylor St	San Francisco	CA	94102
Machete Barber Shop				441 O'Farrell St	San Francisco	CA	94102
Marrakech Restaurant, Bar & Hookah Lounge				419 O'Farrell St	San Francisco	CA	94102
O'Farrell Liquors				405 O'Farrell St	San Francisco	CA	94102
Million Thai Restaurant				385 Taylor St	San Francisco	CA	94102
Starlight Market				398 Ellis St	San Francisco	CA	94102
Cafecito				406 Ellis St	San Francisco	CA	94102
Phở Tân Hòa   Vietnamese & Chinese Cuisine				431 Jones St	San Francisco	CA	94102
The Zombie Village				441 Jones St	San Francisco	CA	94102
Pakwan Restaurant - Tenderloin				501 O'Farrell St	San Francisco	CA	94102
The TL Cafe and Laundromat				517 O'Farrell St	San Francisco	CA	94102
Gazebo Smoke Shop				499 O'Farrell St	San Francisco	CA	94102
Starlight Spa				450B Jones St	San Francisco	CA	94102
Herb N Kitchen				333 O'Farrell St	San Francisco	CA	94102
Redwood Room				495 Geary St	San Francisco	CA	94102
Chandran Gallery				459 Geary St	San Francisco	CA	94102

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Pinecrest Diner				401 Geary St	San Francisco	CA	94102
Honey Honey Cafe & Crepery				599 Post St	San Francisco	CA	94102
<b>Community Based Organization (CBO)</b>							
Alliance for a Better D-6	Nulty	Michael	Executive Director	P.O. Box 420782	San Francisco	CA	94142
Central City SRO Collaborative	Tekkey	Pratibha	Director of Community Organiz	48 Turk Street	San Francisco	CA	94102
Code Tenderloin	Westbrook	Victoria	Director	144 Taylor Street	San Francisco	CA	94102
De Marillac Academy	Houghton	Theresa	President	175 Golden Gate Ave.	San Francisco	CA	94102
Episcopal Community Services	Alvarez	Christina	Senior Director of Development	165 8th Street	San Francisco	CA	94103
Glide Memorial	Arguello	Erick	Community Engagement Manag	330 Ellis Street, Room 102A	San Francisco	CA	94102
Gruber and Gruber Properties	Gruber	David	Managing Member	540 O'Farrell Street	San Francisco	CA	94102
Gruber and Gruber Properties	Gruber	Jade	Property and Inn Manager	1233 4th Ave	San Francisco	CA	94122
The Gubbio Project	Seymour	Del	Director	144 Taylor Street	San Francisco	CA	94102
Hospitality House	Wilson	Joe	Executive Director	290 Turk Street	San Francisco	CA	94102
Merchants Association	Colorado	Rene					
Merchants Association	McDaniel	Drew	Vice President				
Nonprofit Learning Institute (NPLI)	Phillips	Robert (Bob)	Director	1730 O'Farrell Street Apt PH3D	San Francisco	CA	94115
Project Access	Byrne	Kristin	CEO	2100 W. Orangetwood Avenue Ste. 230	Orange	CA	92868
Project Access	Ichsan	Teresa	Chief Business Development Off	2100 W. Orangetwood Avenue Ste. 230	Orange	CA	92868
RBC Chapman Gardens	Chapman	Richard	CEO	445 O'Farrell Street	San Francisco	CA	94102
San Francisco Housing Action Coalition	Smith	Corey	Deputy Director	95 Brady Street	San Francisco	CA	94103
Tenderloin Neighborhood Development Corporation	Falk	Don	CEO	201 Eddy Street	San Francisco	CA	94102
Tenderloin Neighborhood Development Corporation	Ruiz	Gabriella	Policy and Planning Manager	210 Golden Gate Avenue	San Francisco	CA	94102
Tenderloin People's Congress							
Vietnamese Youth Development Center	Young	Judy					
Alcazar Theatre				650 Geary Street	San Francisco	CA	94102
American Conservatory Theater				415 Geary Street	San Francisco	CA	94102
Curran				445 Geary Street	San Francisco	CA	94102
<b>Churches</b>							
Buddhist Church of San Francisco	Kobata	Ronald (Ron)	Reverend / Minister	1881 Pine Street	San Francisco	CA	94109
The Episcopal Church of St. Mary the Virgin	Gablana	Manny	Associate Administrator	2325 Union Street	San Francisco	CA	94123
First Church of Christ Scientist	Brown	Barry		308A Third Street	Sausalito	CA	94965
First AME Zion Church	Zacharias	Christopher L.	Reverend / Dr.	2159 Golden Gate Avenue	San Francisco	CA	94118
First Unitarian Universalist Society of San Francisco	Barnard	Dan		1187 Franklin Street	San Francisco	CA	94109
Lutheran Social Services	Soto	John Paul (JP)	Deputy Director	191 Golden Gate Avenue	San Francisco	CA	94102
Providence Baptist Church	Hodge	G. L.	Deacon	P.O. Box 880742	San Francisco	CA	94188
San Francisco Interfaith Council	Pappas, M.Div	Michael	Executive Director	P.O. Box 29055	San Francisco	CA	94129
San Francisco Interfaith Council	Semel	Rita R.	Co-founder and former Chair	130 Fisher Loop	San Francisco	CA	94129
St. John of God	Cornello	Cathe		1459 18th Street #208	San Francisco	CA	94107
St. John's Presbyterian Church	Cho	Theresa	Pastor	25 Lake Street	San Francisco	CA	94118
St. Mark's Lutheran Church	Ekdale	Elizabeth E.	Reverend / Lead Pastor	1111 O'Farrell Street	San Francisco	CA	94109
The Cathedral of Saint Mary of the Assumption	Albano	Arturo	Pastor / Rector / Reverend	1111 Gough Street	San Francisco	CA	94109
St. Vincent de Paul Society of San Francisco	Arbouex	Martha	Board President	821 Laguna Street	San Francisco	CA	94102
Urban Missions / True Hope Church	Scott	Carolyn Hazel	Reverend / Dr.	950 Gilman Avenue	San Francisco	CA	94124
<b>Hotels</b>							

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The Clift Royal Sonesta Hotel	Pace	Michael	Area General Manager	495 Geary Street	San Francisco	CA	94102
Crosby Hotel	Custer	Chuck	Owner	516 O'Farrell St	San Francisco	CA	94102
Pacific Bay Inn	Larson	Kirk	Deputy Director	520 Jones St	San Francisco	CA	94102
Pierre Hotel				540 Jones St	San Francisco	CA	94102
Nazareth Hotel				556 Jones St	San Francisco	CA	94102
Staypineapple Hotel				580 Geary St	San Francisco	CA	94102
Hotel Adagio				550 Geary St	San Francisco	CA	94102
Geary Courtyard Apartments				639 Geary St	San Francisco	CA	94102
Ansonia Hotel				711 Post St	San Francisco	CA	94109
Beresford Arms Hotel				701 Post St	San Francisco	CA	94109
Warrington Apartments				775 Post St	San Francisco	CA	94109
Adante Hotel				610 Geary St	San Francisco	CA	94102
The Crosby				516 O'Farrell St	San Francisco	CA	94102
O'Farrell Towers	Rankin	Delene	Social Worker	477 O'Farrell St	San Francisco	CA	94102
Orange Village Hostel				411 O'Farrell St	San Francisco	CA	94102
Gateway Inn				438 O'Farrell St	San Francisco	CA	94102
Winton Hotel				445 O'Farrell St	San Francisco	CA	94102
Tilden Hotel				345 Taylor St	San Francisco	CA	94102
Taylor Street Coffee Shop				375 Taylor St	San Francisco	CA	94102
Riviera Hotel				420 Jones St	San Francisco	CA	94102
Hilton San Francisco Union Square	Lewis	Terry	Complex General Manager	333 O'Farrell St	San Francisco	CA	94102
Trinity Towers				888 O'Farrell St	San Francisco	CA	94109
<b>Individuals</b>							
	Kerzman	Cheryl		6016 Tamarac Avenue	Edina	MN	55436
	McClintick	Rachel		2568 Nordell Avenue	Castro Valley	CA	94546
	Navarro	Lori					
	Spitler	Pam					
	Sullender	Larry		1745 Franklin Street, Apt 203	San Francisco	CA	94109
	Ward	Scott					
	Levin	Phillip					
	Dubier	Pamela					
	Kattouw	Roan					
	Best	Alexander					
	Seigner	Andrew					
	Stone	Brian					
	Makarsky	Christopher					
	Broockman	David					
	Song	Jiwoo					
	Silva	Jorge					
	Salehi	Christina					
	Berman	Kristen					
	Kheterpal	Nishant					
	Morcos	Andrew					
	Wooten	Kasey					
	Beitch	Aaron					
	Capobianco	DJ					
	Fox	Anthony					
	Hao	Judy					
	DuKayne	Temperance					
	Walker	Townsend					

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	Raphael	Shoshana					
	Leslie	Robyn					
	Sherwin	Spencer					
	Gardner	Patrick					
	Stachler	Matthew					
	Isaacson	Joey					
	Raines	Krista					
	Turauskas	Laimonas					
	Byron	Brett					
	Chhadva	Neoshi					
	Skalnik	Mike					
	Oliner	Drew					
	Everett	Zachary					
	Siegle	Lizzie					
	Oliner	Yekaterina					
	Shoun	Claire					
	Haven	Andrew					
	O'Donnell	Brittany					
	Ivan	David					
	Crowe	Amelie					
	Knox	Linda		1 Arbor Street	San Francisco	CA	94131
	Sokol	Robert		631 OFarrell Street #714	San Francisco	CA	94109
	Cordaro	Christine		73 Florentine Street	San Francisco	CA	94112
	Corcel	Victoria		1295 E Main Avenue	Morgan Hill	CA	95037
	Carr	Prudence		445, Wawona St, Apt., 326	San Francisco	CA	94116
	Plum	Erin		1553 Foxfire Ln	Bedford	VA	24523
	Barker	Justin		631 OFarrell St	San Francisco	CA	94109
	Touchstone	Susan		1808 Pacific Ave, Apt 704	San Francisco	CA	94109
	Garrett	Eric		680 Mission	San Francisco	CA	94105
	Timmons	Laura		88 Rheem Blvd	Orinda	CA	94563
	BRIGHAM	CHARLES		531 MAIN ST, APT. 1411	New York	NY	10044
	L Wood	Kathryn		631 OFarrell St., 416	San Francisco	CA	94109
	Shockency	Kathryn		2031 Victoria Drive	Fullerton	CA	92831
	Patenge	Luther		635 Ellis Street, Apt 401	San Francisco	CA	94109
	Elise Emerson	Ann		24509 Portola Avenue	Carmel	CA	93923
	Messer	Kristin		1478 32nd Ave	San Francisco	CA	94122
	Martinez	Floyd		515 OFarrell St #72	San Francisco	CA	94102
	Fletcher	Peter		112 Centre Court	Alameda	CA	94502
	Vavrina-Flores	Thomas		631 Ofarrell St	San Francisco	CA	94109
	Dolny	Antje		99 Robinhood Drive	San Francisco	CA	94127
	Sedan	Nancy		695 Wawona Street	San Francisco	CA	94116
	Barnard	Dan		1187 Franklin	San Francisco	CA	94109
	Perez	Jorge		195 Lunado Way	San Francisco	CA	94127
	Ann Cahill	Mary		445 Wawona St. #305	San Francisco	CA	94116
	Fletcher	Donna		112 Centre Court	Alameda	CA	94502
	Kaplan	Richard		62A Divisadero Street	San Francisco	CA	94117
	Ramirez-Gonzalez	Laura		1151 Harbor Bay Parkway, Suite 139	Alameda	CA	94502
	Anderson	Nancy		3255 Sacramento st	San Francisco	CA	94115
	Forte	Mary		3261 Blandon Road	Oakland	CA	94605
	Kephart	Allison		1162 Barcelona Drive	Pacifica	CA	94044

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	Clarke	Mary		3999 Auburn Dr	Minnetonka	MN	55305
	Parsons	Susan		8300 SW Shenandoah Way	Tualatin	OR	97062
	Kephart	Patricia		1162 Barcelona Dr	Pacifica	CA	94044
	Barley	Gretchen		2373 California St	San Francisco	CA	94115
	Razo	Susana		109 Knollview Way	San Francisco	CA	94131
	Seymour	Deleano		1960 howard	San Francisco	CA	94103
	Greig	Wylie		1969 Barbara Drive	Palo Alto	CA	94303
	Sedan	Paul		695 Wawona Street	San Francisco	CA	94116
	Gonzalez	Sergio		201 Rome st	San Francisco	CA	94112
	Chamberlin	Carol		22 Sandpiper Pl	Alameda	CA	94502
	Fletcher	Donna		112 Centre Court	Alameda	CA	94502
	Albano	Arturo		1111 Gough Street,	San Francisco	CA	94109
	Pine	Luis		1322 47th Avenue	San Francisco	CA	94122
	Naranjo	Christie		1306 Ridgeview Terrace	Fullerton	CA	92831
	Katz	Joanna		4024 Loma Vista Avenue	Oakland	CA	94619
	Schumacher	Marilyn		1829 Clinton Ave.	Alameda	CA	94501
	Holch	Kristy		855 El Camino Real 13a, Suite 13a-350	Palo Alto	CA	94301
	Eunice King	Julia		3835 Granite Way	Wellington	NV	89444
	Warwick	Nicholas		1188 Union St Apt 1	San Francisco	CA	94109
	Ketcham	Christopher		1604A Grove Street	San Francisco	CA	94117
	Ketcham	Sherry		1604A Grove Street	San Francisco	CA	94117
	Barbour	Raymond		PO Box 590311	San Francisco	CA	94159
	Hansen	Julie		1395 Golden Gate Avenue 507	San Francisco	CA	94115
	Laird	Dana		354 West Kinnear Place	Seattle	WA	98119
	Vanos	Carl		1604A Grove Street	San Francisco	CA	94117
	Laird	Edwin		354 West Kinnear Place	Seattle	WA	98119
	Howard	Lynda					
	Brigham	Kristin		531 Main Street #1411	New York	NY	10044
	Richardson	Sally		1464 Wessyngton Road NE	Atlanta	GA	30306
	M Pepple	Steve		1541 Sacramento Street, Apt 4	San Francisco	CA	94109
	Bruegmann	William		2255 Contra Costa Blvd. #305	Pleasant Hill	CA	94523
	Murray	Marthe		2909 Adams St	Alameda	CA	94501
	Aldridge	David		840 California Street #34	San Francisco	CA	94108
	Breslauer	Ardis		2111 Hyde Street	San Francisco	CA	94109
	Breudecheck	Jeffrey Scott					
	Brown	Joseph		445 O'Farrell Street	San Francisco	CA	94102
	Cacciotti	Tom		631 O'Farrell Street #1704	San Francisco	CA	94109
	Cahill	Mary Ann		445 Wawona Street #305	San Francisco	CA	94116
	Chinchilla	Monica		324 Washington Street	San Francisco	CA	94111
	Gonzales	Harold J		737 Post Street #435	San Francisco	CA	94109
	James	Deborah		540 Jones Street Apt 603	San Francisco	CA	94102
	Korustan	Berk		790 Sanchez Street, Apt 3	San Francisco	CA	94114
	Krauskopf	Linda		312 Richard Avenue	San Francisco	CA	94110
	Kwan	Lina		477 O'Farrell Street #1208	San Francisco	CA	94102
	Lin, Sr.	Ernest		935 Geary Street #305	San Francisco	CA	94109
	Lloyd-Lever	Rae		1190 Mission Street, Apt #2118	San Francisco	CA	94103
	MacDonald, Ph.D.	Ellen					
	Marinac	Amanda		3825 Scott Street, Apt 303	San Francisco	CA	94123
	Mason	Laurel Howard		5452 Dalrymple Crescent N.W.	Calgary, Alberta Canada		
	McClintick	Mark A		2568 Nordell Avenue	Castro Valley	CA	94546

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	Pearce	Margaret		30 Quickstep Lane #3	San Francisco	CA	94115
	Rinker	Marilyn		P.O. Box 832	Lake Wales	FL	33859
	Rohanski	Daniel		230 Grattan Street #35F	San Francisco	CA	94117
	Stewart			754 Post Street #504	San Francisco	CA	94109
	Sweetland	Conor		3478 Scott Street	San Francisco	CA	94123
	Vanos	Carl N		1604A Grove Street	San Francisco	CA	94117
	Washabaugh	Dwight B.		445 Wawona Street #333	San Francisco	CA	94116
	Wellar	John		1923 Pierce Street	San Francisco	CA	94115
	White	Emma T.		151 Beaumont Avenue	San Francisco	CA	94118
	Ying-Sceto	Kwai		477 O'Farrell Street #1201	San Francisco	CA	94102
	Zhu	Xiu Lian		477 O'Farrell Street #1209	San Francisco	CA	94102
	Cheney	George Christopher					
	Murray	Beth G & Hugh					
	Neal	James					
	Wiedmaier	Bradley					
	P.	Maya					
	J.	Robert					
	Kennealy	Frank					
	Nones	Cali					
	Roth	Eda					
	Jackson	Carmen					
	Post	Julie					
	Post	Steve					
	Broer	Joan					
	Howe	Christina & TJ					
	Eskridge	Lizzie					
	Gillis	Edith J					
	Martinez	John Gonzalez					
	Cole	Yolande A.					
	Huntt	Angela					
	S.	Patti					
	Sullivan	Leaette Robinett					
	Holmes	Tobi					
	Joseph	Nord					
	Blackburn	Ethan					
	Kennath	Kerry					
	Beil	Noah					
	Tran	Jacqueline					
	Inglesby	Cassandra					
	Walsh	Sarah					
	Powell	Destinay					
	Fountain	Amanuel					
	Brosius	Anne S.					
	Frese	Barbara					
	Foreman	David					
	Suiffet	Clementine					
	Clark	Mercedes E.					
	Dunlap	Anne					
	Renoult	Yvonne					
	Lasley	John					

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	Cowee	Sue					
	Wahl	Connie					
	Barnett	Bradley					
	Nordling	Shannon					
	Omzabwa	Stephen					
	Odenyi	Emmanuel					
	Mitchell	John					
	Brown	Heather					
	Lex	Lyn					
	Pilande	Enrico					
	Brown	Jacquelin B					
		Cliff					
		Douglas					
	Putnam	Scott					
	Post	Sherry					
	Reed	Gay					
	Standfield	Darby					
	Naranjo	Christie					
	Livingston	Jeanette					
	Murphy	Wendy					
	Stanchfield	Nancy					
	Laver	Esther					
	Thrush	Maureen					
	Feinberg	Howard					
	Chnapgar	Ashwan					
	Andersen	Stephen					
	Cowan	Daniel A.					
	Steele	Edna L.					
	Cowan	Joy					
	Breuer	EO					
	Gibbs	Mandy					
	Ades	Chris					
	Stefan	Jean					
	Hitchcock	Corinne					
	Bandrapalu	Niramaca					
	Nelson	Mark					
	Foreman	Kim					
	Martinez	Paola					
	Smiley	Donna					
	Canfield	Katie					
	Holden	Chris					
	Brehong	Patrick					
	Marshall	Adrienne					
	Kendrick	Lynn					
	Valpando	Vanessa					
	McNamer	David					
	Garvey	David					
	McLaughlin	Michael					
	Scott	Shree S					

	Pole	Sean					
	M.	Patrick					
	Yoon	Jennie					
	Forbes	Hannah					
	Wargh	Luchlan					
	Americano	Ayla					
	Zaman	Zahid					
	Wu	Jenny					
		Rodrey					
	Hua	Genie					
	Latin	Rodney					
	Schoolnik	Michael					
	Tumelty	Ben					
	Cortez	Ana					
	Ng	Victor					
	Alneman	Ahman					
	Babbits	Amy					
	Parks	Brie					
	Clements	Kurt					
	Blecher	Daniel					
	Rojas	Bianca					
	Yat	Jose					
	Santana	William					
	Carton	Steven					
	Unger	Allie					
	Nunes	Denize					
	Andrews	Celena					
	Montoya	Miguel					
	Smith	Wellington					
	Ghania	Abdelrahman					
	Nichol	Chrissy					
	Nolin	Thomas					
	Lee	Anna					
	Frost	Vinton					
	Rolfe	Jessica					
	Rees	Sara					
	Winther	Sidsel					
	Chavez	Anthony					
	Curriel	Ryan					
	Stein	Matt					
	Blanton	Nathan					
	Algansy	Abadi					
	Chienn	Charlie					
	Cho	Tom					
	Le Blanc	Ruby					
	Krainer	Sharon					
	Balenbin	Joanne					
	Wilson	Laston					
	Macnada	Lauren					
	Zenk	Lawrence					

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	Vliet	James					
	Hernandez	Richard					
	Kansa	Eric					
	Shakeel	Hamzah					
		Brandon					
		Nicole					
		Andrea					
	Mitchler	Garrick					
	Novelo	Angel Colli					
	Spottiswood	Aaron					
	Thompson	R					
	Chavez	Willie T					
	Dexter	Jessica					
	Dixon	Megan					
	Hallmeyer	Shana					
	Fried	Jerome					
	Cook	Brian					
	Turner	Brook					
	Sumrit	Jane					
	Alsayed	Abdulaziz					
	Tinari	Christopher					
	Arndall	Erik					
	Ciccarone	Richard					
	Baldin	Gina					
	Martin	Paul					
	Chamberlin	Carol					
	Flores	Sofia					
	David	Mark					
	Kent	Jeffrey					
	Rehman	Atique					
	Muhammad	Zahid					
	Boren	Steve					
	Khatra	Baljit					
	Lurkin	Paul					
	Anderson	Jon					
	Strong	Ela					
	Garrett	Kevin					
	Coler	Eric					
	Medina	Katie					
	Nardelli	Luisa					
	Echeverra	Fred					
	Conen	Greg					
	Lin	James					
	Roso	Cynthia					
	Morriner	Morgan					
	Williams	Erin M					
	Loeb	Joseph					
	Whitney	Brent					
	Hartzell	Madeline					
	Ozanne	Susan					



Appendix B – Project Contact Log

Contact Log 12/10/2020 - 08/24/2021						
Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/Inbound	Purpose/Inquiry and Outcome/Resolution
12/7/20	San Francisco Housing Action Coalition (SFHAC)			Tracy Craig	Outbound	Met with SFHAC members to present project and to go through formal review process. SFHAC has endorsed the project citing the need for affordable, transit friendly housing options in downtown San Francisco.
12/10/20	San Francisco Board of Supervisors, District 6	Matt Haney; Matt.Haney@sfgov.org Courtney McDonald, Courtney.McDonald@sfgov.org Abigail RivamonteMesa; abigail.rivamontemesa@sfgov.org	Matt Haney, Supervisor Courtney McDonald, Legislative Aide Abigail Rivamonte Mesa, Chief of Staff	Alexander Zucker / John Promani	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/10/20	Tenderloin Community Benefit District	Simon Bertrang; simon@tkcbd.org Fernando Pujals; fernando@tkcbd.org	Simon Bertrang, Executive Director Fernando Pujals, Director of Communications	Alexander Zucker / John Promani	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/10/20	Tenderloin Neighborhood Development Corporation	Don Falk; dfalk@tndc.org Alexandra Goldman; rosegoldman@gmail.com	Don Falk, Chief Executive Officer Alexandra Goldman; Community Planner	Alexander Zucker / John Promani	Outbound	Emailed to schedule 450 O'Farrell project briefing; Gabriella Ruiz (Gabby) followed as she is now taking over Alexandra's role (Policy and Planning Manager) and asked if and who've outreached to.
12/11/20	Aliance for a Better D-6	Michael Nulty; sf_district6@yahoo.com		Tracy Craig	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Senior Center	Crystal Booth; cbooth@ncphs.org Sue Horst; shorst@ncphs.org		Tracy Craig	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/11/20		Beth Stokes; bstokes@ecs.sf.org Liz Pocock; lpocock@ecs.sf.org Sarah Lehman; slehman@ecs.sf.org		Tracy Craig	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/11/20		Jason Pellegrin; jasonpellegrin@dish.org Lauren Hall; laurenhall@dish.org		Tracy Craig	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Glide Memorial	info@glide.org		Tracy Craig	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Hospitality House	Joe Wilson 290 Turk St. San Francisco CA 94102 jwilson@hospitalityhouse.org 415-749-2100	Executive Director	Tracy Craig	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/11/20		Sam Dennison; sam.dennison.01@gmail.com		Tracy Craig	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/11/20		Michael Nulty; sf_district6@yahoo.com		Tracy Craig	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Kelly Cullen Community Center	Jane Suskind; 415-776-2151		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing;
12/11/20	Larkin Street Business & Property Owner Association	Mike Riordan; 415-973-6201; m3rd@pgo.com; contact@lssa.org		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Raphael House	Ralph Payton; 415-474-4721; rpayton@raphaelhouse.org		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing; Call did not go through and received email error message
12/11/20	RBC Galleries	Richard Chapman; 415-573-2942; iq188@live.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Southeast Asian Community Center	Philip Nguyen; 415-885-2743; seacphillip@yahoo.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	SPUR	Raine Roberchaud; 415-558-1610; rroberchaud@spur.org		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing; Call did not go through and received email error message

Contact Log 12/10/2020 - 08/24/2021						
Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/Inbound	Purpose/Inquiry and Outcome/Resolution
12/11/20	Stamen Design	Eric Rodenbeck; 415-558-1610; erode@stamen.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing; Interested and will reach out to Tracy to weigh in
12/11/20	Tenderloin Community School	Anastasia Shattner; 415-749-3567; shattnera@sfsud.edu		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Received email error message
12/11/20	Tenderloin Equitable Development Project	Helen Bean; 415-273-9274; tedp@nommic.org		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing; Call did not go through
12/11/20	Tenderloin Health Services	Vitka Eisen; 415-674-6140		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing;
12/11/20	Tenderloin Recreation Center	Tom O'Connor; 415-834-9943; tomocconnor@sfgov.org		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	The Gubbio Project	Christina Alvarez; 415-861-5848; admin@thegubbioproject.org		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Union Square Business Improvement District	Karin Flood; 415-781-7880; karin@unionsquarebid.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Vietnamese Youth Development Center	Judy Young; 415-794-2065; judyyoung@vydc.org; jyoung@seadcenter.org		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Glide Memorial	Jay Williams; 415-674-6091		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing;
12/11/20	Glide Memorial	Theon I. Johnson; 415-574-6092; tjohnson@glide.org		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing; No longer works at Glide
12/11/20	Glide Memorial	Ben Lintschinger; 415-674-6080; blintschinger@glide.org		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing; Out of Office; Emailed Policy and community Engagement Managers instead; Wes Saver -Wesver@glide.org, Policy Manager and Erick Arguello - Earguello@glide.org, Community Engagement Manager
12/11/20	San Francisco Bay Area Rescue Mission	415-441-1628		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Unable to leave voicemail
12/11/20	San Francisco Evangelical Free Church	415-391-0699; sfefc.eng@gmail.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	San Francisco Rescue Mission	Christian Huang; 415-292-1770		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing;
12/11/20	DeMarillac Academy	Michael Anderer; 415-552-5220 ext. 301; michael_anderer@demarillac.org		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Larkin Street Youth Services	Sam Dennison; 612-810-3592; sam.dennison.01@gmail.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Aldrich	aldrich439@gmail.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Alise Hotel	Fung# Muzunze; 415-441-2700; tafife@thealise.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Cliff Hotel	Patricia Calvert; 415-929-2335; patricia.calvert@sbe.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Crosby Hotel	Kristin Ullom; 415-487-3300, x2511		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing;
12/11/20	Hamilton HOA	James Neal; 765-412-9351; JamesAustintreal@outlook.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Hilton Union Square	Jason Treash; 646-235-6017; 415-202-7037; jasontreash@hilton.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Hilton Union Square/Parc 55	Jo Licata; 415-509-7553; jo.licata@hilton.com; jolicata08@comcast.net		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing; Interested. Shared that Terry Lewis, Garrett Parker, Brian Mark and Cindy Bamish would likely be involved and interested. followed up through email at jolicata08@comcast.net
12/11/20	Hotel Adagio	Adelaide Pope; 415-354-2617; apope@hoteladagio.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/11/20	Layne Hotel	855-811-2342		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Unable to leave voicemail
12/11/20	Nazareth Hotel	415-771-2006		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Number no longer in service
12/11/20	Riviera Hotel	415-776-5764		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Contact ended call. Not interested
12/11/20	Serrano Hotel Union Square	Ben Malmquist; 415-351-7602		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Number no longer in service
12/11/20	Sonny	415-441-9636		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Contact ended call. Not interested

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Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/Inbound	Purpose/Inquiry and Outcome/Resolution
12/11/20	Sweden House Hotel	415-345-9331		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Unable to leave voicemail
12/11/20	Tilden Hotel	Jason Webb; 415-673-2332; jwebb@tildenhotel.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing; Temporarily closed
12/11/20	The Marker	Benjamin Duverge; 415-316-3022;		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; No longer works at the Marker. Not interested
12/11/20	Vantaggio Suites	415-922-0111		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Unable to leave voicemail
12/11/20	Warwick Hotel	Kris Betz; 415-345-2319; kbetz@warwickhotels.com		Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
						Alex shared a list of outreach stakeholders with Gabby to try and coordinate a time to meet: Pratibha Tekke – waiting for call back Michael Nulty – Alliance for a Better D-6 Sam Denison – Faithful Food/MSEM Joe Wilson – Hospitality House/MSEM Karen Frost – Larkin Youth Services/MSEM Glode Memorial Church Jason Pelligrini – DISH Sonja Traus – YIMBY Del Seymour – T1 Walkign Tours Kevin Carroll – SF Hotel Council Kelley Cullin Community Center Raphael House SF Senior Center SF Veterans Art Guild Southeast Asian Community Center Tenderloin Equitable Development Project Hasting Law The Gubbio Project Tenderloin Recreation Center Union Square Business Improvement District Vietnamese Youth Development Center
12/10/20	Tenderloin Neighborhood Development Corporation	Gabriella Ruiz; g Ruiz@trndc.org; o: 415-258-3955; c: 415-912-0118	Policy and Planning Manager	Alexander Zucker / John Promani	Outbound	
12/14/20	Tenderloin Housing Clinic	Nandy Shaw <nandy@thclinic.org>	Executive Director	Richard Hannum / Alexander Zucker / John Promani	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/14/20	Hilton Union Square	Terry Lewis; 415-202-7096; 415-203-7260; terry.lewis@hilton.com	Complex General Manager	Jessica Jones	Inbound	Received briefing information from colleague Jo Licata; forwarded to Tracy who scheduled a briefing at 230pm
12/14/20	Tenderloin Community Benefit District	Lowell Caulder; (415) 292-4812; lowell@studiodental.com; info@tcbd.org	President	Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/14/20	Market Street for the Masses Coalition	Michael Anderer; angelc.urbanalchemy@gmail.com	Co-Chair	Jessica Jones	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/14/20	San Francisco Hotel Council			Tracy Craig	Outbound	met with SF Hotel Council members to provide updates on current project status and answer questions/listen to feedback
12/15/20	Hilton Hotel			Tracy Craig	Outbound	met with Hilton Hotel staff to provide updates on current project status and answer questions/listen to feedback
12/15/20	Police Commission, Tenderloin Station			Tracy Craig	Outbound	met with Police Commission, Tenderloin station Captain Carl Fabbrini in regards to project support, street safety, etc.
12/15/20	Tenderloin Neighborhood Development Corporation	Requested clarity on the information they received as it was different than the information received from Thomas Dorfman and Trammel Crow, 2013.1353FNVCUA, page 86.	Policy and Planning Manager	Alexander Zucker / John Promani	Inbound	Requested clarity on the information they received as it was different than the information received from Thomas Dorfman and Trammel Crow, 2013.1353FNVCUA, page 86.

Contact Log 12/10/2020 - 08/24/2021						
Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/Inbound	Purpose/Inquiry and Outcome/Resolution
12/15/20	Tenderloin Community Benefit District	Simon Bertrang, simon@tcbd.org; o: 415-292-4812 x101; c:917-548-3682	Executive Director	Alexander Zucker / John Promani	Inbound	Simon emailed sharing that they are interested in learning more about the redesigned proposal. Scheduling to meet next week.
12/16/20	Central City SRO Collaborative	Pratibha Tekkey 472 Ellis Street San Francisco, CA 94102 415-775-7110 ext.1703 pratibha@thclinic.org	Director of Community Organizing	Tracy Craig	Outbound	Met with Pratibha Tekkey to discuss the project. Provided an overview of the project and Pratibha stated she was concerned that the development was not "family-friendly" and would increase area congestion. Pratibha also noted that community outreach should have been conducted over the past two years and that beginning in December 2020 with a planning commission hearing in January 2021 was too late (Note: in response to this Forge requested a delay in hearing date).
12/16/20	Kelly Cullen Community Center	Jane Suskind; 415-776-2151		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; re-routed to automated message; searched on Google and it says the center is permanently closed.
12/16/20	Larkin Street Business & Property Owner Association	Mike Riordan; 415-973-6201; m3rd@pge.com; contact@sfsa.org		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Phone number is no longer in service; Followed up through email and included contact@sfsa.org
12/16/20	Raphael House	Ralph Payton; 415-474-4721; rpayton@raphaelhouse.org		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Phone number is no longer in service; Went to their website. Ralph Payton is not on their staff page. Contacted Rob Taylor, Director of Impact, using their info email address: info@raphaelhouse.org
12/16/20	RBC Galleries	Richard Chapman; 415-573-2942; iq188@live.com		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Left voicemail and followed up through email
12/16/20	Southeast Asian Community Center	Philip Nguyen; 415-885-2743; seaccphilip@yahoo.com		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Spoke with Dora as Philip no longer works there. Sent follow up email to dung@seaccusa.org; She will send information to the Executive Director
12/16/20	SPUR	Raine Robinchard; 415-558-1610; rrobinchard@spur.org		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Call was being routed to Stamen Designs voicemail; researched new point of contact; called and emailed Sarah Karlinsky, Senior Advisor for Housing and Land Use at skarlinsky@spur.org / 415-577-1411
12/16/20	Tenderloin Community School	Anastasia Shattner; 415-749-3567; shattnera@sfsd.edu	Principal	Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Informed of new Principal as of 2017 - Barbara Berman at bermanb@sfsd.edu; followed up through email
12/16/20	Tenderloin Equitable Development Project	Helen Bean; 415-273-9274; tedp@romnic.org	Senior Advisor	Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Automated phone message said cannot complete the call; followed up through email at Helen.Bean@tedps.org; Helen shared that TEDP is now part of Tenderloin Community Benefit District (TLCBD) and that their ED Simon Bertrang will contact us to review the project. Alex has already gotten in contact with Simon. See 12/15/20 in the contact log for reference.
12/16/20	Tenderloin Health Services	Vitka Eisen; 415-674-6140	President and CEO	Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Now Healthright360; phone number goes directly to service; researched and followed up through email at veisen@healthRIGHT360.org
12/16/20	Tenderloin Recreation Center	Tom O'Connor; 415-834-9943; tomconnor@sfgov.org		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Called the center directly and was given contact Terry Trejo 415-290-6473 terry.trejo@sfgov.org; called and she will share with the Capital Unit / Department Head
12/16/20	The Gubbio Project	Christina Alvarez; 415-861-5848; admin@thegubbioproject.org		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Left voicemail and followed up through email
12/16/20	Union Square Business Improvement District	Karin Hood; 415-781-7880; karin@unionsquarebid.com		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; She was busy; Colleague took my contact info for follow up; followed up through email as well
12/16/20	Vietnamese Youth Development Center	Judy Young; 415-794-2065; judyyoung@vydc.org; jyoung@seadcenter.org		Jessica Jones	Outbound	Called to follow up on 450 O'Farrell project; received my email; Currently busy but will pass along to fellow team member to learn more. Questions she had were: "What is the project timeline? How will this project be beneficial to the community? ". How will local organizations like the center benefit as well?"
12/16/20	Market Street for the Masses Coalition	Michael Anderer; angelc.urbanalchemistry@gmail.com	Co-Chair	Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Mailbox is full, unable to leave voicemail; followed up through email
12/16/20		Kiyomi; kiyomi.mh.sparks@gmail.com		Tracy Craig	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/16/20	San Francisco Board of Supervisors, District 6	Matt Haney; Matt.Haney@sfgov.org Courtney McDonald; Courtney.McDonald@sfgov.org Abigail Rivamonte Mesa; abigail.rivamontemesa@sfgov.org	Matt Haney, Supervisor Courtney McDonald, Legislative Aide Abigail Rivamonte Mesa, Chief of Staff	Alexander Zucker / John Promani	Outbound	Sent follow up email to schedule 450 O'Farrell project briefing;
12/17/20	Larkin Street Business & Property Owner Association	Mike Riordan; 415-973-6201; m3rd@pge.com; contact@sfsa.org		Jessica Jones	Inbound	Emailed sharing he no longer works with association.
12/17/20	Glide Memorial	Harry Williams; 415-674-6091		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; left a voicemail message

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12/17/20	Glide Memorial	Ben Lintschinger; 415-674-6080; blintschinger@glide.org		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; left a voicemail message and emailed
12/17/20	San Francisco Bay Area Rescue Mission	415-441-1628		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; left a voicemail message
12/17/20	San Francisco Evangelical Free Church	415-391-0699; sfefc.org@gmail.com		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; left a voicemail message and emailed
12/17/20	San Francisco Rescue Mission	Christian Huang; 415-292-1770		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; employee no longer works there
12/17/20	DeMarillac Academy	Michael Anderer; 415-552-5220 ext. 301		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; left a voicemail message
12/17/20	Larkin Street Youth Services	Sam Dennison; 612-810-3592; sam.dennison.01@gmail.com		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; She is already planning on meeting with Tracy
12/17/20	Aldrich	aldrich139@gmail.com		Rebecca Crump	Outbound	Emailed to schedule 450 O'Farrell project briefing;
12/17/20	Alise Hotel	Fungai Mutunze; 415-441-2700; tafifi@thealise.com		Rebecca Crump	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/17/20	Cliff Hotel	Patricia Calvert; 415-929-2335; patricia.calvert@sbe.com		Rebecca Crump	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/17/20	Crosby Hotel	Kristin Ullom; 415-487-3300, x2511		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; left a voicemail message
12/17/20	Hamilton HOA	James Neal; 765-412-9351; JamesAustinNeal@outlook.com		Rebecca Crump	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/17/20	Hilton Union Square	Jason Tresh; 646-235-6017; 415-202-7037; JasonTresh@hilton.com		Rebecca Crump	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/17/20	Hilton Union Square/Parc 55	Jo Licata; 415-509-7553; Terry.Lewis@hilton.com Cindy.Ramesh@hilton.com		Rebecca Crump	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing. Jo no longer works there but provided email addresses for 2 contacts. Terry Lewis being one of them and she already met with Tracy on Monday
12/17/20	Hotel Adagio	Adelaide Pope; 415-354-2617; apope@hoteladagio.com		Rebecca Crump	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/17/20	Layne Hotel	855-811-9347		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; Unable to leave voicemail
12/17/20	Nazareth Hotel	415-771-2006		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; Number no longer in service
12/17/20	Riviera Hotel	415-776-5764		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; mailbox full, no way to leave message
12/17/20	Serrano Hotel Union Square	Ben Malmquist; 415-351-7602		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; Number no longer in service.
12/17/20	Sonny	415-441-9636		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; no way to leave message
12/17/20	Sweden House Hotel	415-345-9331		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; mailbox full, no way to leave message
12/17/20	Tilden Hotel	Jason Webb; 415-673-2332; jwebb@tildenhotel.com		Rebecca Crump	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing; Temporarily closed
12/17/20	The Marker Hotel	415-292-0100		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; left a voicemail message in general mailbox
12/17/20	Vantaggio Suites	415-922-0111; sf@vantaggio.com		Rebecca Crump	Outbound	Called to schedule 450 O'Farrell project briefing; emailed
12/17/20	Warwick Hotel	Kris Betz; 415-345-2319; kbetz@warwickhotels.com		Rebecca Crump	Outbound	Called and Emailed to schedule 450 O'Farrell project briefing;
12/17/20		Kiyomi; kiyomi.mh.sparks@gmail.com		Tracy Craig	Inbound	Emailed Tracy requesting a briefing to discuss the project
12/18/20	Delivering Innovative and Supporting Housing (DISH)			Tracy Craig	Outbound	met with DISH Jason Pellegrini to provide an update on the project and answer questions. Jason continues to support the project. He wanted confirmation that previous agreements to preserve light in the hallways will be honored. Project fact sheet was sent to Jason via email with an agreement it would be shared with Pacific Bay Inn tenants.
12/18/20	Pacific Bay Inn			Tracy Craig	Outbound	met with Pacific Bay Inn members to provide updates on current project status and answer questions/listen to feedback

Contact Log 12/10/2020 - 08/24/2021						
Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/Inbound	Purpose/Inquiry and Outcome/Resolution
12/18/20	Tenant Associations Coalition of San Francisco	Michael Nulty tac_s_f@yahoo.com P.O. Box 420846; San Francisco, CA 94142-0846 415-339-8327 Voice / 415-820-1565 fax	Co-Founder / Program Director	Alexander Zucker / John Promani	Inbound	Emailed the Planning Commission a letter opposing the project. On 12/21, Alex emailed the Planning team with concern about misinformation as some of the information expressed in letter was false/does not represent the project's ask
12/21/20	Tenderloin Community Benefit District	Simon Bertrang, simon@tcbd.org; o: 415-292-4812 x101; c: 917-548-3682	Executive Director	Tracy Craig	Inbound	Emailed Simon the presentation and sample letter of support for the project briefing held that same day. They had questions about the layout of the units, access to the building, shared amenity spaces and number of affordable units. They expressed strong support for the project noting that the Fifth Church of Christ Scientist has been in the area for nearly a century and that the land is underutilized. Fact sheet provided via email to share with their members.
12/22/20	San Francisco Planning Commission	Theresa Imperial, theresa.imperial@sfgov.org	Commissioner	Tracy Craig	Outbound	Met with Commissioner Theresa Imperial to provide updates on current project status and answer questions/listen
12/23/20	San Francisco Board of Supervisors, District 6	Matt Haney, Matt.Haney@sfgov.org; Courtney McDonald; Courtney.McDonald@sfgov.org Abigail Rivamonte Mesa; abigail.rivamontemesa@sfgov.org	Matt Haney, Supervisor Courtney McDonald, Legislative Aide Abigail Rivamonte Mesa, Chief of Staff	Alexander Zucker / John Promani	Inbound	After receiving the email from 12/16/20, Supervisor Haney asked that Abi attend a meeting on January 5th at 11AM. Abi also questioned about if we've outreached already to the community stakeholders, to whom and if they support the project.
12/28/20	Tenderloin People's Congress			Tracy Craig	Outbound	Met with various representatives of groups that comprise the Tenderloin People's Congress. In attendance were: Code Tenderloin, Tenderloin Neighborhood Development Corporation, Larkin Street Youth, Alliance for a Better D-6, Veteran's Alley, Glide Memorial, Tenderloin Community Benefit District. Multiple questions were asked about the size and layout of units, percentage of affordable, amenities in apartments, furniture in apartments, parking, shared spaces, definition of an essential worker, entrances to/from building, allotment of BMR units, social service provider for the building and scoped services, status of entitlement, community benefit package associated with the project.
12/30/20	Un Cafechito	Alejandra Perez 335 Jones Street, San Francisco, CA 94102 alejandra.uncafechito@gmail.com	Owner	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters; store permanently closed
12/30/20	Code Tenderloin	Victoria Westbrook 144 Taylor Street 55 Taylor Street San Francisco, CA 94102 victoriawestbrook2@gmail.com 510-717-1733	Director	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20	Gruber and Gruber Properties	David and Jade Gruber 540 O'Farrell Street San Francisco, CA 94102 dgruber@ggprop.com jgruber@ggprop.com 415-661-7222	Managing Member Property and Inn Manager	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20	Code Tenderloin	Del Seymour 144 Taylor Street San Francisco, CA 94102 415-574-1641 tlwalkingtours@gmail.com	Founder	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20	Nonprofit Learning Institute (NLI)	Robert (Bob) Phillips 1730 O'Farrell Street Apt PH3D San Francisco, CA 94115 rtp1844@gmail.com	Director	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20	RBC Chapman Gardens	Richard Chapman; 415-573-2942; rq188@live.com	CEO	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters

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12/30/20	Buddhist Church of San Francisco	Ronald (Ron) Kobata 1881 Pine St San Francisco, CA 94109 415-776-3158 bcsboffice@gmail.com	Reverend / Minister	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20	San Francisco Interfaith Council	Rita R. Semel 130 Fisher Loop San Francisco, CA 94129 415-673-2190 rsemel@gmail.com	Co-founder and former Chair	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20	San Francisco Interfaith Council	Michael Pappas, M. Div P.O. Box 29055 130 Fisher Loop San Francisco, CA 94129 415-474-1321; 415-425-9631 mgpappas@sfinterfaithcouncil.org	Executive Director	Jessica Jones	Outbound	Emailed SF Planning Commission to request meeting prior to the hearing
12/30/20	The Episcopal Church of St. Mary the Virgin	Anna Z. Sylvester 2325 Union St. San Francisco, CA 94123 annazalve@gmail.com; office@smvdf.org		Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20	First AME Zion Church	Christopher L. Zacharias 2159 Golden Gate Avenue San Francisco, CA 94118 704-491-7908 chrivzch14@gmail.com	Reverend / Dr.	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20	First Unitarian Universalist Society of San Francisco	Jonathan Silk 1187 Franklin Street San Francisco, CA 94109 jsilk@ausf.org 415-776-4580 x192	Communications Manager	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters; Not the original supporter. Original supporter no longer works here. Emailed Jonathan, the Community Manager. He will be out till Jan 5th.
12/30/20	Lutheran Social Services	Nancy L. Nielsen 191 Golden Gate Avenue San Francisco, CA 94102 415-581-0891, ext.123 nnielsen@lssnocal.org	Deputy Director	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporter & retiring; emailed new deputy director at JP Soto, Deputy Director jpsoto@lssnocal.org
12/30/20	Providence Baptist Church	G. L. Hodge P.O. Box 880742 San Francisco, CA 94188 ghodge6982@aol.com	Deacon	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20	St. John of God	Cathe Cornello 1459 18th Street #208 San Francisco, CA 94107 415-665-5390 ccc.in5@gmail.com		Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters; sent zulma@saintbonifare.sf.org; email failed to go through for both email addresses
12/30/20	The Cathedral of Saint Mary of the Assumption	Arturo Albano 1111 Gough Street San Francisco, CA 94109 415-567-2020 Ext. 209 revrockyalba@yahoo.com	Pastor / Rector / Reverend	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20	St. Vincent de Paul Society of San Francisco	Martha Arbouex 821 Laguna Street San Francisco, CA 94102 arbouex@aol.com	Board President	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters

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12/30/20	Urban Missions/ True Hope Church	Carolyn Scott 950 Gilman Avenue San Francisco, CA 94124 415-990-1510 sreescott1@gmail.com	Reverend / Dr.	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20		David Aldridge 840 California Street #34 San Francisco, CA 94108 832-350-0538 davidaldridge1982@gmail.com	Individual	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20		Ardis Bredauer 2111 Hyde Street San Francisco, CA 94109 abredau@pacbell.com	Individual	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20		Tom Cacciotti 631 O'Farrell Street #1704 San Francisco, CA 94109 tcach58@gmail.com	Individual	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20		Monica Chinchilla 324 Washington Street San Francisco, CA 94111 mondinchilla@gmail.com	Individual	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20		Harold J Gonzales 737 Post Street #435 San Francisco, CA 94109 harold_gonzales@hotmail.com	Individual	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20		Ellen MacDonald, Ph.D. esmacdonald@gmail.com	Individual	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20		Rachel and Mark McClintick 2568 Nordell Avenue Castro Valley, CA 94546 rachelannamcclintick@gmail.com mark.a.mcclintick@gmail.com	Individual	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20		Luke Stewart 754 Post Street #504 San Francisco, CA 94109 415-218-0755 lukestwo@gmail.com	Individual	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20		Emma White 151 Beaumont Avenue San Francisco, CA 94118 emwhite45@yahoo.com	Individual	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/30/20		Marilyn Birsker P.O. Box 832 Lake Wales, FL 33859 marincamp@aol.com	Individual	Jessica Jones	Outbound	Emailed Letter of Support to previous 2018 supporters
12/31/20	Carbah Cafe	Ismael Atali 295 Eddy Street San Francisco, CA 94102 415-757-0926		Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; unable to leave voicemail - full mailbox
12/31/20	Chutney	Mohammad Anjad Bajwa 511 Jones Street San Francisco, CA 94102 925-570-9553	Owner	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; interested in supporting. Received email address and sent new LOS to mabajwa07@gmail.com

Contact Log 12/10/2020 - 08/24/2021						
Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/Inbound	Purpose/Inquiry and Outcome/Resolution
12/31/20	City Supermarket	Angom Quala 669 Geary Street San Francisco, CA 94102 415-474-2126	Owner	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; line disconnected; store is permanently closed
12/31/20	Dollar and Sense (previously Dollar and Cents)	Wally Herzallah 345 Eddy Street San Francisco, CA 94102 415-400-4528	Manager	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; left a voicemail message
12/31/20	El Plinón Yucateco	Hector Chan 491 O'Farrell Street San Francisco, CA 94102 415-872-9231	Manager	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; received new number from employee; 415-609-5992; left a voicemail
12/31/20	Empire Market	Bora Peang 399 Eddy St. San Francisco, CA 94102 925-354-8692	Owner	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; employee will follow up with owner and give a call back
12/31/20	O'Farrell Liquors	Deepail Shayma 405 O'Farrell Street San Francisco, CA 94102 415-921-2256	Owner	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; new phone number, unable to establish new point of contact
12/31/20	Salama Halal Meat	Ali 604 Geary Street San Francisco, CA 94102 415-474-0359	Owner	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; interested in supporting. Received email address and sent new LOS to salama_halal@yahoo.com
12/31/20	Star Market	Morwan AbuRohma 689 Geary Street San Francisco, CA 94102 415-673-6002 415-846-3379	Owner	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; left voicemail
12/31/20	Starlight Market	Ahmed Mailbarak 402 Ellis Street San Francisco, CA 94102 415-775-3505	Owner	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; temporarily unavailable; unable to leave voicemail
12/31/20	The TL Cafe and Laundromat	Paul Robertson 517 O'Farrell Street San Francisco, CA 94102	Owner	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; left voicemail
12/31/20	X-Press Market	Waleed Mashal 498 O'Farrell Street San Francisco, CA 94102 415-928-3063	Manager	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; temporarily unavailable; unable to leave voicemail
12/31/20	Young Ellis Market	Gyeonghwa Yun 398 Ellis Street San Francisco, CA 94102 415-793-0542	Owner	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; spoke with the owner, she sold the market
12/31/20	Irish Castle Shop	Orla O'Malley Daly 537 Geary St. San Francisco, CA 94102 415-474-7432	Owner	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; line disconnected; store is permanently closed
12/31/20	Central City SFO Collaborative	Pratibha Tekkey 472 Ellis Street San Francisco, CA 94102 415-775-7110 ext.1703 pratibha@thclinic.org	Director of Community Organizing	Jessica Jones	Outbound	Emailed Letter of Support to new point of contact

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Contact Log 12/10/2020 - 08/24/2021						
Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/Inbound	Purpose/Inquiry and Outcome/Resolution
12/31/20	First Church of Christ Scientist	Barry Brown 1700 Franklin St San Francisco, CA 94109 415-516-5418 415-673-3544 firstchurchofcs@sbcglobal.net		Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; left a voicemail and followed up through email
12/31/20	Saint Boniface Catholic Church	Father Franklin Fong 133 Golden Gate Avenue San Francisco, CA 94102 415-863-7515	Father	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; church is temporarily closed. sent new LOS via contact form on website: <a href="https://www.stbonifacesf.org/contact.php">https://www.stbonifacesf.org/contact.php</a>
12/31/20	St. John's Presbyterian Church	Reverend John Anderson 25 Lake Street San Francisco, CA 94118 415-751-1626 415-786-4489 stjohnssf@gmail.com	Reverend / Dr.	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; left a voicemail and followed up through email and sent new LOS to Pastor Cho tcho.stjohns@gmail.com and Sam. Pastoral Assistant. shundquist.stjohns@gmail.com
12/31/20	St. Mark's Lutheran Church	Pastor Elizabeth Ekdale 1111 O'Farrell Street San Francisco, CA 94109 415-928-7770	Reverend / Lead Pastor	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; church is temporarily closed, staff working remote, preferred contact via email. sent new LOS via contact form on website: <a href="https://www.stmarks-sf.org/contact-pastor-elizabeth">https://www.stmarks-sf.org/contact-pastor-elizabeth</a>
12/31/20	The Cliff Royal Sonesta Hotel	Michael Pace 495 Geary Street San Francisco, CA 94102 415-775-4700	Areas General Manager	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; sent new LOS via contact form on website: <a href="https://www.sonestahotel.com/us/california/san-francisco/cliff-royal-sonesta-hotel/contact-us">https://www.sonestahotel.com/us/california/san-francisco/cliff-royal-sonesta-hotel/contact-us</a>
12/31/20	Crosby Hotel / Gordon Rees Scully Mansukhani, LLP	Outbound	Owner	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; interested in supporting and following up with Tracy for more information on project details. Received email address and sent new LOS and Tracy's contact to ccuster@grsm.com; signed the petition
12/31/20		Mary Ann Cahill 445 Wawona Street #305 San Francisco, CA 94116 415-342-4963	Individual	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; left a voicemail
12/31/20		Kathy Holly	Individual	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; Requested to be off the call list
12/31/20		Ernest Lin Sr 935 Geary Street #305 San Francisco, CA 94109 415-760-2940	Individual	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; user busy; unable to leave voicemail
12/31/20		William Campbell 2675 Pacific Avenue San Francisco, CA 94115	Individual	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; line disconnected
12/31/20		Stephan Quincy Reese 415-574-1088	Individual	Jessica Jones	Outbound	Called previous 2018 supporter in order to receive their email address and send over the new LOS; no Stephan at residence
1/4/21		Joel Koppel; joel.koppel@sfgov.org	Commissioner	Tracy Craig	Outbound	Met with Commissioner Joe Koppel to provide updates on current project status and answer questions/listen to feedback
1/5/21	San Francisco Hotel Council					Met with SF Hotel Council representatives Kevin Carroll, Executive Director and Kelly Powers, Director. They are very supportive of the project noting that the price point for rentals would allow many of their hospitality workers to live in the city instead of commuting in from the suburbs
1/6/21	San Francisco Senior Center	Crystal Booth 481 O'Farrell Street San Francisco, CA 94109 cbooth@sequoiaviv.org 415-771-7950	Director	David Murray	Outbound	Emailed Crystal information about the project and provided a link to the petition

Contact Log 12/10/2020 - 08/24/2021						
Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/Inbound	Purpose/Inquiry and Outcome/Resolution
1/6/21	San Francisco Senior Center	Crystal Booth 481 O'Farrell Street San Francisco, CA 94109 cbooth@sequoialive.org 415-771-7950	Director	David Murray	Inbound	Responded to David's email. Appreciated the update on the project. Asked "Will the 400 block community/TLCBD be there at the hearing?"
1/8/21	Glide Memorial	Erick Arguello 330 Ellis Street, Room 102A San Francisco, CA 94102 Earguello@glide.org 415-674-6031	Manager, Community Engagement	Jessica Jones	Inbound	Responded to Jessica via email requesting to meet with the project team and learn more about the project.
1/8/21	Glide Memorial	Erick Arguello 330 Ellis Street, Room 102A San Francisco, CA 94102 Earguello@glide.org 415-674-6031	Manager, Community Engagement	Jessica Jones	Outbound	Responded to Erick via email cc'ing Tracy to schedule a project briefing.
1/8/21	Glide Memorial	Erick Arguello 330 Ellis Street, Room 102A San Francisco, CA 94102 Earguello@glide.org 415-674-6031	Manager, Community Engagement	Jessica Jones Tracy Craig	Outbound	Responded to Erick via email providing availability to schedule a project briefing.
1/10/21	Crosby Hotel / Gordon Rees Scully Mansukhani, LLP	Charles (Chuck) Custer 516 O'Farrell St San Francisco, CA 94102 415-359-5349 ccuster@grsm.com		Tracy Craig	Outbound	Met with Charles "Chuck" Custer owner of The Crosby Hotel. He expressed his support of the project and was emailed a fact sheet to hand out to Crosby tenants.
1/12/21	Central City SRO Collaborative (CCSROC) / Tenderloin Housing Clinic (THC)	Pratibha Tekkey 472 Ellis Street San Francisco, CA 94102 415-775-7110 ext.1703 pratibha@thclinic.org	Director of Community Organizing	Tracy Craig	Outbound	Met with the Land Use Development Board for the CCSROC. Various questions were asked about the size of the units, location of bathrooms, size and function of shared amenity spaces, and parking.
1/12/21	San Francisco International Airport (SFO)			Tracy Craig	Outbound	Provided updates on current project status and answer questions/listen to feedback.
1/13/21	San Francisco Senior Center	Crystal Booth 481 O'Farrell Street San Francisco, CA 94109 cbooth@sequoialive.org 415-771-7950	Director	David Murray	Outbound	Responded via email to Crystal's email with project information and how to support. Also shared the TLCBD supports the project amendment and that the 400 block meetings haven't been held during the pandemic and have communicated bilaterally.
1/13/21	Merchants Association	Rene Colorado reneacolorado@gmail.com		Alexander Zucker	Outbound	Emailed Rene to schedule project briefing after receiving contact information from Simon Bertrang, TLCBD.
1/14/21	Merchants Association	Rene Colorado reneacolorado@gmail.com		Alexander Zucker	Inbound	Responded via email to Alex. Interested in the project and provided availability to schedule project briefing.
1/14/21				Jessica Jones	Outbound	Emailed the 450 O'Farrell project petition to local organizations and businesses list and 2018 supporter list.
1/14/21	Glide Memorial	Erick Arguello 330 Ellis Street, Room 102A San Francisco, CA 94102 Earguello@glide.org 415-674-6031	Manager, Community Engagement	Jessica Jones Tracy Craig	Inbound	Responded via email to Tracy and cc. Jessica. Provided availability to schedule project briefing.
1/14/21	Glide Memorial	Erick Arguello 330 Ellis Street, Room 102A San Francisco, CA 94102 Earguello@glide.org 415-674-6031	Manager, Community Engagement	Jessica Jones Tracy Craig	Outbound	Responded via email to Erick confirming availability to meet on 1/15/2021 at 10:30 a.m.

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1/14/21	Glide Memorial	Erick Arguello 330 Ellis Street, Room 102A San Francisco, CA 94102 Earguello@glide.org 415-674-6031	Manager, Community Engagement	Jessica Jones Tracy Craig	Inbound	Responded via email to Tracy and cc Jessica confirming availability to meet on 1/15/2021 at 10:30 a.m.
1/15/21	Glide Memorial	Erick Arguello 330 Ellis Street, Room 102A San Francisco, CA 94102 Earguello@glide.org 415-674-6031	Erick Arguello; Manager, Community Engagement Miguel Bustos; Senior Director, Center of Social Justice	Tracy Craig	Outbound	Met with Miguel Bustos and Erick Arguello. They asked questions about the size of units, shared spaces, price points for rent, area median income, affordable units. They noted that they are generally supportive of the project but cannot provide a letter of support without approval of their Board.
1/15/21	Merchants Association	Rene Colorado reneacolorado@gmail.com		Alexander Zucker	Outbound	Responded via email to Rene to schedule project briefing with her and potentially the whole association
1/19/21	Stamen Design	Eric Rodenbeck; 415-558-1610; erode@stamen.com	Community Activist and Organizer	Tracy Craig	Outbound	Provided updates on current project status and answered questions/listened to feedback
1/19/21		Nikki Gunn		Tracy Craig	Outbound	Provided updates on current project status and answered questions/listened to feedback
1/19/21	SF Planning Commission	Rachael Tanner; rachael.tanner@sfgov.org		Tracy Craig	Outbound	Met with Planning Commissioner Rachael Tanner to provide updates on current project status and answer questions/listen to feedback
1/20/21	SF Planning Commission	Deland Chan; deland.chan@sfgov.org		Tracy Craig	Outbound	Met with Planning Commissioner Deland Chan to provide updates on current project status and answer questions/listen to feedback
1/21/21	Merchants Association	Rene Colorado reneacolorado@gmail.com		Alexander Zucker	Outbound	Followed up with Rene via email to schedule project briefing with her and potentially the whole association
1/22/21	Code Tenderloin	Del Seymour 144 Taylor Street San Francisco, CA 94102 415-574-1641 tlwalkingtours@gmail.com	Founder	Tracy Craig	Outbound	Met with Del Seymour. He noted that the project takes an underutilized piece of land and provides much needed housing, and he is very supportive of the project and the Church remaining in the Tenderloin neighborhood.
1/25/21	San Francisco Interfaith Council	Michael Pappas, M. Div P.O. Box 29055 130 Fisher Loop San Francisco, CA 94129 415-474-1321; 415-425-9631 mgpappas@sinterfaithcouncil.org	Executive Director	Tracy Craig	Outbound	Met with council members to provide updates on current project status and answer questions/listen to feedback.
1/26/21	Merchants Association	Rene Colorado reneacolorado@gmail.com		Alexander Zucker	Inbound	Responded via email to Alex and provided availability to schedule project briefing
1/26/21	San Francisco Interfaith Council	Michael Pappas, M. Div P.O. Box 29055 130 Fisher Loop San Francisco, CA 94129 415-474-1321; 415-425-9631 mgpappas@sinterfaithcouncil.org	Executive Director	David Murray	Inbound	Received letter of support for the project
1/27/21	Merchants Association	Rene Colorado reneacolorado@gmail.com		Alexander Zucker	Outbound	Responded via email to Rene to schedule project briefing with her and potentially the whole association
1/27/21	Merchants Association	Rene Colorado reneacolorado@gmail.com		Tracy Craig	Outbound	Shared with Rene her interest in meeting with the association to see how merchants are fairing during COVID
1/27/21				Jessica Jones	Outbound	Emailed about the February 4 amendment hearing date change to local organizations and businesses as well as current and 2018 supporter list
1/29/21	Merchants Association	Rene Colorado reneacolorado@gmail.com		Alexander Zucker	Outbound	Responded via email to Rene to schedule project briefing with her and potentially the whole association.

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2/1/21	Merchants Association	Rene Colorado; reneacolorado@gmail.com; rene@fmpa.org Drew McDaniel; damodaniel@gmail.com Abbie Chin; achin@clarencedyer.com Dr. Linda Yip; drlindayip@gmail.com		Alexander Zucker	Inbound	Responded via email to Alex and looped in Drew, the new Board Vice President; Abbie Chin, Board Secretary; and Dr. Linda Yip, Board member to schedule project briefing
2/2/21	Merchants Association	Drew McDaniel; damodaniel@gmail.com	Board Vice President	Alexander Zucker	Inbound	Responded via email to Alex and provided availability to schedule project briefing
2/2/21	Merchants Association	Drew McDaniel; damodaniel@gmail.com	Board Vice President	Alexander Zucker	Outbound	Responded via email to Drew and provided availability to schedule project briefing as well as invited Tracy, David and Ela to the meeting
2/2/21	Merchants Association	Drew McDaniel; damodaniel@gmail.com	Board Vice President	Alexander Zucker	Inbound	Responded via email to Alex and provided availability to schedule project briefing
2/2/21	Merchants Association	Drew McDaniel; damodaniel@gmail.com	Board Vice President	Alexander Zucker	Outbound	Tracy and Ela confirmed that Drew's availability worked with them. Responded to Drew to confirm the meeting and for Tracy to host
2/2/21	Merchants Association	Rene Colorado; reneacolorado@gmail.com; rene@fmpa.org Drew McDaniel; damodaniel@gmail.com Abbie Chin; achin@clarencedyer.com Dr. Linda Yip; drlindayip@gmail.com	Board Vice President	Tracy Craig / Alexander Zucker	Outbound	Met with Tenderloin Merchants and Property Association. Questions were asked about number of units, tenant base, ground floor retail uses, parking, and timeline. They expressed support for the project.
2/3/21	Naan N Curry Restaurant	Atique Rehman 642 Irving St. San Francisco, CA 94122 atiquereh77@gmail.com		Jessica Jones	Inbound	Evaluated sharing their interest in supporting the project
2/3/21				Jessica Jones	Outbound	Emailed about the March 11 amendment hearing date change to local organizations and businesses as well as current and 2018 supporter list
2/4/21	San Francisco Business Times	Laura Waxmann lwaxmann@bizjournals.com 415-288-4919	Staff Reporter	Tracy Craig	Outbound	Met with reporter Laura Waxmann for an interview for the SF Business Times / Business Journal
2/11/21	San Francisco Chronicle	J.K. Dineen jdineen@sfgchronicle.com	Staff Reporter	Jessica Jones / Alexander Zucker / John Promani	Outbound	Met with reporter J.K. Dineen for an interview for the SF Chronicle
2/23/21	San Francisco Chronicle	J.K. Dineen jdineen@sfgchronicle.com	Staff Reporter	Jessica Jones / Alexander Zucker / John Promani	Outbound	Met with reporter J.K. Dineen at the church
2/23/21	Faithful Fools Ministry			Tracy Craig	Outbound	Met with Sam Dennison, Carmen Barsody, and Leah Iaxamano to provide an overview of the project. Questions were asked about the size of the units, number of units to support families, amenity space. Interface with the larger community, community benefit packages, past outreach plans for future outreach. It was noted that while they are not opposed to the project but cannot endorse the project because they stand in solidarity with community partners.
2/24/21	San Francisco Board of Supervisors, District 6	Honey Mahogany; honey.mahogany@sfgov.org Abigail Rivamonte Mesa; abigail.rivamontemesa@sfgov.org		David Murray	Outbound	Emailed to schedule a meeting with Supervisor Matt Haney and the church
2/26/21	San Francisco Interfaith Council	Michael Pappas, M. Div P.O. Box 29055 130 Fisher Loop San Francisco, CA 94129 415-474-1321; 415-425-9631 mgpappas@sinterfaithcouncil.org	Executive Director	Tracy Craig	Outbound	Met with councilmembers to provide updates on current project status and answer questions/listen to feedback

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2/27/21				David Murray	Outbound	Emailed supporter's project information and how to show support
2/27/21	San Francisco Board of Supervisors, District 6	Abigail RivamonteMesa; abigail.rivamontemesa@sfgov.org Honey Mahogany; honey.mahogany@sfgov.org Han Zou; han.zou@sfgov.org	Abigail RivamonteMesa; Chief of Staff	David Murray	Inbound	Responded via email providing Scheduler Han Zou's information. Requested that we can share information in advance to the meeting. Asked: "The project will be continued at the next Planning Commission date to give you folks more time to conduct your outreach to people in the neighborhood that have raised some concerns. Did you have those meetings already?"
3/1/21		Eric Garrett; eric2shine@yahoo.com	Individual	John Promani	Inbound	Emailed John requesting information about the project
3/1/21		Eric Garrett; eric2shine@yahoo.com	Individual	John Promani	Outbound	Provided project information via email
3/2/21				Jessica Jones	Outbound	Emailed current supporter's project details and inviting them to the first town hall / community meeting
3/2/21				Jessica Jones	Outbound	Emailed an invitation to the first town hall / community meeting to local organizations and business list and 2018 supporters who have yet to sign the petition
3/3/21	SF Planning Commission	Marcelle Boudreaux; marcelle.boudreaux@sfgov.org Joel Koppel; joel.koppel@sfgov.org Kathrin Moore; kathrin.moore@sfgov.org Deland Chan; deland.chan@sfgov.org Susan Diamond, s.e. diamond@sfgov.org Frank Fung; frank.fung@sfgov.org Theresa Imperial; theresa.imperial@sfgov.org Rachael Tanner; rachael.tanner@sfgov.org Jonas Ionin; jonas.ionin@sfgov.org		Alexander Zucker	Inbound	Planning commission shared a letter against the project provided by Central City Democrats: centralcitydemocrats@yahoo.com
3/4/21	SF Planning Commission	Marcelle Boudreaux; marcelle.boudreaux@sfgov.org Joel Koppel; joel.koppel@sfgov.org Kathrin Moore; kathrin.moore@sfgov.org Deland Chan; deland.chan@sfgov.org Susan Diamond, s.e. diamond@sfgov.org Frank Fung; frank.fung@sfgov.org Theresa Imperial; theresa.imperial@sfgov.org Rachael Tanner; rachael.tanner@sfgov.org Jonas Ionin; jonas.ionin@sfgov.org Michael Nulty; sf_district6@yahoo.com		Alexander Zucker	Inbound	Michael Nulty shared petition results to the Planning Commission against the project. Planning commission shared 224 signatures. However, some of the petitioners are out of the SF area.
3/5/21	Tenderloin Community Benefit District	Simon Bertrang; simon@tcbd.org	Simon Bertrang, Executive Director	Tracy Craig	Outbound	Met with Simon Bertrang, TCBD Executive Director to provide updates on current project status and answer questions/listen to feedback.
3/6/21				David Murray	Outbound	Emailed supporters about the April 1 hearing date change along with how to show support
3/8/21				Jessica Jones	Outbound	Emailed about the April 1 amendment hearing date change to local organizations and businesses as well as current and 2018 supporter list

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3/8/21				John Promani	Outbound	Fifth Church of Christ Scientist and Forge Development Partners sponsored a virtual community meeting to inform the community of the re-designed 450 O'Farrell project and correct misinformation in advance of the Planning Commission hearing on April 1. 13 community members were in attendance. A summary of the questions asked and comments received was emailed along with a link to the recorded town hall meeting and related project Facebook and YouTube pages.
3/9/21				Jessica Jones	Outbound	Emailed about the March 8 community meeting recording was available to watch to local organizations and businesses as well as current and 2018 supporter list.
3/9/21	Tenderloin Neighborhood Development Corporation	Gabriella Ruiz 210 Golden Gate Ave. San Francisco, CA 94102 gruiz@tnhc.org	Policy and Planning Manager	Tracy Craig	Inbound	Emailed Tracy thankful for the March 8 community meeting and her facilitation. Also she asked if a recording would be posted for those who were unable to attend and were curious about the project.
3/9/21	Tenderloin Neighborhood Development Corporation	Gabriella Ruiz 210 Golden Gate Ave. San Francisco, CA 94102 gruiz@tnhc.org	Policy and Planning Manager	Tracy Craig	Outbound	Responded via email thanking Gaby for their attendance and cc'd John to provide links to the March 8 community meeting video and Facebook page.
3/9/21	Tenderloin Neighborhood Development Corporation	Gabriella Ruiz 210 Golden Gate Ave. San Francisco, CA 94102 gruiz@tnhc.org	Policy and Planning Manager	John Promani	Outbound	Responded via email providing Gaby the links to the March 8 community meeting video and Facebook page.
3/10/21	San Francisco Board of Supervisors, District 6	Matt Haney; matt.haney@sfgov.org Abigail RivamonteMesa; abigail.rivamontemesa@sfgov.org	Matt Haney; Supervisor Abigail RivamonteMesa; Chief of Staff	Alexander Zucker	Outbound	Met with Supervisor Matt Haney and Chief of Staff Abigail Rivamonte Mesa to provide updates on current project status and answer questions/listen to feedback along with research and white papers to provide accurate project details.
3/10/21	San Francisco Board of Supervisors, District 6	Matt Haney; matt.haney@sfgov.org Abigail RivamonteMesa; abigail.rivamontemesa@sfgov.org	Matt Haney; Supervisor Abigail RivamonteMesa; Chief of Staff	Ela Strong	Outbound	Emailed Supervisor Haney and Abigail thanking them for meeting with the Church, development partners and other project team members. Provided research papers addressing how Forge is tackling issues of sustainability and affordability through their building approach and in-depth research on the Tenderloin demographics.
3/11/21				David Murray Jessica Jones	Outbound	Emailed current and previous supporters and local organizations and businesses a reminder about the April 1 hearing date change along with how to show support.
3/12/21	San Francisco Board of Supervisors, District 6	Matt Haney; matt.haney@sfgov.org Abigail RivamonteMesa; abigail.rivamontemesa@sfgov.org	Matt Haney; Supervisor Abigail RivamonteMesa; Chief of Staff	Alexander Zucker	Outbound	Emailed Supervisor Haney and Abigail in response to Ela's email and provided white papers addressing how Forge is tackling issues of sustainability and affordability through their building approach and in-depth research on the Tenderloin demographics.
3/12/21	San Francisco Board of Supervisors, District 6	Matt Haney; matt.haney@sfgov.org Abigail RivamonteMesa; abigail.rivamontemesa@sfgov.org	Matt Haney; Supervisor Abigail RivamonteMesa; Chief of Staff	Alexander Zucker	Inbound	Responded to Alex via email that they received the information.
3/20/21				John Promani / Tracy Craig	Outbound	Fifth Church of Christ Scientist and Forge Development Partners sponsored a virtual community meeting to inform the community of the re-designed 450 O'Farrell project and correct misinformation in advance of the Planning Commission hearing on April 1. A summary of the questions asked and comments received was emailed along with a link to the recorded town hall meeting and related project Facebook and YouTube pages.
3/22/21	De Marillac Academy	Shirnila Cooray shirnila_cooray@demarillac.org 175 Golden Gate Ave. San Francisco, CA 94102 415-552-5220	Director of Development	Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; left voicemail and followed up through email.

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3/22/21	The Healing Well	476 Eddy St. PO Box 640348 San Francisco, CA support@healingwellst.org 415 500-2099		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Left voicemail and followed up through email
3/22/21	Hospitality House	Joe Wilson 290 Turk St. San Francisco CA 94102 jwilson@hospitalityhouse.org 415-749-2100 ext. 111	Executive Director	Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Asked to have information sent via email in order to take a look. Followed up through email
3/22/21	Vietnamese Youth Development Center	Judy Young; 415-794-2065; judyyoung@vydc.org jyoung@seadcenter.org		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Left voicemail and followed up through email
3/22/21	Larkin Street Business & Property Owner Association	Simon Sin contact@sfsa.org	President	Jessica Jones	Outbound	Emailed to schedule 450 O'Farrell project briefing
3/22/21	Episcopal Community Services	Christina Alvarez Episcopal Community Services 165 8th Street San Francisco, CA 94103 calvarez@ecs-sf.org 415-487-3300 x1243	Senior Director of Development	Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Left voicemail and followed up through email
3/22/21	San Francisco Senior Center	Crystal Booth 481 O'Farrell Street San Francisco, CA 94109 cbooth@sequoialive.org 415-771-7950	Director	Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Unable to leave voicemail and followed up through email
3/22/21	Chinatown Community Development Center	1525 Grant Avenue San Francisco, CA 94133 info@chinatowncdc.org 415-984-1450		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Left voicemail and followed up through email
3/22/21	Community Youth Center of San Francisco	1038 Post Street San Francisco, CA 94109 cyc@cycsf.org 415-775-2636		Jessica Jones	Outbound	Called to schedule 450 O'Farrell project briefing; Left voicemail and followed up through email
3/22/21	Demonstration Gardens	grow@demonstration-gardens.org		Jessica Jones	Outbound	Emailed to schedule 450 O'Farrell project briefing
3/22/21	Tenderloin People's Congress	Ilisiana@TNDCC.org		Jessica Jones	Outbound	Emailed to schedule 450 O'Farrell project briefing
3/23/21	Tenderloin Housing Clinic (THC) and Tenderloin Community Benefit District (TCBD)			Jessica Jones	Outbound	Emailed about the March 20 community meeting recording was available to watch to local organizations and businesses as well as current and 2018 supporter list
3/23/21	Tenderloin Housing Clinic (THC) and Tenderloin Community Benefit District (TCBD)			Tracy Craig	Outbound	Met with THC and TCBD to provide updates on current project status and answer questions/listen to feedback
3/24/21	De Marillac Academy	Shimilla Cooray shimilla_cooray@demarillac.org 175 Golden Gate Ave. San Francisco, CA 94102 415-552-5220	Director of Development	Jessica Jones	Inbound	Requested information about the project via email due to busy schedule
3/24/21	De Marillac Academy	Shimilla Cooray shimilla_cooray@demarillac.org 175 Golden Gate Ave. San Francisco, CA 94102 415-552-5220	Director of Development	Jessica Jones	Outbound	Provided community meeting presentation and Facebook page / YouTube channel links to the live recording

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3/25/21	Vietnamese Youth Development Center	Judy Young; 415-794-2065; judyyoung@vydc.org; jyoung@seadcenter.org		Jessica Jones	Inbound	Requested information about the project via email due to busy schedule
3/25/21	Vietnamese Youth Development Center	Judy Young; 415-794-2065; judyyoung@vydc.org; jyoung@seadcenter.org		Jessica Jones	Outbound	Provided community meeting presentation and Facebook page / YouTube channel links to the live recording
3/25/21	San Francisco Board of Supervisors, District 6	Matt Haney; matty.haney@sfgov.org Abigail RivamonteMesa; abigail.rivamontemesa@sfgov.org; Abigail RivamonteMesa; abigail.rivamontemesa@sfgov.org Honey Mahogany; honey.mahogany@sfgov.org Han Zou; han.zou@sfgov.org	Matt Haney; Supervisor Abigail RivamonteMesa; Chief of Staff	Tracy Craig	Outbound	Provided an update about community outreach efforts including how many meetings were held between late November to February, with whom, overall feedback and how the feedback has affected the project. In response, the Church has undertaken a redesign that will provide larger units equivalent to the current site permit. Project hearing date with the Planning Commission has been rescheduled.
3/26/21				Jessica Jones	Outbound	Emailed supporters about the hearing date change along with how to show support
3/29/21	Tenderloin Neighborhood Development Corporation	Gabriella Ruiz 210 Golden Gate Ave. San Francisco, CA 94102 gruiz@tndc.org	Policy and Planning Manager	Carly Grob / Tracy Craig / Alexander Zucker	Inbound	Requested information on: Comparison of old plan and new plan, number of units of multi-family households, updated Unit Mix Table, updated floor plan, rent schedule by unit size, changes to the inclusionary units i.e. specifics on AMB and permanence of the voluntary affordable units. Additionally requested a copy of the 2A determination and information explaining how the unit count went from 302 units to 317 units
3/30/21	Tenderloin Neighborhood Development Corporation	Gabriella Ruiz 210 Golden Gate Ave. San Francisco, CA 94102 gruiz@tndc.org	Policy and Planning Manager	Carly Grob / Tracy Craig / Alexander Zucker	Outbound	Shared the 2A determination and information explaining how the unit count went from 302 units to 317 units
3/30/21				Jessica Jones	Outbound	Emailed supporters about the hearing date change along with how to show support
3/31/21				David Murray	Outbound	Emailed supporters reminding them of the project hearing date on April 15 and how to show support
4/1/21				Jessica Jones	Outbound	Emailed current and previous supporters and local organizations and businesses inviting them to the third community meeting on April 6
4/2/21	San Francisco Interfaith Council	Michael Pappas, M. Div P.O. Box 29055 130 Fisher Loop San Francisco, CA 94129 415-474-1321; 415-425-9631 mgpappas@sinterfaithcouncil.org	Executive Director		Outbound	Emailed Letter of Support to previous 2018 supporters; emailed assistant Janet Carrillo as well as jcarillo@stmarycathedrals.org; 415-567-2020 Ext. 215, Parish Secretary/Assistant to the Pastor
4/2/21	Tenderloin Neighborhood Development Corporation	Gabriella Ruiz 210 Golden Gate Ave. San Francisco, CA 94102 gruiz@tndc.org	Policy and Planning Manager	Carly Grob / Tracy Craig / Alexander Zucker	Outbound	Shared information on: Comparison of old plan and new plan, number of units of multi-family households, updated Unit Mix Table, updated floor plan, rent schedule by unit size, changes to the inclusionary units i.e. specifics on AMB and permanence of the voluntary affordable units
4/2/21	Tenderloin Neighborhood Development Corporation	Gabriella Ruiz 210 Golden Gate Ave. San Francisco, CA 94102 gruiz@tndc.org	Policy and Planning Manager	Carly Grob / Tracy Craig / Alexander Zucker	Inbound	Requested clarifications due to data inaccuracies. Compared received information to <a href="https://commissions.sfpplanning.org/openaccess/2013.1353E.HVCDIA.pdf">https://commissions.sfpplanning.org/openaccess/2013.1353E.HVCDIA.pdf</a> pg. 86;
4/6/21				John Promani / Tracy Craig	Outbound	Fifth Church of Christ Scientist and Forge Development Partners sponsored a virtual community meeting to inform the community of the re-designed 450 O'Farrell project and correct misinformation in advance of the Planning Commission hearing on April 15. A summary of the questions asked and comments received was emailed along with a link to the recorded town hall meeting and related project Facebook and YouTube pages
4/6/21	Cliff's Happy Healthy Office	415-290-2008 cliffwaldeck@indof.com	Sales Partner	Isis Spinola-Schwarz	Inbound	Met with Cliff Waldeck, owner of Cliff's Happy Healthy Office. He shared, "450 O'Farrell is beautiful in it's simplicity and efficiency." He expressed his support for the project and emailed a letter of support on April 7.
4/12/21				Jessica Jones	Outbound	Emailed current and previous supporters and local organizations and businesses about the upcoming April 15 hearing
4/15/21				Jessica Jones	Outbound	Emailed supporters about the upcoming April 15 hearing and updated them on the results of the hearing along with the June postponement date

Contact Log 12/10/2020 - 08/24/2021						
Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/Inbound	Purpose/Inquiry and Outcome/Resolution
4/16/21				David Murray	Outbound	Updated supporters on the results of the hearing along with the June postponement date
5/24/21	Project Access	Teresa Khsan tkhsan@project-access.org		Alexander Zucker	Outbound	Project Access provided two slides for the 450 O'Farrell presentation including community building, health classes and after school care
6/2/21				Jessica Jones David Murray	Outbound	Emailed supporters about the upcoming June 22 community meeting and June 24 public hearing
6/2/21	Veteran's Alley	Amos Gregory		Alexander Zucker	Outbound	Called and hosted a community outreach meeting with Amos Gregory from Veteran's Alley
6/11/21				Jessica Jones	Outbound	Emailed supporter about the upcoming June 22 community meeting and June 24 public hearing
6/21/21				David Murray	Outbound	Emailed supporters about tomorrow's June 22 community meeting and June 24 public hearing
6/22/21				Jessica Jones	Outbound	Emailed supporter about today's June 22 community meeting and June 24 public hearing
6/22/21				Alexander Zucker Tracy Craig	Outbound	Fifth Church of Christ Scientist and Forge Development Partners sponsored a virtual community meeting to inform the community of the re-designed 450 O'Farrell project and correct misinformation in advance of the Planning Commission hearing on June 24.
8/1/2021	YIMBY			Alexander Zucker	Outbound	Provided an update on the project including the Board of Supervisors appeal
8/1/2021	Amberleaf	Jim Wong		Alexander Zucker	Outbound	Provided an update on the project including the Board of Supervisors appeal
8/1/2021	Gensler	Doug Zuder		Alexander Zucker	Outbound	Provided an update on the project including the Board of Supervisors appeal
8/1/2021	SPUR	Alicia John-Baptiste		Alexander Zucker	Outbound	Provided an update on the project including the Board of Supervisors appeal
8/1/2021	UC Berkeley DCRP	Betty Deakin		Alexander Zucker	Outbound	Provided an update on the project including the Board of Supervisors appeal
8/1/2021	SFHAC	Corey Smith		Alexander Zucker	Outbound	Provided an update on the project including the Board of Supervisors appeal
8/3/2021				Jessica Jones John Promani	Outbound	Called and emailed past and current supporters to inform them about the Board of Supervisors appeal
8/12/2021				Jessica Jones Max Craig	Outbound	Called and emailed past and current supporters to inform them about the Board of Supervisors appeal
8/12/2021	Cliff's Happy Healthy Office St. Mary the Virgin Episcopal Church			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	Salama Halal Meat			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	Project Access			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	RBC Chapman Gardens			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	Buddhist Church of San Francisco			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	First A.M.E. Zion Church			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	St. Boniface Church			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	St. John of God			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	St. John's Presbyterian Church			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	St. Mark's Lutheran Church			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	The Cathedral of Saint Mary of the Assumption			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	St. Vincent de Paul Society of San Francisco			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	Crosby Hotel			Jessica Jones	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	Gordon Rees Scully Mansukhani, LLP			Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal

Contact Log 12/10/2020 - 08/24/2021						
Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/Inbound	Purpose/Inquiry and Outcome/Resolution
8/12/2021	Contigo Communications			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	Mark Nelson Development LLC			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	UC Hastings Law			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	Gruber and Gruber Properties			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	Code Tenderloin / The Gubbio Project			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	First Church of Christ Scientist			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	First Unitarian Universalist Society of San Francisco			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal, did not want to be contacted further
8/12/2021	Lutheran Social Services			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/12/2021	San Francisco Interfaith Council			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21				Jessica Jones Max Craig	Outbound	Called and emailed past and current supporters to inform them about the Board of Supervisors appeal
8/17/21	St. John's Presbyterian Church			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	St. Mark's Lutheran Church			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	The Cathedral of Saint Mary of the Assumption			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	St. Vincent de Paul Society of San Francisco			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	Crosby Hotel Gordon Rees Scully Mansukhani, LLP			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	Contigo Communications			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	Mark Nelson Development LLC			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	UC Hastings Law			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	Gruber and Gruber Properties			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	Code Tenderloin / The Gubbio Project			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	First Church of Christ Scientist			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	First Unitarian Universalist Society of San Francisco			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal, did not want to be contacted further
8/17/21	Lutheran Social Services			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	San Francisco Interfaith Council			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	Naan and Curry Restaurant			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/17/21	Gruber and Gruber Properties			Jessica Jones Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal

Contact Log 12/10/2020 - 08/24/2021						
Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/ Inbound	Purpose/Inquiry and Outcome/Resolution
8/17/21	Red Chili Halal			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Shalimar Restaurant			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Paradise Spa			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Taqueria El Sol			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Geary Wine & Spirits			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	La Vie Nail Spa			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	620 Jones			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Salama Halal Meat			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Milan Pizza			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	The Original Perfect Hamburger			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Kinara Fusion Kitchen			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Halal Wings Plus			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	King Liquor & Deli			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Osha Thai Noodle Cafe			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Resolute			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Addys Hair Salon			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Public Barber Salon			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Chutney Restaurant			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Jasper's Corner Tap and Kitchen			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Machete Barber Shop			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Marrakech Restaurant, Bar & Hookah Lounge			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	O'Farrell Liquors			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Million Thai Restaurant			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Starlight Market			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Cafecito			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Phở Tân Hoa   Vietnamese & Chinese Cuisine			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	The Zombie Village			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Pakwan Restaurant - Tenderloin			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	The TL Cafe and Laundromat			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Gazebo Smoke Shop			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Starlight Spa			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Herb N Kitchen			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Redwood Room			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Chandran Gallery			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Pinecrest Diner			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Honey Honey Cafe & Crepery			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Alcazar Theatre			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	American Conservatory Theater			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Curran			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Glide Memorial			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Pacific Bay Inn			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Pierre Hotel			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
8/17/21	Nazareth Hotel			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal

Contact Log 12/10/2020 - 09/30/2021

Date	Organization	Contact Name, Info	Title or Function	Team Contact Person	Outbound/ Inbound	Purpose/Inquiry and Outcome/Resolution
3/17/21	Staypineapple Hotel			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Hotel Adagio			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Geary Courtyard Apartments			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Ansonia Hotel			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Beresford Arms Hotel			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Warrington Apartments			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Adante Hotel			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	The Crosby			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	O'Farrell Towers			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Orange Village Hostel			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Gateway Inn			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal and followed-up again on 8/30 and 8/31; provided additional information via email on 8/31/21
3/17/21	Winton Hotel			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Tilden Hotel			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Taylor Street Coffee Shop			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Riviera Hotel			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Hilton San Francisco Union Square			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	Trinity Towers			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/17/21	The Clift Royal Sonesta Hotel			Jessica Jones	Outbound	Called to inform them about the Board of Supervisors appeal
3/23/21				Max Craig	Outbound	Called and emailed past and current supporters to inform them about the Board of Supervisors appeal
3/23/21	Glide Community Housing			Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
3/23/21	Riviera Hotel			Max Craig	Outbound	letter on 8/23
3/23/21	Ellis Hotel			Max Craig	Outbound	No phone number or email available to inform them about the Board of Supervisors appeal
3/23/21	Arlington Residences			Max Craig	Outbound	Called to inform them about the Board of Supervisors appeal; no operator available
3/23/21	Garland Hotel			Max Craig	Outbound	Called to inform them about the Board of Supervisors appeal
3/23/21	Aldrich Hotel			Max Craig	Outbound	Called to inform them about the Board of Supervisors appeal; mailbox full
3/23/21	Columbia Hotel			Max Craig	Outbound	Called to inform them about the Board of Supervisors appeal
3/23/21	Nazareth Hotel			Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
3/23/21	The Coast Hotel			Max Craig	Outbound	Called to inform them about the Board of Supervisors appeal
3/23/21	Sheldon Hotel			Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/23/21	Sheldon Hotel			Max Craig	Outbound	Called and emailed to inform them about the Board of Supervisors appeal
8/30/21	450 O'Farrell supporters			John Promani	Outbound	Emailed supporters reminding them to submit their project support letter and notifying them of the upcoming appeal hearing date
9/7/21	450 O'Farrell supporters			John Promani	Outbound	Emailed supporters reminding them that the hearing date was today and to voice their support
9/7/21	450 O'Farrell supporters			John Promani	Outbound	Emailed supporters notifying them that the hearing was continued to 9/28/21
9/15/21	450 O'Farrell key contacts			John Promani	Outbound	Emailed interested stakeholders a flyer correcting some misinformation on the project. Flyer was also posted on project website.
9/22/21	450 O'Farrell supporters			John Promani	Outbound	Emailed supporters reminding them of the upcoming hearing date and how to testify during the hearing. Also encouraged them to send in a letter of support if they had not already done so.
9/27/21	450 O'Farrell supporters			John Promani	Outbound	Emailed supporters reminding them that the hearing was tomorrow and how to testify.
9/28/21	450 O'Farrell supporters			John Promani	Outbound	Texted supporters time of hearing and how to access meeting to provide public comments.
9/30/21	450 O'Farrell supporters			John Promani	Outbound	Emailed supporters reminding them that the Board would make a decision on the project on 10/5 and encouraged them to call or write their Supervisors sharing their support for the project.

Appendix C – Communications Materials



## 450 O'Farrell Church and Essential Housing Project Get the Facts!

Fifth Church of Christ, Scientist and Forge Development Partners (Forge) would like to clarify some of the misinformation on the 450 O'Farrell project that has been circulating in the community. Should you have any further questions, please contact Alexander Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com).

Incorrect	Correct
Project was changed to group housing because the developer wants to make money	<ul style="list-style-type: none"> <li>The earlier version of the project could not be built due to excessive costs that rendered it unfinanceable</li> <li>This project will provide 316 units of housing and can be financed and built</li> </ul>
Church can build their new facilities without housing component	<ul style="list-style-type: none"> <li>The Church does not have the funds to build a new Church and the Reading Room facilities it requires to practice its faith</li> <li>Construction of the Church is tied to the construction of the housing</li> </ul>
Tech housing	<ul style="list-style-type: none"> <li>This project is designed for small families</li> <li>The units have individual bathrooms, cooking areas and lots of shared indoor and outdoor spaces</li> </ul>
Did not conduct additional community outreach	<ul style="list-style-type: none"> <li>A variety of outreach was conducted including four community meetings, 75+stakeholder briefings, mailers and area canvassing</li> </ul>
Won't communicate during construction	<ul style="list-style-type: none"> <li>We will provide monthly construction reports and a toll-free line for questions/complaints</li> </ul>
Construction may force tenants at Pacific Bay Inn to move	<ul style="list-style-type: none"> <li>No neighboring tenants will have to move during construction</li> </ul>
Ignored requests to meet with DISH representatives	<ul style="list-style-type: none"> <li>We met with DISH and will honor the 2019 term sheet signed between Forge and DISH</li> </ul>
Fails to meet current standards for Inclusionary Housing	<ul style="list-style-type: none"> <li>The project provides 48 below market rate units which meets our building permit requirements</li> </ul>
The city does not need this project	<ul style="list-style-type: none"> <li>The City of San Francisco is in desperate need of all types of housing and this project provides 316 units of housing that can be built immediately</li> </ul>



*Above are prototypes of the unit design from the Panasonic CityNow event in November 2020.*

FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO



## The Fifth Church of Christ, Scientist Sponsors New Essential Workforce Housing Project at 450 O'Farrell, San Francisco



The 450 O'Farrell redevelopment project is currently approved, entitled, and permitted by the City of San Francisco as luxury-rate apartment housing. Subsequently, the owner, Fifth Church of Christ, Scientist has partnered with Forge Development Partners (Forge) to redesign the project to better meet the needs of the local community. The revised project shifts from luxury-rate housing to Essential Housing benefiting the workforce, and increasing the number of apartments from 176 to 302, and almost doubling the number of apartments set aside for below-market-rate housing for the most economically vulnerable. The project still includes a new turnkey church worship space and public reading room allowing Fifth Church of Christ, Scientist to continue its healing mission and better serve the Tenderloin community that it has called home for almost 100 years.

As amended, the project complies with the San Francisco General Plan and is subject to the Housing Accountability Act.

### Who is Forge Development Partners?

Forge is a privately held San Francisco-based developer whose mission is to provide affordable housing for San Francisco's essential workers. Through unique design and construction techniques, Forge creates projects that are sustainable and environmentally beneficial at a price point that allows the middle-income workforce to remain in the city where they work.

### What has changed from the currently permitted project?

Fifth Church of Christ, Scientist and Forge are working closely with the City to make the following changes:

- Converting a 176-unit luxury-rate housing project to a 302-unit Essential Housing project that benefits the workforce and provides well-designed housing for small families and almost doubles the number of new housing units in the development
- Increasing the number of units set aside for below-market-rate housing from 28 to 60 units:
  - 45 on-site MOH BMR affordable units are provided at rental rates equal to 40% AMI and qualifying incomes starting at \$20,000 per year





- 15 units will be provided at 50% AMI (bringing our inclusionary rate to 20%)
- Increasing the amount of amenity and outdoor space by 80% through a combination of roof decks, interior courtyards, and other shared amenities for residents
- Using the approved façade which includes several smaller, human-scale frontages more in line with the other buildings and historic character of the neighborhood
- Promoting transit-first solutions and reducing traffic and cars in the neighborhood by removing resident parking spaces and encouraging the use of public transit via adjacent and nearby MUNI and BART lines

**How would the community benefit from the project?**

Fifth Church of Christ, Scientist has worked with the community for years as part of the current approval to construct a development that fits within the existing neighborhood and becomes a place for all to enjoy.

The project, now supporting Essential Housing, further benefits the community in the following ways:

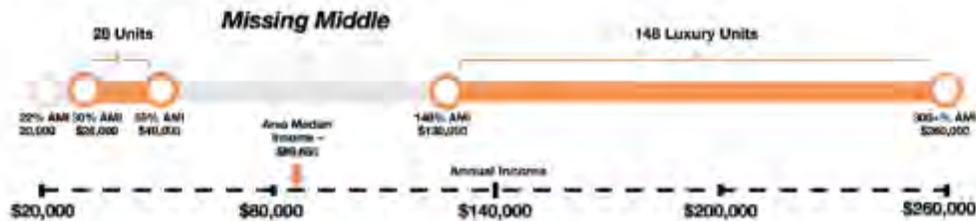
- Creating a housing project that more fits the needs of the community and the demographic of the neighborhood by converting to Essential Housing, and increasing the number of total units, and significantly increasing the number of BMR units
- Directly addressing the demand and the severe need for middle-income housing in the City
- Serving as a model for the SFIC Essential Housing Initiative and an example for other religious institutions to address the City's housing crisis by building new Essential and BMR housing.
- Continuity of Christian Science church services and testimony meetings in a new facility that is more accessible, open, and welcoming, and that integrates historic artifacts from the existing structure, including the artisan stained-glass windows, overhead oculus, bronze doors, church pews, and historic cornerstone
- A new Christian Science Reading Room welcoming the public for prayer and study during the week that is located at the sidewalk-front of the new church facility, inviting greater community interface and participation
- Adding roughly 7,000 square feet of locally serving retail for the needs of the immediate neighborhood
- Extensive community benefits package benefitting property neighbors, community stakeholders, and local community organizations and groups
- Installing new sidewalks, trees and plants to add vitality and greenery to the area





**How does the project address affordability?**

**The previous luxury rate project offered:**



**450 O'Farrell Essential Housing project will provide:**



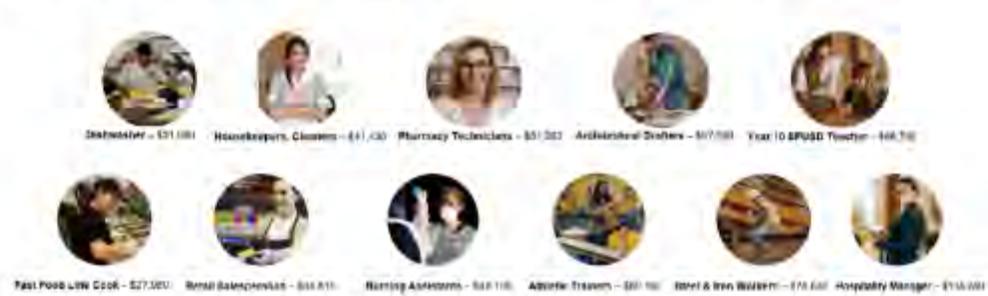
The graphic above compares the ranges of qualifying incomes of the permitted and amended project. As you can see, the permitted project has only 28 units available to those making under \$26,000 and \$49,000 a year. The other 148 units are all luxury market-rate units with the least expensive unit requiring the tenant to make *at least* \$130,000 a year. The permitted project offers no options to San Franciscans making between \$49,000 and \$130,000 a year, i.e. a significant portion of the workforce.

The proposed project, on the other hand, focuses on the exact range of people the permitted project ignores: The Middle. The most affordable units are available to folks making as little as \$20,000 a year, while the most expensive market rate units are available to folks making \$115,000 a year, or 130% AMI. Between those two markers is a diverse array of units suitable for members of San Francisco's workforce. There is no longer a vast divide between Below Market Rate and Market Rate Units because the entire development is affordable by design.





**Who does Forge Development Partners see as belonging to the Missing Middle?  
Who does Forge Development Partners see as belonging to San Francisco's Workforce?**



The above graphic shows the average annual incomes of various professions working in San Francisco, according to the U.S. Census Bureau. This is the range of people we seek to serve by providing affordable, sustainable, and high-quality new housing options.

### Units

Our recognition of the diversity of San Francisco's workforce shows in the design of our units. 450 O'Farrell offers one and two bedroom units capable of housing individuals, couples, and small families. Our unit types range in average size from 346 square feet to 500 square feet. We maximize our use of space through an interior design scheme centered around flexibility. All units utilize modular storage spaces, surfaces, and furnishings that allow for areas to be converted for different uses over the course of the day.

All units' kitchens include:

- Cooking appliances
- Dishwashers
- Garbage disposals
- Fridge

All bathrooms are full bathrooms and include:

- Shower
- Sink
- Toilet
- Vanity

**FORGE**  
DEVELOPMENT PARTNERS



**1 BEDROOM** | COMPLE & CHILD

Use including: Adult, Family, adult, parents, children, and caregiver.

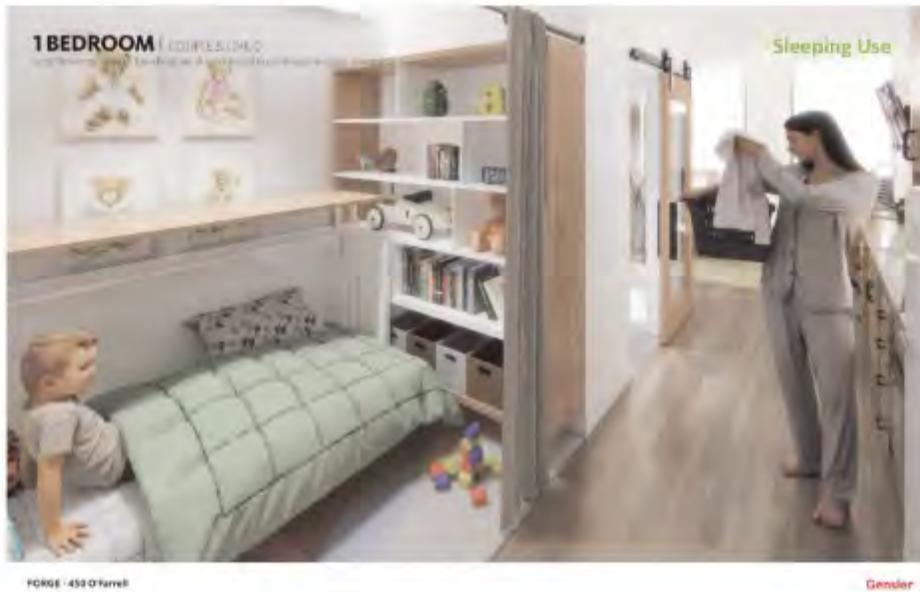
Dining Use



FORGE - 450 O'Farrell

Gender





The interior renderings above show a one bedroom unit housing a hypothetical couple and child. In this example, we see how a fold-away table allows for a space to act as a study and play area during the day and a bedroom at night.



The rendering above shows a room in one of 450 O'Farrell's larger units functioning as a work-from-home office during the day and a guest bedroom at night.



**2 BEDROOM** | 850+ SQUARE FEET  
3013 SUTTER ST. (SUTTER AND MARKET STS.)

Sleeping Use



The rendering above shows a room in one of 450 O'Farrell's larger units functioning as a two bedroom apartment accommodating a family of 4.

**What are the next steps?**

Fifth Church of Christ, Scientist is seeking an addendum to the currently approved Environmental Impact Report (EIR), entitlements, and permits to allow for the increased number of Essential and Below-Market-Rate housing units. The revitalized project is expected to be presented to the Planning Commission on April 15, 2021, with construction scheduled to begin Q3 of 2021. We will continue to keep the community informed before and during construction.

**Where can I find more information?**

We welcome your questions and look forward to talking with you, and to meeting any new neighbors! For more information, please visit our website at [www.forgedevelopmentpartners.com/tl-450](http://www.forgedevelopmentpartners.com/tl-450) or contact Alexander Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com).



## **Tell the San Francisco Planning Commission that Essential Housing is a priority!**

San Francisco urgently needs more developments that allow our essential workers to live in the City.

The Fifth Church of Christ Scientist has partnered with Forge Development Partners (Forge) to meet this need and have redesigned the 450 O'Farrell project from a luxury housing project to an essential housing project that offers the following:

- 316 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartment
- Increasing the number of below market rate apartments from 28 to 45 and lowering their qualifying income from 55% AMI to 40% AMI
- Adding roughly 7,000 square feet of community serving retail space
- Providing a new Church facility and Reading Room for Fifth Church of Christ, Scientist to better serve the community
- Directly addressing the middle-income housing demand in the City

We urgently need this development because it allows San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also provides below market rate housing for our most economically vulnerable populations.

Please sign before April 15, 2021 to let the San Francisco Planning Commission know that approval of essential housing projects such as this one is a priority!

## **Tell the San Francisco Planning Commission that Essential Housing is a priority!**

San Francisco urgently needs more housing that allows our essential workers to live in well-designed housing. The redesigned 450 O'Farrell project will provide 316 essential housing apartments to address this need. Fill out the form before April 15, 2021 to let the Planning Commission know you support this project!

First & Last Name

Email

Phone

Address

City

Powered by OneClickPolling

# 450 O'Farrell Redesign Essential Workforce Housing Project Virtual Town Hall

March 8, 2021 at 6:30 p.m.

You are invited to attend a virtual town hall to learn more about the redesigned 450 O'Farrell project prior to the project's Planning Commission hearing on April 1, 2021. Information will include a short presentation about unit size, type and open spaces followed by a question-and-answer session.

**Date:** Monday, March 8, 2021

**Time:** 6:30 to 7:30 p.m.

**Zoom Link:** <https://tinyurl.com/450-OFarrell>

**Dial-in Option:** Dial 1-669-900-9128 and enter meeting ID 889 1054 6413

**For More Information:** We look forward to seeing you and meeting any new neighbors! For more information, please visit our website at [www.forgedevelopmentpartners.com/tl-450](http://www.forgedevelopmentpartners.com/tl-450) or contact Alexander Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com).

**About the Project:** Since 2018, 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 revised project shifts from luxury-rate housing to Essential Housing benefitting the workforce, increases the number of apartments from 176 to 302, and almost doubles the number of apartments set aside for below-market-rate housing for the most economically vulnerable. The project still includes a new turnkey Church worship space and a new Christian Science Reading Room open to the public allowing Fifth Church of Christ, Scientist to continue its healing mission and better serve the Tenderloin community that it has called home for almost 100 years.



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO



## 450 O'Farrell Redesign Essential Workforce Housing Project Community Meeting No. 2

March 20, 2021 at 10:00 a.m.

You are cordially invited to attend a virtual community meeting to learn about the exciting details of the new re-design of the project located at 450 O'Farrell prior to the hearing before the Planning Commission on April 1, 2021. The community meeting will include a short presentation by Fifth Church of Christ Scientist and Forge Development Partners about the innovative design of the project spaces that capitalizes on the growing international trend of scaled living and a People First approach to a sustainable neighborhood lifestyle that is so important in today's urban environment. The presentation will be followed by a Q & A to address any questions you may have. This is the same information that was presented at the March 8 meeting.

**Date:** Saturday, March 20, 2021

**Time:** 10:00 - 11:00 a.m.

**Zoom Link:** [tinyurl.com/450-Town-Hall](https://tinyurl.com/450-Town-Hall)

**Dial-In Option:** Dial 1-669-900-9128 and enter meeting ID 824 0045 3433

**For More Information:** We look forward to seeing you and meeting any new neighbors! For more information, please visit our website at [www.forgedevelopmentpartners.com/tl-450](http://www.forgedevelopmentpartners.com/tl-450) or contact Alexander Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com). If you are unable to attend this town hall, you can watch a recording of our March 8 meeting at [tinyurl.com/YT-450-OFarrell](https://tinyurl.com/YT-450-OFarrell).

**About the Project:** Since 2018, 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 revised project shifts from luxury-rate housing to Essential Housing benefitting the workforce, increases the number of apartments from 176 to 302, and almost doubles the number of apartments set aside for below-market-rate housing for the most economically vulnerable. The project still includes a new turnkey Church worship space and a new Christian Science Reading Room open to the public allowing Fifth Church of Christ, Scientist to continue its healing mission and better serve the Tenderloin community that it has called home for almost 100 years.



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO



## 450 O'Farrell Redesign Essential Workforce Housing Project Community Meeting No. 3

April 6, 2021 at 6:30 p.m.



You are cordially invited to attend a virtual community meeting to learn about the exciting details of the new re-design of the project located at 450 O'Farrell prior to the hearing before the Planning Commission on April 15, 2021. The community meeting will include a short presentation by Fifth Church of Christ, Scientist and Forge Development Partners about the innovative design of the project spaces that capitalizes on the growing international trend of scaled living and a People First approach to a sustainable neighborhood lifestyle that is so important in today's urban environment. The presentation will be followed by a Q & A to address any questions you may have.

Zoom Link: <https://tinyurl.com/450-Com-Meeting>

Dial-in Option: Dial 1-669-900-9128 and enter meeting ID 873 0109 0016

**For More Information:** We look forward to seeing you and meeting any new neighbors! For more information, please visit our website at [www.forgedevelopmentpartners.com/tl-450](http://www.forgedevelopmentpartners.com/tl-450) or contact Alexander Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com). If you are unable to attend this meeting, you can watch a recording of our March 8 and March 20 meetings at [tinyurl.com/YT-450-OFarrell](http://tinyurl.com/YT-450-OFarrell).

**About the Project:** Since 2018, 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 revised project shifts from luxury-rate housing to Essential Housing benefitting the workforce, increases the number of apartments from 176 to 316, and almost doubles the number of apartments set aside for below-market-rate housing for the most economically vulnerable. The project still includes a new turnkey Church worship space and a new Christian Science Reading Room open to the public allowing Fifth Church of Christ, Scientist to continue its healing mission and better serve the Tenderloin community that it has called home for almost 100 years.

Fifth Church of Christ, Scientist  
San Francisco, CA



**450 O'Farrell - Community Meeting**  
**April 6, 2021**

**FORGE**  
DEVELOPMENT PARTNERS



## Meeting Ground Rules

- This meeting is being recorded
- Time will be set aside to answer questions throughout the presentation and at the end
- Questions and comments can be submitted via the Q&A box and will be read aloud by the moderators
- Please provide your email via the Q&A function to sign-up for regular updates

**FORGE**  
DEVELOPMENT PARTNERS



# Agenda

Item	Party	Time
Introductions	Tracy Craig	6:35 – 6:40
Church's Mission and Project Team	Ela Strong	6:40 – 6:45
450 O'Farrell Project Overview	Alex Zucker	6:45 – 7:05
Next Steps	Alex	7:05 – 7:10
Questions and Answers	All	7:10 – 7:30



## Project Purpose is to Bless the Community

- Providing new housing for low-income and middle-income essential worker households
- Providing Church facility that better serves the community
- Providing locally serving retail

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DEVELOPMENT PARTNERS



## Project Purpose is to Bless the Community

### Providing new housing for low-income and middle-income essential worker households

**Involves:**

- Efficient use of space
- Generous residential common spaces
- Supportive programs integral to operation of the building
- No use of your tax dollars

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## Driven by Church's Project Mission Statement

**"There must be congruity between faith and form. The new faith must make its own new forms. This requirement rests on every age." Interpreter's Bible**

- The Church strives to be *an institution which affords proof of its utility* by contributing to the spiritual and physical well-being of the community.
- "Our community urgently needs attractive, well-designed housing that working families can afford. Therefore, our church is sponsoring the building of rental housing on our property."
- The expression of our spiritual mission needs to reflect the current thinking and power of our religious beliefs. This expression cannot be accomplished by the existing building.

The members of Fifth Church of Christ, Scientist

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## 450 O'Farrell: Affordability Re-envisioned

- Redesigned as workforce housing
  - ✓ Fulfills Church's mission statement
  - ✓ Endorsed by SF Interfaith Council
  - ✓ Matches area demographics
- 316 apartments
- 47 affordable units (increase from 28), including new 3 affordable larger household units
- Exceeds inclusionary housing requirement
- 6,400 SF outdoor and amenity space



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## Correct vs Incorrect

Correct	Incorrect
<ul style="list-style-type: none"> <li>Units are 320 to 830 sf</li> </ul>	Units are 318 to 477 sf
<ul style="list-style-type: none"> <li>All units have a cooking area and full private bathroom.</li> <li>6,400 sf of common space</li> </ul>	Dormitory living
<ul style="list-style-type: none"> <li>Each unit has a cooking area with induction burners, combo microwave and induction oven, dishwasher, garbage disposal, sink, medium-size upright fridge</li> </ul>	Lack cooking area
<ul style="list-style-type: none"> <li>Each unit has a full-size, private bathroom with a shower, sink, toilet and vanity.</li> </ul>	Lack private bathrooms
<ul style="list-style-type: none"> <li>Changed from 292 to 316 units</li> <li>Matches average household size in the Tenderloin of 1.7 individuals</li> <li>With recently added larger units for larger households</li> </ul>	Will lead to overcrowding
<ul style="list-style-type: none"> <li>47 BMR units – exceeds approved requirements for this project</li> </ul>	Fails to meet current standards for Inclusionary Housing



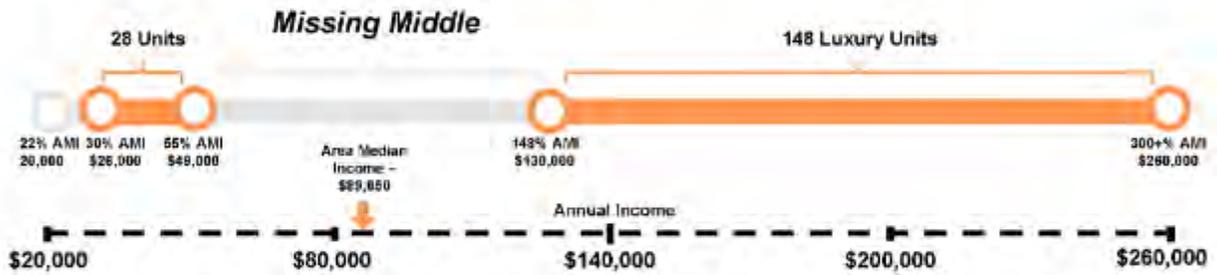
# Correct vs Incorrect

Correct	Incorrect
<ul style="list-style-type: none"> <li>• Bicycle parking on the street, ground floor, and basement</li> </ul>	Bicycle parking inaccessible
<ul style="list-style-type: none"> <li>• Project design facilitates supportive services and the creation of a real community. Building supportive services as part of operations</li> <li>• Affordability by design addresses inequities</li> </ul>	Doesn't address racial and social inequities it may create
<ul style="list-style-type: none"> <li>• City of San Francisco requested parking be remove to conform with their Transit First policy</li> </ul>	Removal of parking unwarranted
<ul style="list-style-type: none"> <li>• Only one business storefront being converted</li> </ul>	Loss of four business storefronts being replaced by two
<ul style="list-style-type: none"> <li>• Changed design in response to community suggestions.</li> <li>• Met with, and are willing to meet with anyone, anytime to discuss this project. Also held 3 open community wide meetings.</li> </ul>	Lack of community engagement



# 450 O'Farrell Provides New Essential Housing

The previous luxury rate project offered:



450 O'Farrell Essential Housing project will provide:



# Who Does 450 O'Farrell Serve?



Dishwasher – \$31,580



Housekeepers, Cleaners – \$41,430



Pharmacy Technicians – \$51,080



Architectural Drafters – \$87,050



Year 10 SFUSD Teacher – \$88,732



Fast Food Line Cook – \$27,080



Retail Salespersons – \$34,810



Nursing Assistants – \$45,100



Athletic Trainers – \$60,150



Steel & Iron Workers – \$75,630



Hospitality Manager – \$104,250



## How Will The Project Serve Families?

- Matches Tenderloin average household size of 1.7 persons
- Larger units added for larger households in response to public comments
- Designed for diverse households
- Flexible furniture for daytime and nighttime configurations
- Own private bathroom and cooking
- Amenities spaces
  - ✓ Large residential kitchen and dining for entertaining large groups
  - ✓ After school area
  - ✓ Business center
  - ✓ Gym amenity spaces
  - ✓ Courtyards and play spaces

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# Flexible Space Living Around The Nation



**Providence**

# Flexible Space Living Around The Nation



**New York**



# Multi-Functional Environments – 1 bedroom

**1 BEDROOM** | **ADULT & CHILD**  
Unit includes: kitchen, living area, bathroom, bedroom & storage area



FORGE - 450 O'Farrell

- A new concept in multi function well designed housing
- Shared community environments
- Self contained units
- Every unit has ability to cook meals and full bathrooms

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Gensler



# Multi-Functional Environments – 1 bedroom



**1 BEDROOM** | COOPER & CHILD

Multi-functional living space designed for a family of four.

FORGE - 450 O'Farrell

Gensler



# Multi-Functional Environments – 1 bedroom



**1 BEDROOM** COURTESY OF  
FORGE DEVELOPMENT PARTNERS FOR THE GREAT EAST RIVER HOUSING INITIATIVE

FORGE - 450 O'Farrell

Gensler



# Multi-Functional Environments – 2 bedroom

**2 BEDROOM** | SINGLE MOTHER & CHILD  
Architectural rendering of a multi-functional environment for a single mother and child.



FORGE - 450 O'Farrell

Gensler



# Multi-Functional Environments – 2 bedroom



FORGE - 450 O'Farrell

Gensler



# Multi-Functional Environments – 2 bedroom

**2 BEDROOM** | SINGLE MOTHER'S Q. (12)  
Illustration - view from top of apartment (not including kitchen)



FORGE - 450 O'Farrell

Gensler

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# Multi-Functional Environments – 2 bedroom

## 2 BEDROOM | SINGLE ADULT / OFFICE

2020 Renovation - interior Landings and hallways to form wide design elements



FORGE - 450 O'Farrell

Gensler

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# Ground Level Floorplan

Plan - Ground Floor Level



# Rendering



## Call to Action

**Your support to add 316 units of new housing for low- and middle-income workforce households is urgently needed!**

**To add your voice to the conversation you can:**

- Easily convey your support to the Planning Commission: <https://tinyurl.com/450-Support>
- Testify by phone during the Planning Commission hearing on Thursday, April 15, 2021 by calling 415-655-0001 – we will text you 10 minutes prior
  - Meeting passcode will be posted on April 12, 2021 at <https://sfplanning.org/hearings-cpc>
  - Enter your phone number using the Q&A function and we will text you when the item is coming up on the Planning Commission agenda

**FORGE**  
DEVELOPMENT PARTNERS



## For More Information

Alexander Zucker  
Development Manager  
415.717.4661

[alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com)



**FORGE**  
DEVELOPMENT PARTNERS



## Appendix D – Community Meeting Notes



On March 8, 2021, Fifth Church of Christ Scientist and Forge Development Partners sponsored a virtual town hall to inform the community of the re-designed 450 O'Farrell project and correct misinformation in advance of the Planning Commission hearing on April 1. 13 community members were in attendance. A summary of the questions asked and comments received is presented below along with a link to the recorded town hall meeting and related project Facebook and YouTube pages.

**Town Hall Video Link:** <https://youtu.be/4bQM9Czw35Q>

**YouTube:** <https://tinyurl.com/450-O'Farrell>

**Facebook:** <https://www.facebook.com/450OFarrellProject/posts/113806234097510>

### Questions/Comments Received:

- What is the difference between your project and group housing? You keep call it apartments or group housing, so what is the difference?
- Can you explain more about the intention of the supportive services? Who would these serve and what are the services? How does this address the racial and social inequities?
- Is Project Access going to be on site?
- Please describe the laundry access.
- I appreciate you sharing the area median income (AMI) levels, but can you share the projected rents based on the unit size/AMI level?
- When you think about affordable and look at the average neighborhood income in the Tenderloin, your project doesn't make sense. Where does a single mother who is a dishwasher fit in? Where will they have a dignified space so their family can grow?
  - Who is going to get the majority of these low-income affordable spaces?
  - Is there any possibility of decreasing the amenity space and increasing the unit space?
  - You're not meeting the demands of our neighborhood.
- Do you have a breakdown of the AMIs? What's going to be 22% AMI, 50% AMI, etc.?
- Is this going to be rent controlled? If not, how do you plan to stay in that income range for the market rate units?
- Are any of the units considered family housing? Keep in mind that people of color have larger families.
- What AMI do you have for the Tenderloin?
- Regarding your demographic evaluation, I'm curious because the Tenderloin has a lot of single room occupancy (SRO) units, especially around this area, so what kind of research did you do that said it was okay for a family of four to live in a small studio?
- Can we get a date on the research done for the demographics?
- In the Tenderloin district, the average income is \$54,000 to \$60,000. In fact, for most people on SSI it's less than \$21,000 so you're way off. It needs to be correct and needs to be fitting in the neighborhood for the populations who needed most, but your housing doesn't give people the space they need to live.
- Correction that under SSI it's less than \$12,000.



**DATE:** March 22, 2021  
**SUBJECT:** 450 O'Farrell March 8 Community Meeting Summary

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On March 20, 2021, Fifth Church of Christ Scientist and Forge Development Partners sponsored a second community meeting to discuss the re-designed 450 O'Farrell project and correct misinformation in advance of the Planning Commission hearing on April 1. Seven community members were in attendance. A summary of the questions asked and comments received is presented below along with a link to the recorded community meeting and related project Facebook and YouTube pages.

**Town Hall Video Link:** <https://youtu.be/NBCCGvAVUfY>

**YouTube:** <https://tinyurl.com/450-O'Farrell>

**Facebook:** [https://www.facebook.com/450OFarrellProject/posts/118417053636928?\\_tr=RF](https://www.facebook.com/450OFarrellProject/posts/118417053636928?_tr=RF)

**Questions/Comments Received:**

- There's been a lot of concerns, a lot of comments, a lot of questions mentioned previously about how this building or how this project would affect our neighborhood – positively or negatively – and I feel really good and don't see any negatives in this as far as affecting the neighborhood.
  - This building will be designed for shift workers – whether teachers, hospitality, etc. – it will be a small footprint on the actual congestion in the neighborhood.
- My concern is on the quality of retail we would get. What type of retail are you planning to put in the lobby? We want to ensure it is not predatory – smoke shop, check cashing, liquor store, etc. – come in with a high cost of goods or taking advantage of the community. We want something that the neighborhood can use and afford.
- A lot of shift workers can't get back to Oakland when jobs end at 1 a.m. or what not because BART stops running at midnight, so I like that this building will help serve that demographic.
- What do you perceive as your obstacles to getting this passed by the City?
- What's your estimate for how long this process would take?

Appendix E – Planning Commission Project Support Letters

**John W. Mitchell**  
**376 Moncada Way**  
**San Francisco, California 94127**

April 13, 2021

San Francisco Planning Commission  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, California 94103

**RE: Support for the "Essential Housing" amendment to Fifth Church  
of Christ, Scientist's Development Project at 450 O'Farrell Street**

Dear Commissioners:

I am writing to you today as a City resident for the last 23 years and as the Executive Director/CEO of Arden Wood, a long-standing non-profit care facility that employs 61 staff members here in San Francisco. Given the critical need for affordable housing in the City, I enthusiastically support the proposed amendment to the Fifth Church building project at **450 O'Farrell Street**.

I have followed the evolution and progress of this project over the years and have reviewed the current plan as amended, which will be discussed on April 15<sup>th</sup>. I wholeheartedly believe in the concept of 'essential housing' apartments in San Francisco.

This project is a unique opportunity for the Tenderloin and our City. The impact on the Tenderloin section in particular will be positive and immediate. The plan is sensitive to the needs of the area and improves the safety, dignity, and well-being of the neighborhood. We simply must support hard-working individuals and families to ensure a needed balance, vitality and vibrance in our City. This visionary and inspired project is perfectly timed.

I respectfully urge you to vote in favor of the proposed amended plans so that all of us can begin to see the progress we long for—and which San Francisco and San Franciscans deserve. Thank you!

Very sincerely,



John W. Mitchell

April 13, 2021

Dear San Francisco Planning Commission:

I am writing to share my wholehearted support for the proposed project at 450 O'Farrell Street.

As the former President of the San Francisco Small Business Network, I am pleased to see a development that focuses on the housing needs of the variety of people who work in and own local small businesses: many of whom currently commute hours each way to their jobs.

Also, I serve on the Bay Area Council Project Endorsement Committee where we analyze and provide input to novel residential and commercial developments throughout our region.

450 O'Farrell is beautiful in its simplicity and efficiency. Each unit maximizes its space to best serve the needs of the resident(s) along with state of the art sound proofing, air. It appears to fit well in the neighborhood and am glad that the development team has built other successful projects nearby.

Thank you for your thoughtful consideration of 450 O'Farrell Street.

Sincerely,

Clifford Waldeck

**YIMBY Law**

1260 Mission St  
San Francisco, CA 94103  
[hello@yimbylaw.org](mailto:hello@yimbylaw.org)



1/25/2021

San Francisco Planning Commission  
1 Dr Carlton Goodlett Pl  
San Francisco, CA 94102

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org);  
Via Email

Re: 450 O'Farrell  
2013.1535CJA 02

Dear San Francisco Planning Commission,

YIMBY Law submits this letter to inform you that the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act (HAA).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

...

(Δ) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the

housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

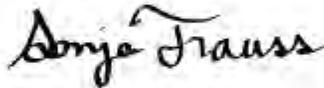
The applicant proposes to demolish three existing buildings and construct a mixed use building up to 13-stories on O'Farrell and Shannon Streets and up to 4-stories on Jones Street. The project is now proposed to include 302 group housing rooms with a total of 316 beds.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

Yimby Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss  
Executive Director  
YIMBY Law

YIMBY Law, 1260 Mission St, San Francisco, CA 94103



## UC Hastings Law SAN FRANCISCO

January 19, 2021

San Francisco Planning Commission  
San Francisco Planning Department  
1650 Mission St., Suite 400  
San Francisco, CA 94103

**Re: Support for 450 O'Farrell Essential Housing project**

Dear Honorable Planning Commissioners:

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners 450 O'Farrell Essential Housing project in San Francisco. Despite the recent perception of an exodus from the City, we are still in the midst of a housing crisis, with a significant undersupply of housing relative to employment. And, in many ways, essential workforce housing is one of the most impacted sectors. The project team has worked hard to address the needs of the Tenderloin while also ensuring the provision of the most beneficial housing project. The Project now includes over 300 essential housing apartments, and has increased the number of units that are below market rate as well as lowering the qualifying income to 40% AMI. This Project will also activate an incredibly challenging location in the Tenderloin providing a benefit to the broader Tenderloin community.

This is just the type of development that San Francisco should focus on – one that allows essential workers to live and work in San Francisco and addressing our most economically vulnerable populations.

We support this Project and hope that the Planning Commission will do the same to support the provision of much needed housing in San Francisco while activating a much-needed location in the Tenderloin neighborhood. Thank you for your time and attention.

Sincerely,

Rhiannon Ballard  
Chief Operating Officer

Operations • UC Hastings Law • 200 McAllister Street • San Francisco, California • 94102  
Office: (415) 581-8858 | Mobile: (310) 613-3176



P.O. Box 29055  
San Francisco, CA 94129  
Phone: 415.474.1321  
www.sfinterfaithcouncil.org

**Michael G. Pappas, M.Div.**  
Executive Director  
mgpappas@sfinterfaithcouncil.org

**Board of Directors:**

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**Mario Paz, Vice Chair**  
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**Nicholas Andrade**  
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*St. John Armenian Apostolic Church*  
**Fatih Atas**  
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**Wilma Battiste**  
*Neighborhood Baptist Church*  
**R.J. Chernin**  
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**Col. Deborah Daziman**  
*St. Dumitria Catholic Church &  
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*Buddhist Church of San Francisco*  
**Rev. Norman Fong**  
*Presbyterian Church in Chinatown*  
**Rabbi Jessica Zimmerman Graf**  
*Congregation Shertef Israel*  
**Rev. Fred Harrell**  
*City Church San Francisco*  
**Hala K. Hijazi, Commissioner**  
*SF Muslim Rights Commission*  
**Dearon G.L. Hodge, Past Chair**  
*Providence Baptist Church*  
**Paige Hunking**  
*Church of Jesus Christ LDS*  
**Rev. Monique Ortiz**  
*Saint Mary and Saint Martha  
Lutheran Church*  
**The Rev. Anna Rossi**  
*Grace Cathedral*  
**Rita Roskel, Past Chair**  
*Congregation Emunah-El*  
**Rev. Vanessa Nash Southern**  
*First Unitarian Universalist  
Society of San Francisco*  
**Swarni Vedananda**  
*Vedanta Society*  
**Dr. Mary Wardell-Ghirarduzzi**  
*University of San Francisco*

December 21, 2020

The Honorable Joel Koppel, President  
and Members of the Planning Commission  
San Francisco Planning Commission  
San Francisco Planning Department  
1650 Mission St., Suite 400  
San Francisco, CA 94103

RE: 450 O'Farrell Street Essential Housing Project Amendment  
January 7, 2021 Planning Commission Agenda Items

Dear President Koppel and Commissioners:

Greetings and blessings in this season of light and love!

The San Francisco Interfaith Council is writing in support of the Fifth Church of Christ, Scientist 450 O'Farrell Street Essential Housing project in the Tenderloin.

The project team has worked diligently to modify this already approved and entitled project to better meet the needs of the neighborhood and the City. The improved project:

- Changes approved luxury-rate units to Essential Housing benefiting the workforce
- Increases the number of apartments from 176 to 302
- Increases the number of BMR apartments from 28 to 45
- Increases the amount of amenity and outdoor space, and residential support services
- Provides community serving retail space
- Provides a new Church facility and Reading Room to better serve the community
- Installs new sidewalks, trees, and plants to add vitality and greenery

The San Francisco Interfaith Council (SFIC) vigorously supports the work of religious institutions to better serve their communities.

Also, the SFIC is also leading a special City-wide initiative – the Essential Housing Task Force - to address San Francisco's housing crisis by supporting the building of new Essential Housing on religious institutions' currently under-utilized land.

The 450 O'Farrell Street Essential Housing project successfully achieves both these goals.



P.O. Box 29055  
San Francisco, CA 94129  
Phone: 415.474.1321  
www.sfinterfaithcouncil.org

**Michael G. Pappas, M.Div.**  
Executive Director  
mgpappas@sfinterfaithcouncil.org

**Board of Directors:**

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*The Shanti Project*

**Mario Paz, Vice Chair**

*Good Samaritan Family*

*Resource Center*

**John McKnight, Treasurer**  
*SF Department of Emergency Management*

**Nancy Nielsen, Secretary**  
*Lutheran Social Services*

**Nicholas Andrade**

*Most Holy Redeemer Church*

**Fr. Mesrop Ash**

*St. John Armenian Apostolic Church*

**Fatih Atas**

*Podfco Institute*

**Wilma Battiste**

*Neighborhood Baptist Church*

**P.J. Cherrin**

*Mission Mission*

**Col. Deborah Dacumos**

*St. Dominic's Catholic Church &*

*Veterans Affairs Commission*

**Rev. Elaine Donlin**

*Buddhist Church of San Francisco*

**Rev. Norman Fong**

*Presbyterian Church in Chinatown*

**Rabbi Jessica Zimmerman Graf**

*Congregation Shema Israel*

**Rev. Fred Harrell**

*City Church San Francisco*

**Hala K. Hijazi, Commissioner**

*SF Human Rights Commission*

**Deacon G.L. Hodge, Past Chair**

*Providence Baptist Church*

**Paige Hosking**

*Church of Jesus Christ LDS*

**Rev. Monique Ortiz**

*Saint Mary and Saint Martha*

*Lutheran Church*

**The Rev. Anna Rossi**

*Grace Cathedral*

**Rita R.Semel, Past Chair**

*Congregation Emaru-El*

**Rev. Vanessa Rush Southern**

*First Unitarian Universalist*

*Society of San Francisco*

**Swarni Vedananda**

*Vedanta Society*

**Dr. Mary Wardell-Ghirarduzzi**

*University of San Francisco*

December 21, 2020  
Page 2

The project makes the Church and Reading Room more open, accessible, and integral to the community.

The project builds new housing on the Church's under-utilized land. The change being considered by the Planning Commission on January 7<sup>th</sup> converts the already approved high rent housing into much-needed Essential Housing that is affordable to the workers who provide essential services in San Francisco.

This project has already been approved and entitled. The change makes the project better.

The SFIC respectfully urges the approval of the Fifth Church of Christ, Scientist 450 O'Farrell Street Essential Housing amended project.

Sincerely,

Michael G. Pappas, M.Div.  
Executive Director



February 11, 2021

San Francisco Planning Commission  
San Francisco Planning Department  
1650 Mission St., Suite 400  
San Francisco, CA 94103

RE: Support for 450 O'Farrell Essential Housing project

Dear Planning Commissioners:

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

- 302 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartments
- Increasing the number of below market rate (BMR) apartments from 28 to 45 and lowering their qualifying income from 55% AMI to 40% AMI
- Adding roughly 7,000 square feet of community serving retail space
- Providing a new Church facility and Reading Room for Fifth Church of Christ, Scientist to better serve the community
- Directly addressing the middle-income housing demand in the City

Project Access is proud to partner with Fifth Church of Christ, Scientist and Forge Development Partners to bring our tailored, quality programs to help future residents thrive in Tenderloin community. We currently provide services at over 22 locations throughout San Francisco and the Bay Area serving 20,000 individuals. Our services focus on promoting health and wellness, adult education and capacity building, and community engagement, and can include cooking and fitness classes, financial management and leadership training, business networking events, social events, and volunteer opportunities. Working closely with the project team, we will survey our residents and collaborate with Tenderloin organizations to deliver the right high-quality programming for this community so that these future residents become active and engaged members of their community.

We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market – and help them become active members of the community where they work. Plus, this development will also provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods. We look forward to helping the future residents of this development become integral members of the Tenderloin community.

1100 W. Orangewood Ave., Suite 230 Orange, CA 92868 | 949-253-6200 | [www.project-access.org](http://www.project-access.org)



Sincerely,

Name: Kristin Byrnes Title: CEO/President

Organization (if applicable): Project Access

Address: 2100 W. Orangewood Avenue Ste. 230 Orange CA Zip: 92868

Email/Phone: kristinb@project-access.org 949-253-6200 ext. 303

**From:** Steve M Pepple (stephen.pepple@gmail.com)

**Sent:** 2021/06/18

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

- 316 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartments
- Increasing the number of below market rate (BMR) apartments from 28 to 45 and lowering their qualifying income from 55% AMI to 40% AMI
- Adding roughly 7,000 square feet of community serving retail space
- Providing a new Church facility and Reading Room for Fifth Church of Christ, Scientist to better serve the community
- Directly addressing the middle-income housing demand in the City.

We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Steve M Pepple  
1541 Sacramento Street, Apt 4, San Francisco, CA, 94109

---

**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group delivered to multiple recipients in one email.

**From:** Carl Vanos

**Sent:** 2021/03/17

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

- 302 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartments
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- Directly addressing the middle-income housing demand in the City

We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Carl Vanos

1604A Grove Street, San Francisco, CA, 94117

---

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**From:** Dana Laird  
**Sent:** 2021/03/17  
**To:** Kathrin Moore, Deland Chan, Theresa Imperial, Planning Commissioners  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

- 302 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartments
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- Directly addressing the middle-income housing demand in the City

We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Dana Laird  
354 West Kinnear Place, Seattle, WA, 98119

---

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**From:** Julie Hansen

**Sent:** 2021/03/17

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Julie Hansen

1395 Golden Gate Avenue 507, San Francisco, CA, 94115

---

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**From:** Raymond Barbour

**Sent:** 2021/03/17

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

- 302 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartments
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We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Raymond Barbour  
PO Box 590311, San Francisco, CA, 94159

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**From:** Sherry Ketcham

**Sent:** 2021/03/17

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Sherry Ketcham  
1604a grove st, San Francisco, CA, 94117

---

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**From:** Christopher Ketcham

**Sent:** 2021/03/16

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Christopher Ketcham  
1604A Grove Street, San Francisco, CA, 94117

---

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**From:** Nicholas Warwick

**Sent:** 2021/03/15

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Nicholas Warwick  
1188 Union St Apt 1, San Francisco, CA, 94109

---

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**From:** Marilyn Schumacher  
**Sent:** 2021/03/06  
**To:** Kathrin Moore, Deland Chan, Theresa Imperial, Planning Commissioners  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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- Directly addressing the middle-income housing demand in the City

We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Marilyn Schumacher  
1829 Clinton Ave., Alameda, CA, 94501

---

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**From:** Joanna Katz  
**Sent:** 2021/02/04  
**To:** Kathrin Moore, Deland Chan, Theresa Imperial, Planning Commissioners  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Joanna Katz  
4024 Loma Vista Avenue, Oakland, CA, 94619

---

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**From:** Christie Naranjo  
**Sent:** 2021/02/03  
**To:** Kathrin Moore, Deland Chan, Theresa Imperial, Marcelle Boudreaux  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Christie Naranjo  
1306 RIDGEVIEW TER, Fullerton, CA, 92831

---

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**From:** Luis Pine

**Sent:** 2021/02/03

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Luis Pine

1322 47th Avenue, San Francisco, CA, 94122

---

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**From:** Arturo Albano

**Sent:** 2021/02/01

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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- Increasing the number of below market rate (BMR) apartments from 28 to 45 and lowering their qualifying income from 55% AMI to 40% AMI
- Adding roughly 7,000 square feet of community serving retail space
- Providing a new Church facility and Reading Room for Fifth Church of Christ, Scientist to better serve the community
- Directly addressing the middle-income housing demand in the City

We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Arturo Albano

1111 Gough Street,, San Francisco, CA, 94109

---

**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Donna Fletcher  
**Sent:** 2021/02/01  
**To:** Kathrin Moore, Deland Chan, Theresa Imperial, Marcelle Boudreaux  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Donna Fletcher  
112 Centre Court, Alameda, CA, 94502

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**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Carol Chamberlin  
**Sent:** 2021/01/31  
**To:** Kathrin Moore, Deland Chan, Theresa Imperial, Marcelle Boudreaux  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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Sincerely,  
Carol Chamberlin  
22 Sandpiper Pl, Alameda, CA, 94502

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**From:** Paul Sedan

**Sent:** 2021/01/27

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Paul Sedan  
695 Wawona Street, San Francisco, CA, 94116

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**From:** Wylie Greig  
**Sent:** 2021/01/27  
**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Marcelle Boudreaux  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Wylie Greig  
1969 Barbara Drive, Palo Alto, CA, 94303

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**From:** Pastor Elizabeth Ekdale

**Sent:** 2021/01/27

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Pastor Elizabeth Ekdale  
1031 Franklin St., San Francisco, CA, 94127

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**From:** Pam A Spittler

**Sent:** 2021/01/27

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Pam A Spittler  
445 Wawona St, San Francisco, CA, 94116

---

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**From:** Prudence Carr

**Sent:** 2021/01/27

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Prudence Carr  
445, Wawona St, Apt., 326, San Francisco, CA, 94116

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**From:** Eric Rodenbeck

**Sent:** 2021/01/27

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,

Eric Rodenbeck

631 ofarrell street, #1605, San Francisco, CA, 94109

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**From:** Deleano Seymour

**Sent:** 2021/01/27

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
deleano seymour  
1960 howard, san francisco, CA, 94103

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**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Gretchen Barley

**Sent:** 2021/01/20

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Gretchen Barley  
2373 California St, San Francisco, CA, 94115

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**From:** Patricia Kephart  
**Sent:** 2021/01/19  
**To:** Kathrin Moore, Deland Chan, Theresa Imperial, Marcelle Boudreaux  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Patricia Kephart  
1162 Barcelona Dr, Pacifica, CA, 94044

---

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**From:** Susan Parsons

**Sent:** 2021/01/18

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Susan Parsons

8300 SW Shenandoah Way, Tualatin, OR, 97062

---

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**From:** Mary Clarke

**Sent:** 2021/01/18

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Mary Clarke  
3999 Auburn Dr, Minnetonka, MN, 55305

---

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**From:** Allison Kephart

**Sent:** 2021/01/18

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,

Allison Kephart

1162 BARCELONA DR, PACIFICA, CA, 94044-3509

---

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**From:** Mary Forte

**Sent:** 2021/01/18

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,

Mary Forte

3261 Blandon Road, Oakland, CA, 94605

---

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**From:** Nancy Anderson  
**Sent:** 2021/01/17  
**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Marcelle Boudreaux  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Nancy Anderson  
3255 Sacramento st, San francisco, CA, 94115

---

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**From:** Laura Ramirez-Gonzalez

**Sent:** 2021/01/17

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Laura Ramirez-Gonzalez

1151 Harbor Bay Parkway, Suite 139, ALAMEDA, CA, 94502

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**From:** Cheryl Kerzman  
**Sent:** 2021/01/16  
**To:** Kathrin Moore, Deland Chan, Theresa Imperial, Marcelle Boudreaux  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Cheryl Kerzman  
6016 Tamarac Avenue, Edina, MN, 55436

---

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**From:** Richard Kaplan  
**Sent:** 2021/01/16  
**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Marcelle Boudreaux  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Richard Kaplan  
62a divisadero st., S.f., CA, 94117

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**From:** Mary Ann Cahill

**Sent:** 2021/01/15

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

- 302 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartments
- Increasing the number of below market rate (BMR) apartments from 28 to 45 and lowering their qualifying income from 55% AMI to 40% AMI
- Adding roughly 7,000 square feet of community serving retail space
- Providing a new Church facility and Reading Room for Fifth Church of Christ, Scientist to better serve the community
- Directly addressing the middle-income housing demand in the City

We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Mary Ann Cahill

445 Wawona St. #305, San Francisco, CA, 94116

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**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Victoria Frye Corcel  
**Sent:** 2021/01/15  
**To:** Kathrin Moore, Deland Chan, Theresa Imperial, Marcelle Boudreaux  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Victoria Frye Corcel  
1295 E. Main Avenue, Morgan Hill, CA, 95037

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**From:** Jorge Perez

**Sent:** 2021/01/15

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,

Jorge Perez

195 Lunado Way, San Francisco, CA, 94127

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**From:** Dan Barnard

**Sent:** 2021/01/15

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,

Dan Barnard

1187 Franklin, San Francisco, CA, 94109

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**From:** Nancy Sedan

**Sent:** 2021/01/15

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,

Nancy Sedan

695 Wawona Street, San Francisco, CA, 94116

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**From:** Antje Dollny

**Sent:** 2021/01/15

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

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Sincerely,  
Antje Dollny  
99 Robinhood Drive, San Francisco, CA, 94127

---

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**From:** Thomas Vavrina-Flores

**Sent:** 2021/01/15

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

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Sincerely,

Thomas Vavrina-Flores

631 O'Farrell St, San Francisco, CA, 94109

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**From:** Floyd Martinez

**Sent:** 2021/01/15

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

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Sincerely,

Floyd Martinez

515 O'Farrell St #72, San Francisco, CA, 94102

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**From:** Kristin Messer

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Kristin Messer  
1478 32nd Ave, San Francisco, CA, 94122

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**From:** Ann Elise Emerson

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Ann Elise Emerson  
24509 Portola Avenue, Carmel, CA, 93923

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**From:** Luther Patenge

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

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Sincerely,  
Luther Patenge  
635 Ellis Street, Apt 401, San Francisco, CA, 94109

---

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**From:** Kathryn Shockency

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Kathryn Shockency  
2031 Victoria Drive, Fullerton, CA, 92831

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**From:** Kathryn L Wood

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

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Sincerely,

Kathryn L Wood

631 O'Farrell St., 416, SAN FRANCISCO, CA, 94109

---

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**From:** Charles Brigham

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

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Sincerely,  
CHARLES BRIGHAM  
531 MAIN ST, APT. 1411, New York, NY, 10044

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**From:** Laura Timmons

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

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Sincerely,

Laura Timmons

88 Rheem Blvd, Orinda, CA, 94563

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**From:** Eric Garrett

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

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Sincerely,  
Eric Garrett  
680 Mission, San Francisco, CA, 94105

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**From:** Susan Touchstone

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

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Sincerely,

Susan Touchstone

1808 Pacific Ave, Apt 704, San Francisco,, CA, 94109

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**From:** Justin Barker  
**Sent:** 2021/01/14  
**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

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Sincerely,  
Justin Barker  
631 O'Farrell St, SAN FRANCISCO, CA, 94109

---

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**From:** Wylie Greig

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Wylie Greig  
1969 Barbara Drive, Palo Alto, CA, 94303

---

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**From:** Paul Sedan

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

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Sincerely,

Paul Sedan

695 Wawona Street, San Francisco, CA, 94116

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**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Erin Plum

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Theresa Imperial, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

- 302 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartments
- Increasing the number of below market rate (BMR) apartments from 28 to 45 and lowering their qualifying income from 55% AMI to 40% AMI
- Adding roughly 7,000 square feet of community serving retail space
- Providing a new Church facility and Reading Room for Fifth Church of Christ, Scientist to better serve the community
- Directly addressing the middle-income housing demand in the City

We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Erin Plum  
1553 Foxfire Ln, Bedford, VA, 24523

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**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Prudence Carr

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,

Prudence Carr

445, Wawona St, Apt., 326, San Francisco, CA, 94116

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**From:** Christine Cordaro

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Christine Cordaro  
73 Florentine Street, San Francisco, CA, 94112

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**From:** Eric W Rodenbeck

**Sent:** 2021/01/14

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

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Sincerely,

Eric W Rodenbeck

631 O'Farrell Street, 1605, San Francisco, CA, 94109

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**From:** Larry Sullender

**Sent:** 2021/01/13

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Larry Sullender

1745, Franklin St Apt 203, San Francisco, CA, 94109-3505

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**From:** Linda Knox

**Sent:** 2021/01/12

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Linda Knox  
1 Arbor St, San Francisco, CA, 94131

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**From:** Theresa Cho

**Sent:** 2021/01/11

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Theresa Cho  
25 Lake St., San Francisco, CA, 94118

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**From:** First Church of Christ, Scientist

**Sent:** 2021/01/11

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
First Church  
1700 Franklin Street, San Francisco, CA, 94109

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**From:** Pam A Spittler

**Sent:** 2021/01/08

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Pam A Spittler  
445 Wawona St, San Francisco, CA, 94116

---

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**From:** John Paul Soto

**Sent:** 2021/01/04

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

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Sincerely,

John Paul Soto

191 GOLDEN GATE AVE, SAN FRANCISCO, CA, 94102

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**From:** Pastor Elizabeth Ekdale  
**Sent:** 2021/01/03  
**To:** Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Pastor Elizabeth Ekdale  
St. Mark's Lutheran Church 1031 Franklin St., SF, CA, 94109

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**From:** Mohamed Patel

**Sent:** 2020/12/31

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,  
Mohamed patel  
565 Geary street, San Francisco, CA, 94102

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**From:** Charles Custer

**Sent:** 2020/12/31

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

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Sincerely,

Charles Custer

1728 Ocean Ave. #149, San Francisco, CA, 94112

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**From:** Rachel Anna McClintick  
**Sent:** 2020/12/31  
**To:** Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner  
**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

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Sincerely,  
Rachel Anna McClintick  
2568 Nordell Ave, Castro Valley, CA, 94546

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**From:** Rita R. Semel

**Sent:** 2020/12/31

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

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Sincerely,  
Rita R. Semel  
2190 Washington St. #907, San Francisco, CA, 94109

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**From:** Martha A Arbouex

**Sent:** 2020/12/30

**To:** Joel Koppel, Kathrin Moore, Deland Chan, Frank Fung, Theresa Imperial, Rachael Tanner, Planning Commissioners, Marcelle Boudreaux

**Subject:** Support for the 450 O'Farrell Essential Housing project

Dear [recipient's salutation and name],

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

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Sincerely,

Martha A Arbouex

821 Laguna Street, 4, San Francisco, CA, 94102

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**From:** [cheryl.kertzman](mailto:cheryl.kertzman)  
**To:** [Board\\_of\\_Supervisors@sfnov.org](mailto:Board_of_Supervisors@sfnov.org)  
**Cc:** [John.Promani](mailto:John.Promani)  
**Subject:** Promote the 450 O'Farrell Project  
**Date:** Thursday, September 30, 2021 4:26:29 PM

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Dear and Honorable Supervisory Board Members:

Thank you for your due diligence with regard to the several hearings, continuances, approvals, updates and resolving the pending appeal to stop this Project.

How time consuming it has been to oversee the needs of this community as your combined efforts work to ensure the safety and rights of both the long established Church, the members, and the surrounding neighbourhoods. I am grateful for your commitment to your city - and integrity of office. Thank you.

I do not take it lightly and I am convinced you do not take the charge lightly. The overarching burden to decide this Project would now this appeal rests upon your shoulders dear Board.

My email is lengthy - yet one I trust will give you another reason to move the Project forward to completion - to envision this Project completed and imagine the families and others living in and enjoying the building and Church edifice and Reading Room - additional public services - afforded the community. Much to think of and a terrific burden.

Or is it? When looking back and in consideration of the facts have you not relied on your practice principles to make sure that the area can withstand the traffic, and that the location can support those workers and others that yearn to live closer to their work - to enjoy the heart beat of San Francisco from where they live - instead of fighting traffic and paying tolls to get from here to there (so to speak). What a transition!

To infuse that part of the city with freshness and newness - to give that part of the city a face lift - to enliven that part of the city with light and the melody of laughter and meaningful conversation. To lift the sense of life to a higher level so that businesses can develop/grow from the creativity & income brought to the city through tenancy and business planning - to offer useful social services and effective training programs - an outreach much needed.

The 'tenderloin' as I have heard it called needs this infusion of Principle - to grow the so called tenderloin into a more beautiful diverse community. Not a warehouse for people! Rather, a vibrant - exciting - alive - breathing - active - involved - and sparkling type of effervescent beautiful project brought to this tenderloin - to bloom and bless its neighbours!

The Church is waiting with loving open arms for this unfolding and fruition of an idea - a gift to San Francisco. Imagine this gift! Already here! San Francisco deserves it! The tenderloin deserves it! The essential workers who toil at blessing the city deserve it!

You all have within your scope of authority with practiced experience the knowledge and understanding to assess the readiness and viability of the Project before you by the facts before you.

There are those that oppose the Project - there are many more that do not. We know that opinions are not what you need - as some are based on fear of change and some are based on rumours.

Meetings have been held, as you have been made aware and one on one contacts made. The Pacific Bay building has withdrawn its request to appeal and others have offered testimony.

Some agencies may oppose for their own intentions. However I have been in the tenderloin and attended this very church building for services. I have seen the destitute at its steps and I have found myself relieved when within the doors of the Church knowing I am welcome. That very Church edifice blesses by its very presence and offers hope to those who even defecate on its steps.

This church building is in need of being restored as it is quite senior and needs the love of its community- a community it has loved and blessed -for what - one-hundred years -needs the love of the community to give her a look and framework of resurrection.

You are a part of that community dear Board- I am asking you to approve the 450 O'Farrell Project and lift up the tenderloin so that it can be seen as viewed from the lens of Love- God's love and yours and all the city- a beacon so that other faith based housing projects can grow and provide your beautiful city with affordable housing - the much needed homes that essential workers and that the tenderloin yearn for.

Please - do not let the rumours- the lack of information and fear voiced by the few diminish the needs and hopes of the many waiting for the fulfilment of this Project in your beautiful San Francisco.

I thank you for your patience with my heartfelt remarks and perhaps ignorance of some of the information stated.

While I do not live in San Francisco - many I care for do - and many I have not met do- we are all brethren and it is that Love that binds us.

God blesses you as you work towards and reach your decision

Sincere Regards

With love,

Cheryl Kerzman



Sent from my iPhone

**From:** [Townsend Walker](#)  
**To:** [John Promani](#)  
**Subject:** FW: 450 O'Farrell Church and Housing Project  
**Date:** Thursday, September 30, 2021 6:15:45 PM

---

J  
A copy of my letter to Stefani.  
T

Townsend Walker  
[REDACTED]  
[REDACTED]

---

**From:** Townsend Walker  
**Sent:** Thursday, September 30, 2021 6:14 PM  
**To:** 'Catherine.Stefani@sfgov.org' <catherine.stefani@sfgov.org>  
**Subject:** 450 O'Farrell Church and Housing Project

Dear Catherine,

I wanted you to know that I am a strong supporter of this project and hope you are also.

I have a fair long history in affordable housing in San Francisco dating back to the early 1980s with Chinatown Development Corporation, Asian Neighborhood Design, North of Market Development Corporation, and Swords to Plowshares. In sum these entities have been and continue to be responsible for thousands of units of affordable housing.

In my experience, none of the projects I worked on has ever been the "perfect" one. But if the overall aim of getting people into a decent place to live is the overriding objective, 450 O'Farrell should be approved. This project has been around for a long while, and to paraphrase "Housing delayed is housing denied."

Please vote to approve 450 O'Farrell.

Warm regards,

Townsend

Townsend Walker  
[REDACTED]

**From:** [John Promani](#)  
**To:** [Alexander Zucker](#)  
**Subject:** IMPORTANT: Support Needed to Allow the 450 O'Farrell Church and Essential Housing Project to Move Forward  
**Date:** Wednesday, August 4, 2021 3:13:40 PM  
**Attachments:** Att A - Sample 450 Support letter template.docx  
image001.png  
Att B - Resource summary of project features and facts.pdf  
Att C - Board of Supervisors - email addresses, quick-link support URL, mailing addresses.pdf

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Greetings!

Thank you for your continued support of the 450 O'Farrell project. Unfortunately, an appeal has been submitted to the San Francisco Board of Supervisors to overturn the recent Planning Commission approval of the 450 O'Farrell Church and Essential Housing project.

This **appeal stops our project** – including the 316 units of essential housing on the Church's underutilized land, housing designed for low- and middle-income families – until the Board of Supervisor's vote. We will notify you when the Board of Supervisors agrees on a hearing date for our project.

In the meantime, we need you to **voice your continued support for this project to the Board of Supervisors**. Please send a letter of support to the Board of Supervisors as soon as possible and no later than **Wednesday, September 1, 2021 at 5 p.m.** Please write from your heart and point out the features of the 450 O'Farrell project that are most important for the Supervisors to have in mind. You can send your letter in one of three ways:

- Online option to submit a personalized letter of support: <https://tinyurl.com/450BOS-SUP>
- Email to the Board of Supervisors: [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)
- Mail your letter to:  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlet Pl #244  
San Francisco, CA 94102

The following are attached in case they are helpful as you draft your letter of support:

- Attachment A: Sample support letter template
- Attachment B: Resource Summary of Project Features and Facts – this information can be used as a resource in composing your own personalized support letter
- Attachment C: Board of Supervisors contact information

Thank you in advance for writing and sending your support letter! We will continue to update you as we learn more. Should you have any questions, please contact Alex Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com).

Thank you again for your support!  
John

| **John Promani** - Director of Communications

**From:** [John Promani](#)  
**To:** [Alexander Zucker](#)  
**Subject:** IMPORTANT: Your support is needed to allow the 450 O'Farrell project to move forward  
**Date:** Monday, August 30, 2021 11:29:17 AM  
**Attachments:** [image001.png](#)  
[Att A - Sample 450 Support letter template.docx](#)  
[Att B - Resource summary of project features and facts.pdf](#)  
[Att C - Board of Supervisors - email addresses, quick-link support URL, mailing addresses.pdf](#)  
[Att D - Testifying Instructions for the Board of Supervisors Meeting.pdf](#)

---

Greetings!

Thank you for your continued support of the Fifth Church of Christ, Scientist and Forge Development Partners 450 O'Farrell Church and Essential Housing project. As a reminder, an appeal has been submitted to the San Francisco Board of Supervisors to overturn the recent Planning Commission approval of the project. This appeal **stops this project** (including the 316 units of essential housing on the Church's underutilized land) until a Board of Supervisor's vote in favor of the project.

We need you to **voice your continued support for this project to the Board of Supervisors**. If you have not already done so, please send a letter of project support as soon as possible. Attached you'll find a starting point for a support letter that includes directions for sending to the Board of Supervisors. Project information is also attached that can be used as a resource to help you personalize your support letter. You can also sign and submit your letter online using this link: <https://tinyurl.com/450BOS-SUP>. When filling out online, you can compose your personalized support letter after you provide your contact information and before hitting submit.

**We also encourage you to attend and voice your support at the Board of Supervisors hearing.**

This meeting has tentatively been scheduled for Tuesday, September 7 at 2 p.m. There is a possibility that the hearing for our project may be deferred until Tuesday, September 14, but we won't know if the hearing is deferred until September 7. To be notified with further details on the hearing date and when to voice your support, please provide me with your cellphone number for text notifications and/or your email address. Instructions on how you can voice your support during the Board of Supervisors meeting are attached, if helpful.

Thank you for your continued support, it's very important! We will continue to update you with more information as we learn more. Should you have any questions, please contact Alex Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com).

Thank you,  
John



**John Promani** - Director of Communications  
(He/Him)  
66 Franklin Street, Suite 386, Oakland, CA 94607  
(510) 775-3421 | [john@craig-communications.com](mailto:john@craig-communications.com)  
[VCard](#) | [Website](#) | [LinkedIn](#)

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**From:** [John Promani](#)  
**To:** [Alexander Zucker](#)  
**Subject:** Reminder: Board of Supervisors Hearing This Afternoon for 450 O'Farrell Project  
**Date:** Tuesday, September 7, 2021 7:58:46 AM  
**Attachments:** [image001.png](#)  
[Public Comment Instructions for the Board of Supervisors Meeting.pdf](#)

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Greetings!

Thank you for your continued support of the Fifth Church of Christ, Scientist and Forge Development Partners 450 O'Farrell Church and Essential Housing Project. As a reminder, the hearing with the Board of Supervisors to consider the appeal of our project is scheduled for today, Tuesday, September 7. The Board meeting begins at 2 p.m. and our hearing will begin at 3 p.m.

**We encourage you to attend and voice your support at this hearing.** Directions to attend and provide public comment are included below. If you would like to be texted or emailed when the item is coming up on the Board agenda, please email your contact information to [john@craig-communications.com](mailto:john@craig-communications.com) if you have not already done so.

#### **Board of Supervisors Hearing**

**Date:** Tuesday, September 7, 2 p.m.

**Watch:** Online at [www.sfgovtv.org](http://www.sfgovtv.org) or on cable Channel 26, 78 or 99 (depending on provider)

**Public Comment Call-in:** 1 (415) 655-0001 / Meeting ID: 2491 975 9362 # #

Instructions on how to provide public comment are attached.

Please note that there is a possibility that the President of the Board of Supervisors may entertain a motion to continue our project's hearing to the following meeting on Tuesday, September 14. If that is the case, then public comment will only be taken on the continuance. We will update you should the item be continued.

Thank you for your continued support! Should you have any questions, please contact Alex Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com).

Thank you,  
John



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(He/Him)  
66 Franklin Street, Suite 386, Oakland, CA 94607  
(510) 775-3421 | [john@craig-communications.com](mailto:john@craig-communications.com)  
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**From:** [John Promani](#)  
**To:** [Alexander Zucker](#)  
**Subject:** 450 O'Farrell Update – Board of Supervisors Appeal Hearing Moved to September 28, 2021  
**Date:** Tuesday, September 7, 2021 3:58:36 PM  
**Attachments:** [image001.png](#)

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Greetings!

Thank you for your continued support of the 450 O'Farrell Church and Essential Housing project. The Board of Supervisors decided today to move our item into continuance and will hold the new hearing on the appeal of the project on **Tuesday, September 28 at 3 p.m.**

As a reminder, this appeal **stops our project** (including the 316 units of essential housing on the Church's underutilized land) until the Board of Supervisors vote in favor of the project.

We encourage you to attend the hearing on September 28 as your **voice of support is still needed**. We will provide directions on how to comment prior to the new hearing date. In the meantime, if you would like to be texted or emailed when the item is coming up on the Board agenda, please email your contact information to [john@craig-communications.com](mailto:john@craig-communications.com) if you have not already done so.

Thank you for your continued support! We will continue to keep you updated on this project. Please contact Alex Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com) should you have any questions.

Thank you,  
John



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From: [John Promani](#)  
 To: [Alexander Zucker](#)  
 Subject: 450 O'Farrell - Get the Facts!  
 Date: Wednesday, September 15, 2021 3:56:32 PM  
 Attachments: [image001.png](#)  
[450OF\\_Facts+PDF\\_Sep 15 21.pdf](#)

Greetings!

Fifth Church of Christ, Scientist and Forge Development Partners would like to clarify some of the misinformation on the 450 O'Farrell project. Please see below and the attached flyer. Should you have any further questions, please contact Alexander Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com).



## 450 O'Farrell Church and Essential Housing Project Get the Facts!

Fifth Church of Christ, Scientist and Forge Development Partners (Forge) would like to clarify some of the misinformation on the 450 O'Farrell project that has been circulating in the community. Should you have any further questions, please contact Alexander Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com).

Incorrect	Correct
Project was changed to group housing because the developer wants to make money	<ul style="list-style-type: none"> <li>The earlier version of the project could not be built due to excessive costs that rendered it unfinanceable</li> <li>This project will provide 316 units of housing and can be financed and built</li> </ul>
Church can build their new facilities without housing component	<ul style="list-style-type: none"> <li>The Church does not have the funds to build a new Church and the Reading Room facilities it requires to practice its faith</li> <li>Construction of the Church is tied to the construction of the housing</li> </ul>
Tech housing	<ul style="list-style-type: none"> <li>This project is designed for small families</li> <li>The units have individual bathrooms, cooking areas and lots of shared indoor and outdoor spaces</li> </ul>
Did not conduct additional community outreach	<ul style="list-style-type: none"> <li>A variety of outreach was conducted including four community meetings, 75+ stakeholder briefings, mailers and area canvassing</li> </ul>
Won't communicate during construction	<ul style="list-style-type: none"> <li>We will provide monthly construction reports and a toll-free line for questions/complaints</li> </ul>
Construction may force tenants at Pacific Bay Inn to move	<ul style="list-style-type: none"> <li>No neighboring tenants will have to move during construction</li> </ul>
Ignored requests to meet with DISH representatives	<ul style="list-style-type: none"> <li>We met with DISH and will honor the 2019 term sheet signed between Forge and DISH</li> </ul>
Fails to meet current standards for Inclusionary Housing	<ul style="list-style-type: none"> <li>The project provides 48 below market rate units which meets our building permit requirements</li> </ul>
The city does not need this project	<ul style="list-style-type: none"> <li>The City of San Francisco is in desperate need of all types of housing and this project provides 316 units of housing that can be built immediately</li> </ul>



Above are prototypes of the unit design from the Panasonic CityNow event in November 2020.



FIFTH CHURCH OF CHRIST, SCIENTIST  
SAN FRANCISCO

**From:** [John Promani](#)  
**To:** [Alex Zucker](#)  
**Subject:** Reminder: 450 O'Farrell Board of Supervisors Hearing on Tuesday, 9/28/21  
**Date:** Wednesday, September 22, 2021 4:34:27 PM  
**Attachments:** [image001.png](#)  
[Att A - Sample 450 Support letter template.docx](#)  
[Att B - Resource summary of project features and facts.pdf](#)  
[Att C - Board of Supervisors - email addresses, quick-link support URL, mailing addresses.pdf](#)  
[Att D - Testifying Instructions for the Board of Supervisors Meeting.pdf](#)

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Greetings!

We need your support of the 450 O'Farrell project now more than ever!

A small contingent of the community has appealed the recent Planning Commission approval of the project. This appeal stops this project, including the 316 units of essential housing and the Church, until a Board of Supervisor's vote in favor the project.

**We encourage you to attend and voice your support for the Planning Commission approval of the project at the Board of Supervisors virtual hearing on Tuesday, September 28 at 3 p.m.** To be notified when to voice your support during the hearing, please provide your cell phone number to [john@craig-communications.com](mailto:john@craig-communications.com) for text notifications. Instructions on how to voice your support during the hearing are attached as well (Attachment D).

**If you cannot attend the hearing and have not yet sent in a support letter to the Board of Supervisors, please consider doing so by the end of this week.** We encourage you to send your support letter to both the Clerk of the Board and your individual Supervisor (see Attachment C for list of supervisors and email addresses). You'll also find attached a starting point for a support letter (Attachment A) and project information that can be used as a resource to help you personalize your support letter (Attachment B). You can also sign and submit your letter online using this link: <https://tinyurl.com/450BOS-SUP>. When filling out online, you can compose your personalized support letter after you provide your contact information and before hitting submit.

Thank you for your continued support, it's very important! We will continue to update you with more information as we learn more. Should you have any questions, please contact Alexander Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com).

Thank you,  
John



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**From:** [John Promani](#)  
**To:** [Alex Zucker](#)  
**Subject:** Tomorrow: Board of Supervisors Hearing on 450 O'Farrell Project  
**Date:** Monday, September 27, 2021 10:06:01 AM  
**Attachments:** [Att D - Testifying Instructions for the Board of Supervisors Meeting.pdf](#)  
[image001.png](#)

---

Greetings!

Thank you for your continued support of the Fifth Church of Christ, Scientist and Forge Development Partners 450 O'Farrell Church and Essential Housing building Project.

As a reminder, the hearing with the Board of Supervisors to consider the appeal of the Planning Commission's approval of the project is scheduled for tomorrow, Tuesday, September 28, 2021, around 3 p.m.

**Your support is urgently needed! Please attend and voice your support during the hearing.**

Directions to attend and provide public comment are included below. If you would like to be texted when this item is coming up on the Board agenda, please email your cell phone number to [john@craig-communications.com](mailto:john@craig-communications.com) if you have not already done so.

**Board of Supervisors Hearing**

**Date:** Tuesday, September 28, 2021

**Time:** Meeting begins at 2 p.m., our hearing begins around 3 p.m.

**Watch:** Online at [www.sfgovtv.org](http://www.sfgovtv.org) or cable Channel 26, 78 or 99 (depending on your provider)

**Public Comment Call-in:** 1 (415) 655-0001 / Meeting ID: 2484 179 5536 # #

Instructions on how to provide public comments during the meeting are attached.

Thank you for your continued support! Should you have any questions, please contact Alexander Zucker at (415) 717-4661 or [alexander@foragedevelopmentpartners.com](mailto:alexander@foragedevelopmentpartners.com).

Thank you,  
John



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**From:** [John Promani](#)  
**To:** [Alexander Zucker](#)  
**Bcc:**

**Subject:** 450 O'Farrell Update – Board of Supervisors Appeal Decision to Occur on Tuesday, October 5  
**Date:** Thursday, September 30, 2021 8:47:42 AM  
**Attachments:** [Att A - Sample support letter template.docx](#)  
[image001.png](#)  
[Att B - Resource summary of project features and facts.pdf](#)  
[Att C - Board of Supervisors - Contact Information.pdf](#)

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Greetings!

Thank you to all who provided verbal testimony during Tuesday's public hearing on the appeal of the Planning Commission's approval of the 450 O'Farrell Church and Essential Housing project. At the conclusion of the public hearing, the Board of Supervisors decided to continue its decision on the appeal to their next meeting on **Tuesday, October 5 at 3 p.m.** We will continue to keep you posted on the Board's decision.

In the meantime, **your support is still urgently needed!** We ask that you please call or write a letter to your District Supervisor asking him/her to vote to uphold the Planning Commission's approval of the project and reject the appeal. Both building new housing and upholding the rights of all communities of faith to continue their religious mission are City-wide issues, not just in the Tenderloin.

Attached please find a list of email addresses and phone numbers to each Supervisor (Attachment C) along with a starting point for a support letter you might find helpful (Attachment A). Project information is also included (Attachment B) that can be used as a resource to help you personalize your support letter.

You can also sign and submit your letter online using this link: <https://tinyurl.com/450BOS-SUP>.  
When filling out online, you can compose your personalized support letter after you provide your contact information and before hitting submit.

Thank you for your continued support, it's very important!

Please contact Alexander Zucker at (415) 717-4661 or [alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com) should you have any questions.

Thank you,  
John



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## Appendix G – Project Support Letters to the Board of Supervisors

**From:** Kathryn Shockency (khshock@pacbell.net)  
**Sent:** 2021/08/31  
**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo  
**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

I have been following this project for many years and applaud the thoughtful consideration given to promoting growth in this area of San Francisco while providing safe modern housing for workers in the city who would have difficulty finding affordable housing. I fully support the 450 O'Farrell Church and Essential Housing Project that would add vitality and utility to the city. Please advance this much needed project.

Sincerely,  
Kathryn Shockency

Sincerely,  
Kathryn Shockency  
2031 Victoria Drive, Fullerton, CA, 92831

---

**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Richard Kaplan ([aarhmatey@yahoo.com](mailto:aarhmatey@yahoo.com))

**Sent:** 2021/08/30

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Now, more than ever, the city of St. Francis, besides in dire need of affordable housing, can greatly use the nurturement the Church can also provide. Please help bring this project to fruition asap.  
Yours truly, Richard Kaplan

Sincerely,

Richard Kaplan

62a divisadero st., S f., CA, 94117

---

**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Christie Naranjo ([christie.naranjo@gmail.com](mailto:christie.naranjo@gmail.com))

**Sent:** 2021/08/30

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

As an occasional attendee of the 5th Church of Christ, Scientist, and a supporter of reasonable and affordable housing in the Tenderloin of San Francisco, I wholeheartedly support this project. Decades of love, dedication, prayer, and careful, selfless thought have gone into this project. This church seeks to share their property with the community in a meaningful way, where more essential workers, firefighters, teachers, nurses could actually afford to live in the city and not face the stress and wear of a daily work commute to this fine city. Please allow this project to move forward.

Best,

Christie Naranjo

Sincerely,

Christie Naranjo

1306 RIDGEVIEW TER, Fullerton, CA, 92831

---

**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Robin A. Allen ([nanierobin@yahoo.com](mailto:nanierobin@yahoo.com))

**Sent:** 2021/08/30

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

I am very much in support that this project move forward! It addresses the many needs of this long overlooked neighborhood, hungering for this kind of attention especially the low income housing! The impetus from the very beginnings of this project was one of love, blessings for all and a brighter hope for the future to all sharing that part of our City. The generosity of support by the church and developer to bring needed change and healing should NOT BE STOPPED. I know another project very similar to this that is beginning to happen in the Menlo Park community with housing, community and church being the 3-legged stool to support such a change as this one. Hopefully this San Francisco Project will set the model for other communities to follow uplifting and refacing communities to be a blessing for all and a show of brighter times to come. It is certainly needed in these times! Please each of YOU prayerfully consider the positive growth and effect that this project is intending to bring! Why would YOU not want support this project?

I enthusiastically support IT!

Sincerely,

Robin A. Allen

Sincerely,

Robin A. Allen

2603 Delaware Ave., Redwood City, CA, 94061

---

**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Eric Garrett (ericgarrett2shine@gmail.com)

**Sent:** 2021/08/30

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

I remain in support of 450 O'Farrell project. This will utilize the space, benefit the location with housing and a spiritual retreat. Sincerely, Eric Garrett

Sincerely,

Eric Garrett

680 Mission, San Francisco, CA, 94105

---

**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** William Bruegmann ([bill@bblandlaw.com](mailto:bill@bblandlaw.com))

**Sent:** 2021/08/30

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

San Francisco desperately needs more housing. If you turn down a perfectly reasonable and responsible project like this one, it just makes the city more unaffordable and it undermines the long term viability of San Francisco. Please understand that this kind of project is exactly the kind of creative repurposing within a neighborhood that the city needs in order to remain vibrant and thrive.

Sincerely,

William Bruegmann

3396 La Caminita, Lafayette, CA, 94549

---

**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Carl Vanos (cnv@sbcglobal.net)

**Sent:** 2021/08/30

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

I have resided in San Francisco since 1973. I support the proposed housing and 450 O'Farrell Church project. San Francisco is in dire need of additional housing, especially in this area of the City. I urge you to approve this project.

Sincerely,  
Carl N. Vanos

Sincerely,  
Carl Vanos  
1604A Grove St , San Francisco, CA, 94117

---

**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Susan Parsons <[sue.parsons@comcast.net](mailto:sue.parsons@comcast.net)>  
**To:** Board of Supervisors <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Sent:** 2021/08/28

**Subject:** Support 450 O'Farrell Church and Essential Housing Project - vote NO on appeal

Dear Board of Supervisors,

I've visited San Francisco and the church at 450 O'Farrell many times over the past 25 years and urge you to support the 450 O'Farrell Church and Essential Housing Project and vote NO on the appeal.

We all join in the desire to see progress in the living conditions in the Tenderloin. How heartening it is to see the 450 O'Farrell project that helps meet that goal! I attended (via Zoom) two of the four informational meetings with Q&A held for the public. The presentations were thorough and responses to questions from the public were made with professionalism and respect.

One development project cannot solve all housing needs. The well-designed 450 O'Farrell Project addresses the need for work-force housing for over 600 people. And it provides housing where currently there is none.

I find it highly commendable that a group of citizens—the church community—at their own initiative are doing what they can with their property to contribute to the solution of the housing and safety problems of their neighborhood, while continuing their ministry. Here's to more of that community spirit in your loved City!

Please support this project and vote NO on the appeal.

Susan Parsons  
Tualatin, Oregon  
[sue.parsons@comcast.net](mailto:sue.parsons@comcast.net)

**From:** Cary Bohl <[carybohl@gmail.com](mailto:carybohl@gmail.com)>  
**To:** Board of Supervisors <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Sent:** 2021/08/27

**Subject:** Support for 450 O'Farrell Essential Housing Project

Dear Members of the Board of Supervisors of the City and County of San Francisco,

I am writing in support of the 450 O'Farrell Church and Essential Housing Project. I was saddened by the news that this project, which was approved by the Planning Commission, has now been appealed.

I have friends and family in San Francisco and love this special city. I am well aware of the tragic lack of affordable housing in and around the area and the sad reality of so many people living homeless or in fear of not being able to pay rent. Essential housing is in a dire state of deficiency in many parts of this country, but particularly in San Francisco, and this creative project represents an important and exciting step in beginning to meet this need. How exciting to have such an attractive and state-of-the-art plan ready and willing to locate itself in the Tenderloin! I respectfully encourage you to support this important project and allow the Planning Commission's approval to stand so that the 450 O'Farrell Church and Essential Housing Project may move forward.

Sincerely,  
Cary M Bohl  
Murrysville, PA

**From:** Susan Touchstone <[susanreedtouchstone@gmail.com](mailto:susanreedtouchstone@gmail.com)>  
**To:** Board of Supervisors <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Sent:** 2021/08/27

**Subject:** Please allow the 450 O'Farrell Essential Project to be built

Dear Honorable Board of Supervisors,

I urge you to support the 450 O'Farrell Church and Essential Housing Project and vote NO on the appeal.

Protecting the religious rights of your fellow San Franciscans and helping to solve San Francisco's housing crisis with 316 housing units for our low and middle income essential workers means voting No on this appeal. The project is vitally important and must be allowed to move forward to benefit all of San Francisco, but especially the people of the Tenderloin and the broader faith community. Please allow the Essential Housing and Church project to go forward.

What attracted me to Fifth Church of Christ, Scientist six years ago was not only its loving and healing atmosphere, but its desire to make a difference in the community that it has been a part of for almost 100 years. The compassion and embrace of the Tenderloin drew me to its open doors and to ultimate membership. A new and accessible Church sanctuary and Reading Room are necessary to continue its healing mission for the next 100 years - the mission that attracted me to this Tenderloin church location.

The 316 housing units to be built on underutilized church property are state of the art and urgently needed for our essential workers. Very few apartment buildings that I am aware of in SF offer the amenities that 450 O'Farrell does - from the roof-top garden to the environmental sustainability benefits to the creative and flexible design of each unit and, especially important, the sense of community that it engenders through in-house programs and permeates into the neighborhood. The phrase "dignity to the block" is often spoken when envisioning the completion of the project. And residents and businesses of the Tenderloin are longing for this sense of dignity.

Thank you in advance for your support of this project and your commitment to bettering the lives of the Tenderloin and thereby all of San Francisco, and to vote NO on the appeal.

Sincerely,

Susan R Touchstone  
Fifth Church member  
[susanreedtouchstone@gmail.com](mailto:susanreedtouchstone@gmail.com)  
1808 Pacific Ave Apt 704  
San Francisco, CA 94109

**From:** Christopher Ketcham ([stratocruiser377@yahoo.com](mailto:stratocruiser377@yahoo.com))

**Sent:** 2021/08/27

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

As a resident and business owner in the city of San Francisco, I strongly encourage you to push this project forward. Not only will this project provide lower income housing it will help rejuvenate a part of the city that is greatly needing investment. If you look around the area where I live, NOPA, you will find that it is nearly impossible to find affordable housing. Let this team of experts help the city through our housing crisis and encourage more like minded people to keep projects like this one on track!

There's another angle to this project that directly impacts my business. The 5th Church of Christ, Scientist has been a client of our firm for over 50 years. As they move into the next phase of their life as a church, our firm and our employees look to benefit from this project. As the last remaining pipe organ builder in the city of San Francisco, Swain & Kates will turn parts of the existing instrument into a glorious new instrument for the congregation. This project will provide manufacturing jobs in the city of San Francisco, by the residents of San Francisco, for the residents of San Francisco and surrounding areas. As a result, it will provide tax revenue to the city of San Francisco.

I encourage you to think about all the positive aspects this project brings to the city and specifically to the Tenderloin. Rejuvenation, beauty, faith, music, affordable housing, and jobs. Thank you for considering this project. It's a high priority for our firm and we hope it's a high priority for the Board.

Sincerely,

Christopher Ketcham

1604A Grove Street, San Francisco, CA, 94117

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**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Antje Dollny <[antje.dollny@gmail.com](mailto:antje.dollny@gmail.com)>  
**To:** Board of Supervisors <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Sent:** 2021/08/26

**Subject:** Support for 450 O'Farrell Essential Housing Project

Dear Honorable Board of Supervisors,

Please support the Fifth Church of Christ, Scientist and the 450 O'Farrell Essential Housing Project in San Francisco and vote NO on the appeal.

When I participated in my first Membership Meeting at Fifth Church of Christ, Scientist, about 35 years ago, and the issue of a new church building was discussed, great joy as well as urgency for this project was unanimously expressed by all members. The concept of support for our neighborhood by providing additional housing for families as well as for single working individuals was immediately accepted and approved. Today the housing needs in the Tenderloin are even greater than they were 35 years ago. I urge you again to support this project and bring this vitally important progress to our neighborhood and our much beloved City.

I understand that the project, which was recently approved by the Planning Commission, has been appealed. However, I feel that this project is vitally important and must be allowed to move forward, to benefit the people of the Tenderloin and of San Francisco.

I enthusiastically support this project and thank you in advance for your support and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Antje Dollny  
99 Robinhood Drive  
San Francisco, CA 94127  
[antje.dollny@gmail.com](mailto:antje.dollny@gmail.com)

August 26, 2021

[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)  
[David.murray08@gmail.com](mailto:David.murray08@gmail.com)  
[alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com)  
[jessica@craig-communications.com](mailto:jessica@craig-communications.com)  
[Matt.Haney@sfgov.org](mailto:Matt.Haney@sfgov.org)

Dear Board of Supervisors and Planning Commission,

I am writing to support and urge you to adhere to the decision approving the building project located on O'Farrell Street sponsored by Fifth Church of Christ Scientist, "**450 O'Farrell Church and Essential Housing Project**". I served for many years as the Vice President of the Executive Board at Fifth Church where I was responsible to review the proposals, plans, contracts, designs, financing and other documents for this project. This was during 20 years as a member. I attended public meetings held by the Planning Commission and on-line recent hearing.

As the project has already been approved and this approval has now been contested I am giving you my informed and experienced input. There has been ample, if not excessive, opportunity for the community to modify, agree with, provide recommendations, study, approve, refute etc. the various solutions and modifications and compromises made by the church to the plans over approximately 30 years. The Tenderloin has languished in degradation, danger, drug dealing etc. It is desperate for solutions. We must move on now to innovative solutions.

Affordable housing and need for relief from the conditions in the Tenderloin is clear. The approved plan (which incorporates neighborhood recommendations) will benefit seniors and San Francisco minimum/lower wage households and, so importantly, parents who can take advantage of the new grade school and cultural resources of our beautiful city. Many of these families have both parents working in the City. These workers are spending precious time commuting long distances often on multiple public transports. The cost of BART, MUNI, Ferry and East Bay buses devour from 10% to 20% of a day's pay. One-way BART Dublin to Civic Center is \$7.10 per adult, \$3.30 per child over 5 or, two-way, \$20.80 - for five days about a weeks cost for food. What time is left over for help with homework? Family time? Rest? Recreation?

An important consideration is that many of the different cultures of workers have lifestyles with strong social traditions of family and community and who use and welcome communal kitchens, venues and gathering rooms to celebrate and get together. This will provide needed company and enrichment opportunities for senior people who are alone. We see so many large groups having a great time cooking and playing in parks all the time.

The sizes of the apartments are enough to feed and care for individuals and families in privacy and safety. San Francisco should be at the forefront of housing innovation. I have seen every objection over the years. Frankly this transformative project should be welcomed and embraced. Not everyone will ever be satisfied and it is time to act. PLEASE maintain the approval. It is time. It is needed. It will help so many.

Respectfully and with the best of will,

Kristin Brigham 531 Main Street #1144, New York, NY 10044 415-770-2979  
krisbrigham@gmail.com

**From:** Nancy Stiner (ndsnpal@gmail.com)

**Sent:** 2021/08/24

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

I am writing this letter to urge your support of the 450 O'Farrell Church and Essential Housing Project.

I understand the project, which was recently approved by the Planning Commission, has been appealed.

This is a vitally important project which must be allowed to move forward for the benefit of the residents of the Tenderloin in particular and San Francisco in general.

There is an urgent need for housing in the City and this project includes BMR housing for our most economically vulnerable populations.

The project has much support within the Tenderloin community itself and I would suspect that the recent appeal does not come from within the community.

I urge you to consider the needs of community over the desires of special interests.

Respectfully, I urge you to allow the Planning Commission's approval of this important project to stand.

Honorable Supervisors, please permit this urgently needed, innovative, and well-designed Essential Housing and Church project to move forward.

Sincerely,

Nancy Stiner

445 Wawona St. #309

San Francisco, CA 94116

ndsnpal@gmail.com

510 865-6919

Sincerely,

Nancy Stiner

445 Wawona St #309, San Francisco, CA, 94116

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**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Joanna Katz <[joannakatz4@gmail.com](mailto:joannakatz4@gmail.com)>  
**To:** Board of Supervisors <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Sent:** 2021/08/22

**Subject:** Please allow the 450 O'Farrell Essential Housing Project to proceed

Dear Honorable Board of Supervisors,

Please support the 450 O'Farrell Church and Essential Housing Project. Though an appeal has been filed, the Planning Commission had all the essential information and the right idea when they approved the project in June. This project will bring vital, valuable shelter and services to the Tenderloin neighborhood and should definitely proceed.

I have attended church services and classes at the current edifice and I know how thoroughly and conscientiously this project has been researched and designed over many years. There is an essential teaching in Christian Science that "...whatever blesses one, blesses all..."(Science and Health with Key to the Scriptures, p. 206:15). The members of Fifth Church, San Francisco have taken this teaching to heart and devoted themselves to demonstrating that in renovating their old edifice, they can provide spiritual and humanitarian aid to their neighbors. This construction will be a remarkable blessing to the Tenderloin and with no use of tax dollars.

It is abundantly clear that San Francisco needs more housing. The 450 O'Farrell Project provides 316 Essential Housing unit apartments and 48 below market rate apartments for the most economically vulnerable populations. The amazing design is the result of a longtime collaborative effort. The church members and Forge Development partners canvassed the neighborhood multiple times, held 4 open community-wide meetings, and 42 other stakeholder meetings in the process of creating the inclusive, intelligent plan that was approved in June. Through community outreach and Planning Commission input, the project has even been redesigned significantly in the past year to include 28 larger family units, increased greenspace including planters for residents' rooftop gardens, bicycle parking, some balconies, improved community kitchens and common dining spaces. Quality of life for the residents and environmental impacts have been carefully considered as the design includes extensive solar panels and cutting edge water recapture systems for reduced utility costs to the users. There will also be the highest quality internet connectivity, air filtration and sound proofing installed with the structure.

I enthusiastically support this project, so I was present at the June 24th meeting. I was glad to hear that the San Francisco Interfaith Council is strongly in support of this project as a model that many other faith communities may be able to follow. I am sure the Board of Supervisors is aware that there are 800 properties operated by religious institutions in San Francisco, many of which would like to find ways to work with developers to revitalize their houses of worship while also ameliorating the housing situation in San Francisco. 450 O'Farrell is a shining example of how this is possible. This is a monumental charitable undertaking bringing dignity, health, and

security to many of the city's residents. The impact will be felt not only in the Tenderloin, but potentially many other neighborhoods in the city where congregations have property to spare and share.

Respectfully, I urge you to permit this much-needed, innovative, and well-designed Essential Housing and Church project to move forward!

Sincerely,

Joanna Katz  
4024 Loma Vista Avenue, Oakland, CA 94619  
[joannakatz4@gmail.com](mailto:joannakatz4@gmail.com)  
510-225-8059

**From:** Allison Kephart <[allison.i.kephart@gmail.com](mailto:allison.i.kephart@gmail.com)>  
**To:** Board of Supervisors <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Sent:** 2021/08/21

**Subject:** Please allow the 450 O'Farrell Essential Housing Project to be built

Dear Board of Supervisors,

I am emailing you today to urge you to support the 450 O'Farrell Church and Essential Housing Project and Vote NO on the appeal.

My name is Allison Kephart and I am a former Sunday School student of the Fifth Church of Christ, Scientist. I grew up attending church in the Tenderloin for over 18 years and have seen firsthand the continued effects of the housing crisis and the need for investment in community in this district.

The members of this church have been preparing to downsize the massive edifice of Fifth Church for nearly 40 years, and in reimagining their presence have decided the space would be better utilized by essential housing units that fit the distinct needs of both the community of the Tenderloin and the city of San Francisco itself. The local community has clearly supported this project, being consulted through neighborhood-wide canvassing events, 42 stakeholder meetings and through 4 open, community-wide meetings. As with many practices of this religious community, these actions have been taken with love in order to meet the needs of both the church and the surrounding community. The design has been carefully considered to maximize the benefit of this space for the communities involved, not for increased profits. In a district where it is so hard to capture genuine, long-term investors that have a meaningful relationship with the community, you have the chance to approve a project that does.

I have lived abroad since 2013 and work for the State Department- I have always been proud to say I am from San Francisco. This used to be met with "oh, I've been to San Francisco, it's such a lovely city!" or "I've always wanted to go there!" but over the past few years most responses have been negative- mostly about the stark rise in homelessness and drug-afflicted streets, especially in places so close to areas that tourists wander- Union Square, Market Street, Civic Center.... the Tenderloin. Internationally, people are being dissuaded from coming to our city due to the very issues this project seeks to address. This is a sobering truth, but one you have the power to change- voting NO on the appeal and allowing the 450 O'Farrell Essential Housing Project would aid this cause.

The Tenderloin desperately needs long-lasting investment in community and the development of essential housing. So it has for many years. This project is a win for the Tenderloin, a win for San Francisco, and a win against the housing crisis. Please, reject the appeal and allow building to begin.

Sincerely,  
Allison Kephart  
Former Sunday School Student  
[allison.j.kephart@gmail.com](mailto:allison.j.kephart@gmail.com)  
Canberra, Australia

**From:** Pam Spitler ([pamspitler@gmail.com](mailto:pamspitler@gmail.com))

**Sent:** 2021/08/19

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

I have recently heard that an appeal has been submitted to the San Francisco Board of Supervisors to overturn the recent Planning Commission approval and stop the 450 O'Farrell Church and Essential Housing project from moving forward.

If there is something in the appeal that brings more love to that community and project, then I am sure it can be resolved quickly. For one, I am looking forward to the bright spot and hope that the project promises--a solution to the desire and public need for the church to remain in that neighborhood and for useful housing solutions in downtown near jobs and public transportation. Access to affordable housing and walkable services in San Francisco does not need to be delayed any longer when approved plans are on the table and the good-will is there to see it through!

Please allow the project to proceed quickly as approved. Let's see the results of its careful, thoughtful planning. The motive is good, even worthy; the plans have passed scrutiny. Think of meeting needs; you are entrusted to provide the people who live and work in San Francisco with answers and this neighborhood is a great place to make it happen. I am grateful for the time and thought you give (and gave!) in considering projects such as this one. Thank you!

Sincerely,

Pam Spitler

445 Wawona St, San Francisco, CA, 94116

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To: Clerk of the Board ([Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org))  
CC: David Murray ([David.murray08@gmail.com](mailto:David.murray08@gmail.com))  
Alexander Zucker ([alexander@fordevelopmentpartners.com](mailto:alexander@fordevelopmentpartners.com))  
Jessica Jones ([jessica@craig-communications.com](mailto:jessica@craig-communications.com))

August 18, 2021

**Subject:** Please allow the 450 O'Farrell Essential Housing Project to be built

Dear Honorable Board of Supervisors,

I am urging you to support the 450 O'Farrell Church and Essential Housing Project and Vote NO on the appeal.

This project helps you act on two intractable problems that you are tasked to solve: the open-air drug market in the Tenderloin, and the housing crisis in San Francisco. It won't cost you a penny. Your Planning Department diligently brought the project through the approval process twice. Your Planning Commission thoughtfully addressed improvements to approve it twice. The project is ready to go.

I am one of the first to support this project. I have been a member of Fifth Church for 40 years. The members' living light attracted me to this church. Their commitment to the neighboring community was evident in testimonies of healing each week, the public-facing busy Reading Room, and their inclusive love. I raised my children in Fifth Church's Sunday School, served in positions from usher to Reader to Reading Room librarian, and helped care for the property for four decades. I was there 38 years ago when the church members voted to work and pray and spend our resources to rebuild our church in order to extend our religious practice on O'Farrell Street for another century. We envisioned a smaller church footprint with the bulk of our property devoted to housing. Developers came and went. It was hard to persuade private investors that the block was safe and desirable. In order for us to have our new church, a bold visionary concept of community living shifted the financial dynamics and saved the project. Planning approved. Now we need your support.

Rejecting the appeal supports the project and quickly converts a long-time magnet for drug dealing into new housing. Where zero housing is today you can vote for 316 units specifically designed for essential workers who today are forced to commute into the city. It is a vote for the dignity of the Tenderloin. The project enables the church to better serve the community. It clears dreary, unconscionable, unsafe conditions on our block the city has been unable to clean up. It is a vote for all communities of faith who could develop underutilized land to help solve the housing crisis.

I urge you to let us build our church and let our developer build new critically needed essential housing. Reject the appeal.

Sincerely,

Patricia Kephart  
Fifth Church member for 40 years  
[pattykepster@gmail.com](mailto:pattykepster@gmail.com)  
1162 Barcelona Dr.  
Pacifica, CA 94044

**From:** Eric Gunn Rodenbeck ([erode@stamen.com](mailto:erode@stamen.com))

**Sent:** 2021/08/17

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

I live a block from here on the 600 block of O'Farrell, and I'm on the Board of the Tenderloin Community Benefit District. Our Tenderloin neighborhood needs this housing. We want this housing, we want more housing! I urge you to end the gridlock and allow the church to move forward with this project. Sure, there will be some objections. There always will be. Please don't listen to those who want to keep this block derelict and to keep Shannon Alley filthy. Please approve this project.

Sincerely,

Eric Gunn Rodenbeck

631 ofarrell street, 1605, San Francisco, CA, 94109

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**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Cheryl Kerzman <[cherylkerzman@gmail.com](mailto:cherylkerzman@gmail.com)>  
**To:** Board of Supervisors <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Sent:** 2021/08/12

**Subject:** Support for 450 O'Farrell Essential Housing Project

Dear Board Members,

First, my gratitude for your working with the request and approval and now the appeal for this project. It has impressed me to listen to and comment on my continued support of this project.

Second, my request that you bear with me as I share my sincere thoughts regarding this project recognising the seriousness of your part in responding to the appeal and in the considerations you have made and will need to make in response to the appeal.

I travel to the Bay Area at least once a year foregoing the last two years due to the pandemic. However my heart remains a part of the citizens, businesses, and landscape of your beautiful community. I enjoy your art, the Golden Gate Bridge which I have crossed by walking (twice) enjoying the views of our lovely planet and your great city, the music, ocean- scapes, the food and mostly the people. I love the hotel staff that I have seen year to year. Your restaurant staff are delightful and provide great service. I have never been disappointed and my thoughts go to them as I consider their inability to afford local housing. Some travel long distances and have families that they need to pay additional day care fees due to travel time - commute delays and so forth.

It is other worldly to walk along your sidewalks and hear the different languages spoken and faces and smiles of many that I consider part of my global community. I even think of your participation in the project and the desire to ensure the needs are addressed and requirements met when approving these types of projects.

You have much to take into account when making decisions regarding beautiful and yet challenged San Francisco.

My thought about this appeal and approval are that so many concerned citizens view this project from the lens of their experiences and heartfelt sense of what is the best way to either support or in this case fight the project moving forward.

It is from my lens that I must comment. I am in total support of this project because it is needed. It is needed by the neighbourhood, by the essential workers, by your city. It is needed by me because I care for and love my neighbours, my extended community of San Francisco. I yearn

for its safety and for the well-being of its citizens-as do you all, understanding your commitment to the safety and growth of your community.

The folks who have judiciously with integrity and ethical planning and consideration of their neighbours on every side have worked to promote this project openly and with invitations for community involvement.

Notwithstanding - whether or not this was taken advantage of remains as a loss to those who missed those meetings as well as to those who oppose this project.

They may not understand the depth of love that is embedded in this project by the members of 5th Church, Christ Scientist.

This project is morally driven and duty bound to "injure no man (partial quote from our founder Mary Baker Eddy) and as such it could not and would not support nor participate in any action that would endanger any member of the community -San Francisco - in fact the project's purpose is to bless San Francisco.

I hoped to move to San Francisco and was unable to as the rents are not affordable. So this gift to the community makes that desire do-able for the essential workers (and others perhaps) who commute to work daily - and who lose precious time with their families/loved ones due to the need to commute. Just consider the joy of being able to live close to your work!

We here in "the twin cities" are dealing with affordable housing issues as many scathed by the pandemic need affordable housing (actually pre pandemic as well) and would welcome a project such as this. I am a retired social worker from California and currently employed helping folks who need public assistance and housing. Housing is sorely needed - affordable housing is sorely needed. The project you have before you in this appeal is sorely needed.

While you need to work with the basis of the appeal- I have no doubt that the project leaders will meet the needed requirements to ensure that both you and your community are satisfied to allow this project to move forward.

My heartfelt support is that this project be approved to move forward. San Francisco and it's essential workers need it. It's presence will offer hope for finding affordable housing and provide the assurance that SanFrancisco loves it's essential workers and is demonstrating this by providing a safe and affordable place to live - and for many -a place to call home.

Respectfully submitted,  
Cheryl Kerrzman  
612-430-0387  
6016 Tamarac Ave  
Edina, MN 55436

**From:** Marilyn Schumacher <[marilyschu@gmail.com](mailto:marilyschu@gmail.com)>  
**To:** Board of Supervisors <[board\\_of\\_supervisors@sfgov.org](mailto:board_of_supervisors@sfgov.org)>  
**Sent:** 2021/08/12

**Subject:** Please allow the 450 O'Farrell Essential Housing Project to proceed

Dear Honorable Board of Supervisors,

I am writing this letter to urge your support of the 450 O'Farrell Church and Essential Housing Project.

I understand the project, which was recently approved by the Planning Commission, has been appealed.

This project is vitally important and must be allowed to move forward, to benefit the people of the Tenderloin and San Francisco.

San Francisco has an urgent need for housing. The 450 O'Farrell Church and Essential Housing Project allows San Francisco's Essential Working households to live in San Francisco. The project includes BMR housing for our most economically vulnerable populations.

The project excellently meets the needs of the Tenderloin community and San Francisco by adding housing that is required by the state; preserving the church that owns the property and conducts Sunday services, and Wednesday evening services.

Honorable Supervisors, I urge you to permit this urgently-needed, innovative, and well-designed Essential Housing and Church project to move forward!

This project benefits the city, those that need housing, and the church! It's a win-win-win!

Sincerely,  
Marilyn Schumacher  
1829 Clinton Ave., Alameda, CA 94501  
[marilyschu@gmail.com](mailto:marilyschu@gmail.com)  
510-908-9021

---

Marilyn Schumacher  
Broker Associate  
DRE #00904530

**From:** Kristen Berman ([kristen@irrationalabs.com](mailto:kristen@irrationalabs.com))

**Sent:** 2021/08/05

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

For the last decade, I've worked in financial health helping California's low to moderate income citizens to build financial wellbeing. And it saddens me, as a San Francisco resident, to see that this project is being delayed. Housing is the number one expense for people, and we need to be offering affordable housing, and the number one way to do that is to offer housing. I, as a San Francisco resident, this project is incredible and that it offers units that have kitchens and bathrooms, and high quality safe housing for some of San Francisco's most vulnerable working families. I would be so saddened if this wouldn't go through and lose faith in our systems to help working families through this.

Sincerely,

Kristen Berman

191 Haight St., San Francisco, CA, 94102

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**From:** Charles Brigham ([brighcharles@gmail.com](mailto:brighcharles@gmail.com))

**Sent:** 2021/08/05

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

This project will provide a much needed improvement to the neighborhood which has been neglected for decades. As a young male growing up in the area it has really needed a project that could bring positive resources to a depressed environment and allow a newness and change that is desperately needed. The status quo is not an option.

Sincerely,  
Charles Brigham  
191 robinhood dr, San Francisco, CA, 94127

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**From:** Floyd Martinez ([remixx@pacbell.net](mailto:remixx@pacbell.net))

**Sent:** 2021/08/05

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

Essential Housing is a priority and much needed in The Tenderloin and for other folk who can't afford housing in San Francisco.

The blight of The Tenderloin needs to change. It's time for this neighborhood to be seen as respectable and a nice place to live.

I wish I could move into the new housing when it's complete.

Sincerely,

Floyd Martinez

515 O'Farrell St #72, San Francisco, CA, 94102

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**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** Paul Sedan ([psedan@gmail.com](mailto:psedan@gmail.com))

**Sent:** 2021/08/05

**To:** Jessica Jones, John Promani, David Murray, Alex Zucker, Angela Calvillo

**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project

Dear [recipient's salutation and name],

Dear Honorable Board of Supervisors,

It is essential that the 450 O'Farrell Church and Essential Housing Project go forward. As you know our city needs more affordable housing which this project will provide.

Sincerely, Paul Sedan

Sincerely,

Paul Sedan

695 Wawona Street, San Francisco, CA, 94116

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**Please note:** Each recipient of this email will have received their own individual and personalized email. Emails are not group-delivered to multiple recipients in one email.

**From:** [Lynda Howard](#)  
**To:** [Board of Supervisors@sfgov.org](mailto:Board_of_Supervisors@sfgov.org)  
**Cc:** [David.murray08@gmail.com](mailto:David.murray08@gmail.com); [alexander@forredvelopmentpartners.com](mailto:alexander@forredvelopmentpartners.com); [Jessica Jones](#)  
**Subject:** Support letter of 450 O'Farrell Church and Essential Housing Project  
**Date:** Wednesday, September 1, 2021 12:20:13 PM

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**Subject:** Support for 450 O'Farrell Essential Housing Project

Dear Clerk of the Board of Supervisors,

I am writing this letter to urge your support of the Fifth Church of Christ, Scientist and Forge Development Partners 450 O'Farrell Essential Housing Project in San Francisco.

I understand the project, recently approved by the Planning Commission, has been appealed. However, I feel that allowing this vitally important project to move forward will benefit the people of the Tenderloin and San Francisco.

Although I am not a resident, I have visited family and friends, the Fifth Church of Christ, Scientist, and the Tenderloin District in San Francisco every year for over 20 years until 2020. During my last visit I noticed a movie playing at a local theatre: "The Last Black Man in San Francisco". The movie was about the gentrification of San Francisco and lack of affordable housing. The 450 O'Farrell Church and Essential Housing Project would help to meet San Francisco's urgent need for housing by allowing the city's essential working households to live in San Francisco. The project includes BMR housing for some of the city's most economically vulnerable populations.

The project meets the needs of the Tenderloin community and San Francisco by providing 316 new Essential Housing unit apartments and 48 BMR apartments. These fully equipped units are designed to provide the highest level of air quality, to reduce water use, to be energy efficient, to provide quality internet access and to be quiet.

This project supports the leadership that San Francisco has shown in their support of environmental initiatives, design, art and culture. The project design supports environmental sustainability and the creation of vibrant and healthy inner-city housing.

This project provides needed housing for people who work and live in the Tenderloin. In addition, this project allows church members to better serve the community by providing a more accessible and welcoming church facility and new reading room open to the public. The commitment that the church has shown to the people of the Tenderloin has been expressed by their outreach to the community, the mural they had commissioned, the respectful and compassionate way in which their

members treat homeless people camped outside their church premises, and by the significant changes to the project that have been made due to community and Planning Commission input.

Honorable Supervisors, I urge you to permit this urgently needed, innovative, and well-designed Essential Housing and Church project to move forward!

Thank you in advance for your support of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Lynda Howard

332 Capri Ave, NW, Calgary, Alberta

[lyndahoward@mc.com](mailto:lyndahoward@mc.com) 1-403-282-9839

**From:** [Elizabeth Schwartz](#)  
**To:** [John Promani](#)  
**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project  
**Date:** Wednesday, September 1, 2021 12:30:36 PM

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Re: My Support for the 450 O'Farrell Church and Essential Housing Project

Dear John Promani,

Dear Honorable Board of Supervisors,

Please approve the project 450 O'Farrell Church and Essential Housing Project. It is necessary for the San Francisco community and the church is trying to do the right thing by helping the community.

Elizabeth Schwartz

Sincerely,  
Elizabeth Schwartz  
[elizabeth.schwartz@sbcglobal.net](mailto:elizabeth.schwartz@sbcglobal.net)  
980 Altschul Ave Menlo Park, CA 94025 Constituent

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**From:** [Kristin Messer](#)  
**To:** [John Promani](#)  
**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project  
**Date:** Wednesday, September 1, 2021 11:51:01 PM

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Re: My Support for the 450 O'Farrell Church and Essential Housing Project

Dear John Promani,

Dear Board of Supervisors,

I write to share my support for the 450 O'Farrell Church and Essential Housing Project. I am a former San Francisco housing attorney and a current full-time mom of two small children. Affordable housing is something I care deeply about, not only for the sake of the clients I served but also for my children and their future in a city I love so well.

Affordable housing is a key arm in the multi-pronged approach to solving our city's housing crisis. We need every unit we can build to keep San Francisco diverse and thriving. The 450 O'Farrell project will address this need in a specific and creative way.

Instead of having conversations about homeless encampments with my four year old, I want to be able to show him how our community is helping support our unhoused or lower income neighbors.

With respect, I urge you to approve the 450 O'Farrell Church and Essential Housing Project.

Sincerely,  
Kristin Messer  
[kristin.m.messer@gmail.com](mailto:kristin.m.messer@gmail.com)  
1478 32nd Ave San Francisco, CA 94122 Constituent

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**From:** [John Mitchell](#)  
**To:** [Board\\_of\\_Supervisors@sfgov.org](mailto:Board_of_Supervisors@sfgov.org)  
**Cc:** [John Mitchell](#)  
**Subject:** Support for the Essential Housing Project at 450 O'Farrell Street  
**Date:** Wednesday, September 1, 2021 5:13:04 PM  
**Attachments:** [image003.png](#)  
**Importance:** High

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September 1, 2021

Ms. Angela Calvillo  
Clerk of the San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, #244  
San Francisco, California 94102

**RE: Support for the Essential Housing Project at 450 O'Farrell Street to Proceed!**

Dear Clerk Calvillo,

I am writing to you and each member of the San Francisco Board of Supervisors today as a City resident for the last 23 years to enthusiastically support the Church and Essential Housing Project at 450 O'Farrell Street. I have followed the evolution and progress of this project over many years and have reviewed the current project, which was recently *approved* by the Planning Commission. For some reason, it has been appealed. As an employer of 65 people in the non-profit care sector in the West Portal neighborhood, I wholeheartedly believe in the concept of "essential housing" apartments in San Francisco—we need places for our own employees and other essential workers to live!

This project is a unique opportunity for the Tenderloin and our City. The impact, particularly on the Tenderloin section, will be positive and immediate. The plan is sensitive to the needs of the area and improves the safety, dignity, and well-being of the neighborhood. By all accounts, this is a visionary and an inspired project that is much needed and perfectly timed.

**Here are some important figures and key elements to support my enthusiasm for this project:**

- 316 new Essential Housing unit apartments, including 48 Below Market Rate (BMR) units
- Each well-designed unit has a kitchen, bathroom (some 2), special space-efficient furniture
- Superior air quality specs, water conservation technologies, including blackwater capture
- Extensive solar panel system and Low Voltage system significantly saves energy costs
- Quality Internet Access: High bandwidth, building-wide wi-fi access; Fiber networks
- Quiet apartments, through refinement of sound technology
- **And finally, NO USE OF OUR TAX DOLLARS!**

As in every city and family, we will always have issues to address in our City—and working together, we can certainly address them successfully! Let's fulfill the slogan attributed to President William Howard Taft about San Francisco: "The City that Knows How!" Other houses of worship will follow suit, providing more opportunities for review if this project is allowed to proceed as already approved.

**I very respectfully urge you to permit the Planning Commission's approval of this important project to stand** so that all of us can begin to see the progress we long for—and which our brothers and sisters in the Tenderloin and all San Franciscans deserve. **Thank you!**

Sincerely,

John W. Mitchell  
376 Moncada Way (Ingleside Terraces)  
San Francisco, 94127  
[jmitchell@ardenwood.org](mailto:jmitchell@ardenwood.org)  
C: 415-515-5125



John W. Mitchell  
Executive Director / CEO  
Arden Wood  
445 Wawona Street  
San Francisco, California 94116-3058  
W: 415-379-2200  
[jmitchell@ardenwood.org](mailto:jmitchell@ardenwood.org)  
[www.ardenwood.org](http://www.ardenwood.org)

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**From:** [Sarah D'Evelyn Grossman](mailto:Sarah.D'Evelyn.Grossman)  
**To:** [Jessica Jones](mailto:Jessica.Jones)  
**Subject:** Please allow the 450 O'Farrell Essential Housing Project to proceed  
**Date:** Wednesday, September 1, 2021 6:29:10 PM

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----- Forwarded message -----

**From:** Sarah D'Evelyn Grossman <[sallydevelyn@gmail.com](mailto:sallydevelyn@gmail.com)>  
**Date:** Wed, Sep 1, 2021 at 6:23 PM  
**Subject:** Please allow the 450 O'Farrell Essential Housing Project to proceed  
**To:** <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>, <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>, <[shamann.walton@sfgov.org](mailto:shamann.walton@sfgov.org)>, <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>, <[chanstaff@sfgov.org](mailto:chanstaff@sfgov.org)>, <[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)>, <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>, <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>, <[dean.preston@sfgov.org](mailto:dean.preston@sfgov.org)>, <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>, <[abigail.rivamontemesa@sfgov.org](mailto:abigail.rivamontemesa@sfgov.org)>, <[melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>  
**Cc:** <[David.murray08@gmail.com](mailto:David.murray08@gmail.com)>, <[alexander@forgedevelopmentpartners.com](mailto:alexander@forgedevelopmentpartners.com)>, <[jessica@craigcommunications.com](mailto:jessica@craigcommunications.com)>

Subject: Please allow the 450 O'Farrell Essential Housing Project to proceed

Dear Honorable Board of Supervisors,

I am writing this letter to urge your support of the 450 O'Farrell Church and Essential Housing Project.

I understand the project, which was recently approved by the Planning Commission, has been appealed.

This project is vitally important and must be allowed to move forward, to benefit the people of the Tenderloin and San Francisco.

San Francisco has an urgent need for housing. The 450 O'Farrell Church and Essential Housing Project allows San Francisco's Essential Working households to live in San Francisco. The project includes BMR housing for our most economically vulnerable populations.

The project excellently meets the needs of the Tenderloin community and San Francisco by providing critically needed housing for essential workers, which has been a pressing issue for many years. I grew up and went to college in the Bay Area and trade school in San Francisco itself, and have been following this project with admiration and respect from its inception. This is exactly the kind of project that should be replicated all over the country—allowing churches with the heart, will, and resources to contribute significantly to the revitalization of their cities through meeting the compelling need for affordable housing for the city's necessary workers who cannot afford to commute from the distant communities they can afford to live in. I've been so impressed by their community outreach projects, the degree to which the project is environmentally sustainable, and the changes they made to it due to planning commission and community input. I also love the dignity living in these good quality dwellings would afford these workers. They deserve it! I enthusiastically support this project!

Respectfully, I urge to you allow the Planning Commission's approval of this important project to stand.

Honorable Supervisors, I urge you to permit this urgently-needed, innovative, and well-designed Essential Housing and Church project to move forward!

Sincerely,

**Sarah Grossman**

Sarah Grossman  
13540 SW Ash Ave, Tigard, OR 97223  
[sallydevelyn@gmail.com](mailto:sallydevelyn@gmail.com)  
503-806-1444

**From:** [del.seymour](#)  
**To:** [Board of Supervisors \(ROS\)](#)  
**Cc:** [David Murray](#); [Alexander Zucker](#); [Jessica Jones](#)  
**Subject:** Support for 450 O'Farrell Essential Housing Project  
**Date:** Monday, August 30, 2021 1:38:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Honorable Board of Supervisors,

I am writing this letter to urge your support of the Fifth Church of Christ, Scientist and Forge Development Partners 450 O'Farrell Essential Housing Project in San Francisco.

I understand the project, which was recently approved by the Planning Commission, has been appealed. However, I feel that this project is vitally important and must be allowed to move forward, to benefit the people of the Tenderloin and San Francisco.

San Francisco has an urgent need for housing. The 450 O'Farrell Church and Essential Housing Project allows the city's essential working households to live in San Francisco. The project includes BMR housing for our most economically vulnerable populations.

The project meets the needs of the Tenderloin community and San Francisco by building housing. Housing access and affordability is integral to the community health of the Tenderloin residents, people, workers, companies, and tourists. The dense neighborhoods need more available housing for everyone. I enthusiastically support this project.

Honorable Supervisors, I urge you to permit this urgently-needed, innovative, and well-designed Essential Housing and Church project to move forward!

Thank you in advance for your support of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Del Seymour  
55 Taylor St. San Francisco, CA 94110  
[tlwalkingtours@gmail.com](mailto:tlwalkingtours@gmail.com)  
415-574-1641

**Del Seymour**  
Founder / Board Member



[CODE TENDERLOIN](#)  
San Francisco, CA  
m: 415-574-1641

Tenderloin Walking Tours Founder  
City of SF Local Homeless Coordinating, Board Co-Chair  
St. Francis TL HIP, Board Member  
Swords To Plowshares, Director  
Better Market Street Project Committee, Board Member

**From:** [Admin](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Cc:** [David Murray](#)  
**Subject:** Dear Honorable Board of Supervisors:  
**Date:** Sunday, August 22, 2021 2:54:55 PM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Honorable Board of Supervisors:

I have been a resident of the San Francisco community for over four years.

I am writing in support of the Church and residential housing project at 450 O'Farrell St. I endorse the project for many reasons.

One of the main reasons is that it will provide housing for 314 working families who might otherwise be unable to afford living in San Francisco, where they work. Not only that, but the project can provide a community, which is so needed in the Tenderloin district. In addition, the project can offer a safe place and activities for the children of these families, not the least are after-school care and activities. I was a single working parent, and I know how important it is for families to feel their children are safe so they can work in the community for the community, unconcerned about the welfare of their children.

Furthermore, the project will not use any tax dollars.

The Church building itself will provide a quiet place for rest and study in its Reading Room, lending a spiritual and peaceful environment. A Sunday School for ALL the children is also part of the church building.

The units are designed to be environmentally friendly to the residents as well as the surrounding communities. Each unit is complete with a bathroom as well as a food prep area. They are designed to use well the space allotted. Additionally, they are designed for good air quality, water conservation, energy sustainability, and quality internet access; they are quiet, refined.

The project has worked amiably and effectively to make the changes recommended by the Planning Commission and other groups. They have been endorsed by other faith groups as well as a group in The Tenderloin

They have held many outreach meetings, to inform and invite input from the community. They have been good neighbors and will continue to do so, spiritually too, enhancing life in the neighborhood for themselves and others.

San Francisco has the reputation for daring to be different, of being innovative, and caring - and being able to carry it off. Surely, San Francisco can pull together now like the Three Musketeers declaring "one for all and all for one" and endorse this project.

I know this project was created for the right reasons, not only for the church, but also in the spirit of collaboration with the Planning Commission and for the benefit of all the community..

I know in my heart this project will bless this neighborhood as well as this wonderful, beautiful city and county community of San Francisco.

Thank you for your consideration of this declaration of support for the project at 450 O'Farrell Street.

Sincerely,

Mary Ann Cahill  
445 Wawona St. #305  
San Francisco, California 94116  
(415) 342-4936  
[maryann-maryann@aol.net](mailto:maryann-maryann@aol.net)

**From:** [Mary Forte](#)  
**To:** [Board of Supervisors, \(ROS\)](#)  
**Subject:** Please allow the 450 O'Farrell Essential Housing Project  
**Date:** Friday, August 27, 2021 8:11:45 AM

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Dear Honorable Board of Supervisors,

I am writing this letter to urge your support of the 450 O'Farrell Church and Essential Housing Project.

I understand the project, which was recently approved by the Planning Commission, has been appealed.

This project is vitally important and must be allowed to move forward, to benefit the people of the Tenderloin and San Francisco. This project excellently meets the needs of the Tenderloin community and San Francisco.

I enthusiastically support this project for the following reasons:

- San Francisco has an immediate need for housing. The 450 O'Farrell Church and Essential Housing Project allows San Francisco's Essential Working households to live in San Francisco. The project includes BMR housing for our most economically vulnerable populations.
- The Christian Science church is a global community of healers and our reason for church edifices is that in them people may worship.

Respectfully, I urge you to allow the Planning Commission's approval of this important project to stand.

Honorable Supervisors, I urge you to permit this urgently-needed, innovative, and well-designed Essential Housing and Church project to move forward!

Sincerely,

Mary Forte  
3261 Blandon Road  
Oakland, CA 94605  
[maryforte@gmail.com](mailto:maryforte@gmail.com)

*This is the day the Lord hath made, be glad, give thanks, rejoice!*

**From:** [V Corcel](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** 450 O'Farrell  
**Date:** Friday, August 27, 2021 12:41:50 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the San Francisco Board of Supervisors:

I am writing to you in support of the 450 O'Farrell Church and Essential Housing project. When I first heard of the project some years (yes, years!) ago, I was both moved and excited by the project. I was moved by the selfless and creative solution to church AND the need for affordable mid-income housing. I was also excited for a fresh new model for cutting edge housing for the 21st Century.

As populations grow, and space for humankind shrinks, we need and want spaces with multiple use areas that conserve space and yet are functional. The apartments proposed do all of this in an environmentally, healthy, and functional way.

This little church has been a model of perseverance and faithfulness. Love has been their guiding light. I am not a member of this church, but have visited on occasion. I have found its members loving and of good character. They are an asset to the community in which they reside. But, they are small.

Ladies and gentlemen, I trust that you are in the position you are, because you care about the city of San Francisco and its people, and to perhaps stand up for those who can't be as loud as the vocal special interest groups. This project has a legal and moral right to continue, and I encourage you to look into your hearts and support what is good and right, and stop these seemingly endless cycles of delays and postponements---not only for the 450 O'Farrell project, but for future projects to come.

Thank you for your service to the City of San Francisco.  
With heartfelt gratitude,

Vicki Corcel

**From:** [Kristy Holch](#)  
**To:** [Jessica Jones](#)  
**Subject:** My Support for the 450 O'Farrell Church and Essential Housing Project  
**Date:** Sunday, September 5, 2021 3:49:17 PM

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Re: My Support for the 450 O'Farrell Church and Essential Housing Project

Dear Jessica Jones,

Dear Honorable Board of Supervisors,

It's frustrating. I understand the process, the need for appeals and all the time it takes. But when you weigh the good of this project against any objections, it is not even in the same universe. It is time to get started on this project and all the good it will bring to the city and its neighborhood. Let us not waste one more week. Thank you for listening to all viewpoints.

Sincerely,  
Kristy Holch  
[kholch@outlook.com](mailto:kholch@outlook.com)  
855 El Camino Real 13a Palo Alto, CA 94301 Constituent

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**From:** [Donna Fletcher](#)  
**To:** [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)  
**Cc:** [David Murray](mailto:David.Murray@forqedevelopmentpartners.com); [alexander@forqedevelopmentpartners.com](mailto:alexander@forqedevelopmentpartners.com); [Jessica Jones](#)  
**Subject:** Please allow approval of the 450 O'Farrell Essential Housing Project to stand!  
**Date:** Sunday, September 26, 2021 9:05:11 PM

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September 26, 2021

Dear Honorable San Francisco Board of Supervisors,

I have been following the protracted course of this project for many months, and am now writing you at this critical juncture to **urge your continued support** of the 450 O'Farrell Church and Essential Housing Project.

I understand the project, which was recently approved by the Planning Commission, has been appealed. Although, the approval process provides for such appeals, I urge you to allow the project to move forward and **benefit the people of the Tenderloin and San Francisco as intended.**

The State of California is currently experiencing a housing crisis of monumental proportions. In fact, **every city in the State of California must identify viable housing sites to meet a mandated Regional Housing Needs Allocation (RHNA).** The 450 O'Farrell Church and Essential Housing Project **provides 316 units of flexible multi-family housing and 48 units of below market rate housing towards this mandate.** Just as important, The 450 O'Farrell Church and Essential Housing Project **allows San Francisco's Essential Working households to live in San Francisco.** The **below market rate housing is vital** to provide for the most economically vulnerable populations in San Francisco.

The members of Fifth Church of Christ Scientist, and the entire project team, have been **thoughtful and thorough in working with the community** and responding to requests for design changes. The result is a project that will meet the needs of hundreds of families who currently don't have viable housing options in the City. The project is well-designed, flexible, adaptable, and innovative in its design amenities. It is a housing project that **San Francisco can truly be proud of and that other cities will want to replicate.**

Please don't allow this project to be delayed any further. **San Francisco and the Tenderloin neighborhood desperately need this housing!** Please allow the 450 O'Farrell Essential Housing Project to move forward with all speed.

**Please vote to allow the Planning Commission's approval of this important project to stand!  
Thank you for your consideration.**

Respectfully Submitted,

DonnaToujtian Fletcher  
112 Centre Court

Alameda, CA 94502  
510-368-1188

Appendix H – Project Media

# A Tenderloin church wants to add more housing to the area. Critics say it isn't the right type of housing

[J.K. Dineen](#)

Sep. 29, 2021 Updated: Sep. 29, 2021 11:22 p.m.

[Comments](#)



1 of 3

Richard Hannum, founder of Forge Development Partners, left, and Ela Strong, president of the executive board at Fifth Church of Christ, Scientist, stand for a portrait together in San Francisco, in February. The church, in partnership with Forge, is looking to develop its nearly century-old and underutilized historical building into a 13-story mixed-use facility.

Stephen Lam/The Chronicle



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Christian Science officials warned the San Francisco Board of Supervisors that it would be violating the religious institution's civil rights if it fails to approve a Tenderloin development that would include a new church as well as a contentious market-rate group housing development.

At a Tuesday board meeting, Ela Strong, president of the board of the Fifth Church of Christ, Scientist, said that upholding an appeal of a proposed development at 450 O'Farrell St. would "violate our civil rights under the Constitution."

"Our right to be able to engage in religious exercise is at stake here," Strong said. "We cannot meet our religious needs in our current building. The proposed new church facility is essential for us."

The comments came during an appeal of approved plans to construct a 13-story group housing complex, which would include 316 new dwelling units, a new church and ground-level space for a Christian Science reading room. The builder, Forge Development Partners, took the project over from a previous developer, who had won approvals to build 176 conventional apartments. Forge is partnering with the church on the development. The Planning Commission approved the project in June.

The project would produce 316 space-efficient studio units for households earning between \$26,000 to \$115,000 per year. The group home units would not have full kitchens, instead offering two-burner stoves, a microwave and mini-fridge. There would be a communal kitchen for residents wishing to use an oven.

The Board of Supervisors didn't vote on the appeal, instead continuing it until its Oct. 5 meeting.

The project is being appealed by Tenderloin Housing Clinic, which argues that the neighborhood, which has the largest concentration of residential hotel units in the United States, does not need more 350-square-foot micro-units, but instead is badly in need of larger apartments for low-income families currently jammed into tiny spaces.

Critics say the group housing developers are exploiting a loophole in the planning code that allows what likely will be temporary corporate housing — micro-units lacking full kitchens — to be classified as permanent housing. The building will have 632 beds, with units ranging from 320 to 850 square feet.

Pratibha Tekkey, director of community organizing for the Tenderloin Housing Clinic, said the previous approval would have brought “much-needed family housing” to the neighborhood. Tenderloin resident David Elliot Lewis said the idea of micro-units and shared kitchens might have made sense prior to the pandemic, but no longer.

“We live in the age of respiratory illness,” he said. “It’s the wrong design for our era.”

Longtime Tenderloin resident Karen Taylor called the proposed building “a warehouse for people” and said that the switch from larger units to group housing was “a bait and switch.”

“The last thing the Tenderloin neighborhood needs right now is market-rate group housing,” said Sara Shortt, director of Public Policy & Community Organizing for HomeRise, an affordable housing group. “We need permanent housing in the neighborhood to allow families to build roots and create community.”

Forge contends that the current calculus of construction costs and rents makes a conventional building there impossible and that the previous builder, Trammell Crow, abandoned the project because the economics didn’t work.

A 1,200-square-foot unit would cost \$1.2 million to build and would have to bring in about \$7,500 a month in rent in order to make money— about double what a two-bedroom unit in the Tenderloin currently rents for, said Forge founding partner Richard Hannum. In contrast, the average unit at the Forge project would be \$3,500 a month.

“In the end our goal is to create housing that people can afford to live in, and to build the church,” said Hannum.

While Tuesday's appeal hearing was focused on whether the planning commission had acted properly in approving the project, the discussion veered into a debate on the condition of the O'Farrell Street block in question, between Taylor and Jones.

Strong said the addition of as many as 632 residents in the new building would bring positive activity to a block that has been plagued by drug dealing and other illegal activity, which she said has "resulted in a significant reduction in church attendance."

"Regularly there is drug use and violence in front of the church. Tent encampments often block the front and side entrances. This limits access to the church by those wishing to enter it," she said. "Garbage, human excrement and hypodermic needles must be cleaned up by the church daily. Sometimes several times a day."

Supervisor Matt Haney, who represents the Tenderloin, took issue with the way Strong characterized the street.

"You might want to think about how people experience those words, and how you can create love and respect," he said, adding that the church should aspire to bring "healing and compassion for everyone in the neighborhood, including people who may be on your block and who may need your help."

Proponents of the O'Farrell project point out that the property is one of dozens of underutilized church-owned lots that could be redeveloped for housing, and that other religious institutions may be put off if the Board of Supervisors upholds the appeal, torpedoing the project.

In a letter to the board, Michael Pappas, who heads the San Francisco Interfaith Council, said "the religious community will be watching" what happens with the vote and that the result will give "a clear indication of the sincerity of the city's goal of re-purposing religious properties."

Corey Smith of the Housing Action Coalition said that rejecting the project would send the wrong message to other religious institutions.

"I worry the city is going to lose out on the ability to build housing of all types on congregation land," he said.

*J.K. Dineen is a San Francisco Chronicle staff writer.  
Email: [jdineen@sfchronicle.com](mailto:jdineen@sfchronicle.com) Twitter: [@sfjdkdineen](https://twitter.com/sfjdkdineen)*

## Legislative changes likely for group housing as Tenderloin appeal looms



The existing church at 450 O'Farrell St., where a group housing project is proposed.

By Laura Waxmann

If the number of delays a San Francisco development project endures in a single year were a competition, the developers seeking to transform an aging Tenderloin church into a group housing complex at 450 O'Farrell St. would have already taken home a medal.

Votes on the 316-unit project were continued five times this year by the San Francisco Planning Commission, which finally — and with some reluctance — approved it 4-2 in June. The approval came with conditions that the developer provide more group housing rooms greater than 500 square feet and improve amenities.

But the commission's approval was quickly appealed by neighborhood groups and affordable housing developers taking issue with the small units, which they said did not respond to community needs. The appeal sent the project to the Board of Supervisors for additional scrutiny on Sept. 8 — but that hearing was again delayed.

On Tuesday, the board finally took up the appeal, and after much deliberation that included calls for changes to city code that would more effectively guide the construction

of group housing, voted to continue the hearing once more. The project's fate will now be decided Oct. 5, allegedly.

The saga of 450 O'Farrell includes many twists and turns and dissection of the planning code, hitting a nerve in the debate of how to build housing equitably in a city that remains unaffordable to many of its residents.

Here's the gist: In January, Forge Development Partners shifted from an already-authorized, 176-unit housing project with traditionally sized units at the site – approval of which [was a four-year journey](#) that also was [marked by controversy](#) and ended with a [previous developer shelling out \\$1.5 million](#) to quiet opponents before ditching the project.

When Forge partnered with the Fifth Church of Christ Scientist to move the site's redevelopment along, it pitched plans for what ultimately morphed into a 316-unit group housing project with up to 632 beds and construction of a replacement church. Forge and the church said previously that the change to the smaller units was made to provide more [affordable housing to middle-income households](#) in the working-class neighborhood. This type of housing is also more affordable to build.

To the chagrin of the project's opponents, Forge's project was able to retain the 13.5% affordability rate of the original project that was approved in 2018, rather than having to provide 25% of its units at affordable rate in accordance with current law.

San Francisco Planner Carly Grob explained Tuesday that the onsite affordability of a project is "dictated by the point at which the project files an environmental evaluation application."

Because the group housing project was "found to be in substantial conformity with the project that was approved in 2018 and did not require a new environmental evaluation, it was able to retain the 13.5% on-site rate, which was grandfathered," she said. Grob said the residential use and project massing did not change, so it did not have to seek a new environmental impact analysis even though the number of units nearly doubled. Additional environmental review would have had implications for the affordability rate, said Grob.

The changes were not welcomed by the community, which rejected the idea of group housing in a neighborhood grappling with a list of socio-economic challenges and is already home to a majority of the city's single-room occupancy hotels. The project's opponents at one point requested that Forge include 35 units at 1,000 square feet.

That brings us to the heart of that issue surrounding 450 O'Farrell – the definition of group housing, or lack thereof.

As planning officials and supervisors concluded at Tuesday's hearing, the lines between group housing and regular dwelling units are blurred. Grob confirmed that there are "no

size maximums for group housing rooms and the minimums would be dictated by the building code.”

Forge's Richard Hannum said Tuesday that his team has worked with the Planning Department for months to “provide units that are substantially larger” and confirmed that they were told that the “new upper limit, as defined by Planning, is 850 square feet per unit” to qualify as group housing. Forge's project features units between 350 and 600 square feet in size.

A 2005 interpretation by the city's then-zoning administrator found that the distinction between group housing and a normal dwelling unit hinges on its kitchen; group housing does not require a full kitchen in each unit.

Group housing is prohibited at market-rate levels in certain areas of the city, including Central SoMa. In the Tenderloin, however, zoning allows a density of one group housing room for every 70 square feet of lot area without requiring public review.

Supervisor Aaron Peskin on Tuesday called the department's determination in regard to 450 O'Farrell a “line call” and said that the interpretation of what constitutes group housing “has been stretched and stretched again and in this case arguably stretched to the limit.”

The discussion over 450 O'Farrell and recent proliferation of group housing proposals in the Tenderloin and other parts of the city has led city leaders to take closer look at current guidelines and how group housing is defined.

“One of the central issues raised in recent discussions of group housing projects is the physical similarity between, A, typical group housing rooms and, B, conventional dwelling units. Whether this should be addressed, particularly vis-à-vis architecture and amenities, and if so how, would likely be a point of focus in any future legislation,” said Dan Sider, the Planning Department's chief of staff.

Sider added that the department has done some “good analysis” on the topic.

“We've also had some interest in the topic from our electeds,” he said. “I imagine that once 450 O'Farrell is adjudicated we will see a push toward legislative changes.”

<https://www.bizjournals.com/sanfrancisco/news/2021/09/29/s-f-supes-undecided-about-tenderloin-project.html>

7/9/2021

San Francisco approves redevelopment of parking lots & underutilized building into affordable housing to revitalize Tenderloin



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**ISSUE #151**

# **SAN FRANCISCO APPROVES REDEVELOPMENT OF PARKING LOTS & UNDERUTILIZED BUILDING INTO AFFORDABLE HOUSING TO REVITALIZE TENDERLOIN**

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San Francisco approves redevelopment of parking lots & underutilized building into affordable housing to revitalize Tenderloin



**O**n June 24, 2021 in San Francisco, California, the San Francisco Planning Commission approved the 450 O'Farrell Church and Essential Housing project sponsored by Fifth Church of Christ, Scientist, San Francisco. Two surface parking lots and a vacant church building will bite the dust to create three revitalizing new affordable housing assets for the Tenderloin community.

The 450 O'Farrell redevelopment project includes 316 units of essential workforce apartments with private bathrooms and modern cooking facilities, a new church building, and a street-level neighborhood reading room open to the public during the week.



"We're very grateful," said Church Board President Ela Strong. "This approval allows the Church to fulfil our religious mission and better serve the community. It also allows the building of much-needed new housing, which working families can afford, on our underutilized land."

The 450 O'Farrell project is the realization of the church's long-standing mission statement and 35 years of working with the neighborhood and potential development partners to provide projects that help revitalize the Tenderloin community.

At the Planning Commission hearing, Del Seymour, nicknamed "Mayor of the Tenderloin" said, "I'm satisfied that the project team has addressed all the concerns that were brought up. I strongly support this housing project and the community welcomes all types of housing models to continue the diversity of this area. I can't wait to see the dignity it will bring to the Tenderloin."

**San Francisco Interfaith Council** Executive Director Michael Pappas noted, "Seven years ago, the San Francisco Interfaith Council (SFIC)

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San Francisco approves redevelopment of parking lots & underutilized building into affordable housing to revitalize Tenderloin



One of the two parking lots that will become affordable housing.



The San

Francisco Interfaith Council convenes and amplifies the voice of San Francisco's faith-based community. Its work centers on the important issues of civil rights, homelessness, housing affordability, and disaster preparedness.

According to SF Planning Department records 800 properties are owned and operated by communities of faith and religious institutions in San Francisco.

The Church's partner for the approved project is **Forge Development Partners LLC**. It is anticipated that project construction will begin in the fourth quarter of 2021.

"We're thrilled that the Planning Commission has approved the design for the Church's project," said **Richard Hannum**, Forge Founding Partner. "We look forward to working with the Church and the City to bring this workforce essential housing model to fruition so that new residents can enjoy a well-designed and environmentally-sustainable home in the same city where they work."

The approved design includes providing 316 homes eligible for households making between roughly \$26,000 to \$115,000 per year – including first responders, restaurant and hospitality service employees, teachers, nurses, retail employees, cooks, iron and steel workers – who can benefit from this type of workforce essential housing.

**The 450 O'Farrell Church and Essential Housing Project includes:**

- 13 story, mixed-use building, including 316 new state-of-the-art residential units from 320 to 830 square feet sleeping up to four individuals
- Each residential unit features state-of-the-art private bathrooms and cooking facilities
- Roof decks and multiple interior courtyards and shared amenities for residents
- Church facility including historic artifacts from the existing structure
- Street-level Christian Science Reading Room open to the public for prayer during the week
- New sidewalks, trees, and plants to add vitality and greenery
- Project Access support of residents
- Step-away balconies
- Available bike parking

Fifth Church of Christ, Scientist: Fifth Church of Christ, Scientist has been in the Tenderloin community for almost 100 years .

Forge Development Partners, LLC is a redevelopment company focusing on workforce housing. They say that their integrated-innovation approach encompasses building design, construction, and operation, using technology and concierge residential

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450 O'FARRELL STREET

# Planning Department Approves 450 O'Farrell Street In Tenderloin, San Francisco



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450 O'Farrell Street, rendering courtesy Forge Development Partners

BY: ANDREW NELSON 5:30 AM ON JUNE 30, 2021

The San Francisco planning commission has approved plans to construct a 13-story group housing complex at [450 O'Farrell Street](#) in San Francisco's [Tenderloin](#) neighborhood. Once complete, the building will include 316 new dwelling units, a new church facility, and ground-level

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space for a Christian Science Reading room. The project is sponsored by the Fifth Church of Christ, Scientist.

d in  
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Meeting  
Schedule  
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n Street  
In  
Potrero  
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450 O'Farrell Street, vertical elevation of East to west, design by Gensler

According to the revised application published earlier this month, the 130-foot tall building will yield 200,720 square feet, with 172,370 square feet dedicated to residential space, 5,060 square feet of common open space between the fourth floor and rooftop, and 1,850 square feet for six-vehicle parking area. Connected to ground level will be two retail spaces spanning 6,020 square feet between 9,930 square feet for the new church facility. Parking will also be included for 136 bicycles.

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450 O'Farrell Street, image via Google Street View

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The project will produce 316 space-efficient studio units for households earning between \$26,000 to \$115,000 per year. Unit sizes will range between 320 to 830 square feet, each with a private bathroom. Amenities will include multiple courtyards, a shared kitchen at ground level, and amenity rooms on various floors.

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450 O'Farrell Street facade update, design by Gensler



**Gensler** is the project architect. The updated design facade will mix a few materials, including white, brass, and simulated stone concrete, glazed windows, and charcoal grey metal panels. Vertical recesses divide the facade in three as an aesthetic improvement for the pedestrian experience.

The project will include demolishing the existing structures, including a colonnaded church building currently occupied by the Fifth Church of Christ, Scientist.

450 O'Farrell Street is located between Jones Street and Taylor Street, less than a block from the Hilton at 333 O'Farrell Street. The Powell Street BART Station is eight minutes away on foot, while Union Square is just seven minutes away.

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Earlier iteration of 450 O'Farrell Street full-block view, design by Gensler

The newly approved project is an alteration from earlier plans that would have seen 176 apartment units constructed. The new proposal reduces parking capacity, and the church footprint remained similar for both variations.



Earlier iteration of 450 O'Farrell Street rendering, design by Gensler

Forge Development Partners is working with the religious institute to build the new project. The construction job is expected to last 24 months at a cost of \$83 million. Demolition is scheduled to start by the end of the year.

<https://sfyimby.com/2021/06/planning-department-approves-450-ofarrell-street-in-tenderloin-san-francisco.html>

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From the San Francisco Business Times:

<https://www.bizjournals.com/sanfrancisco/news/2021/06/29/sfbt-digest-tuesday-sfo-united-tenderloin-housing.html>

## SFBT Tuesday Digest: Airline's SFO hiring spree; Tech giant's office return

Jun 29, 2021, 8:15am PDT Updated: Jun 29, 2021, 9:15am PDT

Good morning, Bay Area. A 3.9 earthquake centered in San Leandro shook the region last night, reminding all of us that wildfires aren't the only danger looming in the region. Here are some other items not to be overlooked in local business news.



### United to hire 4,000 at SFO

SFBT

United Airlines is embarking on a historic buying and hiring spree as it looks to purchase 270 new airplanes — the largest airplane purchase in its history — and hire up to 4,000 workers at San Francisco International Airport. Read the full story here.

### Google office return

Google is reopening its California offices on a voluntary basis starting July 12 as it prepares to require most workers back in September for at least three days a week. The tech company won't require that workers be vaccinated, but those who provide proof

<https://www.bizjournals.com/sanfrancisco/news/2021/06/29/sfbt-digest-tuesday-sfo-united-tenderloin-housing.html?&print>

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SFBT Tuesday Digest: Airline's SFO hiring spree: Tech giant's office return - San Francisco Business Times

can remove their masks in the office. Unvaccinated employees or those who don't provide verification will be subject to a mask mandate and weekly coronavirus testing. (San Francisco Chronicle)

### **New Tenderloin housing**

The San Francisco Planning Commission recently approved a housing project at 450 O'Farrell St sponsored by the Fifth Church of Christ, Scientist. The project includes 316 apartments with private bathrooms and modern cooking facilities, a new Church building, and a street-level neighborhood reading room open to the public during the week. The Church's partner for the approved project is Forge Development Partners LLC. It is anticipated that project construction will begin in the fourth quarter of 2021. (The Registry)

### **New East Bay Costco**

Plans for a new Costco warehouse as well as a housing and retail development envisioned at the current NewPark Mall will head to the Newark City Council for possible final approval in July. A nearly 162,000-square-foot Costco is planned to go up on a roughly 11-acre portion of the NewPark Mall site to help take pressure off of a nearby Fremont location and another in southern Hayward. Two large two-story buildings on the southeastern side of the mall — the previous sites of the 120,000-square-foot JCPenney, and the 87,000-square-foot Burlington and Mervyn's — would both be demolished to make way for the warehouse. (East Bay Times)

### **Cannabis grew during pandemic**

San Francisco's cannabis industry saw a lot of new growth during the pandemic as the city's Office of Cannabis approved more permits for cannabis-related businesses in 2020 than in any previous year. While other businesses were forced to close, at least 10 cannabis retail shops opened in the city last year. In the summer of 2018, the office began accepting applications and by the end of 2019, it had issued their first two permits. The office expects to issue a handful of additional permits in the coming weeks. (San Francisco Chronicle)

### **Out of state students at UC**

<https://www.bizjournals.com/sanfrancisco/news/2021/06/29/sfbt-digest-tuesday-sfo-united-tenderloin-housing.html?s=print>

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Tenderloin microunit project finally wins approval amid calls for tighter group housing regulations - San Francisco Business Times



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From the San Francisco Business Times:

<https://www.bizjournals.com/sanfrancisco/news/2021/06/29/tenderloin-microunit-project-finally-wins-approval.html>

## Tenderloin microunit project finally wins approval amid calls for tighter group housing regulations

Jun 29, 2021, 3:03pm PDT Updated: Jun 30, 2021, 7:09am PDT

A Tenderloin group housing project that was revised three times and delayed half a dozen times won San Francisco Planning Commission approval Thursday — but not without several commissioners calling for tighter regulations on group housing construction in the city.

The commission with a 4-2 vote authorized the conversion of a previously approved 176-unit, traditional residential project at the site of the Fifth Church of Christ, Scientist at 450 O'Farrell St. into 316 much-smaller-sized group housing units. The project, which still needs approval of the full Board of Supervisors, was approved on the condition that the developer convert its ground floor retail space into group housing and also analyzes such a conversion for the building's basement, among other things.



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A rendering of the 13-story group housing project proposed to rise at 450 O'Farrell St. in the Tenderloin.

<https://www.bizjournals.com/sanfrancisco/news/2021/06/29/tenderloin-microunit-project-finally-wins-approval.html?s=print>

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Tenderloin microunit project finally wins approval amid calls for tighter group housing regulations - San Francisco Business Times

The commission's approval came despite several commissioners pushing for another continuance, with some recommending that the city's Board of Supervisors consider making legislative changes to current code that regulates group housing projects, proposals for which have increased throughout the city in recent years.

"From a policy perspective I have a number of concerns about how we are using group housing versus residential housing," said Commissioner Sue Diamond, who at a previous hearing on the project cited the lack of kitchen access in group housing units as a concern.

Group housing differs from traditional dwelling units in that it does not require a full kitchen in each unit. This type of housing is prohibited at market-rate levels in certain areas of the city, including Central SoMa. In the Tenderloin, however, current zoning allows a density of one group housing room for every 70 square feet of lot area without requiring public review.

The 450 O'Farrell project represents the years-long effort by the church, working with Forge Development, to redevelop its underutilized land into housing and build a new church facility on its property.

Forge CEO Richard Hannum said his team responded to feedback from the commission and the community by adding three communal kitchens to the project, as well as expanding amenity spaces, among other things. The project's unit count was also increased from a previous proposal that called for 302 units.

"I am not very happy about the fact that the changes to this project resulted in many more units with much less open space than the original version, all of which is permissible by changing from residential to group housing," said Diamond. "I do believe from a policy perspective that our legislature, the Board of Supervisors, should be looking at the issue of ... how much group housing do we want, what's the appropriate open space ratio, where group housing should be located and where it shouldn't be located."

The version of the project approved on Thursday features group housing rooms between 350 and 600 square feet. Building larger units would compromise the financial feasibility, the developer has

<https://www.bizjournals.com/sanfrancisco/news/2021/06/29/tenderloin-microunit-project-finally-wins-approval.html?s=print>

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Tenderloin microunit project finally wins approval amid calls for tighter group housing regulations - San Francisco Business Times

said. As a result of the delayed hearings the cost of the project will be about \$1,200 per square foot for the 218,155-square-foot project, said Hannum.

Hannum told me previously that the switch from a 176-unit residential project to group housing was made to keep down construction costs and provide more affordable housing to the Tenderloin community. Single-room occupancy hotel housing in the city is typically priced at 75% of the cost of renting a market-rate studio, and Hannum said that rents for his project would vary range from \$962 for a studio to \$1,373 for a three-bedroom group housing unit — although a city planner on Thursday pointed out that these prices are not yet set in stone.

For the past year-and-a-half, the project has drawn the ire of Tenderloin community groups and residents, who argued that the modified proposal failed to address a dire need for family housing in the neighborhood, which is already saturated with single room occupancy hotels.

"Tenderloin residents are concerned about the increasing number of group housing projects being proposed in the neighborhood. Group housing are housing units with mini kitchens, not full kitchens in each unit, and shared community kitchens. In the case of this project, three community kitchens would be shared by 600 residents," said Colleen Rivecca, director of Community Organizing, Policy & Planning for the Tenderloin Community Development Corp.

"Residents of Tenderloin feel this project does not meet the needs of the community, especially those of working families, and will only replicate the status quo of overcrowding in the Tenderloin and inadequate kitchen facilities in homes of Tenderloin residents," she added.

Commissioner Kathrin Moore, who opposed the project, said that her concerns are not about "architecture, but about fundamental policy."

"When a project comes back with this extreme measure of change I believe a policy discussion has to be proceeding with decisions which put further group housing in the Tenderloin, of which there

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Tenderloin microunit project finally wins approval amid calls for tighter group housing regulations - San Francisco Business Times

were three more recently approved projects in (the city)," said Moore. "The Tenderloin has never been given the opportunity to fully mature as a full-fledged community with appropriate housing for the people who live there. Family housing I think needs a discussion – 600 square feet are allocated for four people to live in. That just doesn't work."

**Laura Waxmann**

Staff Reporter

*San Francisco Business Times*



6/29/2021

San Francisco Approves 316-Unit Fifth Church of Christ, Scientist New Church and Essential Housing Project - The Registry

## San Francisco Approves 316-Unit Fifth Church of Christ, Scientist New Church and Essential Housing Project

June 29, 2021



*The exterior of 450 O'Farrell will add a modern and attractive touch, and dignity, to the Tenderloin.*

*Fifth Church of Christ, Scientist will work with Forge Development Partners to revitalize its 450 O'Farrell property to better serve the needs of the Tenderloin community.*

June 28, 2021 — SAN FRANCISCO, Calif. — Last Thursday, the San Francisco Planning Commission approved the 450 O'Farrell Church and Essential Housing project sponsored by Fifth Church of Christ, Scientist, San Francisco. The project includes 316 units of essential workforce apartments with private bathrooms and modern cooking facilities, a new Church building, and a street-level neighborhood Christian Science Reading Room open to the public during the week.

"We're very grateful" said Church Board President Ela Strong. "This approval allows the Church to fulfill our religious mission and better serve the community. It also allows the building of much-needed new housing, which working families can afford, on our underutilized land."

The project is the realization of the Church's long-standing mission statement and 35 years of working with the neighborhood and potential development partners to provide a project that contributes to the spiritual and physical well-being of the Tenderloin community.

At the Planning Commission hearing, Mayor of the Tenderloin Del Seymour said, "I'm satisfied that the project team has addressed all the concerns that were brought up. I strongly support this housing project and the community welcomes all types of housing models to continue the diversity of this area. I can't wait to see the dignity it will bring to the Tenderloin."

San Francisco Interfaith Council Executive Director Michael Pappas noted, "Seven years ago, the San Francisco Interfaith Council (SFIC) convened the most prominent faith leaders in our City, and formed the

<https://news.theregistrysf.com/san-francisco-approves-316-unit-fifth-church-of-christ-scientist-new-church-and-essential-housing-project/>

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San Francisco Approves 316-Unit Fifth Church of Christ, Scientist New Church and Essential Housing Project - The Registry

'Interfaith Essential Housing Task Force'. The 'Task Force' is committed to assisting and supporting communities of faith who are interested in repurposing their properties in order to create housing for the 'missing middle,' low paid workers and their families who provide 'essential' services to our City. For the past five years, the SFIC has been a vocal advocate and supporter of the 450 O'Farrell development project, as it represents the vision of the 'Task Force' and a model to be emulated by other houses of worship in our City." According to SF Planning Department records 800 properties are owned and operated by communities of faith and religious institutions in San Francisco.

*The units in 450 O'Farrell are designed for flexible and efficient use of space and feature furniture that can convert for both daytime and nighttime configurations.*

The Church's partner for the approved project is Forge Development Partners LLC. It is anticipated that project construction will begin in the fourth quarter of 2021.

"We're thrilled that the Planning Commission has approved the design for the Church's project," said Richard Hannum, Forge Founding Partner. "We look forward to working with the Church and the City to bring this workforce essential housing model to fruition so that new residents can enjoy a well-designed and environmentally-sustainable home in the same city where they work."

The approved design includes providing 316 homes eligible for households making between roughly \$26,000 to \$115,000 per year – including first responders, restaurant and hospitality service employees, teachers, nurses, retail employees, cooks, iron and steel workers – who can benefit from this type of workforce essential housing.

**450 O'Farrell Church and Essential Housing Project includes:**

- 13 story, mixed-use building, including 316 new state-of-the-art residential units from 320 to 830 square feet sleeping up to four individuals
- Each residential unit features state-of-the-art private bathrooms and cooking facilities
- Roof decks and multiple interior courtyards and shared amenities for residents
- Church facility including historic artifacts from the existing structure
- Street-level Christian Science Reading Room open to the public for prayer during the week
- New sidewalks, trees, and plants to add vitality and greenery
- Project Access support of residents
- Step-away balconies
- Available bike parking

**Fifth Church of Christ, Scientist:** Fifth Church of Christ, Scientist has been serving the Tenderloin community for almost 100 years providing Christian Science Sunday morning Bible Lesson services and Sunday School classes, and Wednesday evening testimony meetings. The proposed Christian Science Reading Room, which will be constructed as part of the new Church Project, will be the Church's daily welcoming open door to the community, and will be open to the public for prayer.

**The San Francisco Interfaith Council:** The San Francisco Interfaith Council convenes and amplifies the voice of San Francisco's faith-based community. Its work centers on the important issues of civil rights,

<https://news.theregistrysf.com/san-francisco-approves-316-unit-fifth-church-of-christ-scientist-new-church-and-essential-housing-project/>

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6/29/2021 San Francisco Approves 316-Unit Fifth Church of Christ, Scientist New Church and Essential Housing Project - The Registry  
homelessness, housing affordability, and disaster preparedness.

**Forge Development Partners, LLC:** Forge Development Partners, LLC is a pre-eminent development company focusing on workforce housing. Their integrated-innovation approach encompasses building design, construction, and operation, using technology and concierge residential management to improve residents' living experience and benefiting the surrounding community.



*All units include state-of-the-art private baths and cooking facilities and are designed for maximum space efficiency, with comfort and convenience.*

From the San Francisco Business Times:  
<https://www.bizjournals.com/sanfrancisco/news/2021/04/16/group-housing-tenderloin-planning-commission.html>

## **Tenderloin group housing project delayed—again—amid more calls for revised guidelines**

Apr 16, 2021, 7:59am PDT Updated: Apr 16, 2021, 9:29am PDT

A group housing project proposed at the site of a Tenderloin church sparked a lengthy discussion on the need for updated guidelines governing such microunit projects at a San Francisco Planning Commission hearing Thursday.

Years in the making, the project at 450 O'Farrell St. has taken many shapes — the latest iteration proposes 316 group housing rooms with a maximum of 632 beds, along with a new church. The site was originally permitted in 2018 for 176 units, but its developers pivoted on those plans early this year by seeking approval for a group housing project targeting middle-income households instead.

A vote on the change was delayed Thursday for a third time this year to June 10. The proposal was first slated to come before the commission in January with 302 group housing units ranging from 350 to 600 square feet, but it was modified last month to feature larger units with more beds in response to neighborhood opposition.

Some members of the community and several commissioners called on the Planning Department to take a closer look at current guidelines and the definition of group housing.

Group housing differs from traditional dwelling units in that it does not require a full kitchen in each unit. This type of housing is prohibited at market-rate levels in certain areas of the city, including Central SoMa. In the Tenderloin, however, current zoning allows a density of one group housing room for every 70 square feet of lot area without requiring public review.

Forge Development, which is developing the 450 O'Farrell site in partnership with the Fifth Church of Christ, Scientist, said that along with partial kitchens in each unit the plan is to provide a communal kitchen as an amenity. That did not sit well with Commissioner Sue Diamond.

"I cannot conceive of approving a project for 600 people that only has one cooking facility. We need to make sure that if we are providing these smaller units that they are useful to the broader population," said Diamond, adding that she feels the group housing definition "generally needs some updating."

Since 2010, 24 buildings with 775 group housing rooms have been completed or are in the pipeline, according to planning staff, though many more have been proposed in recent months. On Thursday, the commission considered another Tenderloin group housing project on Turk Street. That project was also continued at the behest of the district's supervisor, Matt Haney.

Forge CEO Richard Hannum told me previously that the switch from regular dwelling units to group housing was made to provide more affordable housing. This housing type is also more affordable to build.

"The church is requesting approval for change from luxury units to innovative workforce housing. Building housing on underutilized land that working families can



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Ela Strong, David Murray and their fellow member of Fifth Church of Christ, Scientist have been working to redevelop the church site at 450 O'Farrell St.

afford has been at the heart of our mission statement for the project," said Ella Strong, president of the church's board. "It will benefit the local community and enable the church to engage in religious exercise, which it is unable to do in its current structure."

Tenderloin residents and several community groups and affordable developers, however, have organized in opposition in recent months to what they describe as being market-rate units in comparison to the neighborhood's plethora of single-room occupancy hotels, which historically have served as truly affordable housing for low-income San Franciscans. They said that the proposed project perpetuates overcrowding in Tenderloin households and comes at price points not affordable to current residents.

"Additional market-rate group housing is not what the community needs," said Gabriela Ruiz of the Tenderloin Neighborhood Development Corp. "We would like to see a pause on market rate group housing in the Tenderloin in the future."

Others, however, argued that more housing is needed in the community and that the church is setting an example for other congregations by actively attempting to develop its excess land into housing.

"The core problem is that we don't have enough homes for the number of people who want to live in San Francisco, so adding housing at all income levels is important. We have a proposal that will provide middle-income housing because of its design with no subsidies, that's a win-win," said Corey Smith. "This project started a conversation around an opportunity to build new homes on congregation land around the city."

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*San Francisco Business Times*



From the San Francisco Business Times:  
<https://www.bizjournals.com/sanfrancisco/news/2021/02/04/group-housing-proposed-in-soma-and-tenderloin.html>

## Development group changes course at housing project to replace church

Feb 4, 2021, 3:01pm PST Updated: Feb 4, 2021, 4:33pm PST

The second attempt at replacing the Fifth Church of Christ Scientist at 450 O'Farrell St. could result in 300 group housing units.

Forge Development Partners won approval in 2018 to build 176 luxury units, a ground-floor retail or restaurant space and a replacement church at the Tenderloin site — but has since had a change of heart.

The developer is now seeking a conditional use approval from the San Francisco Planning Commission to build group housing instead. A hearing on the proposed change scheduled for Thursday has been postponed to March 11.

"We realized that the project which was approved, which was the best we could do at the time, didn't really meet the needs of the neighborhood and didn't fulfill the mission of the church, which is to provide well designed housing that working



ROLAND LI  
David Murray, left, and Ela Strong and their fellow members of Fifth Church of Christ Scientist want a new church and have begun working with a new developer on a redevelopment project.

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Group housing proposed in SoMA and Tenderloin - San Francisco Business Times

households can afford," David Murray, a representative of the Fifth Church of Christ Scientist, told me on Thursday.

The proposal to demolish the 1923 church touched off a fierce battle with preservationists, but San Francisco Heritage, which was spearheading the effort to block the demolition, ultimately withdrew its objection.

The church began working with Forge after another developer originally selected to build the project dropped out. The new partners re-imagined the proposal into something more affordable in a neighborhood that has historically been one of the city's last enclaves of low-cost housing.

The development team said it is now targeting essential workers, or the "missing middle," rather than wealthier renters.

Forge's revised project includes the demolition of three buildings: the 26,904-square-foot church and a 1,400-square-foot parking at 450 O'Farrell St.; a one-story, 4,415-square-foot vacant retail building at 474 O'Farrell St.; and a one-story, 1,012-square-foot restaurant and residential building at 532 Jones St.

With the city's approval, Forge would then build a 13-story mixed-use building with 302 group housing rooms ranging from 350 to 600 square feet each, a 10,181 square-foot church and open space. The overall budget for the project is \$150 million.

Forge founder Richard Hannum said his team and the church are working to increase the project's overall affordability. While the original proposal called for 28 of the total units to be affordable, the current plan is to set aside 60 units to be rented at below market rates.

In another group housing proposal, San Francisco-based Carmel Partners on Tuesday filed a new proposal with the city's Planning Department seeking approval to construct a seven-story project with 238 rooms in the South of Market neighborhood.

The rooms, envisioned to be located on the second to seventh floors of the building, would span an average 400 square feet, although 12 are proposed at 350 square feet. A lobby and amenity space would be located on the ground floor.

<https://www.bizjournals.com/sanfrancisco/news/2021/02/04/group-housing-proposed-in-soma-and-tenderloin.html?sr=rl>

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Group housing proposed in SoMA and Tenderloin - San Francisco Business Times

The project calls for the demolition of a 13,000-square-foot warehouse and a 7,000-square-foot parking lot currently located at 925 Bryant St. The project features common kitchens and living areas, and Carmel Partners is proposing an outdoor, common open space in the form of a 5,597-square-foot roof deck.

Carmel Partners, which did not respond to a request for comment on Thursday, is requesting a state density bonus of 46.25% — the state program allows developers to increase the overall number of housing units at a site in exchange for including more affordable housing in a proposed project.

To achieve that bonus, 14% of the project's units must be made available at 50% of the area median income, or at the very-low-income level. The project also proposes to provide 4.5% of the units at low income and 4.5% at moderate income levels.

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From the San Francisco Business Times:  
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## Activists seek new guidelines to cover group housing in San Francisco

Mar 25, 2021, 3:05pm PDT Updated: Mar 25, 2021, 4:16pm PDT

Affordable housing providers and community groups want the city to temporarily halt approvals of group housing projects in the Tenderloin and other parts of San Francisco, saying new guidelines for such projects are needed.

The Tenderloin Neighborhood Development Corp. and other groups have successfully delayed hearings on two projects scheduled to go before the Planning Commission. The projects together represent more than 400 units.

Opponents want to send the developers back to the drawing board, contending the projects fall short of meeting the needs of likely residents at an affordable price, and want regulations or legislation to ensure all group housing projects are equitable. Other groups joining the drive are the Community Housing Partnership, Senior Disability Action and the Glide Foundation.



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Developers are making changes to a group housing project proposed for the former Fifth Church of Christ Scientist at 450 O'Farrell St.

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<https://www.bizjournals.com/sanfrancisco/news/2021/05/25/tenderloin/>

"We just need a pause to understand this idea that so much is driven by financial dynamics regarding what gets built and to what extent it serves the Tenderloin community," TNDC Director Don Falk told me.

Other group housing projects have been proposed in recent months, including a seven-story project with 238 rooms in the South of Market neighborhood and a 225-bed project in the Mission District.

The chief of staff to Supervisor Matt Haney, whose District 6 includes the Tenderloin, said Haney's office has met with all of the stakeholders to discuss the concerns but declined to comment on what course of action the supervisor will take.

One of the sticking points for the opponents is the size of proposed units. They are seeking larger units to reduce crowding. Group housing rooms do not contain full kitchens, and in the Tenderloin, current zoning allows a density of one group housing room for every 70 square feet of lot area.

"Residents have expressed concerns around the size of the group housing units, replicating a lot of the overcrowding that already exists in the Tenderloin and the real need for more affordable housing," said Gabby Ruiz, policy and planning manager at TNDC.

The two projects whose hearings before the commission have already been delayed are: a 101-unit group housing project at 468 Turk St., and a 303-unit project set to replace the Fifth Church of Christ Scientist at 450 O'Farrell St.

The Fifth Church of Christ Scientist project has already been delayed four times at the request of TNDC and the Tenderloin Housing Clinic, prompting developer Forge to agree to make changes.

Forge originally won approval for a 176-unit apartment building with units between 700 and 1,000 square feet but last year pivoted on those plans, opting to build group housing instead to ensure that the project pencils out and to provide more affordable housing to the community, according to David Murray.

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a representative of the Fifth Church of Christ Scientist. The reasoning: While the original project would provide 28 affordable units, the group housing project would provide 60 below market-rate rooms.

Forge Founder Richard Hannum told me Thursday the project's design is being re-worked after the developers received clarification from Planning Department's zoning administrator regarding how big the units could be to still qualify as group housing. They will now be 600 square feet, up from 350, and 317 units are planned.

Brett Gladstone, a land-use attorney representing 468 Turk St.'s developers — the owners of a nearby Tenderloin bar — said that the lot was purchased "at the top of the market in 2018" and due to high construction costs and the small size of the lot, the project's feasibility hinges on revenue from a greater number of rental units.

The project proposes group housing units that are on average 250 square feet.

"To get a maximum number of units and thus make it pencil, we have to make the smallest possible units," Gladstone said, adding that current zoning "allows units as small as what we were doing."

It is unclear if the developers of 468 Turk St. plan to reconfigure their proposal to win opponents' blessing. Gladstone said the team agreed to delay the approval hearing to conduct further community engagement.

He noted that the project is providing 25% of its proposed units as affordable, with 10 units offered at 50% of the area median income — a requirement of the city's Inclusionary Affordable Housing Program and the state Density Bonus Law, which the developers are invoking to increase the nine-story building's density.

But the project's detractors said in a March 23 letter that "developing housing is more than designing a structure that is financially feasible and then building it and collecting rent. A housing development proposal is a proposal by a developer to be

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<https://www.bizjournals.com/sanfrancisco/news/2021/08/25/tenderloin-g...>

an ongoing part of a neighborhood.”

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