

File No. 210763

Committee Item No. 17

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date July 13, 2021

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Secured Acquisition Promissory Note</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Secured Predevelopment Promissory Note</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Declaration of Restrictions & Affordable Housing Covenants</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Deed of Trust</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Notice of Funding Availability</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>General Plan Referral from the Planning Department</u> |
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Completed by: Linda Wong

Date July 8, 2021

Completed by: Linda Wong

Date _____

1 [Loan Agreement - 2550 Irving Associates, L.P. - 100% Affordable Housing at 2550 Irving
2 Street - Not to Exceed \$14,277,516]

3 **Resolution approving and authorizing the Director of the Mayor's Office of Housing and**
4 **Community Development with 2550 Irving Associates, L.P. to execute loan documents**
5 **relating to a loan to provide financing for the acquisition of real property located at**
6 **2550 Irving Street, and predevelopment activities for a 100% affordable multifamily**
7 **rental building, in an aggregate amount not to exceed \$14,277,516; approving the form**
8 **of the loan agreement and ancillary documents; ratifying and approving any action**
9 **heretofore taken in connection with the property; granting general authority to City**
10 **officials to take actions necessary to implement this Resolution, as defined herein; and**
11 **finding that the loan is consistent the General Plan, and the priority policies of**
12 **Planning Code, Section 101.1.**

13
14 WHEREAS, The City and County of San Francisco, acting through the Mayor's Office
15 of Housing and Community Development ("MOHCD"), administers a variety of housing
16 programs financing the development of new affordable housing and rehabilitation of single-
17 and multi-family housing for low- and moderate-income households and resources for
18 homeowners in San Francisco; and

19 WHEREAS, MOHCD enters into loan agreements with affordable housing developers
20 for the purpose of acquiring and developing 100% affordable housing within the City; and

21 WHEREAS, The 2019 Affordable Housing Bond priorities include \$15 million each for
22 acquisition and predevelopment of low-income and senior housing production to achieve
23 geographic balance; and

24 WHEREAS, MOHCD published a Notice of Funding Availability for acquisition and
25 predevelopment financing on December 27, 2019, to finance site acquisition and

1 predevelopment activities for proposed affordable housing located in Districts 1, 2, 4, 7 and 8;
2 and

3 WHEREAS, Tenderloin Neighborhood Development Corporation, a California nonprofit
4 public benefit corporation, was recommended for an acquisition and predevelopment loan
5 under the NOFA, and established 2550 Irving Associates, L.P., a California limited partnership
6 (the “Borrower”) as an affiliate to acquire the Property and develop affordable housing; and

7 WHEREAS, The Borrower intends to acquire the real property located at 2550 Irving
8 Street, San Francisco (the “Property”) in order to develop a 100% affordable rental housing for
9 extremely-low, very-low, low-, and moderate-income households with studio, 1-bedroom, 2-
10 bedroom, and 3-bedroom units, and ancillary space for residential property staff offices and
11 social services support, and a community-serving space, to be commonly known as “2550
12 Irving;” and

13 WHEREAS, On April 2, 2021, the Citywide Affordable Housing Loan Committee
14 recommended approval to the Mayor of a loan in an amount not to exceed \$14,277,516 (the
15 “Loan”) to finance Borrower’s acquisition of the Property and predevelopment activities
16 associated with the development of affordable housing on the Property; and

17 WHEREAS, MOHCD desires to provide the Loan to the Borrower pursuant to a Loan
18 Agreement, a Secured Acquisition Promissory Note, a Secured Predevelopment Promissory
19 Note, Declaration of Restrictions, and a Deed of Trust (collectively, “Loan Documents”), in
20 substantially the form on file with the Clerk of the Board in File No. 210763, and in such final
21 form as approved by the Director of MOHCD and the City Attorney; and

22 WHEREAS, The material terms of the Loan Documents include: (i) a term of 57 years;
23 (ii) an interest rate of up to three percent (3%); (iii) annual repayment of the loan through
24 residual receipts; (iv) the Property will be restricted for life of the project as 100% affordable
25 housing to lower- and moderate-income households with annual maximum rent and income

1 established by MOHCD; (v) the loan will be secured by a deed of trust recorded against the
2 Property; and (vi) if the Property cannot be developed within the time period required by
3 MOHCD's loan agreement time period, the City can require the Property to be transferred to
4 another nonprofit organization or conveyed to the City; and

5 WHEREAS, The Planning Department, through the General Plan Referral letter dated
6 June 21, 2021, found that the loan for the acquisition of the Property is not considered a
7 project under the California Environmental Quality Act ("CEQA", Pub. Resources Code,
8 Section 21000 et seq.) pursuant to CEQA Guidelines, Section 15060 and Chapter 31 of the
9 City's Administrative Code, and is consistent with the General Plan, and the eight priority
10 policies of Planning Code, Section 101.1; which letter is on file with the Clerk of the Board of
11 Supervisors in File No. 210763, and incorporated herein by this reference; now, therefore, be
12 it

13 RESOLVED, This Board affirms the Planning Department's determination that the
14 proposed loan is consistent, on balance, with the General Plan, and with Planning Code,
15 Section 101.1 for the reasons set forth in the Director of Planning's letter; and, be it

16 FURTHER RESOLVED, That the Board of Supervisors hereby approves the Loan
17 Documents, and authorizes the Director of MOHCD or the Director's designee to enter into
18 the Loan Documents, including, without limitation, modifications of the Loan Documents, and
19 preparation and attachment of, or changes to, any of all of the exhibits and ancillary
20 agreements, and any other documents or instruments necessary in connection therewith, that
21 the Director determines, in consultation with the City Attorney, are in the best interest of the
22 City, do not materially increase the obligations or liabilities for the City or materially diminish
23 the benefits of the City, or are necessary or advisable to effectuate the purposes and intent of
24 this Resolution and are in compliance with all applicable laws, including the City Charter; and,
25 be it

1 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes and
2 delegates to the Director of MOHCD and/or the Director of Property, and their designees, the
3 authority to undertake any actions necessary to protect the City's financial security in the
4 Property and enforce the affordable housing restrictions, which may include, without limitation,
5 acquisition of the Property upon foreclosure and sale at a trustee sale, acceptance of a deed
6 in lieu of foreclosure, or curing the default under a senior loan; and, be it

7 FURTHER RESOLVED, That all actions authorized and directed by this Resolution and
8 heretofore taken are hereby ratified, approved and confirmed by this Board of Supervisors;
9 and, be it

10 FURTHER RESOLVED, That within thirty (30) days of the Loan Documents being fully
11 executed by all parties, MOHCD shall provide the Loan Agreement to the Clerk of the Board
12 for inclusion into the official file.

13

14 RECOMMENDED:

15

16 /s/
17 Eric D. Shaw, Director
18 Mayor's Office of Housing and Community Development

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<p>Item 17 File 21-0763</p>	<p>Department: Mayor’s Office of Housing and Community Development</p>
<p>EXECUTIVE SUMMARY</p>	
<p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> • The proposed resolution approves a \$14.3 million loan to 2550 Irving Associates L.P., an affiliate of Tenderloin Neighborhood Development Corporation. The purpose of the loan is to finance the acquisition of 2550 Irving Street and related predevelopment activities. The resolution also approves related loan documents and actions. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> • The 2550 Irving site will be developed as 100% affordable housing. The site is owned by the Police Credit Union and is currently a parking lot and a two-story vacant building, which will be demolished. The MOHCD acquisition and predevelopment loan is underwritten at 7 stories totaling 98 units with a mix of studio and multifamily units. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • Of the total \$14.3 million in loan funds, \$9.3 million is for acquisition costs and \$5.0 million is for predevelopment costs. The proposed loan has a term of 57 years with an interest rate of up to three percent. Repayment will be made from residual receipts from the project. <p style="text-align: center;">Policy Consideration</p> <ul style="list-style-type: none"> • MOHCD anticipates a total cost per unit of \$959,847, which is higher than the \$783,908 average total cost per unit of other MOHCD projects. However, 2550 Irving is considered to be in a high resource area, helping make it more competitive for tax credit funding. The anticipated permanent sources of funding, including state and federal tax credit funding, are not yet committed except for \$746,938 in deferred interest, which is covered by this request. • The proposed loan agreement includes Land Banking Provisions, which state that if the City determines by December 31, 2024 that the project is unlikely to be developed the City may require the title be transferred to another non-profit affordable housing developer or to the City for the remaining loan amount. • MOHCD intends to eventually purchase the land at the project site. The purchase and sale agreement with the City along with ground lease approval will be subject to future Board of Supervisors approval. <p style="text-align: center;">Recommendations</p> <ol style="list-style-type: none"> 1. Amend the proposed resolution to add a “where as” clause to state that it is the City’s intent to enter into a purchase and sale agreement in which the City will take ownership of the land at 2550 Irving Street and enter into a ground lease for the land with a non-profit affordable housing operator. 2. Approve the proposed resolution, as amended. 	

MANDATE STATEMENT

City Charter Section 9.118(b) states that any contract entered into by a department, board or commission that (1) has a term of more than ten years, (2) requires expenditures of \$10 million or more, or (3) requires a modification of more than \$500,000 is subject to Board of Supervisors approval.

BACKGROUND

2019 Affordable Multifamily Rental Housing NOFA

On December 27, 2019 the Mayor's Office of Housing and Community Development (MOHCD) released the 2019 Affordable Multifamily Rental Housing Notice of Funding Availability (NOFA). This NOFA provided up to \$30 million from the 2019 Proposition A General Obligation Bond to cover acquisition and predevelopment costs for new, permanently affordable housing projects.¹ The NOFA targeted developments in Districts 1, 2, 4, 7, and 8 as these districts have not significantly benefited from new housing production, responding to a goal of Proposition A to create new affordable housing in districts that have had limited housing production. Of the \$30 million made available through this NOFA, \$15 million targeted projects intending to serve low-income seniors and \$15 million targeted projects intending to serve low and moderate-income families.

Project Selection

The Tenderloin Neighborhood Development Corporation (TNDC) submitted the only two project proposals in response to the 2019 NOFA. These two projects were for (1) family housing at 2550 Irving Street (the Project) and (2) senior housing at 4200 Geary for which the Board approved an acquisition loan in April 2021 (File 21-0363).

MOHCD convened a panel of three representatives, two from MOHCD and one from the Office of Community Investment and Infrastructure, to review and score the proposals. Proposals were reviewed and scored out of 100 points, with 40 points awarded based on experience of the developer, owner property manager, and service providers; and 60 points awarded based on site characteristics and vision, which included program concept, community engagement, finance and cost containment, and commitment to MOHCD's racial equity framework. TNDC scored 85 out of 100 possible points.

¹ Proposition A was approved by 71 percent of San Francisco voters on November 5, 2019, allowing for the issuance of up to \$600 million in general obligation bonds to finance the construction, development, acquisition, improvements, rehabilitation, preservation, and repair of affordable housing. The Controller's Office of Public Finance sold \$254.6 million in Proposition A bonds in March 2021, which are the source of funding for the \$30 million in loans to be granted in response to the December 2019 NOFA.

The Citywide Affordable Housing Loan Committee reviewed and approved the proposed acquisition and predevelopment loan at their April 2, 2021 meeting. According to the Loan Committee evaluation, prior to disbursement of the proposed loan, TNDC will provide an appraisal supporting acquisition cost, refine the community outreach plan in collaboration with MOHCD, and complete environmental due diligence and receive approval for proposed response plan from State Department of Toxic Substances Control. During predevelopment TNDC will provide MOHCD with updates on community outreach and commercial-use programming, all final data from developer or financial consultant for review, any requests for proposal for equity investors for review, selected investors for review and approval, and all Letters of Intent from financial partners for review and approval. Prior to gap financing, TNDC will provide MOHCD with information related to cost containment measures and to provide the Department with project-related financial and operating information. These conditions are included in the proposed loan agreement.

Project Description

The 2550 Irving site will be developed as 100% affordable housing. The site is owned by the Police Credit Union and is currently a parking lot and a two-story vacant building, which will be demolished. The development timeline anticipates acquiring the site by August 2021, securing additional financing in 2022, and beginning construction by Spring 2023.

The MOHCD acquisition and predevelopment loan is underwritten at 7 stories totaling 98 units with a mix of studio and multifamily units, as shown in Exhibit 2. Of the total 98 units, 31 are anticipated to serve low income households (70 to 80 percent MOHCD Area Median Income (AMI)), 66 to serve very low-income households (25 to 50 percent MOHCD AMI), and one unit will be an on-site manager's apartment. The loan also assumes 25 units for individuals and families who have experienced homelessness and will receive support through the Local Operating Subsidy Program. Based on the preliminary unit mix, the development will be approximately 105,391 square feet with potentially up to 2,228 square feet of commercial space.

Exhibit 1: 2550 Irving Street Preliminary Unit Composition

Unit Configuration	No. of units
Max 30% MOHCD AMI	
1-bedroom	6
2-bedroom	11
3-bedroom	8
Max 40% MOHCD AMI	
Studio	9
1-bedroom	7
3-bedroom	3
Max 50% MOHCD AMI	
Studio	3
1-bedroom	9
2-bedroom	7
3-bedroom	3
Max 70% MOHCD AMI	
1-bedroom	6
2-bedroom	3
3-bedroom	3
Max 80% MOHCD AMI	
1-bedroom	3
2-bedroom	8
3-bedroom	8
Manager's Unit (income N/A)	1
Total	98

Source: Loan Agreement

Note: 2021 maximum income for a two person household are: \$31,950 for 30% AMI; \$42,600 for 40% AMI; \$53,300 for 50% AMI; \$74,600 for 70% AMI; \$85,250 for 80% AMI.

Legal Partnership Structure

2550 Irving Associates L.P. serves as the primary borrower for the project, with 2550 Irving GP LLC as the Managing General Partner with 0.01 percent ownership and Taylor Family Housing, Inc., a TNDC affiliate, as the Initial Limited Partner with 99.99. percent ownership. A tax credit investor will eventually replace Taylor Family Housing, Inc. as the Limited Partner in 2550 Irving Associates LP. Turk Street, Inc. serves as the Sole Member of 2550 Irving GP LLC and TNDC is the Manager of 2550 Irving GP LLC.

DETAILS OF PROPOSED LEGISLATION

The proposed resolution approves a \$14,277,516 loan to 2550 Irving Associates L.P., a limited partnership formed by TNDC. The purpose of the loan is to finance the acquisition of 2550 Irving Street and predevelopment activities for a 100 percent affordable multifamily rental building. The proposed resolution also: (1) approves the form of the loan agreement and ancillary documents; (2) ratifies and approves any action taken in connection with the property; (3) authorizes actions needed to implement the proposed resolution; and (4) adopts findings that the loan is consistent with the General Plan and priority policies of the Planning Code, Section 101.1.

Loan Agreement

The Loan Agreement between the City and 2550 Irving Associates, L.P is for a not to exceed amount of \$14,277,516 at a term of 57 years and interest rate of 3 percent. Of the total loan amount, \$13,378,718 of the funding is from the 2019 General Obligation Bond for Affordable Housing and \$898,798 is from funds deposited into the Citywide Affordable Housing Fund (“the CPMC Fund”).

Other Loan Documents

The proposed resolution also approves the following associated loan documents:

- Declaration of Restrictions and Affordable Housing Covenants, which requires that the housing affordability levels in the loan agreement be maintained for the life of the project.
- Predevelopment and acquisition promissory notes for the loans; and,
- The Deed of Trust between 2550 Irving Associates, LP and Old Republic Title Company, on behalf of the City as lender.

Land Banking

The Loan Agreement includes Land Banking Provisions, which state that in the event that the City determines by December 31, 2024 that the Project is unlikely to be developed within a reasonable time period for any reason, including an inability to obtain necessary financing for the Project, the City may require that 2550 Irving Associates L.P. (i) transfer the fee title to the Site to another nonprofit corporation, limited partnership or limited liability company designated by the City with the intention that new entity develop the site as affordable housing; or (i) convey the site fee title to the City for an amount equal to the outstanding principal balance of the loan plus any accrued and unpaid interest.

Consistent with the General Plan

The Project is found to be consistent with General Plan and eight priority polices of Planning Code, Section 101.1.²

FISCAL IMPACT

The total loan amount in this request is \$14,277,516 with \$9,284,000 for acquisition and \$4,993,516 for predevelopment costs. Sources and uses of these loan funds are shown in Exhibit 3. The sources of the proposed loan Proposition A General Obligation Bond proceeds and the Citywide Affordable Housing Fund (“the CPMC Fund”).

As noted above, the loan is for 57 years at 3 percent interest per year, although the loan agreement states that the MOHCD Director can reduce the interest rate to zero. Payments on the proposed loan will be made if the project generates sufficient net income and outstanding principal and interest is due at the end of the term. According to the financial projections provided by MOHCD, the project will generate net income to make loan payments for a portion of the first twenty years of the project.

² The eight priorities defined in Planning Code Section 101.2 states are that (1) existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced; (2) existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; (3) the City's supply of affordable housing will be preserved and enhanced; (4) commuter traffic will not impede Muni transit service or overburden our streets or neighborhood parking; (5) a diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced; (6) the City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; (7) landmarks and historic buildings will be preserved; and (8) parks and open space and their access to sunlight and vistas will be protected from development.

Exhibit 3: Sources and Uses of Acquisition and Predevelopment Loan Funds Requested for 2550 Irving

SOURCES	Amount (\$)
2019 GO Bond for Affordable Housing	13,378,718
Citywide Affordable Housing Fund	898,798
Sources Total	\$14,277,516
USES	
Acquisition Cost	9,000,000
Legal / Closing Costs	224,000
Holding Costs	60,000
Subtotal Acquisition Costs	9,284,000
Hard Costs - Demolition	519,250
Architecture & Design	1,911,950
Engineering & Environmental Studies	420,000
Financing Costs	180,000
Legal Costs	50,000
Other Development Costs	1,184,018
Soft Cost Contingency	178,298
Developer Fee	550,000
Subtotal Predevelopment (Hard Construction & Soft Costs)	4,993,516
Uses Total	\$14,277,516

Source: MOHCD

Note: Other Development Costs includes property taxes, utility fees, and a community engagement consultant.

The City cost for acquisition and predevelopment loan funds is \$145,689 per planned unit or \$747 per square foot (the lot is 19,125 square feet). The acquisition cost is consistent with an appraisal commissioned by TNDC.

POLICY CONSIDERATION

Estimated Total Development Costs

TNDC estimates that the total development costs for a preliminary unit mix and 98 units of affordable housing and 11 parking stalls and potentially up to 2,228 square feet of commercial space are currently estimated at \$94,064,992, however this is likely to change given that it is in the initial phase. Factors affecting final development costs include design of the building, availability and timing of funding sources, tax credit pricing, and construction costs. Of these total development costs, MOHCD estimates that \$25.6 million will come from City funds and \$68.4 million from non-City funds. Based on these estimates, MOHCD anticipates a total cost per unit of \$959,847. According to MOHCD, the total cost per unit is higher than the \$783,908

average total cost per unit of other MOHCD projects. Total estimated City funding per unit is \$261,417, which is also more than the \$233,416 average City subsidy per unit for other MOHCD projects.

The loan evaluation for the project notes that the total development cost per unit is high, which has typically made projects less competitive for state tax credit funding. However, MOHCD reports that recent changes to scoring by the California Tax Credit Allocation Committee, which allocates tax credits, and the California Debt Limit Allocation Committee, which allocates multifamily housing revenue bonds, helps favor projects in high resource areas (such as the inner Sunset) close to factors such as good schools, transit, and open spaces defined by the U.S. Department of Housing and Urban Development. The location of 2550 Irving is considered to be in a high resource area, helping make it more competitive for tax credit funding.

The anticipated permanent sources of funding, including state and federal tax credit funding, are not yet committed except for the \$746,938 in deferred interest, which is covered by this request. According to MOHCD, TNDC will submit applications for state and federal tax credits in subsequent rounds if the project is not awarded in the funding cycle it initially applies for. In addition, TNDC is also exploring additional operating subsidy fund sources, include VASH (Veterans Affairs Supportive Housing) vouchers, and will continue to look for additional funds to augment project funding.

City Ownership of Land

The proposed resolution approves a loan to a TNDC affiliate to purchase the 2550 Irving site from the current owner, The Police Credit Union, after which it will lease back the site until early 2022. According to Jacob Noonan, MOHCD Senior Project Manager, MOHCD intends to eventually purchase the land at the project site. The purchase and sale agreement with the City along with ground lease approval will be subject to future Board of Supervisors approval. The Budget and Legislative Analyst recommends amending the proposed resolution to state that this is the City's intent.

RECOMMENDATIONS

1. Amend the proposed resolution to add a "where as" clause to state that it is the City's intent to enter into a purchase and sale agreement in which the City will take ownership of the land at 2550 Irving Street and enter into a ground lease for the land with a non-profit affordable housing operator.
2. Approve the proposed resolution, as amended.

LOAN AGREEMENT
(CITY AND COUNTY OF SAN FRANCISCO CPMC FUNDS, 2019 GENERAL
OBLIGATION BOND FOR AFFORDABLE HOUSING)

By and Between

THE CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation, represented by the Mayor,
acting by and through the Mayor's Office of Housing and Community Development,

and

2550 Irving Associates, L.P.
A California limited partnership

for

2550 IRVING
2550 Irving Street
\$14,277,516

CPMC Funds: \$898,798
2019 GENERAL OBLIGATION BOND FOR AFFORDABLE HOUSING: \$13,378,718

Dated as of _____, 2021

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* * * * *

EXHIBITS

- A Schedules of Income and Rent Restrictions
- B-1 Table of Sources and Uses of Funds
- B-2 Annual Operating Budget
- B-3 20-Year Cash Flow Proforma
- C Form of Tenant Income Certification
- D First Source Hiring Requirements and Numerical Goals
- E Governmental Requirements
- F Lobbying/Debarment Certification Form
- G Form of Annual Monitoring Report
- H Tenant Selection Plan Policy
- I MOHCD Tenant Screening Criteria Policy
- J Developer Fee Policy
- K Hold Harmless Policy
- L Insurance Requirements
- M Reserved
- N Reserved
- O MOHCD Commercial Underwriting Guidelines
- P MOHCD Residual Receipts Policy
- Q Environmental Documents

LOAN AGREEMENT

(City and County of San Francisco
[Affordable Housing Fund: CPMC Funds, 2019 General Obligation Bond for Affordable
Housing])
(2550 Irving Street)

THIS LOAN AGREEMENT ("Agreement") is entered into as of _____, by and between the **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation (the "City"), represented by the Mayor, acting by and through the Mayor's Office of Housing and Community Development ("MOHCD"), and **2550 IRVING ASSOCIATES, L.P.**, a California limited partnership ("Borrower").

RECITALS

A. Under the Exhibit G -Housing Program of the Development Agreement by and between the City and County of San Francisco and Sutter West Bay Hospitals, which was approved by the San Francisco Board of Supervisors on July 9, 2013, under Ordinance 138-13, Sutter West Bay Hospital is required to deposit funds into the Citywide Affordable Housing Fund (the "CPMC Fund"). The CPMC Fund funds are to be used for predevelopment and development expenses and administrative costs associated with acquisition, construction, or rehabilitation of permanently affordable housing units in San Francisco. Under Ordinance 138-13, MOHCD is authorized to administer the CPMC Fund and enforce agreements relating to them. The funds provided from the CPMC Fund under this Agreement shall be referred to herein as the "Funds."

B. On November 5, 2019, the voters of the City and County of San Francisco approved Proposition A (Ordinance 308-19), which provided for the issuance of up to \$600 million in general obligation bonds to finance the construction, acquisition, improvement, rehabilitation, preservation and repair of certain affordable housing improvements (the "2019 GO Bond"). To the extent permitted by law, the City intends to reimburse with proceeds of the 2019 GO Bond amounts disbursed under this Agreement to Borrower for the development of affordable housing ("Bond Funds"). The CPMC Funds and the Bond Funds provided under this Agreement shall be collectively referred to herein as the "Funds."

C. Borrower owns or will own a fee interest in the real property located at 2550 Irving Street, San Francisco, California (the "Site"). Borrower desires to use the Funds to acquire the site and undertake predevelopment activities for the development and construction of a multifamily rental housing development affordable to low-income Households with approximately 98 units which will be known as 2550 Irving (the "Project"). The maximum income and rent requirements set forth in Exhibit A shall remain in effect even if the Local Operating Subsidy is no longer available to the Project.

D. The City has reviewed Borrower's application for Funds and, in reliance on the accuracy of the statements in that application, has agreed to make a loan of Funds to Borrower (the "Loan") in the amount of Nine Million Two Hundred Eighty Four Thousand and No/100 Dollars (\$9,284,000.00) (the "Acquisition Amount") to acquire the site, and Four Million Nine

Hundred Ninety-Three Thousand Five Hundred Sixteen and No/100 Dollars (\$4,993,516.00) (“Predevelopment Amount”) for certain costs related to predevelopment activities, for a total amount of Fourteen Million Two Hundred Seventy-Seven Thousand Five Hundred Sixteen and No/100 Dollars (\$14,277,516 .00) (the "Funding Amount") under this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth in this Agreement, the parties agree as follows:

ARTICLE 1 DEFINITIONS.

1.1 Defined Terms. As used in this Agreement, the following words and phrases have the following meanings:

"Accounts" means all depository accounts, including reserve and trust accounts, required or authorized under this Agreement or otherwise by the City in writing. All Accounts must be maintained in accordance with **Section 2.3**.

“Acquisition Amount” has the meaning set forth in **Recital D**.

“Acquisition Note” means the promissory note executed by Borrower in favor of the City in the original principal amount of the Acquisition Amount, in form and substance acceptable to the City.

"Agreement" means this Loan Agreement.

"Agreement Date" means the date first written above.

"Annual Monitoring Report" has the meaning set forth in **Section 10.3**.

“Annual Operating Budget” means an annual operating budget for the Project attached hereto as **Exhibit B-2**, which may not be adjusted without the City's prior written approval.

“Approved Plans” has the meaning set for in **Section 5.2**.

“Approved Specifications” has the meaning set forth in **Section 5.2**.

"Authorizing Resolutions" means: (a) in the case of a corporation, a certified copy of resolutions adopted by its board of directors; (b) in the case of a partnership (whether general or limited), a certificate signed by all of its general partners; and (c) in the case of a limited liability company, a certified copy of resolutions adopted by its board of directors or members, satisfactory to the City and evidencing Borrower's authority to execute, deliver and perform the obligations under the City Documents to which Borrower is a party or by which it is bound.

"Borrower" means 2550 Irving Associates, L.P., a California limited partnership whose general partner is 2550 Irving GP LLC, a California limited liability company, whose sole member is Turk Street, Inc. a California nonprofit public benefit corporation, and its authorized successors and assigns.

"CFR" means the Code of Federal Regulations.

"Charter Documents" means: (a) in the case of a corporation, its articles of incorporation and bylaws; (b) in the case of a partnership, its partnership agreement and any certificate or statement of partnership; and (c) in the case of a limited liability company, its operating agreement and any LLC certificate or statement. The Charter Documents must be delivered to the City in their original form and as amended from time to time and be accompanied by a certificate of good standing for Borrower issued by the California Secretary of State and, if Borrower is organized under the laws of a state other than California, a certificate of good standing issued by the Secretary of State of the state of organization, issued no more than ninety (90) days before the Agreement Date.

"City" means the City and County of San Francisco, a municipal corporation, represented by the Mayor, acting by and through MOHCD. Whenever this Agreement provides for a submission to the City or an approval or action by the City, this Agreement refers to submission to or approval or action by MOHCD unless otherwise indicated.

"City Documents" means this Agreement, the Notes, the Deed of Trust, the Declaration of Restrictions, and any other documents executed or, delivered in connection with this Agreement.

"City Project" has the meaning set forth in **Exhibit E, Section 13(c)**.

"CNA" means a 20-year capital needs assessment or analysis of replacement reserve requirements, as further described under the CNA Policy.

"CNA Policy" means MOHCD's Policy For Capital Needs Assessments dated November 5, 2013, as it may be amended from time to time.

"Commercial Income" means all receipts received by Borrower from the operation of the Commercial Space, including rents, fees, deposits (other than security deposits), any accrued interest disbursed from any reserve account authorized under this Agreement for a purpose other than that for which the reserve account was established, reimbursements and other charges paid to Borrower in connection with the Commercial Space.

"Commercial Shell" means all components of an unfinished Commercial Space as further defined by MOHCD's commercial space policy, as it may be amended from time to time.

"Commercial Space" has the meaning set forth in **Recital B** and further defined in MOHCD's commercial space policy as it may be amended from time to time. As used in this Agreement, the term excludes non-residential space in the Project to be used primarily for the benefit of the Tenants.

"Completion Date" has the meaning set forth in **Section 5.6**.

"Compliance Term" has the meaning set forth in **Section 3.2**.

"Construction Contract" has the meaning set forth in **Section 5.2**.

"Contracting Manual" means the Contracting Manual (2006 Amendment) for Federally Funded Construction Projects Financed by the Mayor's Office of Housing, issued by MOHCD on November 18, 2002, as amended on May 22, 2007, as the same may be further amended from time to time.

"Conversion Date" means the date on which construction financing for the Project is converted into permanent financing, if applicable.

"Declaration of Restrictions" means a recorded declaration of restrictions in form and substance acceptable to the City that requires Borrower and the Project to comply with the use restrictions in this Agreement for the Compliance Term, even if the Loan is repaid or otherwise satisfied, this Agreement terminates or the Deed of Trust is reconveyed.

"Deed of Trust" means the deed of trust executed by Borrower granting the City a lien on the Site and the Project to secure Borrower's performance under this Agreement and the Notes, in form and substance acceptable to the City.

"Department of Building Inspection" has the meaning set forth in **Section 5.2**.

"Developer" means Tenderloin Neighborhood Development Corporation, a California nonprofit public benefit corporation, and its authorized successors and assigns.

"Developer Fees" has the meaning set forth in **Section 15.1**.

"Developer Fee Policy" means the MOHCD Policy on Development Fees for Tax Credit Projects dated October 16, 2020, as amended from time to time, attached hereto as **Exhibit J**.

"Development Expenses" means all costs incurred by Borrower and approved by the City in connection with the development of the Project, including: (a) hard and soft development costs; (b) deposits into required capitalized reserve accounts; (c) costs of converting Project financing, including bonds, into permanent financing; (d) the expense of a cost audit; and (e) allowed Developer Fees.

"Development Proceeds" means the sum of: (a) funds contributed or to be contributed to Borrower by Borrower's limited partner as capital contributions, equity or for any other purpose

under Borrower's limited partnership agreement; and (b) the proceeds of all other financing for the Project.

"Disbursement" means the disbursement of all or a portion of the Funding Amount by the City as described in **Article 4**.

"Distributions" has the meaning set forth in **Section 13.1**.

"Early Retention Release Contractors" means contractors who will receive retention payments upon satisfaction of requirements set forth in **Section 4.7**.

"Environmental Activity" means any actual, proposed or threatened spill, leak, pumping, discharge, leaching, storage, existence, release, generation, abatement, removal, disposal, handling or transportation of any Hazardous Substance from, under, into or on the Site.

"Environmental Documents" mean the documents described in Exhibit Q to this Agreement.

"Environmental Laws" means all present and future federal, state, local and administrative laws, ordinances, statutes, rules and regulations, orders, judgments, decrees, agreements, authorizations, consents, licenses, permits and other governmental restrictions and requirements relating to health and safety, industrial hygiene or the environment or to any Hazardous Substance or Environmental Activity, including the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (commonly known as the "Superfund" law) (42 U.S.C. §§ 9601 *et seq.*), the Resource Conservation and Recovery Act of 1976, as amended by the Solid Waste and Disposal Act of 1984 (42 U.S.C. §§ 6901 *et seq.*); the National Environmental Policy Act of 1969 ("NEPA") (24 CFR §§ 92 and 24 CFR §§ 58); the California Hazardous Substance Account Act (also known as the Carpenter-Presley-Tanner Hazardous Substance Account Law and commonly known as the "California Superfund" law) (Cal. Health & Safety Code §§ 25300 *et seq.*); and the Safe Drinking Water and Toxic Enforcement Act of 1986 (commonly known as "Proposition 65") (Cal. Health & Safety Code §§ 25249.2 *et seq.*); and Sections 25117 and 25140 of the California Health & Safety Code.

"Escrow Agent" has the meaning set forth in **Section 4.2**.

"Event of Default" has the meaning set forth in **Section 19.1**.

"Excess Proceeds" means Development Proceeds remaining after payment of Development Expenses. For the purposes of determining Excess Proceeds, no allowed Project Expenses may be included in Development Expenses.

"Expenditure Request" means a written request by Borrower for a Disbursement from the Funding Amount, which must certify that the Project costs covered by the Expenditure Request have been paid or incurred by Borrower.

“Federal Funding” means funding provided by the federal government for capital improvements, operations or other direct financial assistance of the Project.

"Funding Amount" has the meaning set forth in **Recital D**.

"Funds" has the meaning set forth in **Recital B**.

"GAAP" means generally accepted accounting principles in effect on the date of this Agreement and at the time of any required performance.

"General Partner" means 2550 Irving GP LLC, a California limited liability company, whose manager is Tenderloin Neighborhood Development Corporation, a California nonprofit public benefit corporation.

"Governmental Agency" means: (a) any government or municipality or political subdivision of any government or municipality; (b) any assessment, improvement, community facility or other special taxing district; (c) any governmental or quasi-governmental agency, authority, board, bureau, commission, corporation, department, instrumentality or public body; or (d) any court, administrative tribunal, arbitrator, public utility or regulatory body.

"Hazardous Substance" means any material that, because of its quantity, concentration or physical or chemical characteristics, is deemed by any Governmental Agency to pose a present or potential hazard to human health or safety or to the environment. Hazardous Substance includes any material or substance listed, defined or otherwise identified as a "hazardous substance," "hazardous waste," "hazardous material," "pollutant," "contaminant," "pesticide" or is listed as a chemical known to cause cancer or reproductive toxicity or is otherwise identified as "hazardous" or "toxic" under any Environmental Law, as well as any asbestos, radioactive materials, polychlorinated biphenyls and any materials containing any of them, and petroleum, including crude oil or any fraction, and natural gas or natural gas liquids. Materials of a type and quantity normally used in the construction, operation or maintenance of developments similar to the Project will not be deemed "Hazardous Substances" for the purposes of this Agreement if used in compliance with applicable Environmental Laws.

“Hold Harmless Policy” means the Hold Harmless Policy for MOHCD’s Income Limits & Maximum Rents dated May 3, 2019, as amended from time to time, attached hereto as **Exhibit K**.

“Homeless” means an individual or a family who lacks a fixed, regular, and adequate nighttime residence and who has a primary nighttime residence in one or more of the following categories: (a) Anyone staying in a mission or homeless or domestic violence shelter, i.e., a supervised public or private facility that provides temporary living accommodations; (b) Anyone displaced from housing due to a disaster situation; (c) Anyone staying outdoors; for example, street, sidewalk, doorway, park, freeway underpass; (d) Anyone staying in a car, van, bus, truck, RV, or similar vehicle; (e) Anyone staying in an enclosure or structure that is not authorized or fit for human habitation by building or housing codes, including abandoned buildings ("squats") or sub-standard apartments and dwellings; (f) Anyone staying with friends and/or extended

family members (excluding parents and children) because they are otherwise unable to obtain housing; (g) Any family with children staying in a Single Room Occupancy (SRO) hotel room (whether or not they have tenancy rights); (h) Anyone staying in temporary housing for less than 6 months where the accommodations provided to the person are substandard or inadequate (for example, in a garage a very small room, or an overly crowded space); (i) Anyone staying in a Single Room Occupancy (SRO) hotel room without tenancy rights; (j) Anyone formerly homeless (formerly in one of the above categories (a) through (i)) who is now incarcerated, hospitalized, or living in a treatment program, half-way house, transitional housing; or (k) Anyone formerly homeless (formerly in one of the above categories (a) through (i)) who has obtained and resided in supportive housing or permanent housing for less than 30 days.

“Homeless Household” means a household that meets the referring agency’s definition of Homeless Household for initial occupancy and upon available vacancies thereafter, as per the Local Operating Subsidy contract.

“HSH” means the San Francisco Department of Homelessness and Supportive Housing, or other successor agency.

"HUD" means the United States Department of Housing and Urban Development acting by and through the Secretary of Housing and Urban Development and any authorized agents.

"in balance" means that the sum of undisbursed Funds and any other sources of funds that Borrower has closed or for which Borrower has firm commitments will be sufficient to complete acquisition/construction/rehabilitation of the Project, as determined by the City in its sole discretion.

"Income Restrictions" means the maximum household income limits for Qualified Tenants, as set forth in **Exhibit A**.

"Indemnitee" means, individually or collectively, (i) City, including MOHCD and all commissions, departments, agencies and other subdivisions of City; (ii) City's elected officials, directors, officers, employees, agents, successors and assigns; and (iii) all persons or entities acting on behalf of any of the foregoing.

"Laws" means all statutes, laws, ordinances, regulations, orders, writs, judgments, injunctions, decrees or awards of the United States or any state, county, municipality or Governmental Agency.

“Life of the Project” means the period of time in which the Project continues to operate as a multi-family apartment project substantially similar to its current condition in terms of square footage and number of units, and in the event the Project is substantially damaged or destroyed by fire, the elements, an act of any public authority or other casualty, and is subsequently replaced by a multi-family residential project substantially similar to its current condition in terms of square footage and number of units, the life of such replacement project will be deemed to be a continuation of the life of the Project.

"Loan" has the meaning set forth in **Recital D**.

"Local Operating Subsidy" means an operating subsidy provided to Borrower by the City, the amount of which is sufficient to permit Borrower to operate the Project in accordance with the terms of this Agreement with Qualified Tenants at income levels specified by MOHCD in writing which are below those set forth in **Exhibit A**.

"Local Operating Subsidy Program" or "LOSP" means the program administered by MOHCD that regulates the distribution of Local Operating Subsidy.

"Loss" or "Losses" includes any and all loss, liability, damage, obligation, penalty, claim, action, suits, judgment, fee, cost, expense or charge and reasonable attorneys' fees and costs, including those incurred in an investigation or a proceeding in court or by mediation or arbitration, on appeal or in the enforcement of the City's rights or in defense of any action in a bankruptcy proceeding.

"Marketing and Tenant Selection Plan" has the meaning set forth in **Section 6.1**.

"Maturity Date" has the meaning set forth in **Section 3.1**.

"Median Income" means median income as published annually by MOHCD for the City and County of San Francisco, derived in part from the income limits and area median income determined by HUD for the San Francisco area, adjusted solely for household size, but not high housing cost area, also referred to as "Unadjusted Median Income."

"MOHCD" means the Mayor's Office of Housing and Community Development or its successor.

"MOHCD Monthly Project Update" has the meaning set forth in **Section 10.2**.

"Notes" means, collectively, the Acquisition Note and Predevelopment Note.

"Official Records" means the official records of San Francisco County.

"Operating Reserve Account" has the meaning set forth in **Section 12.2**.

"Opinion" means an opinion of Borrower's California legal counsel, satisfactory to the City and its legal counsel, that Borrower is a duly formed, validly existing California limited partnership in good standing under the laws of the State of California, has the power and authority to enter into the City Documents and will be bound by their terms when executed and delivered, and that addresses any other matters the City reasonably requests.

"Payment Date" means the first June 30th after the end of the calendar year of the Completion Date, and continuing each June 30th thereafter up to and including the Maturity Date.

"Permitted Exceptions" means liens in favor of the City, real property taxes and assessments that are not delinquent, and any other liens and encumbrances the City expressly approves in writing in its escrow instructions.

"Predevelopment Amount" has the meaning set forth in **Recital D**.

"Predevelopment Note" means the promissory note executed by Borrower in favor of the City in the original principal amount of the Predevelopment Amount, in form and substance acceptable to the City.

"Preferences and Lottery Manual" means MOHCD's Housing Preferences and Lottery Procedures Manual dated March 31, 2017, as amended from time to time.

"Preferences Ordinance" means Chapter 47 of the San Francisco Administrative Code, as amended from time to time.

"Project" means the development described in **Recital C**. If indicated by the context, "Project" means the Site and the improvements developed on the Site.

"Project Expenses" means the following costs, which may be paid from Project Income in the following order of priority to the extent of available Project Income: (a) all charges incurred in the operation of the Project for utilities, real estate taxes and assessments and premiums for insurance required under this Agreement or by other lenders providing secured financing for the Project; (b) salaries, wages and any other compensation due and payable to the employees or agents of Borrower employed in connection with the Project, including all related withholding taxes, insurance premiums, Social Security payments and other payroll taxes or payments; (c) required payments of interest and principal, if any, on any junior or senior financing secured by the Site and used to finance the Project that has been approved by the City; (d) all other expenses actually incurred to cover operating costs of the Project, including maintenance and repairs and the fee of any managing agent as indicated in the Annual Operating Budget; (e) required deposits to the Replacement Reserve Account, Operating Reserve Account and any other reserve account required under this Agreement; (f) the approved annual asset management fees indicated in the Annual Operating Budget and approved by the City; and (g) any extraordinary expenses approved in advance by the City (other than expenses paid from any reserve account); h) Supportive Services. Project Fees are not Project Expenses.

"Project Fees" means annual partnership management fees in the amount of \$[25,000] plus whatever increase is shown in the Annual Operating Budget and approved by the City and limited partner fees in amounts approved by the City in the Annual Operating Budget.

"Project Income" means all income and receipts in any form received by Borrower from the operation of the Project, including rents, fees, deposits (other than tenant security deposits), any accrued interest disbursed from any reserve account required under this Agreement for a purpose other than that for which the reserve account was established, reimbursements and other charges paid to Borrower in connection with the Project. Interest accruing on any portion of the Funding Amount is not Project Income, or Commercial Income.

"Project Operating Account" has the meaning set forth in **Section 11.1**.

"Public Benefit Purposes" means activities or programs that primarily benefit low-income persons, are implemented by one or more nonprofit 501(c)(3) public benefit organizations, or have been identified by a City agency or a community planning process as a priority need in the neighborhood in which the Project is located.

"Qualified Tenant" means a Tenant household earning no more than the maximum permissible annual income level allowed under this Agreement as set forth in **Exhibit A**. The term "Qualified Tenant" includes each category of Tenant designated in **Exhibit A**.

"Rent" means the aggregate annual sum charged to Tenants for rent and utilities in compliance with **Article 7**, with utility charges to Qualified Tenants limited to an allowance determined by the SFHA.

"Replacement Reserve Account" has the meaning set forth in **Section 12.1**.

"Residual Receipts" means Project Income remaining after payment of Project Expenses and Project Fees. The amount of Residual Receipts must be based on figures contained in audited financial statements.

"Residual Receipts Policy" means the Mayor's Office of Housing and Community Development Residual Receipts Policy effective April 1, 2016, as amended from time to time, attached hereto as **Exhibit P**.

"Retention" has the meaning set forth in **Section 4.7**.

"SBE Manual" means that certain Small Business Enterprise Program manual dated July 1, 2015, as the same may be amended from time to time.

"Section 8" means rental assistance provided under Section 8(c)(2)(A) of the United States Housing Act of 1937 (42 U.S.C. § 1437f) or any successor or similar rent subsidy programs.

"Senior Household" means a household consisting of all members 62 years old or older (except as permitted by law), or as defined by the requirements of funding from a government agency, approved by the City for the Project.

"Senior Lien" has the meaning set forth in **Section 22.1**.

"Senior Operating Subsidy" means an operating subsidy provided to Borrower by the City, the amount of which is sufficient to permit Borrower to operate the Project in accordance with the terms of this Agreement with Qualified Tenants at income levels specified by MOHCD in writing which are below those set forth in **Exhibit A**.

"SFHA" means the San Francisco Housing Authority.

"Site" means the real property described in **Recital B** of this Agreement.

"Supportive Services" means intakes and assessments, case management, supportive counselling, individualized services planning, crisis intervention, mediation, housing stabilization and eviction prevention services provided by one full time and social worker and another part-time social worker. See also **Section 3.9**.

"Surplus Cash" means Commercial Income remaining after payment of the sum of commercial debt service, operating expenses for the Commercial Space and reserve deposits for the Commercial Space but excludes depreciation, amortization, depletion, other non-cash expenses or expenditures from reserve accounts.

"Table" means: (a) the Table of Sources and Uses, (b) the Annual Operating Budget, and (c) the 20-Year Cash Flow Proforma.

"Table of Sources and Uses" means a table of sources and uses of funds attached hereto as **Exhibit B-1**, including a line item budget for the use of the Funding Amount, which table may not be adjusted without the City's prior written approval.

"TCAC" means the California Tax Credit Allocation Committee.

"Tenant" means any residential household in the Project, whether or not a Qualified Tenant.

"Tenant Screening Criteria Policy" has the meaning set forth in **Section 6.3**.

"Title Policy" means an ALTA extended coverage lender's policy of title insurance in form and substance satisfactory to the City, issued by an insurer selected by Borrower and satisfactory to the City, together with any endorsements and policies of coinsurance and/or reinsurance required by the City, in a policy amount equal to the Funding Amount, insuring the Deed of Trust and indicating the Declaration of Restrictions as valid liens on the Site, each subject only to the Permitted Exceptions.

"20-Year Cash Flow Proforma" means the 20-year cash flow proforma for the Project attached as **Exhibit B-3**.

"Unit" means a residential rental unit within the Project.

"Waiting List" has the meaning set forth in **Section 6.5**.

"Work Product" has the meaning set forth in **Section 22.21**.

1.2 Interpretation. The following rules of construction will apply to this Agreement and the other City Documents.

(a) The masculine, feminine or neutral gender and the singular and plural forms include the others whenever the context requires. The word "include(s)" means "include(s) without limitation" and "include(s) but not limited to," and the word "including" means "including without limitation" and "including but not limited to" as the case may be. No listing of specific instances, items or examples in any way limits the scope or generality of any language in this Agreement. References to days, months and years mean calendar days, months and years unless otherwise specified. References to a party mean the named party and its successors and assigns.

(b) Headings are for convenience only and do not define or limit any terms. References to a specific City Document or other document or exhibit mean the document, together with all exhibits and schedules, as supplemented, modified, amended or extended from time to time in accordance with this Agreement. References to Articles, Sections and Exhibits refer to this Agreement unless otherwise stated.

(c) Accounting terms and financial covenants will be determined, and financial information must be prepared, in compliance with GAAP as in effect on the date of performance. References to any Law, specifically or generally, will mean the Law as amended, supplemented or superseded from time to time.

(d) The terms and conditions of this Agreement and the other City Documents are the result of arms'-length negotiations between and among sophisticated parties who were represented by counsel, and the rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not apply to the construction and interpretation of the City Documents. The language of this Agreement must be construed as a whole according to its fair meaning.

1.3 Contracting Manual. Borrower shall use the Contracting Manual as a guide to Borrower's responsibilities under Laws and regulations regarding soliciting, awarding and administering contracts associated with projects assisted by Federal Funds and some City funds. In the event of a conflict between the terms of the Contracting Manual and this Agreement, the terms of the Agreement shall prevail.

ARTICLE 2 FUNDING.

2.1 Funding Amount. The City agrees to lend to Borrower a maximum principal amount equal to the Funding Amount in order to finance the acquisition of Site and predevelopment activities for the construction of a 98-unit building with affordable housing. The Funding Amount will be disbursed according to the terms and subject to the conditions set forth in this Agreement.

2.2 Use of Funds. Borrower acknowledges that the City's agreement to make the Loan is based in part on Borrower's agreement to use the Funds solely for the purpose set forth in **Section 2.1** and agrees to use the Funds solely for that purpose in accordance with the approved Table of Sources and Uses. Notwithstanding anything to the contrary contained herein, City will not approve expenditure of Funds for expenses incurred by Borrower prior to October 1, 2019,

provided that City will not approve any expenditure of Funds for expenses incurred by Borrower earlier than sixty (60) days prior to the City's declaration of its official intent to reimburse such expenses with proceeds of the 2019 GO Bond.

2.3 Accounts; Interest. Each Account to be maintained by Borrower under this Agreement must be held in a bank or savings and loan institution acceptable to the City as a segregated account that is insured by the Federal Deposit Insurance Corporation or other comparable federal insurance program. With the exception of tenant security deposit trust accounts, any interest earned on funds in any Account must be used for the benefit of the Project.

2.4 Records. Borrower must maintain and provide to the City upon request records that accurately and fully show the date, amount, purpose and payee of all expenditures from each Account authorized under this Agreement or by the City in writing and keep all estimates, invoices, receipts and other documents related to expenditures from each Account. In addition, Borrower must provide to the City promptly following Borrower's receipt, complete copies of all monthly bank statements, together with a reconciliation, for each Account until all funds (including accrued interest) in each Account have been disbursed for eligible uses.

2.5 Conditions to Additional Financing. The City may grant or deny any application by Borrower for additional financing for the Project in its sole discretion. Borrower must satisfy the following conditions before applying to the City for additional financing:

- a. Borrower will provide MOHCD with detailed monthly updates on Community Outreach completed, outcomes achieved related to racial equity goals, and commercial-use programming (this may be included in the standard MOHCD monthly report form).
- b. Borrower will provide operating and development budgets that meet MOHCD underwriting guidelines, and if project will include a commercial space the Commercial Space Policy requirements.
- c. Borrower will provide MOHCD with a services plan and proposed staffing levels that meet MOHCD underwriting standards prior to gap/construction loan approval. Any changes to the current proposed staffing will need to be presented to MOHCD at least 90 days prior to gap/construction loan approval.
- d. [Borrower and project's General Contractor will make every effort to maintain construction costs at or below \$600 Per Square Foot inclusive of contractor contingency, bid contingency and escalation to start of construction.
- e. [Borrower will provide MOHCD with information on options for containing costs and achieving further cost saving efficiencies in construction and long-term building operation to reduce overall project costs and maximize efficiency of MOHCD City funding.]
- f. [Borrower will work with MOHCD staff to revise project cash flow so that it meets MOHCD's underwriting requirement of a Debt Service Coverage Ratio between 1.10:1 and 1.15:1 at year 15.
- g. Borrower will provide a comprehensive maintenance and operating plan for the Project that includes, but is not limited to, plans for emergencies and emergency maintenance, vacant unit turnover, preventive maintenance and inspection schedule, and marketing and resident selection. If a commercial space is included, Borrower will provide a commercial space plan to MOHCD no less than 90 days prior to the Loan Committee date for additional funding.
- h. Borrower will work with MOHCD and HSH to establish the LOSP budget and income restrictions for the referrals from the Coordinated Entry System.

- h. Borrower will provide for MOHDC review any Request for Proposals (RFPs) for equity investors before finalizing and releasing to investors.
- i. Borrower will provide for MOHCD review all raw financial data from developer or financial consultant prior to selection.
- j. Borrower will provide for MOHCD review and approval all selected investors.
- k. Borrower will provide for MOHCD review and approval all Letters of Intent from financial partners.
- l. Borrower will provide initial draft marketing plan within nine (9) months of anticipated TCO, outlining the affirmative steps TNDC will take to market the project to the City's preference program participants, including COP Holders, Displaced Tenants, and Neighborhood Residents, as well as how the marketing is consistent with the Mayor's Racial Equity statement and promotion of positive outcomes for African American San Franciscans.

ARTICLE 3 TERMS. Borrower's repayment obligations with respect to the Funding Amount will be evidenced and governed by the Notes, which will govern in the event of any conflicting provision in this Agreement.

3.1 Maturity Date. Borrower must repay all amounts owing under the City Documents on the date that is the later of (a) the fifty-seventh (57th) anniversary of the date the Deed of Trust is recorded in the Recorder's Office of San Francisco County or (b) the fifty-fifth (55th) anniversary of the Conversion Date (the "Maturity Date").

3.2 Compliance Term; Declaration of Restrictions. Borrower must comply with all provisions of the City Documents relating to the use of the Site and the Project as set forth in the Declaration of Restrictions to be recorded in the Official Records, for the period commencing on the date the Deed of Trust is recorded in the Official Records and continue for the Life of the Project (the "Compliance Term"), even if the Loan is repaid or otherwise satisfied or the Deed of Trust is reconveyed before the end of the Compliance Term.

3.3 Interest. The outstanding principal balance of the Loan will bear simple interest at a rate of three percent (3.00%) per annum, as provided in the Notes, provided, however, that the Director of MOHCD shall have the right, in his or her reasonable discretion, to reduce the interest rate to as low as zero percent (0%) upon receipt of adequate documentation supporting the need for such reduction in order to make the Project financially feasible.

3.4 Default Interest Rate. Upon the occurrence of an Event of Default under any City Document, the principal balance of the Loan will bear interest at the default interest rate set forth in the Notes, with such default interest rate commencing as of the date an Event of Default occurs and continuing until such Event of Default is fully cured. In addition, the default interest rate will apply to any amounts to be reimbursed to the City under any City Document if not paid when due or as otherwise provided in any City Document.

3.5 Repayment of Principal and Interest. Except as set forth in Section 3.7 below, the outstanding principal balance of the Loan, together with all accrued and unpaid interest, if any, will be due and payable on the Maturity Date according to the terms set forth in full in the Notes.

3.6 Changes In Funding Streams. The City's agreement to make the Loan on the terms set forth in this Agreement and the Notes is based in part on Borrower's projected sources and uses of all funds for the Project, as set forth in the Table of Sources and Uses. Borrower covenants to give written notice to the City within thirty (30) days of any significant changes in budgeted funding or income set forth in documents previously provided to the City. Examples of significant changes include loss or adjustments (other than regular annual adjustments) in funding under Shelter + Care, Section 8 or similar programs.

3.7 Notification and Repayment of Excess Proceeds. Borrower must notify the City in writing within thirty (30) days after the later of the date on which Borrower receives its Form 8609 from the California Tax Credit Allocation Committee or the date on which Borrower receives Excess Proceeds from its limited partner or other financing sources. Borrower must repay all Excess Proceeds to the City no later than sixty (60) days after receipt of such notification, unless the City has elected to waive such payment. The City must use such Excess Proceeds to reduce the balance of the Loan.

3.8 Land Banking Provisions.

(a) Borrower acknowledges that the City's willingness to provide financing is contingent upon the City's approval of the proposed Project, including Borrower's identification of sources of funding acceptable to the City sufficient to complete the Project. In the event the City determines in its sole discretion by December 31st, 2024 that the Project is unlikely to be developed within a reasonable time period for any reason, including Borrower's inability to obtain necessary financing for the Project, upon thirty (30) days' prior written notice to Borrower, the City may require either that: (i) Borrower transfer the fee title to the Site to another nonprofit corporation, limited partnership or limited liability company designated by the City with the intention that the transferee develop the Site as affordable housing; or (ii) Borrower convey the fee title to the Site to City for an amount equal to the outstanding principal balance of the Loan, plus accrued and unpaid interest, and City will cancel and return the Notes to the Borrower.

(b) In the event Borrower realizes income from the use of the Site before the initiation of the construction or sale, the income must be used solely for costs associated with maintenance of the Site, with any excess placed in an interest-bearing account to be applied towards Project costs or remitted to the City to repay the Loan. Borrower must obtain the City's prior written approval to use the Site for any purpose other than the Project at any time during the Compliance Term.

3.9 Failure to Provide Budgeted Supportive Services.

If Borrower fails to provide Supportive Services in the amount shown in the approved 20-Year Cash Flow Proforma, Borrower shall provide notice to the City within 10 business days of the date the Supportive Services were terminated, which notice shall include, at a minimum, a proposed plan to restore the Supportive Services within a reasonable period of time. If at the time such notice is provided, Borrower is unable to propose a feasible plan for restoring the Supportive Service, Borrower shall include in the notice a detailed explanation as to the cause of the termination of Supportive Services and the reasons why it would not be feasible to restore the Supportive Services within a reasonable period of time.

3.10 Additional City Approvals. Borrower understands and agrees that City is entering into this Agreement in its proprietary capacity and not as a regulatory agency with certain police powers. Borrower understands and agrees that neither entry by City into this Agreement nor any approvals given by City under this Agreement shall be deemed to imply that Borrower will obtain any required approvals from City departments, boards or commissions which have jurisdiction over the Property. By entering into this Agreement, City is in no way modifying or limiting the obligations of Borrower to develop the Property in accordance with all local laws. Borrower understands that any development of the Property shall require approvals, authorizations and permits from governmental agencies with jurisdiction over the Property, which may include, without limitation, the San Francisco City Planning Commission and the San Francisco Board of Supervisors. Notwithstanding anything to the contrary in this Agreement, no party is in any way limiting its discretion or the discretion of any department, board or commission with jurisdiction over the Project, including but not limited to a party hereto, from exercising any discretion available to such department, board or commission with respect thereto, including but not limited to the discretion to (i) make such modifications deemed necessary to mitigate significant environmental impacts, (ii) select other feasible alternatives to avoid such impacts, including the "No Project" alternative; (iii) balance the benefits against unavoidable significant impacts prior to taking final action if such significant impacts cannot otherwise be avoided, or (iv) determine not to proceed with the proposed Project.

ARTICLE 4 CLOSING; DISBURSEMENTS.

4.1 Generally. Subject to the terms of this Agreement, the City will make Disbursements in an aggregate sum not to exceed the Funding Amount to or for the account of Borrower in accordance with this Agreement and the approved line item budget contained in the Table of Sources and Uses.

4.2 Closing. Unless otherwise agreed by the City and Borrower in writing, Borrower will establish an escrow account with the title company issuing the Title Policy, or any other escrow agent Borrower chooses, subject to the City's approval (the "Escrow Agent"). The parties will execute and deliver to the Escrow Agent written instructions consistent with the terms of this Agreement. In the event the escrow does not close on or before the expiration date of escrow instructions signed by the City, or any other mutually agreed date, the City may declare this Agreement to be null and void. In the event Borrower does not satisfy all of the conditions to closing within a reasonable time, as determined by the City in its sole discretion, the City may declare this Agreement to be null and void.

4.3 Conditions Precedent to Closing. The City will authorize the close of the Loan upon satisfaction of the conditions in this Section.

(a) Borrower must have delivered to the City fully executed (and for documents to be recorded, acknowledged) originals of the following documents, in form and substance satisfactory to the City: (i) the Predevelopment Note; (ii) Acquisition Note (iii) this Agreement (in triplicate); (iv) the Deed of Trust; (v) the Declaration of Restrictions; (vi) Certificate of Good Standing; (vii) the Authorizing Resolutions; and (viii) any other City Documents reasonably requested by the City.

(b) Borrower must have delivered to the City: Borrower's Charter Documents;

(c) Borrower must have delivered to the City insurance endorsements and, if requested by the City, copies of policies for all insurance required under **Exhibit L** of this Agreement.

(d) Borrower must have delivered to the City a preliminary report on title for the Site dated no earlier than thirty (30) days before the Agreement Date.

(e) Borrower must have delivered to the City all Environmental Documents in Borrower's possession for the Site prepared by professional hazardous materials consultants reasonably acceptable to the City.

(f) Borrower must have delivered to the City the Response Plan approved by the Department of Toxic Substances Control.

(g) Borrower must have submitted an appraisal supporting the acquisition cost.

(g) The Declaration of Restrictions and Deed of Trust must have been recorded as valid liens in the official records of San Francisco County, subject only to the Permitted Exceptions.

(h) The Escrow Agent must have committed to provide to the City the Title Policy in form and substance satisfactory to the City.

4.4 Disbursement of Funds. Following satisfaction of the conditions in **Section 4.3**, the City will authorize the Escrow Agent to disburse Funds as provided in the City's escrow instructions.

4.5 Disbursements. The City's obligation to approve any expenditure of Funds after Loan closing is subject to Borrower's satisfaction of the following conditions precedent.

(a) Borrower must have delivered to the City an Expenditure Request in form and substance satisfactory to the City, together with: (i) copies of invoices, contracts or other documents covering all amounts requested; (ii) a line item breakdown of costs to be covered by the Expenditure Request; and (iii) copies of checks issued to pay expenses covered in the previous Expenditure Request. The City may grant or withhold its approval of any line item contained in the Expenditure Request that, if funded, would cause it to exceed the budgeted line item as previously approved by the City. Additionally, the City must approve all requested reallocations of Funds for line items previously approved by the City.

(b) No Event of Default, or event that with notice or the passage of time or both could constitute an Event of Default, may have occurred that remains uncured as of the date of the Expenditure Request.

(c) With respect to any Expenditure Request that covers rehabilitation or construction costs, Borrower must have certified to the City that the Project complies with the labor standards set forth in **Exhibit E, Section 1**, if applicable.

(d) With respect to any Expenditure Request that covers travel expenses, Borrower's travel expenses must be reasonable and must comply with the following:

(i) Lodging, meals and incidental expenses shall not exceed the then-current per diem rates set forth by the United States General Services Administration for the County of San Francisco found at: <https://www.gsa.gov/portal/category/104711>.

(ii) Air transportation expenses must use fares for coach-class accommodations, provided that purchases for air travel must occur no less than one week before the travel day.

(iii) If ground transportation is required, the City urges the use of public transit or courtesy shuttles if provided by a lodging. If courtesy transportation is not provided by a lodging, ground transportation expenses for travel to or from regional airports must not exceed Fifty Dollars (\$50.00) each way. Other ground transportation expenses must not exceed then-current San Francisco taxi rates found at: <https://www.sfmta.com/getting-around/taxi/taxi-rates>. Ground transportation must not include any expenses for luxury transportation services, such as a limousine, or any expenses related to travel to or from Project site meetings by Borrower's employees.

(iv) Miscellaneous travel expenses must not exceed Fifty Dollars (\$50.00) without prior written approval of the City.

(v) Any Expenditure Request for travel expenses must include supporting documentation, including, without limitation, original itemized receipts showing rates and cost, air travel itinerary, proof of payment, and any written justification requested by the City.

For the purpose of this Section, the terms “lodging,” “meals” and “incidental expenses” shall have the same meanings defined in 41 CFR Part 300-3; the term “coach-class” shall have the same meaning defined in 41 CFR Part 301-10.121(a); and the term “miscellaneous” means copying services, printing services, communication services, or other services reasonably related to travel for the Project and approved by the City.

4.6 Loan In Balance. From and after the closing date of Borrower’s financing for construction the Project, the City may require Borrower to pay certain costs incurred in connection with the Project from sources of funds other than the Loan at any time the City determines that the Loan is out of balance. When the City is satisfied that the Loan is again in balance, the City will recommence making Disbursements for Expenditure Requests meeting the conditions set forth above.

4.7 Retention. In addition to the other conditions to Disbursements, Borrower acknowledges that the amount of hard costs or tenant improvements costs included in any Expenditure Request associated with rehabilitation or construction, when added to previously approved costs, may not exceed ninety percent (90%) of the approved budgeted costs on a line item basis. The remaining ten percent (10%) of approved budgeted hard costs or tenant improvement costs associated with rehabilitation or construction will be held by the City and/or other Project lenders (the “Retention”) and may be released only upon satisfaction of all requirements listed in the Construction Manager’s Checklist for Release of Retention included in the Contracting Manual and as follows:

(a) Early Retention Release. After fifty percent (50%) of the rehabilitation or construction of the Project is complete as determined by the City, Borrower may submit a written request to the City to release up to fifty percent (50%) of the Retention, provided that the following prerequisites have been met: (i) all work required to be performed by all parties for whom the City agrees to release the Retention (the “Early Retention Release Contractors”) has been completed in conformance with the terms of the applicable contract documents, the plans and specifications approved by the City and all applicable Laws; (ii) the applicable Early Retention Release Contractors have filed unconditional lien waivers satisfactory to the City; (iii) no liens or stop notices have been filed against the Project and no claims are pending; (iv) the City determines that the contingency is in balance and adequate to complete the Project; (v) the Project is on schedule, and (vi) Expenditure Requests will not exceed 95% of the approved budgeted costs on a line item basis.

(b) Retention Release After Project Completion. Borrower may request disbursement of the remaining percentage amount of the Retention only upon the satisfaction of each of the following conditions, unless otherwise approved in writing by the City:

(i) completion of rehabilitation or construction of the Project in accordance with the plans and specifications approved by the City, as evidenced by a certificate of occupancy or equivalent certification provided by the City's Department of Building Inspection, and an architect's or engineer's certificate of completion; (ii) timely recordation of a notice of completion; and (iii) either expiration of the lien period and the absence of any unreleased mechanics' liens or stop notices or recordation of the lien releases of all contractors, subcontractors and suppliers who provided labor or materials for the Project.

4.8 Limitations on Approved Expenditures. The City may refuse to approve any expenditure: (a) during any period in which an event that, with notice or the passage of time or both, would constitute an Event of Default remains uncured, or during the pendency of an uncured Event of Default; or (b) for disapproved, unauthorized or improperly documented expenses. The City is not obligated to approve expenditure of the full Funding Amount unless approved Expenditure Requests support disbursement of the full Funding Amount, and in no event may the aggregate amount of all Funds disbursed to Borrower under this Agreement exceed the Funding Amount.

ARTICLE 5 DEMOLITION, REHABILITATION OR CONSTRUCTION.

5.1 Selection Requirements. In the selection of all contractors and professional consultants for the Project, Borrower must comply with the City's procurement requirements and procedures as described in the Contracting Manual and with the requirements of the Small Business Enterprise Program ("SBE Program") as set forth in the SBE Manual according to the procedures established by the City's Contract Monitoring Division.

5.2 Plans and Specifications. Before starting any demolition, rehabilitation or construction on the Site, Borrower must have delivered to the City, and the City must have reviewed and approved, plans and specifications and the construction contract for the Project entered into between Borrower and Borrower's general contractor and approved by the City (the "Construction Contract"). The plans approved by the City must also be approved by the City and County of San Francisco's Department of Building Inspection (the "Department of Building Inspection") (collectively, the "Approved Plans") prior to the start of any demolition, rehabilitation or construction on the Site. The Approved Plans must be explicitly identified in the Construction Contract. The specifications approved by the City, including the funder requirements and the technical specifications (the "Approved Specifications") must also be explicitly identified in the Construction Contract. The Construction Contract may include funder requirements not otherwise addressed in the Approved Specifications. The Contracting Manual provides further guidance to Borrower regarding the City's policies for the review and approval of plans, specifications and construction contracts. After completion of the Project, Borrower must retain the Approved Plans as well as "as-built" plans for the Project, the Approved Specifications and the Construction Contract, all of which Borrower must make available to the City upon request.

5.3 Change Orders. Borrower may not approve or permit any change orders to the plans and specifications approved by the City without the City's prior written consent. Borrower must provide adequate and complete justification for analysis of any change order request to the City. The City will provide any questions, comments or requests for additional information to Borrower within five (5) business days of receipt of a change order request. City will review and approve or disapprove of a change order request within ten (10) business days of a complete submission by Borrower. In the event the City fails to approve or disapprove the change order request within such ten (10) business day period, the change order shall be deemed approved. Borrower acknowledges that the City's approval of any change order will not constitute an agreement to amend the Table of Sources and Uses or to provide additional Funds for the Project, unless the City agrees in its sole discretion to amend the Table of Sources and Uses or provide additional Funds for that purpose.

5.4 Insurance, Bonds and Security. Before starting any demolition, rehabilitation or construction on the Site, Borrower must deliver to the City insurance endorsements and bonds as described in **Exhibit L**. At all times, Borrower must take prudent measures to ensure the security of the Site.

5.5 Notice to Proceed. No demolition, rehabilitation or construction may commence until Borrower has issued a written notice to proceed with the City's approval.

5.6 Commencement and Completion of Project. Unless otherwise extended in writing by the City, Borrower must: (a) commence demolition, rehabilitation or construction by a date no later than [December 31, 2023] (b) complete demolition, rehabilitation or construction by a date no later than [December 31, 2025], in accordance with the plans and specifications approved by the City, as evidenced by a certificate of occupancy or equivalent certification provided by the City's Department of Building Inspection, and an architect's or engineer's certificate of

completion (the "Completion Date"); and (c) achieve occupancy of ninety five percent (95%) of the Units by a date no later than [March 31, 2026].

5.7 Rehabilitation/Construction Standards. All rehabilitation or construction must be performed in a first class manner, substantially in accordance with final plans and specifications approved by the City and in accordance with all applicable codes.

ARTICLE 6 MARKETING.

6.1 Marketing and Tenant Selection Plan. No later than six (6) months before the Completion Date, Borrower must deliver to the City for the City's review and approval an affirmative plan for initial and ongoing marketing of the Units and a written Tenant selection procedure for initial and ongoing renting of the Units based on MOHCD's then-current form of marketing and tenant selection plan (the "Marketing and Tenant Selection Plan"), all in compliance with the restrictions set forth in **Exhibit A** and in form and substance acceptable to the City. Borrower must obtain the City's approval of reasonable alterations to the Marketing and Tenant Selection Plan. Borrower must market and rent the Units in the manner set forth in the Marketing and Tenant Selection Plan, as approved by the City.

6.2 Affirmative Marketing and Tenant Selection Plan Requirements. Borrower's Marketing and Tenant Selection Plan must address how Borrower intends to market vacant Units and any opportunity for placement on the Waiting List, as defined in Section 6.5. The Marketing and Tenant Selection Plan shall include as many of the following elements as are appropriate to the Project, as determined by the City:

(a) A reasonable accommodations policy that indicates how Borrower intends to market Units to disabled individuals, including an indication of the types of accessible Units in the Project, the procedure for applying, and a policy giving disabled individuals a priority in the occupancy of accessible Units.

(b) A plan that satisfies the requirement to give preference in occupying units in accordance with the Preferences and Lottery Manual and the Preferences Ordinance.

(c) Advertising in local neighborhood newspapers, community-oriented radio stations, on the internet and in other media that are likely to reach low-income households. All advertising must display the Equal Housing Opportunity logo.

(d) Notices to neighborhood-based, nonprofit housing corporations and other low-income housing advocacy organizations that maintain waiting lists or make referrals for below-market-rate housing.

(e) Notices to SFHA.

(f) Notices to MOHCD

(g) To the extent practicable, without holding Units off the market, the community outreach efforts listed above must take place before advertising vacant Units or open spots on the Waiting List to the general public.

(h) An acknowledgement that, with respect to vacant Units, the marketing elements listed above shall only be implemented if there are no qualified applicants interested or available from the Waiting List.

(i) Borrower must use access points and accept referrals from HSH, or its successor agencies.

6.3 Marketing and Tenant Selection Plan & Tenant Screening Criteria Requirements:

(a) Borrower's Marketing and Tenant Selection Plan shall comply with the requirements of the Tenant Selection Plan Policy as set forth in the attached Exhibit H. The Marketing and Tenant Selection Plan must be kept on file at the Project at all times.

(b) Borrower's tenant screening criteria must comply with the Tenant Screening Criteria Policy set forth in the attached Exhibit I.

6.4 Marketing Records. Borrower must keep records of: (a) activities implementing the Marketing and Tenant Selection Plan; (b) advertisements; and (c) other community outreach efforts.

6.5 Waiting List. Borrower's Marketing and Tenant Selection Plan must contain, at a minimum, policies and criteria that provide for the selection of tenants from a written waiting list that complies with the Marketing and Tenant Selection Plan (the "Waiting List"). The Marketing and Tenant Selection Plan may allow an applicant to refuse an available Unit for good cause without losing standing on the Waiting List but shall limit the number of refusals without cause as approved by the City. Borrower shall at all times maintain the Waiting List. Upon the vacancy of any Unit, Borrower shall first attempt to select the new Tenant for such Unit from the Waiting List, and shall only market the Unit to the general public after determining that no applicants from the Waiting List qualify for such Unit. The Waiting List must be kept on file at the Project at all times.

ARTICLE 7 AFFORDABILITY AND OTHER LEASING RESTRICTIONS.

This Article 7 will apply upon the Project receiving a temporary certificate of occupancy.

7.1 Term of Leasing Restrictions. Borrower acknowledges and agrees that the covenants and other leasing restrictions set forth in this Article will remain in full force and effect: (a) for the Compliance Term and survive the prior repayment or other satisfaction of the Loan, termination of this Agreement or reconveyance of the Deed of Trust; (b) for any Unit that has been subject to a regulatory agreement with TCAC, for a period ending three (3) years after the date of any transfer of the Project by foreclosure or deed-in-lieu of foreclosure; and (c) with respect to any Unit occupied by a Qualified Tenant at expiration of either the Compliance Term or the 3-year period referred to in **Subsection (b)** above, until the Qualified Tenant voluntarily vacates his/her Unit or is evicted lawfully for just cause. The requirements to comply with the provisions of Internal Revenue Code Section 42, including Section 42(h)(6)(E)(ii), are hereby acknowledged.

7.2 Borrower's Covenant.

(a) Borrower covenants to rent all Units (except one Unit reserved for the manager of the Project) at all times to households certified as Qualified Tenants at initial occupancy, as set forth in **Exhibit A**. In addition, twenty-five percent (25%) of Units must be rented to households at-risk of homelessness during the period in which the City's Local Operating Subsidy Program is in operation.

(b) A Tenant who is a Qualified Tenant at initial occupancy may not be required to vacate the Unit due to subsequent rises in household income, except as provided in **Section 7.3**. After the over-income Tenant vacates the Unit, the vacant Unit must be rented only to Qualified Tenants as provided in this **Article 7**.

7.3 Rent Restrictions.

(a) Rent charged to each Qualified Tenant may not exceed the amounts set forth in **Exhibit A**, *provided that* Rents may be adjusted annually, subject to the limitations below.

(b) Subject to the Hold Harmless Policy, rents for all Units may be increased once annually up to the maximum monthly rent by unit type as published by MOHCD.

(c) With the City's prior written approval, Rent increases for Units exceeding the amounts permitted under **Section 7.3(b)** may be permitted once annually in order to recover increases in approved Project Expenses, provided that: (i) in no event may single or aggregate increases exceed ten percent (10%) per year unless such an increase is contemplated in a City-approved temporary relocation plan or is necessary due to the expiration of Section 8 or other rental subsidies; and (ii) Rents for each Unit may in no event exceed the maximum Rent permitted under **Section 7.3(a)**. City approval for such Rent increases that are necessary to meet all approved Project Expenses shall not be unreasonably withheld.

(d) For any Qualified Tenant participating in a Rent or operating subsidy program where the Rent charged is calculated as a percentage of household income, adjustments to Rent charged may be made according to the rules of the relevant subsidy program. There is no

limit on the increase/decrease in Rent charged under this provision, as long as it does not exceed the maximum Rent permitted under **Section 7.3(a)**. There is no limit on the number of Rent adjustments that can be made in a year under this provision.

(e) For any Qualified Tenant that becomes ineligible to continue participating in a rent or operating subsidy program, there is no limit on the increase in Rent charged as long as it does not exceed the maximum Rent permitted under **Section 7.3(a)**.

(f) Unless prohibited under any applicable Laws, including without limitation Section 42 of the Internal Revenue Code of 1986, as amended, if the household income of a Qualified Tenant exceeds the maximum permissible income during occupancy of a Unit, then, upon no less than thirty (30) days' prior written notice to the Tenant or as otherwise required under the Tenant's lease or occupancy agreement, Borrower may adjust the charges for Rent for the previously Qualified Tenant to be equal to thirty percent (30%) of the Tenant's adjusted household income. Rents charged under this provision may exceed the Maximum Rent permitted under **Section 7.3(a)**.

7.4 Certification.

(a) As a condition to initial occupancy, each person who desires to be a Qualified Tenant in the Project must be required to sign and deliver to Borrower a certification in the form shown in **Exhibit C** in which the prospective Qualified Tenant certifies that he/she or his/her household qualifies as a Qualified Tenant. In addition, each person must be required to provide any other information, documents or certifications deemed necessary by the City to substantiate the prospective Tenant's income. Certifications provided to and accepted by the SFHA will satisfy this requirement.

(b) Each Qualified Tenant in the Project must recertify to Borrower on an annual basis his/her household income.

(c) Income certifications with respect to each Qualified Tenant who resides in a Unit or resided therein during the immediately preceding calendar year must be maintained on file at Borrower's principal office, and Borrower must file or cause to be filed copies thereof with the City promptly upon request by the City.

7.5 Form of Lease. The form of lease for Tenants must provide for termination of the lease and consent to immediate eviction for failure to qualify as a Qualified Tenant if the Tenant has made any material misrepresentation in the initial income certification. The initial term of the lease must be for a period of not less than one (1) year. Borrower may not terminate the tenancy or refuse to renew any lease of a Unit except for serious or repeated violation of the terms and conditions of the lease, for violation of applicable Laws or other good cause. Any termination or refusal to renew the lease for a Unit must be preceded by not less than thirty (30) days' written notice to the Tenant specifying the grounds for the action.

7.6 Nondiscrimination. Borrower agrees not to discriminate against or permit discrimination against any person or group of persons because of race, color, creed, national origin, ancestry, age, sex, sexual orientation, disability, gender identity, height, weight, source of income or acquired immune deficiency syndrome (AIDS) or AIDS related condition (ARC) in the operation and use of the Project except to the extent permitted by law or required by any other funding source for the Project. Borrower agrees not to discriminate against or permit discrimination against Tenants using Section 8 certificates or vouchers or assistance through other rental subsidy programs.

7.7 Security Deposits. Security deposits may be required of Tenants only in accordance with applicable state law and this Agreement. Any security deposits collected must be segregated from all other funds of the Project in an Account held in trust for the benefit of the Tenants and disbursed in accordance with California law. The balance in the trust Account must at all times equal or exceed the aggregate of all security deposits collected plus accrued interest thereon, less any security deposits returned to Tenants.

7.8 Commercial Space. At least sixty (60) days prior to the date that build-out of any Commercial Space begins, MOHCD must have reviewed and approved proposed leases and development plans for the Commercial Space. All leases of Commercial Space must be to bona fide third party tenants capable of performing their financial obligations under their leases, which must reflect arms'-length transactions at the then-current market rental rate for comparable space, *provided that*, leases for Public Benefit Purposes may be at below-market rates so long as the sum of Project Income and Commercial Income meets approved cash flow requirements for the Project. Allowed uses of Commercial Space must be consistent with all applicable redevelopment plans and local planning and building codes and be reasonably compatible with the design and purpose of the Project. Each lease of Commercial Space must restrict its use to Public Benefit Purposes or all Surplus Cash generated as a result of a market-rate lease of the Commercial Space must be directed toward repayment of the Loan or used for a Public Benefit Purpose. All surplus cash shall be subject to the MOHCD Policy on the Use of Residual Receipts. Each lease of Commercial Space must comply with the MOHCD Commercial Underwriting Guidelines as set forth in **Exhibit O** herein.

ARTICLE 8 MAINTENANCE AND MANAGEMENT OF THE PROJECT.

8.1 Borrower's Responsibilities.

(a) Subject to the rights set forth in **Section 8.2**, Borrower will be specifically and solely responsible for causing all maintenance, repair and management functions performed in connection with the Project, including selection of tenants, recertification of income and household size, evictions, collection of rents, routine and extraordinary repairs and replacement of capital items. Borrower must maintain or cause to be maintained the Project, including the Units and common areas, in a safe and sanitary manner in accordance with local health, building and housing codes, California Health and Safety Code 17920.10 and the applicable provisions of 24 CFR Part 35.

(b) Borrower must take prudent measures to ensure the security of the Site. Measures may include erecting a fence; covering and securing all openings in any vacant building and hiring security guards, as appropriate for the circumstances.

8.2 Contracting With Management Agent.

(a) Borrower may contract or permit contracting with a management agent for the performance of the services or duties required in **Section 8.1(a)**, subject to the City's prior written approval of both the management agent and, at the City's discretion, the management contract between Borrower and the management agent, *provided, however*, that the arrangement will not relieve Borrower of responsibility for performance of those duties. Any management contract must contain a provision allowing Borrower to terminate the contract without penalty upon no more than thirty (30) days' notice.

(b) The City will provide written notice to Borrower of any determination that the contractor performing the functions required in **Section 8.1(a)** has failed to operate and manage the Project in accordance with this Agreement. If the contractor has not cured the failure within a reasonable time period, as determined by the City, Borrower must exercise its right of termination immediately and make immediate arrangements for continuous and continuing performance of the functions required in **Section 8.1(a)**, subject to the City's approval.

8.3 Borrower Management. Borrower may manage the Project itself only with the City's prior written approval. The City will provide written notice to Borrower of any determination that Borrower has failed to operate and manage the Project in accordance with this Agreement, in which case, the City may require Borrower to contract or cause contracting with a management agent to operate the Project, or to make other arrangements the City deems necessary to ensure performance of the functions required in **Section 8.1(a)**.

ARTICLE 9 GOVERNMENTAL APPROVALS AND REQUIREMENTS.

9.1 Approvals. Borrower covenants that it has obtained or will obtain in a timely manner and comply with all federal, state and local governmental approvals required by Law to be obtained for the Project. Subject to **Section 17.2**, this Section does not prohibit Borrower from contesting any interpretation or application of Laws in good faith and by appropriate proceedings.

9.2 Borrower Compliance. Borrower must comply, and where applicable, require its contractors to comply, with all applicable Laws governing the use of Funds for the construction, rehabilitation and/or operation of the Project, including those set forth in **Exhibit E** and **Exhibit L**. Borrower acknowledges that its failure to comply with any of these requirements will constitute an Event of Default under this Agreement. Subject to **Section 17.2**, this Section does not prohibit Borrower from contesting any interpretation or application of Laws in good faith and by appropriate proceedings.

ARTICLE 10 PROJECT MONITORING, REPORTS, BOOKS AND RECORDS.

10.1 Generally.

(a) Borrower understands and agrees that it will be monitored by the City from time to time to assure compliance with all terms and conditions in this Agreement and all Laws. Borrower acknowledges that the City may also conduct periodic on-site inspections of the Project. Borrower must cooperate with the monitoring by the City and ensure full access to the Project and all information related to the Project as reasonably required by the City.

(b) Borrower must keep and maintain books, records and other documents relating to the receipt and use of all Funds, including all documents evidencing any Project Income and Project Expenses. Borrower must maintain records of all income, expenditures, assets, liabilities, contracts, operations, tenant eligibility and condition of the Project. All financial reports must be prepared and maintained in accordance with GAAP as in effect at the time of performance.

(c) Borrower must provide written notice of the replacement of its executive director, director of housing development, director of property management and/or any equivalent position within thirty (30) days after the effective date of such replacement.

10.2 Monthly Reporting. Borrower must submit monthly reports (the "MOHCD Monthly Project Update") describing progress toward developing the Project with respect to obtaining necessary approvals from other City departments, procuring architects, consultants and contractors, changes in scope, cost or schedule and significant milestones achieved in the past month and expected to be achieved in the coming month. The MOHCD Monthly Project Update must be submitted by email in substantially the form to be found in the Contracting Manual until such time as the Project Completion Report is submitted to the City pursuant to **Section 10.5** below.

10.3 Annual Reporting.

(a) From and after the Completion Date, Borrower must file with the City annual report forms (the "Annual Monitoring Report") that include audited financial statements with an income and expense statement for the Project covering the applicable reporting period, a statement of balances, deposits and withdrawals from all Accounts, line item statements of Project Expenses, Project Income, Project Fees (if any), Residual Receipts and any Distributions made, evidence of required insurance, a description of marketing activities and a rent roll, no later than one hundred fifty (150) days after the end of Borrower's fiscal year. The Annual Monitoring Report must be in substantially the form attached as **Exhibit G** or as later modified during the Compliance Term.

(b) If the source of Funds is Federal Funding, Borrower must also provide an annual accounting of program income, as defined in applicable federal regulations.

10.4 Capital Needs Assessment. In accordance with the CNA Policy, Borrower must deliver to MOHCD an updated CNA every five (5) years after the Completion Date for approval.

10.5 Project Completion Report. Within the specific time periods set forth below after the completion of rehabilitation or construction, the lease-up and/or permanent financing of the Project, as applicable, Borrower must provide to the City the reports listed below certified by Borrower to be complete and accurate. Subsequent to the required submission of the reports listed below, Borrower must provide to the City information or documents reasonably requested by the City to assist in the City's review and analysis of the submitted reports:

(a) within ninety (90) days after the Completion Date, a draft cost certification (or other similar project audit performed by an independent certified public accountant identifying the sources and uses of all Project funds including the Funds;

(b) within one hundred-eighty (180) days after the Completion Date, a report on use of Small Disadvantaged Business Enterprises as defined in the SBE Manual, including the type of work and the dollar value of such work;

(c) within ninety (90) days after seventy-five percent (75%) occupancy, and one hundred percent (100%) occupancy, respectively, a report on the lease-up of the Units including number of leases by race, ethnicity and single-headed household by gender, to the extent available, location of previous residence, and also indicating the Units by income category; and

(d) within ninety (90) days after the Completion Date, a report demonstrating compliance with all requirements regarding relocation, including the names of all individuals or businesses occupying the Site on the date of the submission of the application for Funds, those moving in after that date, and those occupying the Site upon completion of the Project.

(e) within one hundred-eighty (180) days after the Completion Date, and if the Project has used Federal Funds, a report demonstrating compliance with all requirements regarding HUD Section 3, including documentation of total labor hours worked on the Project, total Section 3 hours worked, total wages paid, total Section 3 wages paid, and the names of all individuals employed to comply with the Section 3 and Section 3 goals, including the total hours worked for each individual and total wages paid to each individual.

10.6 Response to Inquiries. At the request of the City, its agents, employees or attorneys, Borrower must respond promptly and specifically to questions relating to the income, expenditures, assets, liabilities, contracts, operations and condition of the Project, the status of any mortgage encumbering the Project and any other requested information with respect to Borrower or the Project.

10.7 Delivery of Records. At the request of the City, made through its agents, employees, officers or attorneys, Borrower must provide the City with copies of each of the following documents, certified in writing by Borrower to be complete and accurate:

(a) all tax returns filed with the United States Internal Revenue Service, the California Franchise Tax Board and/or the California State Board of Equalization on behalf of Borrower and any general partner or manager of Borrower;

(b) all certified financial statements of Borrower and, if applicable, its general partner or manager, the accuracy of which must be certified by an auditor satisfactory to the City; and

(c) any other records related to Borrower's ownership structure and the use and occupancy of the Site.

10.8 Access to the Project and Other Project Books and Records. In addition to Borrower's obligations under **Sections 2.4, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6** and **10.7** and any other obligations to provide reports or maintain records in any City Document, Borrower agrees that duly authorized representatives of the City will have: (a) access to the Project throughout the Compliance Term to monitor the progress of work on the Project and compliance by Borrower with the terms of this Agreement; and (b) access to and the right to inspect, copy, audit and examine all books, records and other documents Borrower is required to keep at all reasonable times, following reasonable notice, for the retention period required under **Section 10.9.**

10.9 Records Retention. Borrower must retain all records required for the periods required under applicable Laws.

ARTICLE 11 USE OF INCOME FROM OPERATIONS.

11.1 Project Operating Account.

(a) Borrower must deposit all Project Income promptly after receipt into a segregated depository account (the "Project Operating Account") established exclusively for the Project. Withdrawals from the Project Operating Account may be made only in accordance with the provisions of this Agreement and the approved Annual Operating Budget, as it may be revised from time to time with the City's approval. Borrower may make withdrawals from the Project Operating Account solely for the payment of Project Expenses and Project Fees. Withdrawals from the Project Operating Account (including accrued interest) for other purposes may be made only with the City's express prior written approval.

(b) Borrower must keep accurate records indicating the amount of Project Income deposited into and withdrawn from the Project Operating Account and the use of Project Income. Borrower must provide copies of the records to the City upon request.

ARTICLE 12 REQUIRED RESERVES.

12.1 Replacement Reserve Account.

(a) Commencing no later than sixty (60) days after the Completion Date, or any other date the City designates in writing, Borrower must establish or cause to be established a segregated interest-bearing replacement reserve depository account (the "Replacement Reserve Account"). On or before the 15th day of each month following establishment of the Replacement Reserve Account, Borrower must make monthly deposits from Project Income into the Replacement Reserve Account in the amount necessary to meet the requirements of this Section. The City may review the adequacy of deposits to the Replacement Reserve Account periodically and require adjustments as it deems necessary.

(b) Monthly deposits must equal the lesser of: (i) 1/12th of 0.6% of Replacement Cost; or (ii) 1/12th of the following amount: \$49,000.

After the Project's first five (5) years of operation, Borrower may request adjustments every five (5) years based on its most recently approved CNA.

Borrower may request adjustments every five (5) years based on its most recently approved CNA. If the Project is unable to make a required replacement reserve deposit due to unavailable cash flow, the Borrower must submit a plan for review and approval to MOHCD that addresses the cash flow shortfall.

(c) Borrower may withdraw funds from the Replacement Reserve Account solely to fund capital improvements for the Project, such as replacing or repairing structural elements, furniture, fixtures or equipment of the Project that are reasonably required to preserve the Project. Borrower may not withdraw funds (including any accrued interest) from the Replacement Reserve Account for any other purpose without the City's prior written approval.

12.2 Operating Reserve Account.

(a) Commencing no later than sixty (60) days after the Completion Date, or any other date the City designates in writing, Borrower must establish or cause to be established a segregated interest-bearing operating reserve depository account (the "Operating Reserve Account") by depositing funds in an amount equal to twenty-five percent (25%) of the approved budget for Project Expenses for the first full year of operation of the Project. The City may review the adequacy of deposits to the Operating Reserve Account periodically and require adjustments as it deems necessary.

(b) No less than annually after establishing the Operating Reserve Account and continuing until the Compliance Term has expired, Borrower must make additional deposits, if necessary, to bring the balance in the Operating Reserve Account to an amount equal to twenty-five percent (25%) of the prior year's actual Project Expenses.

(c) Borrower may withdraw funds from the Operating Reserve Account solely to alleviate cash shortages resulting from unanticipated and unusually high maintenance expenses, seasonal fluctuations in utility costs, abnormally high vacancies and other expenses that vary seasonally or from month to month in the Project. Borrower may not withdraw funds (including any accrued interest) from the Operating Reserve Account for any other purpose without the City's prior written approval.

ARTICLE 13 DISTRIBUTIONS.

13.1 Definition. "Distributions" refers to cash or other benefits received as Project Income from the operation of the Project and available to be distributed to Borrower or any party having a beneficial interest in the Project, but does not include reasonable payments for property management, asset management and approved deferred Developer Fees or other services performed in connection with the Project.

13.2 Conditions to Distributions. The 20-Year Cash Flow Proforma attached hereto as Exhibit B-2 includes projections of annual Distributions. Exhibit B-2 is not intended to impose limits on the amounts to be annually distributed. Distributions for a particular fiscal year may be made only following: (a) City approval of the Annual Monitoring Report submitted for that year; (b) the City's determination that Borrower is not in default under this Agreement or any other agreement entered into with the City and County of San Francisco or the City for the Project; and (c) the City's determination that the amount of the proposed Distribution satisfies the conditions of this Agreement. The City will be deemed to have approved Borrower's written request for approval of a proposed Distribution unless the City delivers its disapproval or request for more information to Borrower within thirty (30) business days after the City's receipt of the request for approval.

13.3 Prohibited Distributions. No Distribution may be made in the following circumstances:

(a) when a written notice of default has been issued by any entity with an equitable or beneficial interest in the Project and the default is not cured within the applicable cure periods; or

(b) when the City determines that Borrower or Borrower's management agent has failed to comply with this Agreement; or

(c) if required debt service on all loans secured by the Project and all operating expenses have not been paid current; or

(d) if the Replacement Reserve Account, Operating Reserve Account or any other reserve account required for the Project is not fully funded under this Agreement; or

(e) if the Loan is to be repaid from Residual Receipts, Borrower failed to make a payment when due on a Payment Date and the sum remains unpaid; or

(f) during the pendency of an uncured Event of Default (including Borrower's failure to provide its own funds at any time from and after the closing date of Borrower's financing for construction or rehabilitation of the Project that the City determines the Loan is out of balance) under any City Document.

13.4 Borrower's Use of Residual Receipts for Development. To the extent that making a Distribution is not inconsistent with any other financing agreement for the Project, and subject to the limitations in this Article, with the City's prior written approval Borrower may retain a portion of Residual Receipts in lieu of using them to repay the Loan in an amount consistent with the Residual Receipts Policy attached hereto as **Exhibit P**. Borrower acknowledges that the City may withhold its consent to a Distribution in any year in which Residual Receipts are insufficient to meet Borrower's payment obligations under the Notes.

ARTICLE 14 SYNDICATION PROCEEDS.

14.1 Distribution and Use. If Borrower is a limited partnership or limited liability company, and unless otherwise approved by the City in writing, Borrower must allocate, distribute and pay or cause to be allocated, distributed and paid all net syndication proceeds and all loan and grant funds as specified in the Table. Borrower must notify the City of the receipt and disposition of any net syndication proceeds received by Borrower during the term of this Agreement.

ARTICLE 15 DEVELOPER FEES.

15.1 Amount. The City has approved the payment of development fees from the Loan in an amount not to exceed [Five Hundred Fifty Thousand and No/100 Dollars (\$550,000.00) for predevelopment activities related to the Project prior to the closing date of Borrower's financing for construction of the Project and may be entitled to receive additional fees for developing the Project (collectively, "Developer Fees"), subject to the Developer Fee Policy. Borrower agrees to limit the Developer's use of Developer Fee to pay only for eligible activities including, but not limited to, the following:

(a) Developer's organizational capacity building and maintenance programs; working capital; housing development production and related programs; physical improvements to existing housing owned or sponsored by Developer; increasing housing operations and asset management activities; improving tenant improvements or commercial space in existing housing owned or sponsored by Developer; funding community facilities associated with existing housing owned or sponsored by Developer providing supplemental tenant rental assistance for

existing housing owned or sponsored by Developer; or programs supporting the welfare of residents residing in existing housing owned or sponsored by Developer; and

(b) Predevelopment, preconstruction and construction costs, including reasonable administrative expenses, of future affordable housing development sponsored by Developer in San Francisco.

ARTICLE 16 TRANSFERS.

16.1 Permitted Transfers/Consent. Borrower may not cause or permit any voluntary transfer, assignment or encumbrance of its interest in the Site or Project or of any ownership interests in Borrower, or lease or permit a sublease on all or any part of the Project, other than: (a) leases, subleases or occupancy agreements to occupants of Units and/or any Commercial Space in the Project; or (b) security interests for the benefit of lenders securing loans for the Project as approved by the City on terms and in amounts as approved by City in its reasonable discretion (c) transfers from Borrower to a limited partnership or limited liability company formed for the tax credit syndication of the Project, where Borrower or an affiliated nonprofit public benefit corporation is the sole general partner or manager of that entity or is the manager of a limited liability company that is the sole general partner or manager of that entity; (d) transfers of the general partnership or manager's interest in Borrower to a nonprofit public benefit corporation approved in advance by the City; (e) transfers of any limited partnership or membership interest in Borrower to an investor pursuant to the tax credit syndication of the Project; (f) the grant or exercise of an option agreement between Borrower and Borrower's general partner or manager or any of its affiliates in connection with the tax credit syndication of the Project where such agreement has been previously approved in writing by the City; or (g) to remove or replace the General Partner in accordance with the terms of the Partnership Agreement, a transfer of any general partnership interest to a new general partner approved in advance by the City. Any other transfer, assignment, encumbrance or lease without the City's prior written consent will be voidable and, at the City's election, constitute an Event of Default under this Agreement. The City's consent to any specific assignment, encumbrance, lease or other transfer will not constitute its consent to any subsequent transfer or a waiver of any of the City's rights under this Agreement.

ARTICLE 17 INSURANCE AND BONDS; INDEMNITY.

17.1 Borrower's Insurance. Subject to approval by the City's Risk Manager of the insurers and policy forms, Borrower must obtain and maintain, or cause to be obtained and maintained, insurance and bonds as set forth in **Exhibit L** from the date the Deed of Trust is recorded in the Recorder's Office of San Francisco County until the expiration of the Compliance Term at no expense to the City.

17.2 Borrower's Indemnity Obligations. Borrower must indemnify, protect, defend and hold harmless each of the Indemnitees from and against any and all Losses arising out of: (a) any default by Borrower in the observance or performance of any of Borrower's obligations under the City Documents (including those covenants set forth in Article 18 below); (b) any

failure of any representation by Borrower to be correct in all respects when made; (c) injury or death to persons or damage to property or other loss occurring on or in connection with the Site or the Project, whether caused by the negligence or any other act or omission of Borrower or any other person or by negligent, faulty, inadequate or defective design, building, construction, rehabilitation or maintenance or any other condition or otherwise; (d) any claim of any surety in connection with any bond relating to the construction or rehabilitation of any improvements or offsite improvements; (e) any claim, demand or cause of action, or any action or other proceeding, whether meritorious or not, brought or asserted against any Indemnitee that relates to or arises out of the City Documents, the Loan, the Site or the Project or any transaction contemplated by, or the relationship between Borrower and the City or any action or inaction by the City under, the City Documents; (f) the occurrence, until the expiration of the Compliance Term, of any Environmental Activity or any failure of Borrower or any other person to comply with all applicable Environmental Laws relating to the Project or the Site; (g) the occurrence, after the Compliance Term, of any Environmental Activity resulting directly or indirectly from any Environmental Activity occurring before the expiration of the Compliance Term; (h) any liability of any nature arising from Borrower's contest of or relating to the application of any Law, including any contest permitted under Sections 9.1, 9.2 and 18.2; or (i) any claim, demand or cause of action, or any investigation, inquiry, order, hearing, action or other proceeding by or before any Governmental Agency, whether meritorious or not, that directly or indirectly relates to, arises from or is based on the occurrence or allegation of any of the matters described in clauses (a) through (h) above, *provided that* no Indemnitee will be entitled to indemnification under this Section for matters caused solely by its own gross negligence or willful misconduct.

17.3 Duty to Defend. Borrower acknowledges and agrees that its obligation to defend the Indemnitees under Section 17.2: (a) is an immediate obligation, independent of its other obligations hereunder; (b) applies to any Loss which actually or potentially falls within the scope of Section 17.2, regardless of whether the allegations asserted in connection with such Loss are or may be groundless, false or fraudulent; and (c) arises at the time the Loss is tendered to Borrower by the Indemnitee and continues at all times thereafter. In the event any action or proceeding is brought against an Indemnitee by reason of a claim arising out of any Loss for which Borrower has indemnified the Indemnitees, upon written notice, Borrower must answer and otherwise defend the action or proceeding using counsel approved in writing by the Indemnitee at Borrower's sole expense. Each Indemnitee will have the right, exercised in its sole discretion, but without being required to do so, to defend, adjust, settle or compromise any claim, obligation, debt, demand, suit or judgment against the Indemnitee in connection with the matters covered by this Agreement. The Indemnitee must give Borrower prompt notice of any Loss and Borrower has the right to defend, settle and compromise any such Loss; provided, however, that the Indemnitee has the right to retain its own counsel at the expense of Borrower if representation of such Indemnitee by the counsel retained by Borrower would be inappropriate due to conflicts of interest between such Indemnitee and Borrower. An Indemnitee's failure to notify Borrower promptly of any Loss does not relieve Borrower of any liability to such Indemnity under Section 17.2, unless such failure materially impairs Borrower's ability to defend such Loss. Borrower must seek the Indemnified Party's prior written consent to settle or compromise any Loss if Borrower contends that such Indemnitee shares in liability with respect thereto.

17.4 No Limitation. Borrower's obligations under **Section 17.2** are not limited by the insurance requirements under this Agreement.

17.5 Survival. The provisions of this Section will survive the repayment of the Loan and/or termination of this Agreement.

ARTICLE 18 HAZARDOUS SUBSTANCES.

18.1 Borrower's Representations. Borrower represents and warrants to the City that, to the best of Borrower's actual knowledge, without independent investigation or inquiry as of the Agreement Date, the following statements are true and correct except as disclosed in the Environmental Documents, or otherwise in writing: (a) the Site is not in violation of any Environmental Laws; (b) the Site is not now, nor has it been, used for the manufacture, use, storage, discharge, deposit, transportation or disposal of any Hazardous Substances, except in limited quantities customarily used in residences and offices and in compliance with Environmental Laws; (c) the Site does not consist of any landfill or contain any underground storage tanks; (d) the improvements on the Site do not consist of any asbestos-containing materials or building materials that contain any other Hazardous Substances; (e) no release of any Hazardous Substances in the improvements on the Site has occurred or in, on, under or about the Site; and (f) the Site is not subject to any claim by any Governmental Agency or third party related to any Environmental Activity or any inquiry by any Governmental Agency (including the California Department of Toxic Substances Control and the Regional Water Quality Control Board) with respect to the presence of Hazardous Substances in the improvements on the Site or in, on, under or about the Site, or the migration of Hazardous Substances from or to other real property.

18.2 Covenant. Unless the City otherwise consents in writing, at all times from and after the date of this Agreement, at its sole expense, Borrower must: (a) comply with all applicable Environmental Laws relating to the Site and the Project, and not engage in or otherwise permit the occurrence of any Environmental Activity in violation of any applicable Environmental Laws or that is not customary and incidental to the intended use of the Site, *provided that* nothing contained in this Section will prevent Borrower from contesting, in good faith and by appropriate proceedings, any interpretation or application of Environmental Laws; and (b) deliver to the City notice of the discovery by Borrower of any event rendering any representation contained in this Section incorrect in any respect promptly following Borrower's discovery.

18.3 Survival. Borrower and City agree that this Article 18 is intended as City's written request for information (and Borrower's response) concerning the environmental condition of the Site as security as required by California Code of Civil Procedure § 726.5; and each provision in this Article (together with any indemnity applicable to a breach of any such provision) with respect to the environmental condition of the Site as security is intended by City and Borrower to be an "environmental provision" for purposes of California Code of Civil Procedure § 736, and as such it is expressly understood that Borrower's duty to indemnify City hereunder shall survive: (a) any judicial or non-judicial foreclosure under the Deed of Trust, or

transfer of the Property in lieu thereof, (b) the release and reconveyance or cancellation of the Deed of Trust; and (c) the satisfaction of all of Borrower's obligation under the City Documents.

ARTICLE 19 DEFAULT.

19.1 Event of Default. Any material breach by Borrower of any covenant, agreement, provision or warranty contained in this Agreement or in any of the City Documents that remains uncured upon the expiration of any applicable notice and cure periods contained in any City Document will constitute an "Event of Default," including the following:

(a) Borrower fails to make any payment required under this Agreement within ten (10) days after the date when due; or

(b) Any lien is recorded against all or any part of the Site or the Project without the City's prior written consent, whether prior or subordinate to the lien of the Deed of Trust or Declaration of Restrictions, and the lien is not removed from title or otherwise remedied to the City's satisfaction within thirty (30) days after Borrower's receipt of written notice from the City to cure the default, or, if the default cannot be cured within a 30-day period, Borrower will have sixty (60) days to cure the default, or any longer period of time deemed necessary by the City, *provided that* Borrower commences to cure the default within the 30-day period and diligently pursues the cure to completion; or

(c) Borrower fails to perform or observe any other term, covenant or agreement contained in any City Document, and the failure continues for thirty (30) days after Borrower's receipt of written notice from the City to cure the default, or, if the default cannot be cured within a 30-day period, Borrower will have sixty (60) days to cure the default, or any longer period of time deemed necessary by the City, *provided that* Borrower commences to cure the default within the 30-day period and diligently pursues the cure to completion; or

(d) Any representation or warranty made by Borrower in any City Document proves to have been incorrect in any material respect when made; or

(e) All or a substantial or material portion of the improvements on the Site is damaged or destroyed by fire or other casualty, and the City has determined upon restoration or repair that the security of the Deed of Trust has been impaired or that the repair, restoration or replacement of the improvements in accordance with the requirements of the Deed of Trust is not economically practicable or is not completed within two (2) years of the receipt of insurance proceeds; or all or a substantial or material portion of the improvements is condemned, seized or appropriated by any non-City Governmental Agency or subject to any action or other proceeding instituted by any non-City Governmental Agency for any purpose with the result that the improvements cannot be operated for their intended purpose; or

(f) Borrower is dissolved or liquidated or merged with or into any other entity; or, if Borrower is a corporation, partnership, limited liability company or trust, Borrower ceases to exist in its present form and (where applicable) in good standing and duly qualified under the laws of the jurisdiction of formation and California for any period of more than ten

(10) days; or, if Borrower is an individual, Borrower dies or becomes incapacitated; or all or substantially all of the assets of Borrower are sold or otherwise transferred except as permitted under **Section 16.1**; or

(g) Without the City's prior written consent, Borrower assigns or attempts to assign any rights or interest under any City Document, whether voluntarily or involuntarily, except as permitted under **Section 16.1**; or

(h) Without the City's prior written consent, Borrower voluntarily or involuntarily assigns or attempts to sell, lease, assign, encumber or otherwise transfer all or any portion of the ownership interests in Borrower or of its right, title or interest in the Project or the Site except as permitted under **Article 16**; or

(i) Without the City's prior written consent, Borrower transfers, or authorizes the transfer of, funds in any Account required or authorized under this Agreement; or

(j) Either the Deed of Trust or the Declaration of Restrictions ceases to constitute a valid and indefeasible perfected lien on the Site and improvements, subject only to Permitted Exceptions; or

(k) Borrower is subject to an order for relief by the bankruptcy court, or is unable or admits in writing its inability to pay its debts as they mature or makes an assignment for the benefit of creditors; or Borrower applies for or consents to the appointment of any receiver, trustee or similar official for Borrower or for all or any part of its property (or an appointment is made without its consent and the appointment continues undischarged and unstayed for sixty (60) days); or Borrower institutes or consents to any bankruptcy, insolvency, reorganization, arrangement, readjustment of debt, dissolution, custodianship, conservatorship, liquidation, rehabilitation or similar proceeding relating to Borrower or to all or any part of its property under the laws of any jurisdiction (or a proceeding is instituted without its consent and continues undismissed and unstayed for more than sixty (60) days); or any judgment, writ, warrant of attachment or execution or similar process is issued or levied against the Site, the improvements or any other property of Borrower and is not released, vacated or fully bonded within sixty (60) days after its issue or levy; or

(l) Any material adverse change occurs in the financial condition or operations of Borrower, such as a loss of services funding or rental subsidies, that has a material adverse impact on the Project; or

(m) Borrower fails to make any payments or disbursements required to bring the Loan in balance after the City determines that the Loan is out of balance; or

(n) Before a certificate of occupancy or equivalent certification is issued for the Project, Borrower ceases rehabilitation or construction of the Project for a period of twenty-five (25) consecutive calendar days, and the cessation is not excused under **Section 19.3** (but only after the closing date of Borrower's financing for construction or rehabilitation of the Project); or

(o) Borrower is in default of its obligations with respect to any funding obligation (other than the Loan) for the Project, and the default remains uncured following the expiration of any applicable cure periods; or

(p) Borrower is in default of its obligations under any other agreement entered into with the City and County of San Francisco, and the default remains uncured following the expiration of any applicable cure periods.

19.2 Remedies. During the pendency of an uncured Event of Default, the City may exercise any right or remedy available under this Agreement or any other City Document or at law or in equity. All of the City's rights and remedies following an Event of Default are cumulative, including:

(a) The City at its option may declare the unpaid principal balance of the Notes, together with default interest as provided in the Notes and any other charges due under the Notes and the other City Documents, immediately due and payable without protest, presentment, notice of dishonor, demand or further notice of any kind, all of which Borrower expressly waives.

(b) The City at its option may terminate all commitments to make Disbursements or to release the Site from the Deed of Trust or Declaration of Restrictions, or, without waiving the Event of Default, the City may determine to make further Disbursements or to release all or any part of the Site from the Deed of Trust or Declaration of Restrictions upon terms and conditions satisfactory to the City in its sole discretion.

(c) The City may perform any of Borrower's obligations in any manner, in the City's reasonable discretion.

(d) The City, either directly or through an agent or court-appointed receiver, may take possession of the Project and enter into contracts and take any other action the City deems appropriate to complete or construct all or any part of the improvements, subject to modifications and changes in the Project the City deems appropriate.

(e) The City may apply to any court of competent jurisdiction for specific performance, or an injunction against any violation, of this Agreement or for any other remedies or actions necessary or desirable to correct Borrower's noncompliance with this Agreement.

(f) Upon the occurrence of an Event of Default described in **Section 19.1(k)**, the unpaid principal balance of the Notes, together with default interest as provided in the Notes

and any other charges due under the Notes and the other City Documents, will become due and payable automatically.

(g) All costs, expenses, charges and advances of the City in exercising its remedies or to protect the Project will be deemed to constitute a portion of the principal balance of the Notes, even if it causes the principal balance to exceed the face amount of the Notes, unless Borrower reimburses the City within ten (10) days of the City's demand for reimbursement.

19.3 Force Majeure. The occurrence of any of the following events will excuse performance of any obligations of the City or Borrower rendered impossible to perform while the event continues: strikes; lockouts; labor disputes; acts of God; inability to obtain labor, materials or reasonable substitutes for either; governmental restrictions, regulations or controls; judicial orders; enemy or hostile governmental actions; civil commotion; fire or other casualty and other causes beyond the control of the party obligated to perform. The occurrence of a force majeure event will excuse Borrower's performance only in the event that Borrower has provided notice to the City within thirty (30) days after the occurrence or commencement of the event or events, and Borrower's performance will be excused for a period ending thirty (30) days after the termination of the event giving rise to the delay.

19.4 City's Recourse. The City's recourse against Borrower following an Event of Default is limited as set forth more specifically in the Notes.

ARTICLE 20 REPRESENTATIONS AND WARRANTIES.

20.1 Borrower Representations and Warranties. As a further inducement for the City to enter into this Agreement, Borrower represents and warrants as follows:

(a) The execution, delivery and performance of the City Documents will not contravene or constitute a default under or result in a lien upon assets of Borrower under any applicable Law, any Charter Document of Borrower or any instrument binding upon or affecting Borrower, or any contract, agreement, judgment, order, decree or other instrument binding upon or affecting Borrower.

(b) When duly executed, the City Documents will constitute the legal, valid and binding obligations of Borrower. Borrower hereby waives any defense to the enforcement of the City Documents related to alleged invalidity of the City Documents.

(c) No action, suit or proceeding is pending or threatened that might affect Borrower or the Project adversely in any material respect.

(d) Borrower is not in default under any agreement to which it is a party, including any lease of real property.

(e) None of Borrower, Borrower's principals or Borrower's general contractor has been suspended or debarred by the Department of Industrial Relations or any Governmental

Agency, nor has Borrower, any of its principals or its general contractor been suspended, disciplined or prohibited from contracting with any Governmental Agency.

(f) Reserved.

(g) All statements and representations made by Borrower in connection with the Loan remain true and correct as of the date of this Agreement.

(h) The Borrower is duly organized and in good standing under applicable laws of the State of California and is qualified to do business in the City and County of San Francisco.

ARTICLE 21 NOTICES.

21.1 Written Notice. All notices required by this Agreement must be made in writing and may be communicated by personal delivery, by a nationally recognized courier that obtains receipts, facsimile (if followed within one (1) business day by first class mail) or by United States certified mail, postage prepaid, return receipt requested. Delivery will be deemed complete as of the earlier of actual receipt (or refusal to accept proper delivery) or five (5) days after mailing, *provided that* any notice that is received after 5 p.m. on any day or on any weekend or holiday will be deemed to have been received on the next succeeding business day. Notices must be addressed as follows:

To the City: Mayor's Office of Housing and Community Development
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103
Attn: Director

To Borrower: 2550 Irving Associates, L.P.
201 Eddy Street
San Francisco, CA 94102
Attn: Chief Executive Officer

or any other address a party designates from time to time by written notice sent to the other party in manner set forth in this Section.

21.2 Required Notices. Borrower agrees to provide notice to the City in accordance with **Section 21.1** of the occurrence of any change or circumstance that: (a) will have an adverse effect on the physical condition or intended use of the Project; (b) from and after the closing date of Borrower's financing for construction or rehabilitation of the Project, causes the Loan to be out of balance; or (c) will have a material adverse effect on Borrower's operation of the Property or ability to repay the Loan.

ARTICLE 22 GENERAL PROVISIONS.

22.1 Subordination. The Deed of Trust may be subordinated to other financing secured by and used for development of the Project (in each case, a "Senior Lien"), but only if MOHCD determines in its sole discretion that subordination is necessary to secure adequate acquisition, construction, rehabilitation and/or permanent financing to ensure the viability of the Project. Following review and approval by MOHCD and approval as to form by the City Attorney's Office, the Director of MOHCD or his/her successor or designee will be authorized to execute any approved subordination agreement without the necessity of any further action or approval.

22.2 No Third Party Beneficiaries. Nothing contained in this Agreement, nor any act of the City, may be interpreted or construed as creating the relationship of third party beneficiary, limited or general partnership, joint venture, employer and employee, or principal and agent between the City and Borrower or Borrower's agents, employees or contractors.

22.3 No Claims by Third Parties. Nothing contained in this Agreement creates or justifies any claim against the City by any person or entity with respect to the purchase of materials, supplies or equipment, or the furnishing or the performance of any work or services with respect to the Project. Borrower must include this requirement as a provision in any contracts for the development of the Project.

22.4 Entire Agreement. This Agreement and its Exhibits incorporate the terms of all agreements made by the City and Borrower with regard to the subject matter of this Agreement. No alteration or variation of the terms of this Agreement will be valid unless made in writing and signed by the parties hereto. No oral understandings or agreements not incorporated herein will be binding on the City or Borrower.

22.5 City Obligations. The City's sole obligation under this Agreement is limited to providing the Funds as described in this Agreement, up to the Funding Amount. Under no circumstances, including breach of this Agreement, will the City be liable to Borrower for any special or consequential damages arising out of actions or failure to act by the City in connection with any of the City Documents.

22.6 Borrower Solely Responsible. Borrower is an independent contractor with the right to exercise full control of employment, direction, compensation and discharge of all persons assisting in the performance contemplated under this Agreement. Borrower is solely responsible for: (a) its own acts and those of its agents, employees and contractors and all matters relating to their performance, including compliance with Social Security, withholding and all other Laws governing these matters and requiring that contractors include in each contract that they will be solely responsible for similar matters relating to their employees; (b) any losses or damages incurred by Borrower, any of its contractors or subcontractors and the City and its officers, representatives, agents and employees on account of any act, error or omission of Borrower in the performance of this Agreement or any other City Document and the development and operation of the Project; and (c) all costs and expenses relating to Borrower's performance of obligations under the City Documents, the delivery to the City of documents,

information or items under or in connection with any of the City Documents and taxes, fees, costs or other charges payable in connection with the execution, delivery, filing and/or recording of any City Document or document required under any City Document.

22.7 No Inconsistent Agreements. Borrower warrants that it has not executed and will not execute any other agreement(s) with provisions materially contradictory or in opposition to the provisions of this Agreement.

22.8 Inconsistencies in City Documents. In the event of any conflict between the terms of this Agreement and any other City Document, the terms of this Agreement control unless otherwise stated; *provided, however*, that any provision in this Agreement in conflict with any Law will be interpreted subject to that Law.

22.9 Governing Law. This Agreement is governed by California law without regard to its choice of law rules.

22.10 Joint and Several Liability. If Borrower consists of more than one person or entity, each is jointly and severally liable to the City for the faithful performance of this Agreement.

22.11 Successors. Except as otherwise limited herein, the provisions of this Agreement bind and inure to the benefit of the undersigned parties and their heirs, executors, administrators, legal representatives, successors and assigns. This provision does not relieve Borrower of its obligation under the City Documents to obtain the City's prior written consent to any assignment or other transfer of Borrower's interests in the Loan, the Site or the ownership interests in Borrower.

22.12 Attorneys' Fees. If any legal action is commenced to enforce any of the terms of this Agreement or rights arising from any party's actions in connection with this Agreement, the prevailing party will have the right to recover its reasonable attorneys' fees (including allocated fees of the City Attorney's Office) and costs of suit from the other party, whether incurred in a judicial, arbitration, mediation or bankruptcy proceeding or on appeal. For the purposes of this Agreement, reasonable fees of attorneys in the City Attorney's office will be based on the fees regularly charged by private attorneys with the equivalent number of years of experience in the subject matter of law for which the City Attorney's services were rendered, who practice in the City of San Francisco in law firms with approximately the same number of attorneys as employed by the City Attorney's Office. An award of attorneys' fees and costs will bear interest at the default rate under the Notes from the date of the award until paid.

22.13 Severability. The invalidity or unenforceability of any one or more provisions of this Agreement will in no way affect any other provision.

22.14 Time. Time is of the essence in this Agreement. Whenever the date on which an action must be performed falls on a Saturday, Sunday or federal holiday, the date for performance will be deemed to be the next succeeding business day.

22.15 Further Assurances. Borrower agrees to: (a) pursue in an effective and continuous manner; (b) use best efforts to achieve; and (c) take all actions reasonably required by the City from time to time to confirm or otherwise carry out the purpose of this Agreement.

22.16 Binding Covenants. The provisions of the City Documents constitute covenants running with the land and will be binding upon Borrower and Borrower's successors and assigns, and all parties having or acquiring any right, title or interest in whatever form, including leasehold interests (other than Tenants and approved commercial tenants), in or to any part of the Property, except that the same will terminate and become void automatically at the expiration of the Compliance Term of this Agreement. Any attempt to transfer any right, title or interest in the Property in violation of these covenants will be void.

22.17 Consent. Except as expressly provided otherwise, whenever consent or approval of a party is required in any City Document, that party agrees not to withhold or delay its consent or approval unreasonably.

22.18 Counterparts. This Agreement may be executed in any number of counterparts, all of which will constitute but one agreement.

22.19 Borrower's Personnel. The Project shall be implemented only by competent personnel under the direction and supervision of Borrower.

22.20 Borrower's Board of Directors. Borrower, or Borrower's manager or general partner, as applicable, shall at all times be governed by a legally constituted and fiscally responsible board of directors. Such board of directors shall meet regularly and maintain appropriate membership, as established in the bylaws and other governing documents of Borrower, Borrower's manager or Borrower's general partner, as applicable, and shall adhere to applicable provisions of federal, state and local laws governing nonprofit corporations. Such board of directors shall exercise such oversight responsibility with regard to this Agreement as is necessary to ensure full and prompt performance by Borrower of its obligations under this Agreement.

22.23 Exhibits. The following exhibits are attached to this Agreement and incorporated by reference:

EXHIBITS

- A Schedules of Income and Rent Restrictions
- B-1 Table of Sources and Uses of Funds
- B-2 Annual Operating Budget
- B-3 20-Year Cash Flow Proforma
- C Form of Tenant Income Certification
- D First Source Hiring Requirements and Numerical Goals
- E Governmental Requirements
- F Lobbying/Debarment Certification Form

G	Form of Annual Monitoring Report
H	Tenant Selection Plan Policy
I	MOHCD Tenant Screening Criteria Policy
J	Developer Fee Policy
K	Hold Harmless Policy
L	Insurance Requirements
M	Reserved
N	Reserved
O	MOHCD Commercial Underwriting Guidelines
P	MOHCD Residual Receipts Policy
Q	Environmental Documents

IN WITNESS WHEREOF, the parties hereto have executed this Agreement at San Francisco, California as of the date first written above.

THE CITY:

CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation

By: _____
London N. Breed
Mayor

By: _____
Eric D. Shaw
Director, Mayor's Office of Housing
and Community Development

APPROVED AS TO FORM:

DENNIS J. HERRERA
City Attorney

By: _____
Deputy City Attorney

BORROWER:

2550 Irving Associates, L.P.,
A California limited partnership
By: 2550 Irving GP LLC,
a California limited liability company
Its: General Partner

By: Tenderloin Neighborhood
Development Corporation,
a California nonprofit public benefit
corporation
Its: Manager

By: _____
Name: Donald S. Falk
Title: Chief Executive Officer

EXHIBIT A
Schedules of Income and Rent Restrictions

1. Income and Rent Restrictions. Maximum rent is 30% of maximum income level. As used in this Agreement, the term "Qualified Tenant" includes each category of Tenant included below:

Unit Type	Estimated Number of Units	Max. % MOHCD AMI	Rent or Operating Subsidy
1BR	6	30%	LOSP
2 BR	11	30%	LOSP
3 BR	8	30%	LOSP
Studio	9	40%	
1BR	7	40%	
3 BR	3	40%	
Studio	3	50%	
1 BR	9	50%	
2 BR	7	50%	
3 BR	3	50%	
1 BR	6	70%	
2 BR	3	70%	
3 BR	3	70%	
1 BR	3	80%	
2 BR	8	80%	
3 BR	8	80%	
1BR*	1	N/A	Manager's Unit
Total Units	98		
Income Average	39.2%		

All Units must be rented at all times to tenants who are qualified households. 25% of Units must be made available to the chronically homeless or those at risk of homelessness during the period in which the City's Local Operating Subsidy program is in operation and the City provide such subsidy to the project under LOSP. [.

If the LOSP is terminated, discontinued or reduced at no fault of Borrower with respect to the Project, then the rent restrictions above may be altered but only to the extent necessary for the Project to remain financially feasible, as determined in City's reasonable discretion; provided that:

- (a) Borrower diligently pursues an additional or alternative source of income or subsidy acceptable to the City to replace the rental subsidies.

(b) One hundred percent (100%) of the Units formerly under the LOSP must at all times be occupied by Qualified Tenants whose Adjusted Income does not exceed fifty percent (50%) of Median Income and the monthly rent paid by the Qualified Tenants may not exceed (a) thirty percent (30%) of fifty percent (50%) of Median Income, (b) less utility allowance. The maximum initial occupancy income level restrictions when averaged for all Residential Units in the Project may not exceed sixty percent (60%) of Median Income and subject to any applicable regulatory agreement, restrictive covenant, or other encumbrance. To the extent financially feasible, as mutually determined by the Parties, any such rent increase will be limited to (or will be first implemented with) any vacant units.

EXHIBIT B-1

Table of Sources and Uses of Funds

EXHIBIT B-2

Annual Operating Budget

EXHIBIT B-3

20-Year Cash Flow Proforma

EXHIBIT C

Tenant Income Certification Form

[To be attached.]

EXHIBIT D

First Source Hiring Requirements and Numerical Goals

Borrower's use of Funds triggers the following hiring requirements imposed by the City's First Source Hiring Ordinance (San Francisco Administrative Code Chapter 83).

Borrower will, or will require its general contractor to, separately execute a First Source Hiring Agreement with the City as set forth below, although the lack of such a separate execution will not affect the requirements of Chapter 83 as incorporated herein.

A. Incorporation of Administrative Code Provisions by Reference. The provisions of Chapter 83 of the San Francisco Administrative Code are incorporated in this Section by reference and made a part of this Agreement as though fully set forth herein. Contractor will comply fully with, and be bound by, all of the provisions that apply to this Agreement under such Chapter, including but not limited to the remedies provided therein. Capitalized terms used in this Section and not defined in this Agreement have the meanings assigned to such terms in Chapter 83.

B. First Source Hiring Agreement. On or before the effective date of the Ground Lease, Borrower will, or will require its general contractor to, enter into a first source hiring agreement ("FSH Agreement") with the City, that will include the terms as set forth in Section 83.9(b). Borrower also enter into a FSH Agreement with the City for any other work that it performs in the City.

C. Hiring Decisions. Borrower or its general contractor will make the final determination of whether an Economically Disadvantaged Individual referred by the System is "qualified" for the position.

D. Exceptions. Upon application by Contractor, the First Source Hiring Administration may grant an exception to any or all of the requirements of Chapter 83 in any situation where it concludes that compliance with this Chapter would cause economic hardship.

E. Liquidated Damages. Borrower agrees:

1. To be liable to the City for liquidated damages as provided in this Section;
2. To be subject to the procedures governing enforcement of breaches of contracts based on violations of contract provisions required by this Chapter as set forth in this Section;
3. That the Borrower's commitment to comply with this Chapter is a material element of the City's consideration for this contract; that the failure of the contractor to comply with the contract provisions required by this Chapter will cause harm to the City and the public which is significant and substantial but extremely difficult to quantify; that the harm to the City includes not only the financial cost of funding public assistance programs but also the insidious but

impossible to quantify harm that this community and its families suffer as a result of unemployment; and that the assessment of liquidated damages of up to \$5,000 for every notice of a new hire for an entry level position improperly withheld by the contractor from the first source hiring process, as determined by the FSHA during its first investigation of a contractor, does not exceed a fair estimate of the financial and other damages that the City suffers as a result of the contractor's failure to comply with its first source referral contractual obligations.

4. That the continued failure by a contractor to comply with its first source referral contractual obligations will cause further significant and substantial harm to the City and the public, and that a second assessment of liquidated damages of up to \$10,000 for each entry level position improperly withheld from the FSHA, from the time of the conclusion of the first investigation forward, does not exceed the financial and other damages that the City suffers as a result of the contractor's continued failure to comply with its first source referral contractual obligations;

5. That in addition to the cost of investigating alleged violations under this Section, the computation of liquidated damages for purposes of this Section is based on the following data:

a. The average length of stay on public assistance in San Francisco's County Adult Assistance Program is approximately 41 months at an average monthly grant of \$348 per month, totaling approximately \$14,379; and

b. In 2004, the retention rate of adults placed in employment programs funded under the Workforce Investment Act for at least the first six months of employment was 84.4%. Since qualified individuals under the First Source program face far fewer barriers to employment than their counterparts in programs funded by the Workforce Investment Act, it is reasonable to conclude that the average length of employment for an individual whom the First Source Program refers to a contractor and who is hired in an entry level position is at least one year; therefore, liquidated damages that total \$5,000 for first violations and \$10,000 for subsequent violations as determined by FSHA constitute a fair, reasonable, and conservative attempt to quantify the harm caused to the City by the failure of a contractor to comply with its first source referral contractual obligations.

6. That the failure of contractors to comply with this Chapter, except property contractors, may be subject to the debarment and monetary penalties set forth in Sections 6.80 et seq. of the San Francisco Administrative Code, as well as any other remedies available under the contract or at law; and

7. That in the event the City is the prevailing party in a civil action to recover liquidated damages for breach of a contract provision required by this Chapter, the contractor will be liable for the City's costs and reasonable attorneys fees.

Violation of the requirements of Chapter 83 is subject to an assessment of liquidated damages in the amount of \$5,000 for every new hire for an Entry Level Position improperly withheld from the first source hiring process. The assessment of liquidated damages and the evaluation of any defenses or mitigating factors shall be made by the FSHA.

F. Subcontracts. Any subcontract entered into by Borrower or its general contractor will require the subcontractor to comply with the requirements of Chapter 83 and will contain contractual obligations substantially the same as those set forth in this Section.

EXHIBIT E

Governmental Requirements

1. Prevailing Wages and Working Conditions. Any undefined, initially-capitalized term used in this Section shall have the meaning given to such term in San Francisco Administrative Code Section 6.1. Every contract for the rehabilitation or construction of housing assisted with Funds must contain a provision requiring: (1) the payment of not less than the Prevailing Rate of Wage in accordance with Administrative Code Section 6.22(e)(3) to all laborers and mechanics employed in the development of any part of the housing, (2) provide the same hours, working conditions and benefits as in each case are provided for similar work performed in San Francisco County, and (3) employ Apprentices in accordance with San Francisco Administrative Code Section 6.22(n), (collectively, "Prevailing Wage Requirements"). The Prevailing Wage Requirements of this Section apply to all laborers and mechanics employed in the development of the Project, including portions other than the assisted Units. Borrower agrees to cooperate with the City in any action or proceeding against a Contractor or Subcontractor that fails to comply with the Prevailing Wage Requirements. If applicable, Borrower must include, and require its Contractors and Subcontractors (regardless of tier) to include, the Prevailing Wage Requirements and the agreement to cooperate in City enforcement actions in any Construction Contract with specific reference to San Francisco Administrative Code Chapter 6.

2. Environmental Review. The Project must meet the requirements of the California Environmental Quality Act (Cal. Pub. Res. Code §§ 2100 *et seq.*) and implementing regulations.

3. Conflict of Interest.

(a) Except for approved eligible administrative or personnel costs, no employee, agent, consultant, officer or official of Borrower or the City who exercises or has exercised any function or responsibilities with respect to activities assisted by Funds, in whole or in part, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in or benefit from the activities assisted under this Agreement, or have an interest, direct or indirect, in any contract, subcontract or agreement with respect thereto, or in the proceeds thereunder either for himself/herself or for those with whom he/she has family or business ties, during his/her tenure and for one year thereafter. In order to carry out the purpose of this Section, Borrower must incorporate, or cause to be incorporated, in all contracts, subcontracts and agreements relating to activities assisted under the Agreement, a provision similar to that of this Section. Borrower will be responsible for obtaining compliance with conflict of interest provisions by the parties with whom it contracts and, in the event of a breach, Borrower must take prompt and diligent action to cause the breach to be remedied and compliance to be restored.

(b) Borrower represents that it is familiar with the provisions of Section 15.103 of the San Francisco Charter, Article III, Chapter 2 of the San Francisco Campaign and Governmental Conduct Code, and Sections 1090 through 1097 and 87100 *et seq.* of the California Government Code, all of which relate to prohibited conflicts of interest in connection with government contracts. Borrower certifies that it knows of no facts that constitute a violation of any of these provisions and agrees to notify the City immediately if Borrower at any time obtains knowledge of facts constituting a violation.

(c) In the event of any violation of the conflict of interest prohibitions, Borrower agrees that the City may refuse to consider any future application for funding from Borrower or any entity related to Borrower until the violation has been corrected to the City's satisfaction, in the City's sole discretion.

4. Disability Access. Borrower must comply with all applicable disability access Laws, including the Americans With Disabilities Act (42 U.S.C. §§ 1201 *et seq.*), Section 504 of the Rehabilitation Act (29 U.S.C. § 794) and the Fair Housing Amendments Act (42 U.S.C. §§ 3601 *et seq.*). Borrower is responsible for determining which disability access Laws apply to the Project, including those applicable due to the use of Funds. In addition, before occupancy of the Project, Borrower must provide to the City a written reasonable accommodations policy that indicates how Borrower will respond to requests by disabled individuals for accommodations in Units and common areas of the Project.

5. Lead-Based Paint. Borrower must satisfy the requirements of Chapter 36 of the San Francisco Building Code ("Work Practices for Exterior Lead-Based Paint") and the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§ 4821 *et seq.*) and implementing regulations at 24 CFR part 35. Borrower must also comply with the provisions contained in 17 CCR 350000 *et seq.*, and 8 CCR 1532.1 and all other applicable Laws governing lead-based hazards.

6. Relocation. Borrower must meet any applicable requirements of the California Relocation Assistance Act (Cal. Gov. Code §§ 7260 *et seq.*) and implementing regulations in Title 25, Chapter 6 of the California Administrative Code and similar Laws.

7. Low-Income Hiring Requirements. The use of Funds triggers compliance with certain hiring requirements imposed by the City's First Source Hiring Ordinance (S.F. Admin. Code Chapter 83), To ensure compliance with those requirements, Borrower must include the provisions attached as **Exhibit D** in its contract with the general contractor for the Project. Borrower will be responsible to the City for ensuring compliance with the requirements listed on **Exhibit D**.

8. Non-Discrimination in City Contracts and Benefits Ordinance.

(a) Borrower Shall Not Discriminate. In the performance of this Agreement, Borrower agrees not to discriminate against any employee, City and County employee working with Borrower or any subcontractor, applicant for employment with Borrower or any subcontractor, or against any person seeking accommodations, advantages, facilities, privileges, services or membership in all business, social or other establishments or organizations operated by Borrower. on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, domestic partner status, marital status, height, weight, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes.

(b) Subcontracts. Borrower shall incorporate by reference in all subcontracts the provisions of Sections 12B.2(a), 12B.2(c)-(k), and 12C.3 of the San Francisco Administrative Code. Borrower's failure to comply with the obligations in this subsection shall constitute a material breach of this Agreement.

(c) Non-Discrimination in Benefits. Borrower does not as of the date of this Agreement and will not during the term of this Agreement, in any of its operations in San Francisco or where the work is being performed for the City or elsewhere within the United States, discriminate in the provision of bereavement leave, family medical leave, health benefits, membership or membership discounts, moving expenses, pension and retirement benefits or travel benefits, as well as any benefits other than the benefits specified above, between employees with domestic partners and employees with spouses, and/or between the domestic partners and spouses of such employees, where the domestic partnership has been registered with a governmental entity pursuant to state or local law authorizing such registration, subject to the conditions set forth in Section 12B.2(b) of the San Francisco Administrative Code.

(d) Condition to Contract. As a condition to this Agreement, Borrower shall execute the "Chapter 12B Declaration: Nondiscrimination in Contracts and Benefits" form (Form CMD-12B-101) with supporting documentation and secure the approval of the executed form by the San Francisco Contract Monitoring Division.

(e) Incorporation of Administrative Code Provisions by Reference. The provisions of Chapters 12B ("Nondiscrimination in Contracts") and 12C ("Nondiscrimination in Property Contracts") of the San Francisco Administrative Code are incorporated in this Section by reference and made a part of this Agreement as though fully set forth herein. Borrower shall comply fully with and be bound by all of the provisions that apply to this Agreement under such Chapters of the Administrative Code, including the remedies provided in such Chapters. Without limiting the foregoing, Borrower understands that pursuant to Sections 12B.2(h) and 12C.3(g) of the San Francisco Administrative Code, a penalty of \$50 for each person for each calendar day during which such person was discriminated against in violation of the provisions of this

Agreement may be assessed against Borrower and/or deducted from any payments due Borrower.

9. MacBride Principles. Pursuant to San Francisco Administrative Code Section 12F.5, City urges companies doing business in Northern Ireland to move towards resolving employment inequities, and encourages such companies to abide by the MacBride Principles. The City urges San Francisco companies to do business with corporations that abide by the MacBride Principles. By signing below, the person executing this agreement on behalf of Borrower acknowledges and agrees that he or she has read and understood this Section.

10. Tropical Hardwood & Virgin Redwood Ban. Pursuant to § 804(b) of the San Francisco Environment Code, City urges all grantees and borrowers not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood or virgin redwood wood product.

11. Preservative-Treated Wood Containing Arsenic. Borrower may not purchase preservative-treated wood products containing arsenic until the Deed of Trust has been fully reconveyed unless an exemption from the requirements of Chapter 13 of the San Francisco Environment Code is obtained from the Department of Environment under Section 1304 of the Code. The term "preservative-treated wood containing arsenic" shall mean wood treated with a preservative that contains arsenic, elemental arsenic, or an arsenic copper combination, including, but not limited to, chromated copper arsenate preservative, ammoniacal copper zinc arsenate preservative, or ammoniacal copper arsenate preservative. Borrower may purchase preservative-treated wood products on the list of environmentally preferable alternatives prepared and adopted by the Department of the Environment. This provision does not preclude Borrower from purchasing preservative-treated wood containing arsenic for saltwater immersion. The term "saltwater immersion" shall mean a pressure-treated wood that is used for construction purposes or facilities that are partially or totally immersed in saltwater.

12. Submitting False Claims; Monetary Penalties. Any borrower, grantee, contractor, subcontractor or consultant who submits a false claim shall be liable to the City for the statutory penalties set forth in that section. A borrower, grantee, contractor, subcontractor or consultant will be deemed to have submitted a false claim to the City if the borrower, grantee, contractor, subcontractor or consultant:

(a) knowingly presents or causes to be presented to an officer or employee of the City a false claim or request for payment or approval;

(b) knowingly makes, uses or causes to be made or used a false record or statement to get a false claim paid or approved by the City;

(c) conspires to defraud the City by getting a false claim allowed or paid by the City;

(d) knowingly makes, uses or causes to be made or used a false record or statement to conceal, avoid or decrease an obligation to pay or transmit money or property to the City; or

(e) is a beneficiary of an inadvertent submission of a false claim to the City, subsequently discovers the falsity of the claim, and fails to disclose the false claim to the City within a reasonable time after discovery of the false claim.

13. Sunshine Ordinance.

(a) Borrower acknowledges and agrees that this Agreement and the Application Documents are subject to Section 67.24(e) of the San Francisco Administrative Code, which provides that contracts, including this Agreement, grantee's bids, responses to Requests for Proposals (RFPs) and all other records of communications between City and persons or entities seeking contracts, shall be open to inspection immediately after a contract has been awarded. Nothing in such Section 67.24(e) (as it exists on the date hereof) requires the disclosure of a private person's or organization's net worth or other proprietary financial data submitted for qualification for a contract or other benefit until and unless that person or organization is awarded the contract or benefit. All information provided by Borrower that is covered by such Section 67.24(e) (as it may be amended from time to time) will be made available to the public upon request. Further, Borrower specifically agrees to conduct any meeting of its governing board that addresses any matter relating to the Project or to Borrower's performance under this Agreement as a passive meeting. Further, Borrower specifically agrees that any meeting of the governing body of its general partner/manager that addresses any matter relating to the Project or to Borrower's performance under this Agreement will be conducted as a passive meeting.

(b) By executing this Agreement, Borrower agrees to comply with the provisions of Chapter 12L of the San Francisco Administrative Code to the extent applicable. By executing this Agreement, Borrower agrees to open its meetings and records to the public in the manner set forth in Sections 12L.4 and 12L.5 of the San Francisco Administrative Code. Borrower further agrees to make good faith efforts to promote community membership on its Board of Directors in the manner set forth in Section 12L.6 of the Administrative Code. Borrower acknowledges that its material failure to comply with any of the provisions of this paragraph shall constitute a material breach of this Agreement. Borrower further acknowledges that such material breach of the Agreement shall be grounds for the City to terminate and/or not renew the Agreement, partially or in its entirety.

(c) In accordance with the Citizen's Right to Know Act of 1998 (S. F. Admin. Code Chapter 79), no officer, department, board or commission of the City may approve a City Project, as defined in Chapter 79, unless a sign has been posted on the applicable property at least fifteen (15) days before approval. A City Project is a project

that involves new construction, a change in use or a significant expansion of an existing use where the City funding for the project is \$50,000 or more. If the Loan will be used for a City Project, this Agreement will not become effective until fifteen (15) days following the posting of the requisite sign, or, in the alternative, thirty (30) days following the delivery of written notices to residents and owners within 300 feet of the Site, and the City will have the right to nullify or revoke this Agreement without cost or liability of any sort whatsoever at any time before that date. If Borrower believes that this Agreement relates to a City Project and that the requisite sign has not been posted, Borrower must notify the City so that the City may determine the applicability of Chapter 79, and, if necessary, post the requisite sign.

14. Prohibition on Use of Public Funds for Political Activities. Borrower shall comply with San Francisco Administrative Code Chapter 12G, which prohibits funds appropriated by the City for this Agreement from being expended to participate in, support, or attempt to influence any political campaign for a candidate or for a ballot measure. Borrower is subject to the enforcement and penalty provisions in Chapter 12G.

15. Nondisclosure of Private Information. Borrower has read and agrees to the terms set forth in San Francisco Administrative Code Sections 12M.2, "Nondisclosure of Private Information", and 12M.3, "Enforcement" of Administrative Code Chapter 12M, "Protection of Private Information," which are incorporated herein as if fully set forth. Borrower agrees that any failure of Borrower to comply with the requirements of Section 12M.2 of this Chapter shall be a material breach of the Agreement. In such an event, in addition to any other remedies available to it under equity or law, the City may terminate the Agreement, bring a false claim action against Borrower pursuant to Chapter 6 or Chapter 21 of the Administrative Code, or debar Borrower.

16. Graffiti Removal. Graffiti is detrimental to the health, safety and welfare of the community in that it promotes a perception in the community that the laws protecting public and private property can be disregarded with impunity. This perception fosters a sense of disrespect of the law that results in an increase in crime; degrades the community and leads to urban blight; is detrimental to property values, business opportunities and the enjoyment of life; is inconsistent with the City's property maintenance goals and aesthetic standards; and results in additional graffiti and in other properties becoming the target of graffiti unless it is quickly removed from public and private property. Graffiti results in visual pollution and is a public nuisance. Graffiti must be abated as quickly as possible to avoid detrimental impacts on the City and County and its residents, and to prevent the further spread of graffiti.

(a) Borrower shall remove all graffiti from any real property owned or leased by Borrower in the City and County of San Francisco within forty eight (48) hours of the earlier of Borrower's (a) discovery or notification of the graffiti or (b) receipt of notification of the graffiti from the Department of Public Works. This section is not intended to require a Borrower to breach any lease or other agreement that it may have concerning its use of the real property. The term "graffiti" means any inscription, word, figure, marking or design that is affixed, marked, etched, scratched, drawn or painted on

any building, structure, fixture or other improvement, whether permanent or temporary, including by way of example only and without limitation, signs, banners, billboards and fencing surrounding construction sites, whether public or private, without the consent of the owner of the property or the owner's authorized agent, and which is visible from the public right-of-way. "Graffiti" shall not include: (1) any sign or banner that is authorized by, and in compliance with, the applicable requirements of the San Francisco Public Works Code, the San Francisco Planning Code or the San Francisco Building Code; or (2) any mural or other painting or marking on the property that is protected as a work of fine art under the California Art Preservation Act (California Civil Code Sections 987 et seq.) or as a work of visual art under the Federal Visual Artists Rights Act of 1990 (17 U.S.C. §§ 101 et seq.).

(b) Any failure of Borrower to comply with this section of this Agreement shall constitute an Event of Default of this Agreement.

17. Resource-Efficient Building Ordinance. Borrower acknowledges that the City and County of San Francisco has enacted San Francisco Environment Code Chapter 7 relating to resource-efficient City buildings and resource-efficient pilot projects. Borrower hereby agrees it shall comply with the applicable provisions of such code sections as such sections may apply to the Property.

18. Consideration of Criminal History in Hiring and Employment Decisions.

(a) Borrower agrees to comply fully with and be bound by all of the provisions of Chapter 12T "City Contractor/Subcontractor Consideration of Criminal History in Hiring and Employment Decisions," of the San Francisco Administrative Code (Chapter 12T), including the remedies provided, and implementing regulations, as may be amended from time to time. The provisions of Chapter 12T are incorporated by reference and made a part of this Agreement as though fully set forth herein. The text of the Chapter 12T is available on the web at www.sfgov.org/olse/fco. A partial listing of some of Borrower's obligations under Chapter 12T is set forth in this Section. Borrower is required to comply with all of the applicable provisions of 12T, irrespective of the listing of obligations in this Section. Capitalized terms used in this Section and not defined in this Agreement shall have the meanings assigned to such terms in Chapter 12T.

(b) The requirements of Chapter 12T shall only apply to a Borrower's or Subcontractor's operations to the extent those operations are in furtherance of the performance of this Agreement, shall apply only to applicants and employees who would be or are performing work in furtherance of this Agreement, shall apply only when the physical location of the employment or prospective employment of an individual is wholly or substantially within the City of San Francisco, and shall not apply when the application in a particular context would conflict with federal or state law or with a requirement of a government agency implementing federal or state law.

(c) Borrower shall incorporate by reference in all subcontracts the provisions of Chapter 12T, and shall require all subcontractors to comply with such provisions. Borrower's failure to comply with the obligations in this subsection shall constitute a material breach of this Agreement.

(d) Borrower or Subcontractor shall not inquire about, require disclosure of, or if such information is received base an Adverse Action on an applicant's or potential applicant for employment, or employee's: (1) Arrest not leading to a Conviction, unless the Arrest is undergoing an active pending criminal investigation or trial that has not yet been resolved; (2) participation in or completion of a diversion or a deferral of judgment program; (3) a Conviction that has been judicially dismissed, expunged, voided, invalidated, or otherwise rendered inoperative; (4) a Conviction or any other adjudication in the juvenile justice system; (5) a Conviction that is more than seven years old, from the date of sentencing; or (6) information pertaining to an offense other than a felony or misdemeanor, such as an infraction.

(e) Borrower or Subcontractor shall not inquire about or require applicants, potential applicants for employment, or employees to disclose on any employment application the facts or details of any conviction history, unresolved arrest, or any matter identified in subsection 16.16(d), above. Borrower or Subcontractor shall not require such disclosure or make such inquiry until either after the first live interview with the person, or after a conditional offer of employment.

(f) Borrower or Subcontractor shall state in all solicitations or advertisements for employees that are reasonably likely to reach persons who are reasonably likely to seek employment to be performed under this Agreement, that the Borrower or Subcontractor will consider for employment qualified applicants with criminal histories in a manner consistent with the requirements of Chapter 12T.

(g) Borrower and Subcontractors shall post the notice prepared by the Office of Labor Standards Enforcement (OLSE), available on OLSE's website, in a conspicuous place at every workplace, job site, or other location under the Borrower or Subcontractor's control at which work is being done or will be done in furtherance of the performance of this Agreement. The notice shall be posted in English, Spanish, Chinese, and any language spoken by at least 5% of the employees at the workplace, job site, or other location at which it is posted.

(h) Borrower understands and agrees that if it fails to comply with the requirements of Chapter 12T, the City shall have the right to pursue any rights or remedies available under Chapter 12T, including but not limited to, a penalty of \$50 for a second violation and \$100 for a subsequent violation for each employee, applicant or other person as to whom a violation occurred or continued, termination or suspension in whole or in part of this Agreement.

19. Food Service Waste Reduction Requirements. Borrower agrees to comply fully with and be bound by all of the provisions of the Food Service Waste Reduction Ordinance, as set forth in San Francisco Environment Code Chapter 16, including the remedies provided, and implementing guidelines and rules. The provisions of Chapter 16 are incorporated herein by reference and made a part of this Agreement as though fully set forth. This provision is a material term of this Agreement. By entering into this Agreement, Borrower agrees that if it breaches this provision, City will suffer actual damages that will be impractical or extremely difficult to determine; further, Borrower agrees that the sum of one hundred dollars (\$100) liquidated damages for the first breach, two hundred dollars (\$200) liquidated damages for the second breach in the same year, and five hundred dollars (\$500) liquidated damages for subsequent breaches in the same year is reasonable estimate of the damage that City will incur based on the violation,

established in light of the circumstances existing at the time this Agreement was made. Such amount shall not be considered a penalty, but rather agreed monetary damages sustained by City because of Borrower's failure to comply with this provision.

20. Bottled Drinking Water. Unless exempt, Borrower agrees to comply fully with and be bound by all of the provisions of the San Francisco Bottled Water Ordinance, as set forth in San Francisco Environment Code Chapter 24, including the administrative fines, remedies, and implementing regulations provided therein, as the same may be amended from time to time. The provisions of Chapter 24 are incorporated herein by reference and made a part of this Agreement as though fully set forth.

21. Public Power. From and after the effective date of a ground lease between City and Borrower, Borrower must procure water and sewer service from the City and electricity, telephone, natural gas, and any other utility service from the City or utility companies providing such services, and must pay all connection and use charges imposed in connection with such services. From and after the effective date of the Ground Lease, as between the City and Borrower, Borrower will be responsible for the installation and maintenance of all facilities required in connection with such utility services to the extent not installed or maintained by the City or the utility providing such service. All electricity necessary for operations on the Site must be purchased from the San Francisco Public Utilities Commission ("PUC"), at PUC's standard rates charged to third parties, unless PUC determines, in its sole judgment, that it is not feasible to provide such service to the Premises. PUC is the provider of electric services to City property, and the Interconnection Services Department of SFPUC's Power Enterprise coordinates with Pacific Gas and Electric Company and others to implement this service. To arrange for electric service to the Site, Borrower must contact the Interconnection Services Department in the Power Enterprise of the SFPUC.

EXHIBIT F

Lobbying/Debarment Certification Form

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or cooperative agreement.
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress or an employee of a member of Congress in connection with this federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

This lobbying certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed under Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for such failure.

3. Neither the undersigned nor its principals is listed by the General Services Administration as debarred, suspended, ineligible or voluntarily excluded from receiving the Funds on the Agreement Date. The undersigned will review the list to ensure that any contractor or subcontractor who bids for a contract in excess of \$100,000 is not debarred, suspended, ineligible or voluntarily excluded from participating in federal programs and activities and will obtain the certification of each contractor or subcontractor whose bid is accepted that such contractor or subcontractor is not debarred, suspended, ineligible or voluntarily excluded from participating in federal programs and activities.

2550 Irving Associates, L.P., by 2500 Irving GP LLC, its general partner, by Tenderloin Neighborhood Development Center, a California nonprofit public benefit corporation, its Manager

BY: _____

NAME: Donald S. Falk

TITLE: Chief Executive Officer

DATE: _____

EXHIBIT G

Form of Annual Monitoring Report

[To be attached]

EXHIBIT H

Tenant Selection Plan Policy

This policy is in addition to the obligations to comply with applicable federal, state and local civil rights laws, including laws pertaining to reasonable accommodation and limited English proficiency (LEP),¹ **and the applicable provision of the Violence Against Women Act, Pub. Law 109-62 (January 5, 2006), as amended.**

Application Process

- **Application Materials.** MOHCD shall provide an application to be used prior to the housing lottery. The housing provider agrees to use this application to determine lottery eligibility. The housing provider's written and/or electronic application materials should:
 - outline the screening criteria that the housing provider will use;
 - be in compliance with San Francisco Police Code Article 49 or the Fair Chance Ordinance,
 - outline how an applicant may request a modification of the admission process and/or a change in admission policies or practices as a reasonable accommodation;
 - be written in language that is clear and readily understandable,
- **First Interview.** In accordance with the housing provider policies, an initial interview is required to assess each applicant's minimum eligibility requirements for housing units. All applicants shall be offered the opportunity for an interview in lottery rank order.
- **Second Interview.** Before issuing a denial, the housing provider should consider offering a second interview to resolve issues and inconsistencies, gather additional information, and assist as much as possible with a determination to admit the applicant.
- **Confidentiality.** All information provided will be kept confidential and be used only by the housing provider, the referring agency and the funding agency for the purpose of assisting and evaluating the applicant in the admission process. All applicant information shall be retained for 12 months after the final applicant interview.
- **Delays in the Process.** If delays have occurred or are likely to occur in the application and screening process or the process exceeds the housing provider's normal timeline for application and screening, the housing provider must immediately inform the referring agency and the funding agency, of the status of the application, the reason for the delay and the anticipated time it will take to complete the application process.

¹See for e.g., Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), 42 U.S.C. §§ 3601, et seq.; 24 C.F.R. Part 100; Title VI of the Civil Rights Act of 1964, 42 U.S.C. §§ 2000d-2000d-7; Executive Order 13,166, Improving Access to Services for Persons with Limited English Proficiency (August 11, 2000); Department of Housing and Urban Development Limited English Proficiency Guidance, 72 Fed. Reg. 2732 (Jan. 22, 2007); Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794; 24 C.F.R. Parts 8 and 9; Title II of the Americans with Disabilities Act of 1990, as amended; California Fair Employment and Housing Act, Gov't Code §§ **12,955-12,956.2; Unruh Civil Rights Act, Civil Code § 51; California Disabled Persons Act, Civil Code § 51.4;** Dymally-Alatorre Bilingual Services Act, Gov't Code §7290-7299.8; **San Francisco Language Access Ordinance, No. 202-09 (April 14, 2009)**

- **Problems with the Referring Agency.** If at any point the housing provider has difficulty reaching or getting a response from the applicant and referring agency, the housing provider must immediately contact the referring agency, if possible, and the funding agency, DPH or HSA.
- **Limited English Proficiency Policy.** Throughout the application process, the housing provider must comply with City policy for language access requirements for applicants with limited English proficiency.

Reasonable Accommodation and Modification Policy

Reasonable Accommodation: The application process should provide information about how an applicant may make a reasonable accommodation request. At any stage in the admission process, an applicant may request a reasonable accommodation, if the applicant has a disability and as a result of the disability needs a modification of the provider’s rules, policies or practices, including a change in the way that the housing provider communicates with or provides information to the applicant that would give the applicant an equal chance to be selected by the housing provider to live in the unit.

Reasonable Modification: Applicant may request a reasonable modification if he or she has a disability and as a result of the disability needs:

- a physical change to the room or housing unit that would give the applicant an equal chance to live at the development and use the housing facilities or take part in programs on site;
- a physical change in some other part of the housing site that would give the applicant an equal chance to live at the development and use the housing facilities or take part in programs on site.

Response to Request: The housing provider shall respond to a request for reasonable accommodation or modification within ten (10) business days. The response may be to grant, deny, or modify the request, or seek additional information in writing or by a meeting with the applicant. The housing provider will work with the applicant and referring agency to determine if there are ways to accommodate the applicant.

The housing provider shall grant the request if the provider determines that:

- the applicant has a disability;
- reasonable accommodation or modification is necessary because of the disability; and
- the request is reasonable (i.e., does not impose an undue financial or administrative burden or fundamentally alter the nature of the housing program.)

If the reasonable accommodation request is denied, the rejection must explain the reasons in writing. If the denial of the reasonable accommodation request results in the applicant being denied admission to the unit, the provisions of the section on Notice of Denial and Appeal Process apply.

Notice of Denial and Appeal Process

- The housing provider shall:
 - Hold a comparable unit for the household during the entire appeal process.
 - promptly send a written and electronic notice (to the addresses provided) to each applicant denied admission with a written and/or electronic copy to the referring agency and the funding agency. The notice should:
 - list all the reasons for the rejection, including the particular conviction or convictions that led to the decision in cases where past criminal offenses were a reason for rejection;
 - explain how the applicant can request an in person appeal to contest the decision;
 - state that an applicant with a disability is entitled to request a reasonable accommodation to participate in the appeal;
 - inform the applicant that he or she is entitled to bring an advocate or attorney to the in person appeal;
 - provide referral information for local legal services and housing rights organizations;
 - describe the evidence that the applicant can present at the appeal;
 - give applicants denied admission a date within which to file the appeal, which shall be at least ten (10) business days from the date of the notice;
 - unless an extension is agreed to by the applicant and the housing provider, hold the appeal within ten (10) business days of the request for the appeal;
 - confine the subject of the appeal to the reason for denial listed in the notice;
 - give the applicant a chance to present documents and/or witnesses showing that he or she will be a suitable tenant;
 - have an impartial supervisor or manager from the housing provider, but who is not the person who made the initial decision or a subordinate of the person who made the initial decision, conduct the appeal;
 - within 5 business days of the in person appeal, provide the applicant with a written decision that states the reason for the decision and the evidence relied upon. A copy of the written decision must be sent (electronically or otherwise) to the referring agency and the funding agency.

- If the rejection is based on a criminal background check obtained from a tenant screening agency, the Fair Chance Ordinance imposes additional notice requirements.

EXHIBIT I

Tenant Screening Criteria Policy

The screening criteria and considerations outlined below encourage providers to “screen in” rather than “screen out” applicants. These requirements are also designed to satisfy the requirements of San Francisco Police Code Article 49, Sections 4901-4920 or the Fair Chance Ordinance. This policy describes a minimum level of leniency; providers are encouraged to adopt less restrictive policies and processes whenever appropriate. For example, providers may opt not to review or consider applicant criminal records at all.

Screening Criteria

- Housing providers shall not automatically bar applicants who have a criminal record² in recognition of the fact that past offenses do not necessarily predict future behavior, and many applicants with a criminal record are unlikely to re-offend.
- Housing providers shall not consider:
 - arrests that did not result in convictions, except for an open arrest warrant;
 - convictions that have been expunged or dismissed under Cal. Penal Code § 1203.4 or 1203.4a;³
 - juvenile adjudications.
- Housing providers shall consider:
 - the individual circumstances of each applicant; and
 - the relationship between the offense, and
 - (1) the safety and security of other tenants, staff and/or the property; and
 - (2) mitigating circumstances such as those listed below.
 - only those offenses that occurred in the prior 7 years, except in exceptional situations, which must be documented and justified, such as where the housing provider staff is aware that the applicant engaged in violent criminal activity against staff, residents or community members and/or that the applicant intentionally submitted an application with materially false information regarding criminal activity.
 - mitigating factors, including, but not limited to:
 - (1) the seriousness of the offense;
 - (2) the age and/or circumstances of the applicant at the time of the offense;
 - (3) evidence of rehabilitation, such as employment, participation in a job training program, continuing education, participation in a drug or alcohol treatment program, or letters of support from a parole or probation officer, employer, teacher, social worker, medical professional, or community leader;
 - (4) if the offense is related to acts of domestic violence committed against the applicant;
 - (5) if the offense was related to a person’s disability.

² The policy recognizes that some housing may be subject to mandatory laws that require the exclusion of an applicant based upon certain types of criminal activity.

³ The purpose of the statute is allow a petitioner to request a dismissal of the criminal accusations, a change in plea or setting aside of a verdict and to seek to have certain criminal records sealed or expunged and a release “from all penalties and disabilities resulting from the offense.”

EXHIBIT J

Developer Fee Policy

[To be attached]

EXHIBIT K

Hold Harmless Policy

[To be attached]

EXHIBIT L

Insurance Requirements

Subject to approval by the City's Risk Manager of the insurers and policy forms, Borrower must obtain and maintain, or caused to be maintained, the insurance and bonds as set forth below from the date of this Agreement or other applicable date set forth below throughout the Compliance Term at no expense to the City:

1. Liability Insurance. Borrower must obtain and maintain, or cause its contractors, subcontractors, property managers and/or agents, as appropriate for each, to obtain and maintain, insurance and bonds as follows:

(a) to the extent Borrower or its contractors and subcontractors have "employees" as defined in the California Labor Code, workers' compensation insurance with employer's liability limits not less than One Million Dollars (\$1,000,000) each accident, injury or illness;

(b) commercial general liability insurance, with limits no less than Two Million Dollars (\$2,000,000) combined single limit per occurrence and Four Million Dollars (\$4,000,000) annual aggregate limit for bodily injury and property damage, including coverage for contractual liability; personal injury; fire damage legal liability; advertisers' liability; owners' and contractors' protective liability; products and completed operations; broad form property damage; and explosion, collapse and underground (XCU) coverage during any period in which Borrower is conducting any activity on, alteration or improvement to the Site with risk of explosions, collapse, or underground hazards;

(c) business automobile liability insurance, with limits not less than One Million Dollars (\$1,000,000) each occurrence, combined single limit for bodily injury and property damage, including owned, hired and non-owned auto coverage, as applicable;

(d) professional liability insurance of no less than Two Million Dollars (\$2,000,000) per claim and Four Million Dollars (\$4,000,000) annual aggregate limit covering all negligent acts, errors and omissions of Borrower's architects, engineers and surveyors. If the professional liability insurance provided by the architects, engineers, or surveyors is "Claims made" coverage, Borrower shall assure that these minimum limits are maintained for no less than three (3) years beyond completion of the constructions or remodeling. Any deductible over Fifty Thousand Dollars (\$50,000) each claim must be reviewed by Risk Management; and

(e) a crime policy or fidelity bond covering Borrower's officers and employees against dishonesty with respect to the Funds of no less than Seventy-Five Thousand Dollars (\$75,000) each loss, with any deductible not to exceed Five Thousand Dollars (\$5,000) each loss, including the City as additional obligee or loss payee;

(f) as applicable, pollution liability and/or asbestos pollution liability covering the work being performed with a limit no less than Two Million Dollars (\$2,000,000)

per claim or occurrence and Two Million Dollars (\$2,000,000) annual aggregate per policy. This coverage shall be endorsed to include Non-Owned Disposal Site coverage. This policy may be provided by the Borrower's contractor, provided that the policy must be "claims made" coverage and Borrower must require Borrower's contractor to maintain these minimum limits for no less than three (3) years beyond completion of the construction or remodeling.

2. Property Insurance. Borrower must maintain, or cause its contractors and property managers, as appropriate for each, to maintain, insurance and bonds as follows:

(a) Prior to construction:

(i) Property insurance, excluding earthquake and flood, in the amount no less than One Hundred Percent (100%) of the replacement value of all improvements prior to commencement of construction and City property in the care, custody and control of the Borrower or its contractor, including coverage in transit and storage off-site; the cost of debris removal and demolition as may be made reasonably necessary by such perils, resulting damage and any applicable law, ordinance or regulation; start up, testing and machinery breakdown including electrical arcing; and with a deductible not to exceed Ten Thousand Dollars (\$10,000) each loss, including the City and all subcontractors as loss payees.

(b) During the course of construction:

(i) Builder's risk insurance, special form coverage, excluding earthquake and flood, for one hundred percent (100%) of the replacement value of all completed improvements and City property in the care, custody and control of the Borrower or its contractor, including coverage in transit and storage off-site; the cost of debris removal and demolition as may be made reasonably necessary by such covered perils, resulting damage and any applicable law, ordinance or regulation; start up, testing and machinery breakdown including electrical arcing, copy of the applicable endorsement to the Builder's Risk policy, if the Builder's Risk policy is issued on a declared-project basis; and with a deductible not to exceed Ten Thousand Dollars (\$10,000) each loss, including the City and all subcontractors as loss payees.

(ii) Performance and payment bonds of contractors, each in the amount of One Hundred Percent (100%) of contract amounts, naming the City and Borrower as dual obligees or other completion security approved by the City in its sole discretion.

(c) Upon completion of construction:

(i) Property insurance, excluding earthquake and flood, in the amount no less than One Hundred Percent (100%) of the replacement value of all completed improvements and City property in the care, custody and control of the Borrower or its contractor. For rehabilitation/construction projects that are unoccupied by residential or commercial tenants, Tenant must obtain Property Insurance by the date that the project receives a Certificate of Substantial Completion.

(ii) Boiler and machinery insurance, comprehensive form, covering damage to, loss or destruction of machinery and equipment located on the Site that is used by Borrower for heating, ventilating, air-conditioning, power generation and similar purposes, in an

amount not less than one hundred percent (100%) of the actual replacement value of such machinery and equipment with a deductible not to exceed Ten Thousand Dollars (\$10,000) each loss, including the City as loss payee.

The following notice is provided in accordance with the provisions of California Civil Code Section 2955.5: Under California law, no lender shall require a borrower, as a condition of receiving or maintaining a loan secured by real property, to provide hazard insurance coverage against risks to the improvements on that real property in an amount exceeding the replacement value of the improvements on the property.

3. Commercial Space. In the event a commercial space is included, Borrower must require that all nonresidential tenants' liability insurance policies include Borrower and the City as additional insureds, as their respective interests may appear. Throughout the term of any lease of Commercial Space in the Project, Borrower must require commercial tenants to maintain insurance as follows:

(a) to the extent the tenant has "employees" as defined in the California Labor Code, workers' compensation insurance with employer's liability limits not less than One Million Dollars (\$1,000,000) each accident;

(b) commercial general liability insurance, with limits not less than One Million Dollars (\$1,000,000) each occurrence, combined single limit for bodily injury and property damage, including coverage for contractual liability; personal injury; advertisers' liability; including coverage for loss of income due to an insured peril for twelve (12) months; owners' and contractors' protective; broad form property damage; explosion, collapse and underground (XCU); products and completed operations coverage;

(c) business automobile liability insurance, with limits not less than One Million Dollars (\$1,000,000) each occurrence, combined single limit for bodily injury and property damage, including owned, hired and non-owned auto coverage, as applicable;

(d) with respect to any tenant who has (or is required by Law to have) a liquor license and who is selling or distributing alcoholic beverages and/or food products on the leased premises, to maintain liquor and/or food products liability coverage with limits not less than One Million Dollars (\$1,000,000), as appropriate;

(e) special form coverage insurance, including vandalism and malicious mischief, in the amount of 100% of the full replacement cost thereof, covering all furnishings, fixtures, equipment, leasehold improvements, alterations and property of every kind of the tenant and of persons claiming through the tenant; and

(f) full coverage plate glass insurance covering any plate glass on the commercial space.

4. General Requirements.

(a) General and automobile liability policies of Borrower, contractors, commercial tenants and property managers must include the City, including its Boards, commissions, officers, agents and employees, as an additional insured by endorsement acceptable to the City.

(b) All policies required by this Agreement must be endorsed to provide no less than thirty (30) days' written notice to the City before cancellation or intended non-renewal is effective. The endorsement must provide the City with the same rights as the named insured in the event of cancellation or intended non-renewal.

(c) With respect to any property insurance, Borrower hereby waives all rights of subrogation against the City to the extent of any loss covered by Borrower's insurance, except to the extent subrogation would affect the scope or validity of insurance.

(d) Approval of Borrower's insurance by the City will not relieve or decrease the liability of Borrower under this Agreement.

(e) Any and all insurance policies called for herein must contain a clause providing that the City and its officers, agents and employees will not be liable for any required premium.

(f) The City reserves the right to require an increase in insurance coverage in the event the City determines that conditions show cause for an increase, unless Borrower demonstrates to the City's satisfaction that the increased coverage is commercially unreasonable and unavailable to Borrower.

(g) All liability policies must provide that the insurance is primary to any other insurance available to the additional insureds with respect to claims arising out of this Agreement, and that insurance applies separately to each insured against whom claim is made or suit is brought and that an act of omission of one of the named insureds that would void or otherwise reduce coverage will not void or reduce coverage as to any other insured, but the inclusion of more than one insured will not operate to increase the insurer's limit of liability.

(h) Any policy in a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs are included in the general annual aggregate limit must be in amounts that are double the occurrence or claims limits specified above.

(i) All claims based on acts, omissions, injury or damage occurring or arising in whole or in part during the policy period must be covered. If any required insurance is provided under a claims-made policy, coverage must be maintained continuously for a period ending no less than three (3) years after recordation of a notice of completion for builder's risk or the Compliance Term for general liability and property insurance.

(j) Borrower must provide the City with copies of endorsements for each required insurance policy and make each policy available for inspection and copying promptly upon request.

Exhibit M
Reserved

EXHIBIT N
Reserved

EXHIBIT O

Commercial Underwriting Guidelines

[To be attached]

EXHIBIT P

Residual Receipts Policy

[To be attached]

EXHIBIT Q

Environmental Documents

AllWest. 2019a. *Environmental Site Assessment, 2525 & 2550 Irving Street, San Francisco, California 94122*. February 8.

[AllWest. 2019b. *Phase II Subsurface Investigation Report, 2500-2550 Irving Street, San Francisco, California 94122*. June 21.

AllWest. 2019c. *Phase II Subsurface Investigation Report, 2500-2550 Irving Street, San Francisco, California 94122*. August 19.

AllWest. 2019e. *Indoor Air Quality Monitoring Report, 2550 Irving Street, San Francisco, California 94122*. August 29.

AllWest. 2019f. *Subsurface Investigation Report, 2550 & 2511 Irving Street, San Francisco, CA 94112*. October 10.

AllWest. 2020a. *Second 2019 Semiannual Indoor Air Quality Monitoring Report, Police Credit Union, 550 Irving Street [sic], San Francisco, CA 94122*. January 21.

AllWest. 2020b. *First Quarter 2020 Indoor Air Quality Monitoring Report, Police Credit Union, 2550 Irving Street, San Francisco, CA 94122*. February 13.

AllWest. 2020c. *Supplemental Soil and Soil Vapor Assessment Report, 2550 & 2525 Irving Street, San Francisco, California 94122*. July 14.

Path Forward Partners. 2020. *Phase I Environmental Site Assessment, TNDC, 2550 Irving Street, San Francisco, CA 94122*. September 8.

Path Forward Partners. 2021. *Site Assessment and Report of Findings, TNDC, 2550 Irving Street, San Francisco, CA 94122*. February 2

2021. *California Land Reuse and Revitalization Act (CLRRRA) Agreement between DTSC and TNDC, 2550 Irving Street, San Francisco, CA 94122, San Francisco, CA 94122*. February 1.

Path Forward Partners. 2021. *Draft Response Plan, TNDC, 2550 Irving Street, San Francisco, CA 94122*. May 11.

SECURED ACQUISITION PROMISSORY NOTE
(2019 General Obligation Bond for Affordable Housing)

Principal Amount: \$ 9,284,000

San Francisco, CA

Date: _____

FOR VALUE RECEIVED, the undersigned, **2550 IRVING ASSOCIATES, L.P.**, a California limited partnership ("Maker"), hereby promises to pay to the order of the **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation, or holder (as the case may be, "Holder"), the principal sum of Nine Million Two Hundred Eighty Four Thousand and No/100 Dollars (\$9,284,000.00) (the "Funding Amount"), or so much of the Funding Amount as may be disbursed from time to time pursuant to the Agreement described in **Section 1** below, together with interest thereon, as provided in this Note.

1. Agreement. This Secured Promissory Note ("Note") is given under the terms of a Loan Agreement by and between Maker and Holder (the "Agreement") dated as of the date set forth above, which Agreement is incorporated herein by reference. Maker's obligations under this Note and the Agreement are secured by that certain Deed Of Trust, Assignment Of Rents, Security Agreement And Fixture Filing dated as of the date of this Note, made by Maker for the benefit of Holder. Definitions and rules of interpretation set forth in the Agreement apply to this Note. In the event of any inconsistency between the Agreement and this Note, this Note will control.

2. Interest. Interest will accrue on the principal balance outstanding under this Note from time to time at the rate of three percent (3.00%) per annum, simple interest, from the date of the close of escrow through the date of full payment of all amounts owing under the City Documents, provided, however, that the Director of MOHCD shall have the right, in his or her reasonable discretion, to reduce the interest rate to as low as zero percent (0%) upon receipt of adequate documentation supporting the need for such reduction in order to make the Project financially feasible. Interest will be calculated on the basis of actual days elapsed and a 360-day year, which will result in higher interest charges than if a 365-day year were used.

3. Default Interest Rate. Upon the occurrence of an Event of Default under any City Document, interest will be deemed to have accrued on the outstanding principal balance of the Loan at a compounded annual rate equal to the lesser of: (a) ten percent (10%); or (b) the maximum lawful rate of interest, commencing on the date the Funding Amount is disbursed through the earlier of: (x) the date on which the Event of Default is cured; or (y) the date on which all amounts due under the City Documents are paid to Holder. Maker acknowledges and agrees that the default interest that must be paid in the event of an Event of Default pursuant to this Section represents a reasonable sum considering all the circumstances existing on the date of this Note and represents a fair and reasonable estimate of the costs that will be sustained by Holder if Maker defaults. Maker further agrees that proof of actual damages would be costly and inconvenient and that default interest will be paid without prejudice to Holder's right to collect any other amounts to be paid or to exercise any of its other rights or remedies under any City Document.

4. Repayment of Funding Amount.

4.1 Subject to Section 13.4 of the Agreement, Maker must make annual payments of principal and interest (each, a "Payment") in an amount equal to the Residual Receipts, if any, attributable to the prior calendar year beginning on the first June 30th after the end of the calendar year of the Completion Date, and continuing each June 30th thereafter up to

and including the Maturity Date, as defined below (each, a "Payment Date"). All Payments will be applied to the following in the following order: (a) costs and fees incurred and unpaid; (b) accrued and unpaid interest; and (c) reduction of the principal balance of the Loan. The unpaid principal balance of the Loan, together with all accrued and unpaid interest and unpaid costs and fees incurred, will be due and payable on the date that is the later of (a) the fifty-seventh (57th) anniversary of the date the Deed of Trust is recorded in the Recorder's Office of San Francisco County or (b) the fifty-fifth (55th) anniversary of the Conversion Date (the "Maturity Date"). Any Payment Date, including any Excess Proceeds Payment Date and the Maturity Date, that falls on a weekend or holiday will be deemed to fall on the next succeeding business day.

4.2 Subject to Sections 3.7 and 13.4 of the Agreement, Maker must make payments of principal and interest (each, an "Excess Proceeds Payment") in an amount equal to the Excess Proceeds, if any, on the date that is thirty (30) days after the later of the date on which Maker receives its Form 8609 from the California Tax Credit Allocation Committee or the date on which Maker receives Excess Proceeds from its limited partner or other financing sources (the "Excess Proceeds Payment Date"). All Excess Proceeds Payments will be applied to the following in the following order: (a) costs and fees incurred and unpaid; (b) accrued and unpaid interest; and (c) reduction of the principal balance of the Loan.

5. Security. Maker's obligations under this Note are secured by the Deed of Trust.

6. Terms of Payment.

6.1 All Payments must be made in currency of the United States of America then lawful for payment of public and private debts.

6.2 All Payments must be made payable to Holder and mailed or delivered in person to Holder's office at One South Van Ness Avenue, 5th Floor, San Francisco, CA 94103, or to any other place Holder from time to time designates.

6.3 In no event will Maker be obligated under the terms of this Note to pay interest exceeding the lawful rate. Accordingly, if the payment of any sum by Maker pursuant to the terms of this Note would result in the payment of interest exceeding the amount that Holder may charge legally under applicable state and/or federal law, the amount by which the payment exceeds the amount payable at the lawful interest rate will be deducted automatically from the principal balance owing under this Note.

6.4 Maker waives the right to designate how Payments will be applied pursuant to California Civil Code Sections 1479 and 2822. Holder will have the right in its sole discretion to determine the order and method of application of Payments to obligations under this Note.

6.5 Except as otherwise set forth herein or in the Agreement, no prepayment of this Note shall be permitted without Holder's prior written consent.

7. Default.

7.1 Any of the following will constitute an Event of Default under this Note:

(a) Maker fails to make any Payment required under this Note within ten (10) days of the date it is due; or

(b) the occurrence of any other Event of Default under the Agreement or other instrument securing the obligations of Maker under this Note or under any other agreement between Maker and Holder with respect to the Project.

7.2 Upon the occurrence of any Event of Default, without notice to or demand upon Maker, which are expressly waived by Maker (except for notices or demands otherwise required by applicable laws to the extent not effectively waived by Maker and any notices or demands specified in the City Documents), Holder may exercise all rights and remedies available under this Note, the Agreement or otherwise available to Holder at law or in equity. Maker acknowledges and agrees that Holder's remedies include the right to accelerate the Maturity Date by declaring the outstanding principal balance of the Loan, together with all accrued and unpaid interest and unpaid fees and costs incurred, due and payable immediately, in which case, the Maturity Date will be superseded and replaced by the date established by Holder.

7.3 Subject to this Section, Holder will not seek or obtain judgment against Maker for the payment of any amounts due under this Note following a judicial or nonjudicial foreclosure of the Deed of Trust, and Holder's sole recourse against Maker for any default under this Note will be limited to the collateral for the Loan, provided, however, that this Section will be deemed void and of no effect if Maker challenges Holder's right to foreclose following an Event of Default in any legal proceeding on the grounds that the City Documents are not valid and enforceable under California law. This provision does not limit in any way Holder's right to recover sums arising under any obligation of Maker to indemnify Holder of sums incurred by Holder as a result of Maker's fraud, willful misrepresentation, misapplication of funds (including Loan Funds and Rents (as defined in the Deed of Trust)), waste or negligent or intentional damage to the collateral for the Loan.

8. Waivers.

8.1 Maker expressly agrees that the term of this Note or the date of any payment due hereunder may be extended from time to time with Holder's consent, and that Holder may accept further security or release any security for this Note, all without in any way affecting the liability of Maker.

8.2 No extension of time for any Payment made by agreement by Holder with any person now or hereafter liable for the payment of this Note will operate to release, discharge, modify, change or affect the original liability of Maker under this Note, either in whole or in part.

8.3 The obligations of Maker under this Note are absolute, and Maker waives any and all rights to offset, deduct or withhold any Payments or charges due under this Note for any reason whatsoever.

9. Miscellaneous Provisions.

9.1 All notices to Holder or Maker must be given in the manner and at the addresses set forth in the Agreement, or to the addresses Holder and/or Maker hereafter designate in accordance with the Agreement.

9.2 In the event of any legal proceedings arising from the enforcement of or a default under this Note or in any bankruptcy proceeding of Maker, the non-prevailing party promises to pay all reasonable costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the proceeding, as provided in the Agreement.

9.3 This Note may be amended only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

9.4 This Note is governed by and must be construed in accordance with the laws of the State of California, without regard to the choice of law rules of the State.

9.5 Time is of the essence in the performance of any obligations hereunder.

"MAKER"

2550 Irving Associates, L.P.
A California Limited Partnership

By: 2500 Irving GP LLC
Its: General Partner

By: Tenderloin Neighborhood Development Corporation,
a California nonprofit public benefit corporation
Its: Manager

By: _____
Name: Donald Falk
Title: Chief Executive Officer

SECURED PREDEVELOPMENT PROMISSORY NOTE
(CPMC Funds and 2019 General Obligation Bond for Affordable Housing)

Principal Amount: \$ 4,993,516

San Francisco, CA

Date: _____,

FOR VALUE RECEIVED, the undersigned, **2550 IRVING ASSOCIATES, L.P.**, a California limited partnership ("Maker"), hereby promises to pay to the order of the **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation, or holder (as the case may be, "Holder"), the principal sum of Four Million Nine Hundred Ninety-Three Thousand Five Hundred Sixteen and No/100 Dollars (\$4,993,516.00) (the "Funding Amount"), or so much of the Funding Amount as may be disbursed from time to time pursuant to the Agreement described in **Section 1** below, together with interest thereon, as provided in this Note.

1. Agreement. This Secured Promissory Note ("Note") is given under the terms of a Loan Agreement by and between Maker and Holder (the "Agreement") dated as of the date set forth above, which Agreement is incorporated herein by reference. Maker's obligations under this Note and the Agreement are secured by that certain Deed Of Trust, Assignment Of Rents, Security Agreement And Fixture Filing dated as of the date of this Note, made by Maker for the benefit of Holder. Definitions and rules of interpretation set forth in the Agreement apply to this Note. In the event of any inconsistency between the Agreement and this Note, this Note will control.

2. Interest. Interest will accrue on the principal balance outstanding under this Note from time to time at the rate of three percent (3.00%) per annum, simple interest, from the date of disbursement of funds by Holder through the date of full payment of all amounts owing under the City Documents, provided, however, that the Director of MOHCD shall have the right, in his or her reasonable discretion, to reduce the interest rate to as low as zero percent (0%) upon receipt of adequate documentation supporting the need for such reduction in order to make the Project financially feasible. Interest will be calculated on the basis of actual days elapsed and a 360-day year, which will result in higher interest charges than if a 365-day year were used.

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and including the Maturity Date, as defined below (each, a "Payment Date"). All Payments will be applied to the following in the following order: (a) costs and fees incurred and unpaid; (b) accrued and unpaid interest; and (c) reduction of the principal balance of the Loan. The unpaid principal balance of the Loan, together with all accrued and unpaid interest and unpaid costs and fees incurred, will be due and payable on the date that is the later of (a) the fifty-seventh (57th) anniversary of the date the Deed of Trust is recorded in the Recorder's Office of San Francisco County or (b) the fifty-fifth (55th) anniversary of the Conversion Date (the "Maturity Date"). Any Payment Date, including any Excess Proceeds Payment Date and the Maturity Date, that falls on a weekend or holiday will be deemed to fall on the next succeeding business day.

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(b) the occurrence of any other Event of Default under the Agreement or other instrument securing the obligations of Maker under this Note or under any other agreement between Maker and Holder with respect to the Project.

7.2 Upon the occurrence of any Event of Default, without notice to or demand upon Maker, which are expressly waived by Maker (except for notices or demands otherwise required by applicable laws to the extent not effectively waived by Maker and any notices or demands specified in the City Documents), Holder may exercise all rights and remedies available under this Note, the Agreement or otherwise available to Holder at law or in equity. Maker acknowledges and agrees that Holder's remedies include the right to accelerate the Maturity Date by declaring the outstanding principal balance of the Loan, together with all accrued and unpaid interest and unpaid fees and costs incurred, due and payable immediately, in which case, the Maturity Date will be superseded and replaced by the date established by Holder.

7.3 Subject to this Section, Holder will not seek or obtain judgment against Maker for the payment of any amounts due under this Note following a judicial or nonjudicial foreclosure of the Deed of Trust, and Holder's sole recourse against Maker for any default under this Note will be limited to the collateral for the Loan, *provided, however*, that this Section will be deemed void and of no effect if Maker challenges Holder's right to foreclose following an Event of Default in any legal proceeding on the grounds that the City Documents are not valid and enforceable under California law. This provision does not limit in any way Holder's right to recover sums arising under any obligation of Maker to indemnify Holder of sums incurred by Holder as a result of Maker's fraud, willful misrepresentation, misapplication of funds (including Loan Funds and Rents (as defined in the Deed of Trust)), waste or negligent or intentional damage to the collateral for the Loan.

8. Waivers.

8.1 Maker expressly agrees that the term of this Note or the date of any payment due hereunder may be extended from time to time with Holder's consent, and that Holder may accept further security or release any security for this Note, all without in any way affecting the liability of Maker.

8.2 No extension of time for any Payment made by agreement by Holder with any person now or hereafter liable for the payment of this Note will operate to release, discharge, modify, change or affect the original liability of Maker under this Note, either in whole or in part.

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9.2 In the event of any legal proceedings arising from the enforcement of or a default under this Note or in any bankruptcy proceeding of Maker, the non-prevailing party promises to pay all reasonable costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the proceeding, as provided in the Agreement.

9.3 This Note may be amended only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

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9.5 Time is of the essence in the performance of any obligations hereunder.

"MAKER"

2550 Irving Associates, L.P.
A California Limited Partnership

By: 2550 Irving GP LLC
Its: General Partner

By: Tenderloin Neighborhood Development Corporation,
a California nonprofit public benefit corporation
Its: Manager

By: _____
Name: Donald S. Falk
Title: Chief Executive Officer

Free Recording Requested Pursuant to
Government Code Section 27383

Recording requested by and
when recorded mail to:
City and County of San Francisco
Mayor's Office of Housing
and Community Development
1 South Van Ness Avenue, 5th Floor
San Francisco, California 94103
Attn: Housing Loan Administrator
APN: 1724038
Lot 038, Block 1724

-----Space Above This Line for Recorder's Use-----

**DECLARATION OF RESTRICTIONS AND
AFFORDABLE HOUSING COVENANTS**
2550 Irving Street

**THIS DECLARATION OF RESTRICTIONS AND AFFORDABLE HOUSING
COVENANTS** (this "Declaration") is made as of _____, by **2550 IRVING
ASSOCIATES, L.P.**, A California Limited Partnership ("Borrower"), in favor of the
CITY AND COUNTY OF SAN FRANCISCO, represented by the Mayor, acting by
and through the Mayor's Office of Housing and Community Development (the "City").

RECITALS

A. The City is making a loan (the "Loan") to Borrower of [CPMC funds and 2019 General Obligation Bond funds to finance costs associated with the development of the real property described in **Exhibit A** attached hereto and incorporated herein by reference (the land, the "Property") as low-income affordable housing (the "Project"). The Loan is evidenced by, among other documents, a Loan Agreement between the City and Borrower dated as of the date of this Declaration, as it may be amended from time to time (the "Agreement"). The Agreement is incorporated by reference in this Declaration as though fully set forth in this Declaration. Definitions and rules of interpretation set forth in the Agreement apply to this Declaration.

B. Pursuant to the Agreement, Borrower has agreed to comply with certain affordability covenants and other use and occupancy restrictions set forth in the Agreement (collectively, the "Regulatory Obligations"), commencing on the Agreement Date, and continuing for the Life of the Project (the "Compliance Term"), even if the Loan is repaid or otherwise satisfied or the Deed of Trust is reconveyed.

AGREEMENT

Now, therefore, in consideration of the City providing the Loan in accordance with the City Documents, Borrower agrees as follows:

1. Borrower will comply with the Regulatory Obligations and this Declaration through the expiration of the Compliance Term, regardless of any reconveyance of the Deed of Trust. Until commencement of construction of the Project, Borrower may use the Site for interim uses with the prior written approval of the City, in its reasonable discretion and will not be unreasonably withheld, delayed, or conditioned. Upon receiving a temporary certificate of occupancy for the Project, specifically, Borrower agrees as follows, subject to additional terms as set forth in the Agreement:

1.1 With the exception of one Unit reserved for the manager of the Project, Units in the Project will at all times be rented only to tenants who qualify as Qualified Tenants at initial occupancy, specifically:

Unit Type	Estimated Number of Units	Max. % MOHCD AMI	Rent or Operating Subsidy
1BR	6	30%	LOSP
2 BR	11	30%	LOSP
3 BR	8	30%	LOSP
Studio	9	40%	
1BR	7	40%	
3 BR	3	40%	
Studio	3	50%	
1 BR	9	50%	
2 BR	7	50%	
3 BR	3	50%	
1 BR	6	70%	
2 BR	3	70%	
3 BR	3	70%	
1 BR	3	80%	
2 BR	8	80%	
3 BR	8	80%	
1BR*	1	N/A	Manager's Unit
Total Units	98		
Income Average	39.2%		

The estimated 97 Units must be rented at all times to Qualified Tenants. 25% of the Units must be made available to the chronically homeless or those at risk of homelessness during the period in which the City's Local Operating Subsidy program is in operation and the City provides such subsidy to the Project under the LOSP Agreement.

If the LOSP is terminated, discontinued or reduced at no fault of Borrower with respect to the Project, then the rent restrictions above may be altered but only to the extent necessary for the Project to remain financially feasible, as determined in City's reasonable discretion; provided that:

(a) Borrower diligently pursues an additional or alternative source of income or subsidy acceptable to the City to replace the rental subsidies.

(b) One hundred percent (100%) of the Units formerly under the LOSP must at all times be occupied by Qualified Tenants whose income does not exceed fifty percent (50%) of Median Income and the monthly rent paid by the Qualified Tenants may not exceed (i) thirty percent (30%) of fifty percent (50%) of Median Income, adjusted for household size, (ii) less utility allowance. The maximum initial occupancy income level restrictions when averaged for all Residential Units in the Project may not exceed sixty percent (60%) of Median Income and subject to any applicable regulatory agreement, restrictive covenant, or other encumbrance. To the extent financially feasible, as mutually determined by the Parties, any such rent increase will be limited to (or will be first implemented with) any vacant units.

1.2 The total amount for rent and utilities (with the maximum allowance for utilities determined by the San Francisco Housing Authority) charged to a Qualified Tenant may not exceed:

(i) thirty percent (30%) of the applicable maximum income level, adjusted for household size; or

(ii) the tenant paid portion of the contract rent as determined by the San Francisco Housing Authority for Qualified Tenants holding Section 8 vouchers or certificates.

1.3 For the avoidance of any doubt, notwithstanding any repayment of the Loan or otherwise satisfied or if the Deed of Trust is reconveyed, Borrower will comply with the applicable terms of the Agreement as if fully set forth herein, including, without limitation, Article 6 (Marketing), Article 7 (Affordability and Other Leasing Restrictions), Article 8 (Maintenance and Management of the Project), Article 9 (Governmental Approvals and Requirements), Article 10 (Project Monitoring, Reports, Books and Records), Article 11 (Use of Income From Operations), Article 12 (Required Reserves), Article 16 (Transfers), Article 17 (Insurance and Bonds; Indemnity), Article 18 (Hazardous Substances), and Article 19 (Default).

2. Borrower hereby subjects the Property to the covenants, reservations and restrictions set forth in this Declaration and the Agreement. This Declaration and the Regulatory Obligations constitute covenants running with the land and bind successors and assigns of Borrower and any non-borrower owner of the Property and will pass to and be binding upon Borrower's successors in title to the Property. Each and every contract, deed or other instrument hereafter executed covering or conveying the Property or any portion thereof will conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions in this Declaration, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments.

3. If Borrower fails to (i) comply with the Regulatory Obligations and this Declaration to the City's satisfaction, in its sole discretion, and (ii) cure such default as set forth in **Section 19.1(c)** of the Agreement, the City will have the right to pursue any available remedy at equity or in law, including as set forth in **Section 19.2** of the Agreement, to enforce this Declaration. During the Compliance Term, the City may rely on the Deed of Trust and/or this Declaration, in the City's discretion, to enforce any of the City's rights under the City Documents. Borrower will pay the City's reasonable costs in connection with the City's enforcement of the terms of this Declaration and Regulatory Obligations, including, without limitation, the City's attorneys' fees and costs.

Borrower has executed this Declaration as of the date first written above.

"BORROWER"

2550 Irving Associates, L.P.
A California Limited Partnership

By: 2550 Irving GP LLC
Its: General Partner

By: Tenderloin Neighborhood Development Corporation ,
a California nonprofit public benefit corporation
Its: Manager

By: _____
Name: Donald S. Falk
Title: Chief Executive Officer

[ALL SIGNATURES MUST BE NOTARIZED.]

EXHIBIT A

(Legal Description of the Property)

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

(A) Beginning at the point of intersection of the Northerly line of Irving Street with the Westerly line of 26th Avenue; running thence Westerly along the Northerly line of Irving Street 82 feet and 6 inches; thence at a right angle Northerly 90 feet; thence at a right angle Easterly 82 feet and 6 inches to the Westerly line of 26th Avenue; thence Southerly along the Westerly line of 26th Avenue 90 feet to the point of beginning.

Being a portion of Outside Land Block No. 647.

(B) Beginning at a point on the Northerly line of Irving Street, distant thereon 82 feet and 6 inches Westerly from the Westerly line 26th Avenue; running thence Westerly along the Northerly line of Irving Street 25 feet; thence at a right angle Northerly 90 feet; thence at a right angle Easterly 25 feet; thence at a right angle Southerly 90 feet to the point of beginning.

Being a portion of Outside Land Block No. 647.

(C) Beginning at a point on the Northerly line of Irving Street, distant thereon 107 feet and 6 inches Westerly from the Westerly line of 26th Avenue; running thence Westerly along the Northerly line of Irving Street 25 feet; thence at a right angle Northerly 90 feet; thence at a right angle Easterly 25 feet; thence at a right angle Southerly 90 feet to the point of beginning.

Being a portion of Outside Land Block No. 647.

(D) Beginning at a point on the Northerly line of Irving Street, distant thereon 82 feet and 6 inches Easterly from the point formed by the intersection of the Northerly line of Irving Street with the Easterly line of 27th Avenue; running thence Easterly along said Northerly line of Irving Street 25 feet; thence at a right angle Northerly 90 feet; thence at a right angle Westerly 25 feet; thence at a right angle Southerly 90 feet to the Northerly line of Irving Street and the point of beginning.

Being a portion of Outside Land Block No. 647.

(E) Beginning at the point of intersection of the Easterly line of 27th Avenue and the Northerly line of Irving Street; running thence Northerly along said line of 27th Avenue 60 feet; thence at a right angle Easterly 82 feet and 6 inches; thence at a right angle Southerly 60 feet to the Northerly line of Irving Street; thence at a right angle Westerly along said line of Irving Street 82 feet and 6 inches to the point of beginning.

Being part of Outside Land Block No. 647.

Assessor's Lot 038; Block 1724

Street Address:

2550 Irving Street, San Francisco, CA 94122

Free Recording Requested Pursuant to
Government Code Section 27383

When recorded, mail to:
Mayor's Office of Housing and Community Development
of the City and County of San Francisco
1 South Van Ness Avenue, 5th Floor
San Francisco, California 94103
Attn: Housing Loan Administrator
APN: 1724038
Lot 038, Block 1724

-----Space Above This Line for Recorder's Use-----

**DEED OF TRUST, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

(Property Address: 2550 Irving Street)

THIS DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING ("Deed of Trust") is made as of _____, by **2550 IRVING ASSOCIATES, L.P.**, a California Limited Partnership ("Trustor"), whose address is 201 Eddy Street, San Francisco, California 94111, to **OLD REPUBLIC TITLE COMPANY**, a California corporation ("Trustee"), whose address is 275 Battery Street, San Francisco, California, for the benefit of the **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation, represented by the Mayor, acting through the Mayor's Office of Housing and Community Development ("Beneficiary"). This Deed of Trust is executed pursuant to a Loan Agreement by and between Trustor and Beneficiary dated _____, as it may be amended from time to time (the "Agreement"), the provisions of which are incorporated herein by reference. Definitions and rules of interpretation set forth in the Agreement apply to this Deed of Trust.

1. Grant in Trust. For valuable consideration, Trustor hereby grants, transfers and assigns to Trustee, in trust, with power of sale, for the benefit of Beneficiary, all right, title and interest Trustor now has or may have in the future in the following (all or any part of the following, or any interest in all or any part of it, as the context requires, the "Property"):

(a) that real property situated in the City and County of San Francisco, State of California, described in **Exhibit A** attached hereto and incorporated herein by reference (the "Land"), on which Trustor intends to construct an approximate 98-unit building providing low-income housing for families and individuals (the "Project"); and

(b) all buildings, structures and other improvements now or in the future located or to be constructed on the Land (the "Improvements"); and

(c) all existing and future leases, subleases, tenancies, subtenancies, licenses, occupancy agreements and concessions, and any guarantees thereof ("Leases") relating to the use and enjoyment of all or any part of the Land and Improvements, and any and all guaranties and other agreements relating to or made in connection with any of the Leases; and

(d) except for personal property and removable fixtures installed by tenants or subtenants, all goods, materials, supplies, chattels, furniture, fixtures, equipment and machinery now or later to be attached to, placed in or on, or used in connection with the use, enjoyment, occupancy or operation of all or any part of the Land and Improvements, whether stored on the Land or elsewhere, including all pumping plants, engines, pipes, ditches and flumes, and also all gas, electric, cooking, heating, cooling, air conditioning, lighting, refrigeration and plumbing fixtures and equipment, all of which will be considered to the fullest extent of the law to be real property for purposes of this Deed of Trust; and

(e) all building materials, equipment, work in process or other personal property of any kind, whether stored on the Land or elsewhere, that have been or later will be acquired for the purpose of being delivered to, incorporated into or installed in or about the Land or Improvements; and

(f) all Loan funds, whether disbursed or not, and all funds now or in the future on deposit in the Replacement Reserve Account, the Operating Reserve Account and any other account required or authorized for the Project; and

(g) all proceeds, including proceeds of all present and future fire, hazard or casualty insurance policies and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any damage or injury to the Land, Improvements or the other property described above or any part of them, or breach of warranty in connection with the construction of the Improvements; and

(h) all books and records pertaining to any and all of the property described above, including records relating to tenants under any Leases, the qualifications of any tenants and any certificates, vouchers and other documents in any way related thereto and records relating to the application and allocation of any federal, state or local tax credits or benefits; and

(i) all rents, revenues, issues, royalties, proceeds, profits, income, reimbursements, royalties, receipts and similar items, including prepaid rent and security deposits, in whatever form (including, but not limited to, cash, checks, money orders, credit card receipts or other instruments for the payment of money) paid or payable in connection with the Property ("Rents"), from the Land and the Improvements, subject to: (i) Trustor's

right to collect and retain the same as they become due and payable; and (ii) Beneficiary's rights under **Section 3 below**; and

(j) all intangible personal property and rights relating to the Property or its operation or used in connection with it, including, without limitation, permits, licenses, plans, specifications, construction contracts, subcontracts, bids, soils reports, engineering reports, land planning maps, drawings, construction contracts, notes, drafts, documents, engineering and architectural drawings, deposits for utility services, installations, refunds due Trustor, trade names, trademarks, and service marks; and

(k) all proceeds of, interest accrued on, additions and accretions to, substitutions and replacements for, and changes in any of the property described above.

2. **Obligations Secured.** This Deed of Trust is given for the purpose of securing the following (collectively, the "Secured Obligations"):

(a) performance of all present and future obligations of Trustor set forth in the Agreement, specifically compliance with certain restrictions on the use of the Property recited in that certain Declaration of Restrictions executed by Trustor, dated as of the date of and being recorded concurrently with this Deed of Trust, as it may be amended from time to time, the Secured Acquisition Promissory Note dated the date of this Deed of Trust, made by Trustor to the order of Beneficiary (as it may be amended from time to time, the "Acquisition Note"), the Secured Predevelopment Promissory Note dated the date of this Deed of Trust, made by Trustor to the order of Beneficiary (as it may be amended from time to time, the "Predevelopment Note," and together with the Acquisition Note, collectively the "Notes"), and performance of each agreement incorporated by reference, contained therein, or entered into in connection with the Agreement;

(b) payment of the indebtedness evidenced by the Agreement and the Acquisition Note in the original principal amount of Nine Million Two Hundred Eighty Four Thousand and No/100 Dollars (\$9,284,000.00), with interest, according to the terms of the Agreement and the Acquisition Note;

(c) payment of the indebtedness evidenced by the Agreement and the Predevelopment Note in the original principal amount of Four Million Nine Hundred Ninety-Three Thousand Five Hundred Sixteen and No/100 Dollars (\$4,993,516.00), with interest, according to the terms of the Agreement and the Predevelopment Note; and

(d) payment of any additional sums Trustor may borrow or receive from Beneficiary, when evidenced by another note (or any other instrument) reciting that payment is secured by this Deed of Trust.

3. Assignment of Rents.

(a) Assignment as Additional Security. Trustor hereby irrevocably grants, transfers, and assigns to Beneficiary all of its right, title, and interest in and to the Rents as additional security for the Secured Obligations. Subject to the provisions of subsection 3(d) below, Beneficiary hereby confers upon Trustor a license ("License") to collect and retain the Rents as they become due and payable, so long as no Event of Default exists and is continuing. If an Event of Default has occurred and is continuing, Beneficiary shall have the right, which it may choose to exercise in its sole discretion, to terminate this License without notice to or demand upon Trustor, and without regard to the adequacy of Beneficiary's security under this Deed of Trust.

(b) Collection and Application of Rents. Subject to the License granted to Trustor under subsection 3(a) above, Beneficiary has the right, power, and authority to collect any and all Rents. Subject to the License granted to Trustor under subsection 3(a) above, Trustor hereby appoints Beneficiary its attorney-in-fact to perform any and all of the following acts, if and at the times when Beneficiary in its sole discretion may so choose:

1. Demand, receive, and enforce payment of any and all Rents; or
2. Give receipts, releases, and satisfactions for any and all Rents; or
3. Sue either in the name of Trustor or in the name of Beneficiary for any and all Rents.

Beneficiary's right to the Rents does not depend on whether or not Beneficiary takes possession of the Property. In Beneficiary's sole discretion, it may choose to collect Rents either with or without taking possession of the Property. Beneficiary shall apply all Rents collected by it in the manner provided under this Deed of Trust. If an Event of Default occurs while Beneficiary is in possession of all or part of the Property and is collecting and applying Rents as permitted under this Deed of Trust, Beneficiary, Trustee and any receiver shall nevertheless be entitled to exercise and invoke every right and remedy afforded any of them under this Deed of Trust and at law or in equity, including the right to exercise the power of sale granted hereunder.

(c) Beneficiary Not Responsible. Under no circumstances shall Beneficiary have any duty to produce Rents from the Property. Regardless of whether or not Beneficiary, in person or by agent, takes actual possession of the Real Property and Improvements, Beneficiary is not and shall not be deemed to be:

1. A "mortgagee in possession" for any purpose; or
2. Responsible for performing any of the obligations of the lessor under any lease; or
3. Responsible for any waste committed by lessees or any other parties, any dangerous or defective condition of the Property, or any negligence in the management, upkeep, repair, or control of the Property; or
4. Liable in any manner for the Property or the use, occupancy, enjoyment or operation of all or any part of it.

(d) Election by Beneficiary. Upon the occurrence and during the continuance of an Event of Default, Beneficiary, at its option, may exercise its s rights under this Section or otherwise provided under applicable law (including, but not limited to, under Section 2938 of the California Civil Code).

4. Trustor's Covenants. To protect the security of this Deed of Trust, Trustor agrees as follows:

(a) to perform the Secured Obligations in accordance with their respective terms;

(b) to keep the Land and the Improvements in good condition and repair, normal wear and tear and acts of God excepted; not to remove or demolish any Improvements without Beneficiary's prior written consent; to complete or restore promptly and in good and workmanlike manner any Improvement constructed, damaged or destroyed on the Land; to pay when due all claims for labor performed and materials furnished therefor, subject to Trustor's right to contest any claim in good faith; to comply with all laws affecting the Project, subject to Trustor's right to contest any claim in good faith; not to commit or permit waste with respect to the Land or the Improvements; not to commit, suffer or permit any act upon the Land or the Improvements in violation of law, including Environmental Laws; and to do all other acts made reasonably necessary by the character or use of the Land and the Improvements;

(c) to provide, maintain and deliver to Beneficiary property and liability insurance as required under the Agreement and apply any insurance proceeds as provided below;

(d) to appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and reasonable attorneys' fees and costs incurred in any such action or proceeding in which Beneficiary or Trustee may appear and in any suit brought by Beneficiary to foreclose this Deed of Trust following an Event of Default;

(e) to pay in accordance with the Agreement, but in each case prior to delinquency: (i) all taxes and assessments affecting the Property, including assessments on appurtenant water stock; and (ii) all encumbrances, charges and liens, with interest, on the Property or any part thereof that appear to be prior or superior hereto;

(f) should Trustor fail to make any payment or to do any act as herein provided, then, without: (i) obligation to do so; (ii) notice to or demand upon Trustor; or (iii) releasing Trustor from any obligation hereof, Beneficiary or Trustee may: (A) make or do the same in any manner and to the extent as it deems necessary to protect the security hereof; (B) appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; (C) pay, purchase, contest or compromise any encumbrance, charge or lien that in its judgment appears to be prior or superior hereto; and

(D) in exercising these powers, pay necessary expenses, employ counsel and pay reasonable attorneys' fees and costs, and Trustor consents to Beneficiary's and/or Trustee's entry upon the Land and Improvements for any purpose set forth in this Subsection, including Beneficiary's exercise of its rights under California Code of Civil Procedure Section 564(c); and

(g) to reimburse within five (5) days of demand all sums expended by Beneficiary or Trustee pursuant to this Deed of Trust, with interest at an annual rate of interest equal to the lesser of: (i) ten percent (10%); or (ii) the maximum lawful rate from date of expenditure to the date of payment.

5. Security Agreement and Fixture Filing.

(a) Grant of Security Interest. Without limiting any of the other provisions of this Deed of Trust, to secure the payment, performance and observance of the Secured Obligations, Trustor, as debtor (referred to in this Section 5 as "Debtor"), expressly grants to Beneficiary, as secured party (referred to in this Section 5 as "Secured Party"), a continuing security interest in all the Property (including now and hereafter existing) to the full extent that any portion of the Property may be subject to the Uniform Commercial Code. For purposes of this Section 5, "Collateral" means the personal property (tangible or intangible) and fixtures included in the Property.

(b) Debtor's Covenants, Representations, and Warranties.

(i) Debtor covenants and agrees with Secured Party that:

(1) In addition to any other remedies granted in this Deed of Trust to Secured Party or Trustee (including specifically, but not limited to, the right to proceed against the Property in accordance with the rights and remedies in respect of the Property that is real property under the Uniform Commercial Code), Secured Party may, if an Event of Defaults occurs and is continuing, proceed under the Uniform Commercial Code as to all or any part of the Collateral, and shall have and may exercise with respect to the Collateral all the rights, remedies, and powers of a secured party under the Uniform Commercial Code.

(2) Without limiting the foregoing, Secured Party shall have the right upon any public sale or sales, and, to the extent permitted by law, to purchase the whole or any part of the Collateral so sold, free of any right or equity of redemption in Debtor. Debtor further agrees to allow Secured Party to use or occupy the Property, without charge, for the purpose of effecting any of Secured Party's remedies in respect of the Collateral.

(3) To the extent permitted by applicable law, Debtor waives all claims, damages, and demands against Secured Party arising out of the repossession, retention, or sale of the Collateral, except for claims, damages, and demands due to the active gross negligence or willful misconduct of Secured Party in dealing with such Collateral. Trustor agrees that Secured Party need not give more than five (5) days' notice of the time and place of any public sale or of the time at which a private sale will take place and that such notice is reasonable notification of such matters. Secured Party may disclaim any warranties that might arise in connection with the sale, lease, license, or other disposition of

the Collateral and have no obligation to provide any warranties at such time. Secured Party may adjourn any public or private sale from time to time by announcement at the time and place fixed therefor, and such sale may, without further notice, be made at the time and place to which it was so adjourned.

(4) To the extent permitted by law, Debtor hereby specifically waives all rights of redemption, stay, or appraisal which it has or may have under any law now existing or hereafter enacted.

(ii) Debtor hereby authorizes Secured Party to file financing and continuation statements with respect to the Collateral as Secured Party may reasonably require.

(iii) Debtor hereby represents and warrants that no financing statement is on file in any public office except as authorized by Secured Party. Debtor will at its own cost and expense, upon demand, furnish to Secured Party such further information and will execute and deliver to Secured Party financing statements and other documents in form reasonably satisfactory to Secured Party and will do all such acts that Secured Party may at any time or from time to time reasonably require to establish and maintain a perfected security interest in the Collateral as security for the Secured Obligations, subject only to liens or encumbrances approved by or benefiting Secured Party. Debtor will pay the actual expense of filing or recording such financing statements or other documents, and this instrument, as and where reasonably required by Secured Party.

(iv) To the extent permitted by applicable law, the security interest created hereby is specifically intended to cover all rents, royalties, issues and profits, and all inventory accounts, accounts receivable and other revenues of the Property.

(c) Fixture Filing. Certain of the Collateral is or will become "fixtures" (as that term is defined in the Uniform Commercial Code). This Deed of Trust, upon being filed for record in the real estate records of San Francisco County, shall operate also as a financing statement and fixture filing upon such of the Collateral that is or may become fixtures under the Uniform Commercial Code. Debtor's name and type and jurisdiction of entity are set forth in the introductory paragraph hereof. Debtor's address is set forth above. Debtor's EIN Number is 87-1157553. Secured Party's name and mailing address are set above.

6. Insurance and Condemnation Proceeds.

(a) Trustor hereby assigns to Beneficiary any award of damages arising from the condemnation of all or any part of the Property for public use and any insurance proceeds arising from injury to all or any part of the Property or the Project.

(b) Any condemnation award or insurance proceeds must be paid to Beneficiary or, if Beneficiary has consented to subordinate the lien of this Deed of Trust to

the lien of another lender for the Project, according to the provisions in the senior lender's loan documents.

(c) If a condemnation award or insurance proceeds are paid to Beneficiary, Beneficiary will release or authorize the release of funds to Trustor, provided that the funds will be used for the reconstruction of the Project in accordance with: (i) projections demonstrating that reconstruction is economically feasible; and (ii) Trustor's construction budget, each of which must be satisfactory to Beneficiary in its reasonable discretion. In all other cases, Beneficiary may choose in its discretion to apply funds to Trustor's obligations under the Notes and the Agreement or to any senior obligations, in accordance with the respective priorities of the approved lienholders as their interests may appear of record, with the remaining funds, if any, released to Trustor.

(d) Trustor agrees that Beneficiary's application or release of funds pursuant to this Section will not cure or waive any default or Notice of Default (as defined below) or invalidate any act by Beneficiary performed following a default pursuant to any City Document unless the default has been cured by the application or release of funds.

7. Further Agreements. Trustor further acknowledges and agrees as follows:

(a) Beneficiary does not waive its right either to require prompt payment when due of all other sums secured by this Deed of Trust or to declare Trustor in default for failure to pay timely by accepting payment of any sum secured hereby after its due date.

(b) Trustee may reconvey any part of the Property at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and the Notes for endorsement without affecting the liability of any entity or person for payment of the indebtedness secured hereby.

(c) Upon: (i) written request of Beneficiary stating that all obligations secured hereby have been paid or performed; (ii) Beneficiary's surrender of this Deed of Trust and the Notes to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose; and (iii) payment of its fees, if any, Trustee shall reconvey the Property then held hereunder without covenant or warranty.

(d) Any voluntary or involuntary conveyance, sale, encumbrance, pledge or other transfer of all or any interest in the Property or in Trustor, including a security interest, in violation of the Agreement will constitute an Event of Default (as defined below) giving Beneficiary the right to exercise its remedies at law or in equity.

(e) For the purposes of this Deed of Trust, Beneficiary from time to time may substitute a successor or successors to Trustee named herein or acting hereunder by instrument in writing executed by Beneficiary and duly acknowledged and recorded in the office of the recorder of San Francisco County, which instrument shall be conclusive proof of

proper substitution of a successor trustee or trustees. Without conveyance from Trustee, any successor or substitute trustee will succeed to all title, estate, rights, powers, and duties of Trustee. The instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the recording information for this Deed of Trust and the name and address of the new Trustee.

(f) This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns, provided that this subsection does not constitute Beneficiary's consent to any transfer in violation of this Deed of Trust. The term Beneficiary shall mean the holder of the Notes, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or the neuter, and the singular number includes the plural.

(g) Trustee accepts this Trust when this duly executed and acknowledged Deed of Trust is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.

8. Beneficiary's Rights Following Default. Upon any default by Trustor in performance of the Secured Obligations following expiration of any applicable notice and cure periods ("Event of Default"):

(a) Trustor's license to collect and retain Rents will terminate automatically.

(b) Trustor consents to Beneficiary's entry upon and taking possession of the Property or any part thereof, at any time after the occurrence of an Event of Default without notice, either in person, by agent or by a receiver to be appointed by a court without regard to the adequacy of any security for the indebtedness hereby secured to sue for or otherwise collect and apply Rents, less costs and expenses of operation and collection, including those of the Property, in its own name or in the name of Trustor. Beneficiary's collection and application of Rents shall not cure or waive any Event of Default or Notice of Default or invalidate any act done pursuant to any notice.

(c) Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold the Property ("Notice of Default"), and:

i. Trustee shall cause the Notice of Default to be filed for record. Beneficiary also shall deposit with Trustee this Deed of Trust, the Notes and all documents evidencing expenditures secured hereby.

ii. After the lapse of time then required by law following the recordation of a Notice of Default, and notice of sale ("Notice of Sale") having been given as then required by law, Trustee without demand on Trustor may sell the Property at the time and place fixed in the Notice of Sale either as a whole or in separate parcels in any order at public auction to the highest bidder for cash in lawful money of the United States payable at time of sale. Trustee may postpone sale of all or any portion of the Property by public announcement at the time and place of sale and from time to time thereafter may postpone the sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to any purchaser a trustee's deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the trustee's deed of any matters of facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee or Beneficiary, may purchase at the sale.

iii. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: (A) all sums expended under the terms of this Deed of Trust not then repaid, with accrued interest at the highest rate allowed by law in effect at the date hereof; (B) all other sums then secured hereby; and (C) the remainder, if any, to the person or persons legally entitled thereto.

9. Notice of Default to Trustor. The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to it at its address set forth above or any succeeding address given by notice in accordance with the Agreement.

Remainder of Page Intentionally Left Blank; Signatures Appear On Following Page

"TRUSTOR:"

2550 Irving Associates, L.P.
A California Limited Partnership

By: 2550 Irving GP LLC
Its: General Partner

By: Tenderloin Neighborhood Development Corporation ,
a California nonprofit public benefit corporation
Its: Manager

By: _____
Name: Donald S. Falk
Title: Chief Executive Officer

ALL SIGNATURES MUST BE NOTARIZED

EXHIBIT A
Legal Description of the Land

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

(A) Beginning at the point of intersection of the Northerly line of Irving Street with the Westerly line of 26th Avenue; running thence Westerly along the Northerly line of Irving Street 82 feet and 6 inches; thence at a right angle Northerly 90 feet; thence at a right angle Easterly 82 feet and 6 inches to the Westerly line of 26th Avenue; thence Southerly along the Westerly line of 26th Avenue 90 feet to the point of beginning.

Being a portion of Outside Land Block No. 647.

(B) Beginning at a point on the Northerly line of Irving Street, distant thereon 82 feet and 6 inches Westerly from the Westerly line 26th Avenue; running thence Westerly along the Northerly line of Irving Street 25 feet; thence at a right angle Northerly 90 feet; thence at a right angle Easterly 25 feet; thence at a right angle Southerly 90 feet to the point of beginning.

Being a portion of Outside Land Block No. 647.

(C) Beginning at a point on the Northerly line of Irving Street, distant thereon 107 feet and 6 inches Westerly from the Westerly line of 26th Avenue; running thence Westerly along the Northerly line of Irving Street 25 feet; thence at a right angle Northerly 90 feet; thence at a right angle Easterly 25 feet; thence at a right angle Southerly 90 feet to the point of beginning.

Being a portion of Outside Land Block No. 647.

(D) Beginning at a point on the Northerly line of Irving Street, distant thereon 82 feet and 6 inches Easterly from the point formed by the intersection of the Northerly line of Irving Street with the Easterly line of 27th Avenue; running thence Easterly along said Northerly line of Irving Street 25 feet; thence at a right angle Northerly 90 feet; thence at a right angle Westerly 25 feet; thence at a right angle Southerly 90 feet to the Northerly line of Irving Street and the point of beginning.

Being a portion of Outside Land Block No. 647.

(E) Beginning at the point of intersection of the Easterly line of 27th Avenue and the Northerly line of Irving Street; running thence Northerly along said line of 27th Avenue 60 feet; thence at a right angle Easterly 82 feet and 6 inches; thence at a right angle Southerly 60 feet to the Northerly line of Irving Street; thence at a right angle Westerly along said line of Irving Street 82 feet and 6 inches to the point of beginning.

Being part of Outside Land Block No. 647.

Assessor's Lot 038; Block 1724

Street Address:

2550 Irving Street, San Francisco, CA 94122

Mayor's Office of Housing and Community Development
City and County of San Francisco



London Breed
Mayor

Daniel Adams
Acting Director

NOTICE OF FUNDING AVAILABILITY

Acquisition and Predevelopment Financing for AFFORDABLE MULTIFAMILY RENTAL HOUSING, Supported by the 2019 General Obligation Housing Bond – Proposition A

Issue Date: December 27, 2019
Application Due Date: January 30, 2020

*Issued by the Mayor's Office of Housing and Community Development
of the City and County of San Francisco (City)*

Available Funds: up to **\$30,000,000**, including:

- \$15,000,000 for projects located in Districts 1, 2, 4, 7, and 8 and intending to serve low-income seniors; and
- \$15,000,000 for projects located in Districts 1, 2, 4, 7, and 8 intending to serve low and moderate-income families

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A. Introduction.

In order to promote the development of permanent affordable housing for low-income seniors and low and moderate income families, including homeless households, in districts that are experiencing significant displacement pressures but which have traditionally been underserved by new affordable housing production, the Mayor's Office of Housing and Community Development (MOHCD) announces the availability of acquisition and predevelopment funding for the development of new, permanent affordable housing in Districts 1, 2, 4, 7 and 8. Funding for these activities comes from the 2019 Proposition A General Obligation Bond.

San Francisco voters approved Proposition A in 2019 in order to address the City's well-documented and severe housing affordability crisis. The specific goals of Proposition A are to:

- Create new affordable homes, especially for our growing senior populations;
- Accelerate the rebuilding of distressed public housing sites for some of the City's most vulnerable residents;
- Preserve affordability in existing housing at risk of market-rate conversion or loss due to physical disrepair;
- Protect San Franciscans living in apartments at risk of displacement, including those covered by rent-control
- Expand rental and homeownership opportunities for the City's middle-income residents and workforce, including educators, first responders, non-profit workers, and service industry employees
- Set a goal for \$200M of the Bond's funds to serve extremely low-income households (30% AMI or less)

In addition, Proposition A places an importance on "geographic equity" in its investments in affordable housing, recognizing that certain districts are experiencing a loss of affordability through vacancy de-control of rent stabilized housing stock, Ellis Act evictions, Owner Move-ins, and other forms of displacement, or have not benefited significantly from new affordable housing production.

This NOFA specifically addresses Proposition A's mandate to create new affordable, low-income units and to serve vulnerable populations in those districts that have been "underserved" by new affordable housing production.

MOHCD will select proposals that show a clear ability to meet the below goals. Winning projects will:

1. Efficiently and quickly produce high-quality and community-serving affordable housing through demonstrated **Project Readiness**.
2. Maximize the benefit of the City’s subsidy dollars through demonstrated **Cost-Effectiveness**, whether via low-to-no land costs, use of efficient construction techniques and/or materials, or other cost-saving measures.
3. **Serve “Underserved” Districts** with a demonstrated need for affordable housing, namely Districts 1, 2, 4, 7, and 8.
4. **Serve Homeless Households** and other vulnerable populations, including, for example, seniors, transition-aged youth, or veterans.
5. **Provide Extended Community Benefits** through creative use of ground floor or ancillary spaces for community-serving activities, such as childcare, arts uses, nonprofit offices, or vocational training and development or community-serving retail.
6. Enhance the neighborhoods in which they are located through **Excellent Design**.

Acquisition funds issued under this NOFA will be available in the fall of 2020. While MOHCD intends to select two (2) sites for development, MOHCD reserves the right to select any number of projects it determines appropriate given available Proposition A resources for senior and low-income housing development and in order to fulfill the express goals of the NOFA.

B. Important Dates & Submission Process.

NOFA Issued by MOHCD	December 27, 2019
Pre-submission Meeting at MOHCD	January 9, 2020 at 12:30 pm
Deadline for Questions and Requests for Additional Information	January 16, 2020 at 4 pm
Proposal Submissions DUE	January 30, 2020 at 4 pm
Preliminary Review for Threshold Eligibility by Selection Panel and Notice to Respondents	February 13, 2020
Project Team Interviews (as necessary)	Weeks of February 17 and February 24, 2020
Director of MOHCD Review/Approval of Recommended Projects	Week of March 9, 2020

1. Pre-Submission Meeting

A pre-submission meeting will be held at MOHCD (1 South Van Ness Avenue, 5th floor), on January 9, 2020 at 12:30 pm. The purpose of the meeting is to ensure that all teams understand the programmatic and submittal requirements of the NOFA. Although attendance at the pre-submission meeting is not mandatory, it is highly recommended.

2. Questions and Requests for Information

Questions raised at the pre-submission meeting may be answered orally. If any substantive new

information is provided in response to questions raised at this meeting, it will also be posted on the MOHCD website and will be emailed to all parties that have attended the pre-submission meeting or otherwise requested that they be included on the NOFA emailing list. Subsequent to this meeting, questions or requests for interpretation will only be accepted by email and all questions and responses will be answered by email and posted on the MOHCD website. No questions or requests for interpretation will be accepted after **4:00 p.m. on January 16, 2020**. Emailed questions and information requests should be submitted to Jonathan Gagen at: jonathan.gagen@sfgov.org.

3. Submittal Date and Method.

Submittal of **7** hard copies of the Proposal must be received by the MOHCD receptionist and an emailed copy sent to jonathan.gagen@sfgov.org no later than **4:00 p.m. on January 30, 2020**.

4. Final Review and Commitment of Funds.

Selected applications will be scheduled for review and funding commitment by the Citywide Affordable Housing Loan Committee. All commitments recommended by the Loan Committee are subject to final approval by the Mayor. Commitments may be conditional; actual closings and disbursements of funds may be contingent on applicants' achievement of certain development benchmarks or performance goals. The City reserves the right to commit funds to a successful applicant in an amount that differs from the originally requested amount. The City also reserves the right to award an aggregate amount that exceeds the amount identified as available under this NOFA if necessary to fully fund a selected project.

C.a. Minimum Development Team Characteristics.

Only applicants who meet all of the following criteria will be considered eligible for selection and funding under this NOFA.

The proposed Development Team must include:

- At least one San Francisco-based non-profit development entity whose mission includes the development of affordable housing in low-income communities with experience developing housing for low-income families with experience developing housing and/or assisted living for low-income seniors and frail elderly, acting either as sole developer or as a partner in a joint venture, or joint-venture partner, defined as a nonprofit organization;
- A property owner entity with experience owning housing for low-income communities, including senior residents, and formerly homeless households;
- A property management entity with experience managing housing for low-income communities, including senior residents, and formerly homeless households;
- At least one services-providing entity with experience providing services appropriate for formerly homeless residents or services for seniors.

Letters of Intent or Memoranda of Understanding from service providers and property management entities that are not affiliated with the developer must be submitted with the application.

C.b. Minimum Development Team Experience.

Minimum experience must be demonstrated by identifying specific **Qualifying Projects** in which team members have participated, as further described below. The proposed Development Team must submit **Form 5 - Qualifying Project Form**, to document how the Qualifying Project characteristics meet each of the experience categories below (developer, owner, property manager, service provider.)

To demonstrate the minimum required development team experience, each team should submit one project for each experience category. When appropriate, teams may submit the same project as evidence of experience across multiple experience categories, or may use different projects to demonstrate experience across categories. In all cases, no more than four (4) total Qualifying Projects should be submitted. **Qualifying Projects will not be scored, but are used to identify if the proposed Development Team meets the minimum development team experience required to develop the Site.**

For Developer and Owner, a **Qualifying Project** must have all of the following characteristics:

- new construction (not a requirement for Minimum Service Provision Experience) in a construction type appropriate for the proposed site development (not a requirement for Minimum Property Manager and Service Provision Experience)
- at least 75 units in size
- majority multiple-bedrooms (larger than studios – this is applicable only for proposed family developments)
- mixed-use including residential (not a requirement for Minimum Service Provision Experience)
- affordable to low- and very low-income households¹
- includes formerly homeless residents and/or senior residents
- financed by use of Low-Income Housing Tax Credits.

1. **Minimum Development Experience:** The proposed Developer must have completed within the past ten years at least **one** Qualifying Project located in San Francisco. The definition of “completed” of a Qualifying Project means having received Temporary Certificate of Occupancy by the date of the issuance of the NOFA.
2. For joint venture Developer teams, the experience of the lead entity may suffice for the joint-venture partnership. A signed Memorandum of Understanding or Term Sheet between joint-venture Development partners that outlines roles and responsibilities, proposed ownership structure, etc. must be submitted with the application. Furthermore, a Respondent can qualify for development experience by contracting with a development consultant for comprehensive project management services. Finally, the requirement to have served formerly homeless residents and/or senior residents may be satisfied in a

¹ “Low Income” is defined as 60% MOHCD AMI and below. “Very Low Income” is defined as 30% MOHCD AMI and below.

non- Type V over I or Type III over I building. In such a case, the proposed Developer must provide evidence of having completed a Type V over I or Type III over I affordable housing building, and separately, an affordable housing building that serves formerly homeless residents and/or senior residents.

3. **Minimum Ownership Experience:** The proposed Owner must have owned at least **one** Qualifying Project for at least four years prior to the Submittal Deadline of this NOFA. For purposes of this requirement, the member of the general partner of the tax credit partnership that will own the completed project is the proposed “Owner.”
4. **Minimum Property Management Experience:** The proposed Property Manager must have managed at least **one** Qualifying Project for at least 24 months.
5. **Minimum Service Provision Experience:** The proposed service provider(s) must have at least 36 months experience providing services to low-income family or senior residents (as applicable) within a Qualifying Project.

Note Regarding Experience: For any Respondent team member, the experience of key staff members may be substituted for the experience of the organization as a whole as long as the staff members’ experience in other firms was substantive and involved responsibilities similar to those that they are anticipated to perform during the proposed development of the Site. Any substitution should be clearly identified in Attachment 4, Qualified Project Form.

C.c. Minimum Developer and Owner Capacity Requirements.

The proposed Developer and Owner must demonstrate the financial and staffing capacity to successfully complete the project and manage the asset in the long-term, as further described below.

1. **Financial Capacity:** The proposed Developer (or Guarantor where another entity is providing required guarantees) must demonstrate its ability to obtain competitive financing, as evidenced by submitting the latest (2) years of either signed federal income tax returns (including schedules or attachments, if any); or audited financial statements (with management letters, if any). The proposed Developer must also submit **Attachment 5 – Financing Terms for Developer’s Qualifying Project** documenting the equity pricing and debt terms for the Qualifying Project submitted under Minimum Developer Experience.
2. **Staffing Capacity:** The proposed Developer must document its capacity to successfully plan, design, and develop the Project, throughout the period of development, either through staff with appropriate experience and capacity, contracted services, or collaboration with other organizations. To document this, the proposed Developer must submit a written narrative **no more than one page** (in Times New Roman font, 12 font size, and 1-inch margins) to document the experience and capacity of key staff, their workloads, and the organizational structure for supporting staff. The proposed Developer must also submit **Attachment 6 – Projected Staffing Workload Form** to document the work assignments (existing or contemplated) associated with each staff person expected to work on the Project for Developer.

3. **Asset Management Capacity:** The proposed Owner must document its capacity to successfully manage real estate assets in compliance with City regulatory agreements and restrictions. To document this, the proposed Owner must submit a recent Real Estate Owned (REO) schedule, stating the number of projects and average number of units/project currently in Owner's asset management portfolio, proposed Owner's current asset management staffing noting job titles, FTEs, and status of each position (filled/vacant) and proposed Owner's organizational chart.

C.d. Minimum Proposal Requirements.

Eligible Proposals:

1. Must demonstrate *site control* as evidenced by appropriate documentation. The proposed purchase price must be reasonable in comparison to other sites in the neighborhood and in comparison to other affordable housing sites in the City. Prior to any disbursement of funds for acquisition, an appraisal supporting the acquisition cost will be required. Sites must be located in Districts 1, 2, 4, 7 or 8.
2. Must include the opportunity for the City to eventually own the land as ground lessor under a long-term ground lease structure or some other land dedication/subdivision mechanism that will insure long-term affordable housing as the primary use of the land.
3. Must demonstrate financial feasibility. The project must be financially feasible, including realistic development and operating budget projections that conform to industry standards, including TCAC minimum standards. Each proposed financing source must be realistic, compatible with MOHCD and all other committed or proposed funding sources, and appropriate for the proposed housing. Applicant must demonstrate that there is a reasonable likelihood that all identified development sources will be secured in a timely manner.
4. Must demonstrate – through provision of specific examples of inputs used for estimating - that the project's total development budget, as well as its specific line items, are comparable to recent and similar projects, to industry standards and are compliant with funding source regulations, MOHCD policy and most recent underwriting guidelines. Cost per unit, per square foot (land area and building space), per bed or bedroom will be examined relative to total development cost, City subsidy and construction cost.

Note: The MOHCD underwriting guidelines may be found here:

<http://www.sfmohcd.org/documents-reports-and-forms>

5. Must propose the maximum use of available, non-local funds to achieve the highest reasonable financial leveraging of capital resources for the predevelopment, construction and permanent phase. The amount of City funds requested per unit and the actual or proposed level of funds to be leveraged from other sources will be examined.
6. Displacement or relocation that is required as a condition of site control is highly discouraged, though in some cases may be justified. Proposals that include any

displacement/relocation (including any relocation of commercial uses) must include a full relocation plan and budget.

7. Must budget for a supportive service component that is appropriate for the needs of the anticipated tenant population, assuming at least 20% homeless.
8. Must include a community engagement plan that demonstrates the capacity to generate necessary neighborhood support for the proposed development. Include any evidence of support expressed to date for the project, as well as plans for community engagement going forward.
9. Must express a commitment to pursue racial equity consistent with MOHCD's racial equity goals, as follows: through its policies, programs, resource allocation, and practices, MOHCD is committed to working in partnership with communities, organizations and those that have been most harmed by racial inequity especially Black, Brown, Indigenous and other San Franciscans of Color to: protect against displacement; shape where they live and work; create thriving neighborhoods; and, celebrate diverse cultures and unlock economic prosperity.
10. Ability for the project to make use of streamlined entitlements through SB 35 is highly desired.

D. Eligible Uses of Funds.

Funding that is awarded through this NOFA may be used to support a variety of pre-construction housing development activities for the production of new affordable rental housing, including but not limited to the following:

1. Property acquisition and holding costs;
2. Architectural and engineering expenses;
3. Environmental assessments;
4. Appraisals;
5. Legal costs; and/or
6. Project management.

Costs associated with the acquisition or design of commercial, office or community spaces may also be eligible uses of City funds, depending on how the use of these spaces relates to the proposed housing and the extent to which other potential resources for developing these spaces are utilized. Hard and soft costs associated with tenant improvement of such spaces are not eligible for support with these funds.

Projects currently under development that have existing funding commitments from MOHCD or the Mayor's Office of Community Infrastructure and Investment (OCII) are not eligible for funding under this NOFA.

E. Financing Plan and Affordability Restrictions.

Although the City is not mandating a certain development program for this NOFA beyond the

preference to fund one family project and one senior project, as described above, applicants should incorporate the following terms into their financing plans and submit a detailed sources and uses budget that reflects:

1. Primary capital funding sources that include 4% low income housing tax credit equity with tax exempt bonds, City subsidy, and Federal Home Loan Bank Affordable Housing Program funds, and that may include any other funding sources developers deem applicable, such as State of California Department of Housing and Community Development (HCD)/CalHFA funds.
2. Rents set at affordability levels appropriate for the target population. For family projects, sponsors may propose rents up to the maximum tax credit eligible rent under the HUD Unadjusted Metro Fair Market Rent Area that contains San Francisco, as published annually by MOHCD (“MOHCD AMI”). For proposed senior projects, developers should assume a maximum of 80% MOHCD AMI, and a maximum average of 60% MOHCD AMI, with 30% of the units set at rents affordable to extremely low income seniors (in addition to the 20% homeless set aside). Underwriting of the extremely low income units should assume an ongoing rental subsidy sufficient to cover difference between rents set at 25% MOHCD AMI and 60% MOHCD AMI.
3. An operating budget that includes all expenses necessary to properly operate and maintain the building. This budget should include a service coordinator/connector staff position(s), at 1:100, to assist the non-homeless households. A separate budget should be attached for services that will support the homeless households, for which the City, through either the Human Services Agency or Department of Public Health, depending on the population served, will provide funding.
4. A construction cost estimate that reflects current construction costs and show escalation assumptions as a separate line item.
5. Where units are targeted to homeless households with incomes that are not sufficient to pay rent that offsets operating costs and other project costs, and a LOSP contract is anticipated, developers should include a projected rent subsidy amount necessary to ensure affordability for this target population and to meet the building’s operations and maintenance needs, including adequate reserve deposits, asset management and partnership management fees, mandatory hard debt payments to HCD, if any, and a minimum of 5 years of deferred developer fee, as applicable. For purposes of this projection, developers should assume that the actual tenant-paid portion of rental income is \$250 per unit per month for all homeless populations. *Future projections may differ given the proposed tenant population and subsidy program available to the special needs units.*

While a commitment of capital funding does not guarantee an award of local operating subsidies, the City will work with the selected developer to leverage the most appropriate subsidies to serve the target population. An application submitted under this NOFA is also considered an application for local operating subsidies should those subsidies be made available and are necessary.

6. All proposed financing will be subject to underwriting using the most current version of the Mayor’s Office of Housing and Community Development’s Underwriting Guidelines,

available on the MOHCD website (see www.sfgov.org/moh).

F. Design.

While no formal design submission is a requirement under this NOFA, applicants should provide concept-level drawings and/or diagrams that indicate the Project approximate height, bulk, site layout, unit count, and commercial/common space use. The purpose of these diagrams will be to confirm the anticipated unit yield at the site, and its conformance to existing zoning restrictions including any available density bonuses.

G. Support Services.

1. Services Funding:

This NOFA is part of the City's effort to facilitate the development of affordable permanent housing for low-income and homeless households by coordinating the review and approval of applications for capital resources from MOHCD with the review of funding requests for supportive services and operating subsidies from the Department of Homelessness and Supportive Housing (HSH). Generally, HSH will make direct referrals for any units targeting families that are homeless.

The winning developers will apply for services funding separately at the appropriate time. However, HSH, MOHCD and OCII collaborate closely on funding decisions in order to maximize the use of City resources. Capital funding decisions under this NOFA will include review and approval by representatives of all of these agencies. Successful applicants under this particular NOFA will receive priority for funding from the appropriate City Department for services and operating subsidies (if needed).

2. Services Budget

As stated previously, operating budgets should include 1:100 staffing for the non-homeless residents.

For the formerly homeless residents: assume that services for homeless families and/or TAY will be funded separately by the Human Services Agency ("HSA") and services for chronically homeless will be funded by the Department of Public Health ("DPH"), through direct contracts with the Projects' service providers. Services for seniors may be funded by HSA or DPH.

Respondents should budget \$350 per unit per month in services funding for the formerly homeless units.

Services funding will be conditioned on continuous compliance with the terms of the Respondent's Local Operating Subsidies Program ("LOSP") agreements with MOHCD.

H. Evaluation Criteria and Scoring Summary.

Staff Review: MOHCD staff will review all submittals for completeness and satisfaction of minimum experience and capacity requirements.

Low-Income Housing (Citywide) Selection Panel: The Director of MOHCD will appoint a Selection Panel composed of persons with expertise in areas that may include development, affordable housing financing, architecture, property management and resident supportive services. The Selection Panel may interview Respondents who meet the NOFA's threshold eligibility requirements, at which time Respondents will be asked to present and explain the major characteristics of their proposal, particularly as they relate to the Scoring Criteria, and respond to questions from the Selection Panel. After all interviews have been completed, the Selection Panel will meet to determine the final ranking of all responses and present this ranking to the Director.

Both Selection Panels' proposals scoring will be done by consensus and will be final: no appeals of the scores determined by either Selection Panel will be accepted.

The Director will then select Applicants for both the Family and Senior funding pool, and MOHCD and the selected teams will enter into acquisition and predevelopment loan agreements with specific milestone achievement requirements established in accordance with the terms of this NOFA.

Selection criteria will include priority for:

1. Applicant Experience and Capacity
2. Readiness (including ability to use SB 35)
3. Cost-Effectiveness
4. Neighborhood Location
5. Extended Community Benefits
6. Commitment to Racial Equity Framework

All applications that meet the Threshold Eligibility Criteria identified in Section C will be rated and ranked according to the following scoring criteria.

	Category	Points
A. EXPERIENCE:		40
i.	<p>Developer (20 pts)</p> <ul style="list-style-type: none"> ➤ Experience with the following: <ul style="list-style-type: none"> ○ Completing projects on time and on budget ○ Obtaining competitive financing terms ○ Developing housing in the proposed construction type ○ Developing for low-income families, including senior and formerly homeless residents ➤ Building community support through outreach ➤ Current staff capacity and experience to take on this project type 	
ii.	<p>Owner (10 pts)</p> <ul style="list-style-type: none"> ➤ Track record successfully owning housing financed with Low-Income Housing Tax Credits <ul style="list-style-type: none"> ○ Experience owning affordable housing for low-income ➤ Current asset management structure, staffing and portfolio ➤ Capacity for assuming asset management of an expanded portfolio once the development is complete 	
iii.	<p>Property Manager (5 pts)</p> <ul style="list-style-type: none"> ➤ Experience property managing for low-income families, including senior and formerly homeless residents ➤ Experience achieving high rates of housing retention ➤ Implementing low barrier tenant selection policies ➤ Contributing to long-term sustainability of the development ➤ Achieving cost efficiencies in operations 	
iv.	<p>Service Providers (5 pts)</p> <ul style="list-style-type: none"> ➤ Experience delivering services to low-income families, including senior and formerly housing residents ➤ Experience linking residents to the City’s safety net of services ➤ Working with property management to achieve high rates of housing retention ➤ Supporting positive outcomes for residents around health and economic mobility ➤ If applicable, provides explanation for service contracts terminated prematurely within the last 5 years 	
B. SITE CHARACTERISTICS AND VISION:		60
i.	<p>Program Concept (30 pts)</p> <ul style="list-style-type: none"> ➤ Proposes site whose location, size, configuration and zoning are propitious for the development of affordable housing, including ability to maximize unit yield in a cost-effective construction type and make use of entitlement expediting such as SB 35. ➤ Describes vision for a development program at this site, while best achieving the project goals, and includes: <ul style="list-style-type: none"> ○ A residential program and other envisioned uses; ○ Indicates how the proposed uses and amenities will enhance the lives of the proposed target population and the surrounding neighborhood. 	

	<ul style="list-style-type: none"> ➤ Indicates particular groups served by the programs and spaces (tots, children, teens, young adults, adults, elderly, disabled etc.). 	
ii.	<p>Community Engagement Strategy (10 pts)</p> <ul style="list-style-type: none"> ➤ Describes community engagement strategy and includes: <ul style="list-style-type: none"> ○ The team’s philosophy on community engagement; ○ Process for establishing and/or building positive relationships with surrounding neighbors and the larger community; ○ Efforts designed to engage all interested community members, including monolingual non-English speaking members of the community; ○ How the Development Team intends to comply with the City’s Language Access Ordinance. ➤ Describes the Team’s approach to achieving entitlements for the project expeditiously and the Team’s approach to maintaining and building community relationships after entitlements have been achieved and the development is in operations. 	
iv.	<p>Finance and Cost Containment Approach (10 pts)</p> <ul style="list-style-type: none"> ➤ Describes the Development Team’s financing approach to the project and presents preliminary financing plan that shows a feasible project consistent with current MOHCD underwriting practice. ➤ Includes the Team’s process for structuring the project and controlling development costs. ➤ Includes innovative strategies intended to minimize MOHCD’s projected capital gap financing. ➤ Describes any innovative (i.e. non-standard, routine or commonly used) direct or indirect cost-cutting strategies relevant to overall development, construction or operating expenses. 	
v.	<p>Commitment to MOHCD’s Racial Equity Framework (10 pts)</p> <ul style="list-style-type: none"> ➤ Describes capacity and strategies for effectively implementing MOHCD’s Housing Preferences, including neighborhood preference, to meet the goals of the program and ensure that residents of surrounding neighborhood will have maximum opportunity to access housing at the development. ➤ Describes proposed outreach strategies to engage communities that have traditionally lacked access to affordable housing opportunities in San Francisco, and how such strategies will support these communities to pursue opportunities at the proposed site 	
TOTAL POSSIBLE POINTS		100

I. Funding Requirements and Guidelines.

Funding Terms

Funds will be provided as residual receipts loans. Loans will be interest bearing, or may be interest free if needed to ensure the financial feasibility of the project. For all loans, however, in the event of uncorrected default under the loan agreement, interest shall be charged at the

minimum rate of 10% per year from the date of the loan agreement and shall become immediately due and payable.

Equal Employment Opportunities

Project Sponsors selected under this NOFA will be required to comply with local and federal procurement requirements, including the provision of equal employment opportunities for disadvantaged business consultants, architects, contractors, and other potential development team members to participate in projects funded under this NOFA. To ensure that equal opportunity plans are consistent with City and Federal procurement requirements, sponsors should meet with MOHCD and San Francisco Human Rights Commission staff prior to hiring their development team to develop a plan for such compliance.

Environmental Review

Depending on conditions at the project site and on project plans, proposed developments may be subject to review under the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), the National Historic Preservation Act (NHPA) and specifically the Section 106 historical resources preservation review. Depending on the location of the Project, review by the Department of City Planning or Redevelopment Agency Planning Division may also be required.

Accessibility Requirements

Project sponsors will be responsible for meeting all applicable accessibility standards related to publicly-funded multifamily housing development under Section 504 of the Rehabilitation Act of 1973, the Architectural Barriers Act, the Americans with Disabilities Act, and certain statutes and regulations of the City and County of San Francisco. In addition, 50% of all units proposed should be adaptable.

Relocation Requirements

Applicants under this NOFA may be subject to the provisions of federal or state relocation law. Upon submission of an application for funding under this NOFA, applicants should be prepared to notify any existing residential or commercial tenants of the plans to redevelop the site and that public funds are being sought for this purpose. The notice should also inform tenants whether or not they will be temporarily relocated or displaced as a result of the redevelopment and should inform them of their rights to relocation assistance.

Prevailing Wages

Projects selected for funding under this NOFA will be subject to applicable local, state or federal requirements with regard to labor standards. Developers should take prevailing wage requirements and labor standards into account when seeking estimates for contracted work, especially the cost of construction, and other work to which the requirements apply, and when preparing development budgets overall.

Employment and Training

Projects selected for funding will be required to work with the CityBuild initiative of the Mayor's Office of Economic and Workforce Development to comply with local and federal requirements regarding the provision of employment opportunities for local and low-income residents and small businesses during both the development and operation of the project.

Sustainable Design

The Mayor's Office of Housing and Community Development seeks to maximize the overall sustainability of financed projects through the integrated use of "green" building elements in compliance with local and state ordinances.

Projects selected for funding must comply with all of the mandatory minimum provisions of one of several recognized green building criteria including Enterprise Green Communities Initiative, Build it Green, and USGBC LEED.

J. OTHER REQUIREMENTS.

Before executing an agreement and disbursing any funds to a successful applicant for funding under this NOFA, the City will require the following:

1. An opinion by the applicant's legal counsel, satisfactory to the City's legal counsel, that the developer is duly formed, validly existing, in good standing under the laws of the State of California, has the power and authority to enter into an Agreement with the City, and shall be bound by the terms of the Agreement when executed and delivered, and that addresses such other matters as the City may reasonably request.
2. A copy of appropriate insurance policies naming the City as co-insured.
3. For Site Acquisition financing, an appraisal of the property to be acquired.
4. A Phase I (and II, if appropriate) Environmental Assessment.
5. Project sponsors will be required to comply with all requirements applicable to entities contracting with the City, including, but not limited to insurance coverage, business relationships, and domestic partners' benefits.
6. Audited or financially reviewed financial statements for the entity's last three fiscal years.
7. Executed development services contract with development partner or development consultant, if applicable.
8. Executed Memorandum of Understanding with service provider.

For questions concerning this NOFA, contact Jonathan Gagen, Project Manager (415) 701-5517; (jonathan.gagen@sfgov.org) at the Mayor's Office of Housing and Community Development. See section B.2 for additional information regarding Questions and Requests for Information.

K. Attachment A: Description of Submittal Requirements

Responses to this NOFA should be organized as follows:

1. Summary. Provide a concise narrative description of the proposal for developing the proposed site, including the overall size, uses, resident and community amenities, general layout, and summarized financing and services proposal.

Provide **Form 2 - Proposal Metrics** form.

2. Sponsor Background Information. Provide copies of the following for the Lead Developer or Co-Developer entity:

- Certificate of Good Standing
- Certification of 501(c)(3) status
- Previous 2 years of tax returns or audited financial statements with management letters
- Borrower's organizational chart

3. Applicant Experience and Capacity. Using **Form 3 - Respondent Description**, provide the name of each organization, names of the organization's Director (or equivalent position) and primary contact persons, and phone numbers and email addresses for each of the following:

- Lead Developer and Co-Developers (if applicable)
- Development Consultant (if applicable)
- Construction Manager (s)
- Architect (s)
- Property Manager(s)
- Service Provider(s)

Provide a concise narrative to summarize the organizational structure of the Applicant, including the roles of Developer, Co-Developer and Development Consultant. Identify and briefly describe the experience of key development staff. Provide **Form 4 - Projected Staffing Workload**.

Please provide **Form 5 – Qualifying Project Form** to document how Qualifying Projects characteristics meet each of the experience categories below (developer, owner, property manager, service provider.) The Development Team may submit more than one (1) Qualifying Project or each of the experience categories:

- a. Minimum Development Experience**
- b. Minimum Ownership Experience**
- c. Minimum Property Management Experience**
- d. Minimum Service Provision Experience**

To demonstrate the minimum required development team experience, each team should submit one project for each experience category. When appropriate, teams may submit the same project as evidence of experience across multiple experience categories, or may use different projects to demonstrate experience across categories. In all cases, no more than four (4) total Qualifying

Projects should be submitted. Qualifying Projects will not be scored, but are used to identify if the proposed Development Team meets the minimum development team experience required to develop the Site.

4. Readiness. In Tab 4, Applicant should provide the following documentation to demonstrate the Project's level of readiness to proceed with development:

- Evidence of Site Control
- Appraisal
- Phase I Environmental Assessment of property
- Scaled Map showing all site amenities for which Applicant will seek to demonstrate minimum eligibility for TCAC and CDLAC funds.
- Project Milestone Schedule, indicating which, if any, milestones have already been achieved.

5. Cost Effectiveness. Describe the overall financing plan for the Project that demonstrates that the Project meets threshold requirements, with sufficient information to allow MOHCD to fully determine each Project's feasibility, including:

1. Full development proforma, including:
 - Sources & Uses, including all terms related to equity and debt, e.g., eligible basis assumptions, 50% test calculations, construction and permanent loan rates and terms.
 - Rent schedule, including levels of affordability.
 - Tax Credit calculation assumptions.
2. 20-year cash flow (including, as appropriate, commercial revenue).
3. Year 1 operating budget (LOSP operations must be included in the overall project-operating budget. LOSP subsidies must be sized to cover the LOSP unit expenses should be reflected in the 20-year cash flow).
4. Commercial space financing plan.

Applicants should submit a completed MOHCD Excel Proforma for the Project.

In the narrative, highlight any innovative financing approaches intended to minimize MOHCD's projected capital gap financing. Highlight also any innovative (i.e., non-standard, routine or commonly used) direct or indirect cost-cutting strategies relevant to overall development, construction or operating expenses, including estimated savings calculations if appropriate.

Please also include a narrative that outlines the commercial financing and marketing plans, identifies interested potential commercial tenants and financial viability of such tenants, and whether the commercial space is a "cold" or "warm" shell.

6. Serves Highly Impacted Neighborhood

Provide narrative evidence of project need. Respondents should be prepared to provide neighborhood-level data to demonstrate trends in affordable housing preservation and displacement (recent units lost/gained), rent prices, and rent burden within the neighborhood the project is located, as well as neighborhood investment where appropriate. Sources such as the US Census, the American Housing Survey, Zillow and Zumper, will be accepted, and all citations must be verified.

For the purpose of this section, “neighborhood” shall refer to the Supervisorial District.

7. Serves Neighborhood Historically Under-Served

Provide narrative evidence of how project will address MOHCD’s Racial Equity Framework. MOHCD’s Racial Equity Framework is MOHCD’s commitment, through its policies, programs, and practices, to working in partnership with communities, organizations and those that have been most harmed by racial inequity especially Black, Brown, Indigenous and other San Franciscans of Color.

Provide narrative evidence of low levels of neighborhood investments benefitting low-income residents. Examples may include number of affordable housing units built over time, relative to other neighborhoods. All citations must be verified.

For the purpose of this section, “neighborhood” shall refer to the Supervisorial District.

Submit a draft affirmative marketing plan that outlines initial occupancy outreach efforts, especially to City priority populations, including COP Holders, Displaced Tenants (formerly Ellis Act evictees), neighborhood residents (as defined by Local Ordinance), and households that live/work in San Francisco.

8. Provides Extended Community Benefits.

Provide a narrative that describes the extent to which the Commercial/Retail Plan achieves the development program objectives with respect to community benefits. Applicants should note that the Commercial/Retail Plan is subject to all applicable zoning restrictions.

Indicate here the Applicant’s approach to any proposed community outreach the Respondent plans to undertake during the development process and building operations.

9. Disclosure Form. Submit a completed and signed copy of **Form 6 – Disclosures**, which requires any respondent to this NOFA to disclose defaults, lawsuits, legal proceedings, bankruptcy filings or financial interests affiliated with MOHCD staff or Citywide Affordable Housing Loan Committee members.

L. Attachment B: RESPONSE SUBMITTAL CHECKLIST

Attachment B: Proposition A Multifamily NOFA - Submittal Checklist			
Project Sponsor:			
Project Address:			
Check Box	Tab #	Submittal Requirement	Attachments
<input type="checkbox"/>	1.	Summary	Proforma Worksheets 1, 2, 3b
<input type="checkbox"/>			Form 2 - Proposal Metrics
<input type="checkbox"/>	2.	Sponsor Information	
<input type="checkbox"/>	2.1	Certificate of Good Standing	Attach to Application sec. 2 as Attachment 2.1
<input type="checkbox"/>	2.2	Certification of 501(c)(3) status (for nonprofit developers)	Attach to Application sec. 2 as Attachment 2.2
<input type="checkbox"/>		Latest 2 years of tax returns or audited financial statements w/	
<input type="checkbox"/>	2.3	management letters	Attach to Application sec. 2 as Attachment 2.3
<input type="checkbox"/>	2.4	Borrower's Organizational Chart	Attach to Application sec. 2 as Attachment 2.4
<input type="checkbox"/>	2.5	Board Resolution that authorizes application for MOHCD funds	Attach to Application sec. 2 as Attachment 2.5
	3.	Development Team Experience and Capacity	Form 3 - Respondent Description
	3.1.a.	Developer Experience and Capacity	Form 5 - Qualified Project Form
<input type="checkbox"/>		Developer Experience	
<input type="checkbox"/>		Developer Capacity	Form 4 - Projected Staffing Workload
<input type="checkbox"/>	3.3	Property Management Experience	Form 5 - Qualified Project Form
<input type="checkbox"/>		Property Management Experience	
<input type="checkbox"/>		Property Management Capacity	Form 4 - Projected Staffing Workload
<input type="checkbox"/>	3.4	Services Provider Experience	Form 5 - Qualified Project Form
	4.	Readiness	
<input type="checkbox"/>	4.1	Evidence of Site Control	Attach documentation
<input type="checkbox"/>	4.2	Appraisal, if available	Attach report, if applicable
<input type="checkbox"/>	4.3	Phase I Environmental Assessment	Attach report
<input type="checkbox"/>	4.4	Scaled Map showing all site amenities	for which seeking minimum threshold TCAC and CDLAC
<input type="checkbox"/>	4.5	Project Milestone Schedule	Form 1: MOHCD Project Schedule
	5.	Cost Effectiveness	
<input type="checkbox"/>	5.1	Financing Plan Description	Narrative
<input type="checkbox"/>	5.2	Predevelopment Sources and Uses Budget	Proforma Worksheet 4a
<input type="checkbox"/>	5.3	Residential Sources and Uses Budget	Proforma Worksheet 4b
<input type="checkbox"/>	5.4	Commercial Space Sources and Uses Budget	Proforma Worksheet 5
<input type="checkbox"/>	5.6	1st Year Operating Budget	Proforma Worksheet 6
<input type="checkbox"/>	5.7	20-Year Cash Flow Proforma	Proforma Worksheet 7
<input type="checkbox"/>	5.8	Construction Cost Estimate	
<input type="checkbox"/>	6.	Serves Highly Impacted Neighborhood	Narrative
<input type="checkbox"/>	7.	Serves Underserved Neighborhood	Narrative
<input type="checkbox"/>			
<input type="checkbox"/>	8	Provides Excellent Community Benefits	
<input type="checkbox"/>	8.1	Description of Community Benefits	Narrative
<input type="checkbox"/>	8.2	Affirmative Marketing Plan	Narrative
<input type="checkbox"/>	8.3	Community Outreach Plan	Narrative
	9	Demonstrates Excellent Design - Preliminary Concept and Site Plan	
<input type="checkbox"/>	9.1	Development Concept Description	Narrative
<input type="checkbox"/>	9.2	Site Plan	Submit on 11x17 paper
<input type="checkbox"/>	9.3	Conceptual Façade Elevations	Submit on 11x17 paper
<input type="checkbox"/>	9.4	Floor Plans	Submit on 11x17 paper
<input type="checkbox"/>	9.5	Commercial Space Plan	Submit on 11x17 paper
<input type="checkbox"/>	9.6	Description of Green Building Commitment and Design Innovation	Narrative
<input type="checkbox"/>	10	Signed Disclosure Form	Form 6 - Disclosures

M. ATTACHMENT C: MOHCD Excel Proforma

This is an Excel file found on the MOHCD website.

N. FORMS 1 to 6

These documents are found on the MOHCD website.



GENERAL PLAN REFERRAL

June 21, 2021

Case No.: 2021-005721GPR
Address: 2550 Irving Street
Block / Lot: 1274/038
Project Sponsor: Mayor's Office of Housing and Community Development
Applicant: Jacob Noonan – (415) 701-5517
Jacob.noonan@sfgov.org
1 South Van Ness Avenue
San Francisco, CA 94103
Staff Contact: Sheila Nickolopoulos – (628) 652-7460
mathew.snyder@sfgov.org

Recommended By: _____
Daniel A. Sider for Rich Hillis, Director of Planning

Recommendation: Finding the project, on balance, is **in conformity** with the General Plan

Project Description

The Project is for the City and County of San Francisco to: (1) acquire the site at 2550 Irving Street from Tenderloin Neighborhood Development Corporation in the future when the construction loan closes; (2) fund site acquisition and pre-development activities in advance of the project developer submitting for planning entitlement and construction permits; and (3) possibly funding permanent financing once construction begins.

Actual demolition and new construction will be addressed in separate submissions to the City by the Mayor's Office of Housing and Community Development and or its agents.

This General Plan Referral and associated CEQA review is requested in conjunction with the proposed conveyance/acceptance of City property and funding of said acquisition along with pre-development activity and the possibility of permanent financing in the future; it is not specific to any future projects or developments on the properties.

Environmental Review

The proposed project is a real estate transaction only and not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

General Plan Compliance and Basis for Recommendation

As described below, the proposed exchange in property enabling the eventual merger of contiguous City owned parcels is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

This GPR is for the proposed exchange in property. That exchange will enable the eventual merger of contiguous City owned parcels and the future construction of affordable housing on the site. That housing development will also align with the following General Plan objectives.

The Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.3

Work proactively to identify and secure opportunity sites for permanently affordable housing.

Policy 1.10

Support new housing project especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The proposed acquisition, pre-development funding, and possible permanent new funding of the 100% affordable housing project at 2550 Irving Street would enable the creation of approximately 98 new affordable units within an NC district well served by community serving retail, and transit; and will enable the development of affordable housing in a portion of the City that has seen relatively little affordable housing development.

OBJECTIVE 7

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL

POLICY 7.1

Expand the financial resources available for permanently affordable housing, especially permanent sources.

Policy 7.3

Recognize the importance of funds for operations, maintenance and services to the success of affordable housing programs.

The funding for acquisition, pre-development and possible permanent financing will enable affordable multi-family housing at a site well suited for affordable housing.

OBJECTIVE 8

BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING.

Policy 8.1

Support the production and management of permanently affordable housing.

The funding of site acquisition, pre-development activity and possibly permanent project financing would demonstrate the City's role in helping produce and manage permanently affordable housing in the Sunset.

Planning Code Section 101 Findings

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project—an exchange in property enabling the eventual merger of contiguous City owned parcels—is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Currently the site is improved with a surface parking lot and a two-story vacant building previously used as a credit union. While the credit union space will be lost, it does not represent a significant loss of neighborhood-serving retail use, as it is currently vacant. Moreover, the eventual 100% affordable housing project could potentially include neighborhood serving retail or community services on the ground floor.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The site is not currently improved with housing, and no households will be displaced with construction of the project. Once completed, the project will provide 98 new affordable apartments increasing availability of affordable housing in the Sunset.

3. That the City’s supply of affordable housing be preserved and enhanced;

The Project would enable the eventual enhancement of the City’s supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

As envisioned, the project will provide much needed housing for lower income families and could include up to 35 parking stalls (approximately 1/3 of apartments in the building). The site is located within 1/2 mile of the N-Judah light rail station at 28th Avenue and Judah Street, and is served by the 29 Sunset, 7 Haight/Noriega, and 28 19th Avenue bus lines.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The site is a vacant former bank property and no industrial or service sector uses will be displaced. The project will improve access to affordable housing in a District that has seen little housing development and less affordable housing development in the last ten years enhancing workforce employee’s abilities to live closer to jobs and improving jobs-housing balance.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The project will meet all current seismic and building code requirements.

7. That the landmarks and historic buildings be preserved;

The site is not a landmark or historic building.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The site is not located next to a park or open space.

Recommendation: Finding the project, on balance, is in conformity with the General Plan

President, District 10
BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. 554-6516
Fax No. 554-7674
TDD/TTY No. 554-6546

Shamann Walton

PRESIDENTIAL ACTION

Date: July 7, 2021

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,
Pursuant to Board Rules, I am hereby:

- Waiving 30-Day Rule (Board Rule No. 3.23)

File No. _____

(Primary Sponsor)

Title. _____

- Transferring (Board Rule No 3.3)

File No. _____

(Primary Sponsor)

Title. See the attached two trailing pages for a list of transferring files.

From: Government Audit & Oversight _____ Committee

To: Budget & Finance _____ Committee

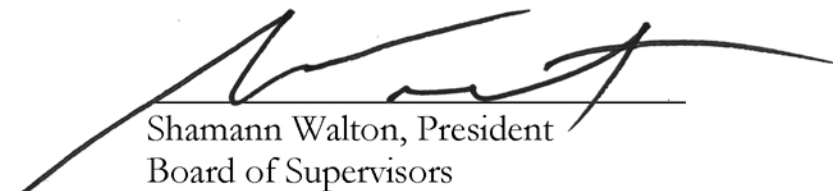
- Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor: _____ Replacing Supervisor: _____

For: _____ Meeting
(Date) (Committee)

Start Time: _____ End Time: _____

Temporary Assignment: Partial Full Meeting



Shamann Walton, President
Board of Supervisors

210534 - Administrative Code and Amending Ordinance No. 49-17 - Deferring Payments to and Use of the 180 Jones Affordable Housing Fund

210635 - Lease Amendment No. 2 - Stellar Partners, Inc. - Boarding Area F Specialty Store Lease No. 12-0086 - Term Extension

210607 - Accept and Expend Grant - Retroactive - University of California San Francisco - Construction Community Outreach Program - \$136,000

210608 - Accept and Expend Grant - Retroactive - Development of Commerce - CARES Act Recovery Assistance Revolving Loan Fund - \$550,000

210675 - Lease Agreement - Genesco Partners Joint Ventures #11 - Harvey Milk Terminal 1 Retail Concession - \$365,000 Minimum Annual Guarantee

210676 - Lease Agreement - Culinary Heights Hospitality - Harvey Milk Terminal 1 Food and Beverage Concession Leases in Phases 3 and 4 - Lease 13, Lease No. 20-0043 - \$385,000 Minimum Annual Guarantee

210679 - Accept and Expend Grant - Retroactive - California Governor's Office of Emergency Services - Paul Coverdell Forensic Science Improvement Program - \$61,437

210680 - Accept and Expend Grant - Retroactive - United States Homeland Security - California Office of Emergency Services - Bay Area Urban Areas Security Initiative - \$33,012,500

210681 - Accept and Expend Grant - Retroactive - United States Homeland Security - Securing the Cities Program - FY2020 - \$3,065,800

210682 - Accept and Expend Grant - Retroactive - California Governor's Office of Emergency Services - FY2020 Community Power Resiliency Grant Program - \$189,005

210683 - Accept and Expend Grant - Retroactive - Health Resources and Services Administration - Ending the Human Immunodeficiency Virus Epidemic: A Plan for America - Ryan White HIV/AIDS Program Parts A and B - \$2,667,000

210685 - Accept and Expend Grant - Retroactive - California Governor's Office of Emergency Services - Public Safety Power Shutoff Resiliency Allocation Program - FY2019 - \$378,010

210693 - Accept and Expend Grant - Retroactive - Health Resources and Services Administration - Ending the Human Immunodeficiency Virus Epidemic: A Plan for America - Ryan White HIV/AIDS Program Parts A and B - \$2,667,000

210713 - Professional Services Agreement Amendment - Calpine Energy Solutions, LLC - Community Choice Aggregation Program - Not to Exceed \$32,645,425

210721 - Apply for Grants - FY2021, FY2022, and FY2023 Emergency Preparedness Grants

210735 - Lease Extension Modification - 2011 Lease and Use Agreement - TACA International Airlines, S.A. - Estimated Rent \$4,301,668

210736 - Lease Agreement - ProperFood SFO Airport, LLC - Harvey Milk Terminal 1 Food and Beverage Concession Lease in Phases 3 and 4 - Lease 10, Lease No. 20-0041 - \$275,000 Minimum Annual Guarantee

210737 - Real Property Lease Amendment - Townsend Associates, LLC - 650-5th Street - \$159,200 Annual Base Rent

- 210738 - Real Property Lease Extension - Mattison Family Trust - 555-575 Polk Street - \$500,364 Annual Base Rent
- 210740 - Health Service System Plans and Contribution Rates - Calendar Year 2022
- 210742 - Accept and Expend Grant - Retroactive - John D. and Catherine T. MacArthur Foundation - Safety and Justice Challenge - Amendment to the Annual Salary Ordinance for FYs 2020-2021 and 2021-2022 - \$2,000,000
- 210743 - Accept and Expend Grant - Retroactive - U.S. Department of Justice - Justice Reinvestment Initiative - Amendment to Annual Salary Ordinance - FYs 2020-2021 and 2021-2022 - \$1,000,000
- 210763 - Loan Agreement - 2550 Irving Associates, L.P. - 100% Affordable Housing at 2550 Irving Street - Not to Exceed \$14,277,516
- 210764 - Loan Agreement - Ambassador Ritz Four Percent, L.P. - 55 Mason Street and 216 Eddy Street - Not to Exceed \$44,465,000
- 210765 - Multifamily Housing Revenue Note - Ambassador Ritz Four Percent L.P. - 55 Mason Street and 216 Eddy Street - Not to Exceed \$56,039,857
- 210766 - Multifamily Housing Revenue Bonds - 151 and 351 Friedell Street (Hunters Point Shipyard Phase 1 Blocks 52 and 54) - Not to Exceed \$63,000,000
- 210767 - Multifamily Housing Revenue Bonds - 1500 Block of Sunnysdale Avenue (Sunnysdale HOPE SF Block 3B) - Not to Exceed \$58,750,000
- 210768 - Apply for, Accept, and Expend Grant - Retroactive - U.S. Department of Housing and Urban Development - Community Development Block Grant Program (CDBG) - \$24,737,307 - FY2021-2022
- 210769 - Apply for, Accept, and Expend Grant - Retroactive - U.S. Department of Housing and Urban Development - Emergency Solutions Grants (ESG) Program - \$1,590,749 - FY2021-2022
- 210770 - Apply for, Accept, and Expend Grant - Retroactive - U.S. Department of Housing and Urban Development - HOME Investment Partnership Program - \$5,261,731 - FY2021-2022
- 210771 - Apply for, Accept, and Expend Grant - Retroactive - U.S. Department of Housing and Urban Development - Housing Opportunities for Persons with AIDS (HOPWA) Program - \$12,977,602 - FY2021-2022
- 210774 - Real Property Lease Extension - BC Capp, LLC - Homeless Resource Center - 165 Capp Street - \$270,685 Annual Base Rent
- 210775 - Lease of Real Property - SFSPE TG, LLC, SFSPE T1, LLC, SFSPE MH, LLC and SFSPE OBI LLC - 1360 Mission Street - \$644,404 Annual Base Rent - Up to \$200,000 in Tenant Improvements



San Francisco Ethics Commission

25 Van Ness Avenue, Suite 220, San Francisco, CA 94102

Phone: 415.252.3100 . Fax: 415.252.3112

ethics.commission@sfgov.org . www.sfethics.org

Received On:

File #: 210763

Bid/RFP #:

Notification of Contract Approval

SFEC Form 126(f)4

(S.F. Campaign and Governmental Conduct Code § 1.126(f)4)

A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: <https://sfethics.org/compliance/city-officers/contract-approval-city-officers>

1. FILING INFORMATION

TYPE OF FILING	DATE OF ORIGINAL FILING (for amendment only)
Original	
AMENDMENT DESCRIPTION – Explain reason for amendment	

2. CITY ELECTIVE OFFICE OR BOARD

OFFICE OR BOARD	NAME OF CITY ELECTIVE OFFICER
Board of Supervisors	Members

3. FILER'S CONTACT

NAME OF FILER'S CONTACT	TELEPHONE NUMBER
Angela Calvillo	415-554-5184
FULL DEPARTMENT NAME	EMAIL
office of the clerk of the Board	Board.of.Supervisors@sfgov.org

4. CONTRACTING DEPARTMENT CONTACT

NAME OF DEPARTMENTAL CONTACT	DEPARTMENT CONTACT TELEPHONE NUMBER
Jacob Noonan	415-295-5471
FULL DEPARTMENT NAME	DEPARTMENT CONTACT EMAIL
MYR Mayor's Office of Housing & Comm. Dev.	jacob.noonan@sfgov.org

5. CONTRACTOR	
NAME OF CONTRACTOR 2550 Irving Associates, L.P.	TELEPHONE NUMBER 707-494-8230
STREET ADDRESS (including City, State and Zip Code) 201 Eddy Street, San Francisco, California 94111	EMAIL JRabinowitsh@tndc.org

6. CONTRACT		
DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S)	ORIGINAL BID/RFP NUMBER	FILE NUMBER (If applicable) 210763
DESCRIPTION OF AMOUNT OF CONTRACT \$14,277,516		
NATURE OF THE CONTRACT (Please describe) 2019 Proposition A General Obligation bond financing for site acquisition and predevelopment activities for the 2550 Irving project at 2550 Irving Street.		

7. COMMENTS
Tenderloin Neighborhood Development Corporation (TNDC) is the General Partner of the 2550 Irving Associates Housing Project L.P.

8. CONTRACT APPROVAL	
This contract was approved by:	
<input type="checkbox"/>	THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM
<input checked="" type="checkbox"/>	A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES Board of Supervisors
<input type="checkbox"/>	THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
1	Falk, TNDC	Don	CEO
2	Lathouwers, TNDC	Ron	CFO
3	Orlin, TNDC	Liz	COO
4	Heffner, TNDC	Daphne	Other Principal Officer
5	Blakely, Board President	Lisa	Board of Directors
6	Martin, Board VP	Freddy	Board of Directors
7	Johnson, Board Secretary	Susan	Board of Directors
8	Edwards, Board Treasurer	Tracey	Board of Directors
9	Kroot, Board Chief Legal O	Dave	Board of Directors
10	McLean, Board Member	Jme	Board of Directors
11	Wilson, Board RE Officer	Peter	Board of Directors
12	Barahona, Board Member	Luis	Board of Directors
13	Bohee, Board Member	Tiffany	Board of Directors
14	Cervantes, Board Member	Jim	Board of Directors
15	Cloutier, Board Member	Mark	Board of Directors
16	Johnson, Board Member	Jesse James	Board of Directors
17	Kim, Board Member	Dr. Kenneth	Board of Directors
18	Liu Board Member	wylie	Board of Directors
19	Pujals, Board Member	Fernando	Board of Directors

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
20	Rock, Board Member	Kathy	Board of Directors
21	Siswandi, Board Member	Jennifer	Board of Directors
22	Skurdenis, Board Member	Birute	Board of Directors
23	wolfe, Board Member	Kathy	Board of Directors
24	Larsen, Waypoint Consult.	Andrew	Subcontractor
25	Steichen, PYATOK Arch.	Adrienne	Subcontractor
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9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor’s board of directors; (B) the contractor’s principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
39			
40			
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48			
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50			

Check this box if you need to include additional names. Please submit a separate form with complete information. Select “Supplemental” for filing type.

10. VERIFICATION

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

<p>SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK</p> <p>BOS Clerk of the Board</p>	<p>DATE SIGNED</p>
---	---------------------------

From: [Peacock, Rebecca \(MYR\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Kittler, Sophia \(MYR\)](#); [Chan, Amy \(MYR\)](#)
Subject: Mayor -- [Resolution] -- [Loan Agreement – 2550 Irving Associates, L.P. – 100% Affordable Housing at 2550 Irving Boulevard– Not to Exceed \$14,277,516]
Date: Tuesday, June 29, 2021 3:51:16 PM
Attachments: [Reso_MOHCD_2550_Irving_Loan_Agreement.zip](#)

Attached for introduction to the Board of Supervisors is a **resolution approving and authorizing the Director of the Mayor’s Office of Housing and Community Development to execute loan documents relating to a loan to provide financing for the acquisition of real property located at 2550 Irving Street, and predevelopment activities for a 100% affordable multifamily rental building , in an aggregate amount not to exceed \$14,277,516; approving the form of the loan agreement and ancillary documents; ratifying and approving any action heretofore taken in connection with the property; granting general authority to City officials to take actions necessary to implement this Resolution; and finding that the loan is consistent the City’s General Plan and the priority policies of Planning Code Section 101.1.**

Please let me know if you have any questions.

Rebecca Peacock ([they/them](#))
(415) 554-6982 | Rebecca.Peacock@sfgov.org
Office of Mayor London N. Breed
City & County of San Francisco

From: [Valerie Schmalz](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: 2550 Irving project
Date: Thursday, June 24, 2021 8:22:03 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

With the best of intentions, the Tenderloin Neighborhood Development Corporation is running roughshod over neighborhood character and will be -- if their current plan goes into construction -- destroying much of the value of the neighboring homes.

Please do not allow the 100-unit, 7-story affordable apartment building (with just 11 parking spaces) become reality at 2550 Irving.

I and all of the neighbors I have spoken with SUPPORT affordable housing and feel the advantages of the mid-Sunset are great and that living here will be wonderful for families living in SROS and other substandard housing in the Tenderloin, South of Market, the Mission, BayView and elsewhere. Many of the residents have family who could qualify for this housing.

But, as currently envisioned, the complex will be too big, too tall, and will add to traffic congestion and parking problems. Its shadow will take away the light and there are concerns about toxic chemicals on the site and seeping into the general area. Most of all, I do not understand how 100-units will even have any family housing for those with children or elders living with them.

Our neighborhood features one, two and three story homes and businesses. TNDC points to a tall apartment building as precedent-- but it was built in 1929! This construction is a bad idea. Please listen to the neighbors and turn these plans into a good affordable housing development that will be good for its residents and enhance the neighborhood.

Thank you for your consideration.

Valerie M Schmalz
1277-28th Avenue
San Francisco, CA 94122

From: [Leslie Roffman](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Friday, June 25, 2021 11:33:39 AM
Attachments: [Maximum affordability and units 2550 Irving.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, we urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Leslie Roffman, D4 Resident

Faith in Action Bay Area

2067 44th Avenue, SF 94114

--

Leslie Roffman
leslier@littleschool.org

415-265-1584

From: [John Zwolinski](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support 100% affordable housing at 2550 Irving Street
Date: Friday, June 25, 2021 1:52:58 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

John Zwolinski

1296 La Playa Street

San Francisco, CA 94122

From: [Barrere-Cain, Rio](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Saturday, June 26, 2021 6:35:38 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building serve families at the lower end of AMI using all possible resources at the city's disposal.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Rio

Rio Barrere-Cain

Pronouns: she, her, hers

rio.barrere-cain@ucsf.edu | 510-725-9268

1st Year Medical Student | UCSF MD-PhD Program

I want to acknowledge UCSF is on Ramaytush Ohlone land

From: [Elliot Helman](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St
Date: Saturday, June 26, 2021 8:34:38 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

Although I am a resident in District 6, affordable housing is an issue that is critical to all San Franciscans. Moreover, I am fortunate enough to reside in a 100% affordable housing building myself, so I know first hand how much it means to one's state of mind and well being to be in a stable, affordable living situation. I also know first hand how well-run and maintained such a building can be and how much it builds community. Therefore, I'm writing to express my support for the proposed 100% affordable housing development at 2550 Irving Street.

We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Elliot Helman

626 Mission Bay Blvd North

San Francisco 94158

From: [Bella Wilcox](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Saturday, June 26, 2021 8:38:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Bella Wilcox

2218 43rd Ave

From: [Raymond Kania](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Saturday, June 26, 2021 9:23:58 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I live in the Outer Sunset, and I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Raymond Kania

1403 26th Avenue, San Francisco

From: [JAM C](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Sunday, June 27, 2021 9:50:57 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

As a District 4 resident, I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support the **maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Jam Chen
Westside Community Coalition
4625 Ulloa Street

From: [Matthew Tom](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Sunday, June 27, 2021 10:20:19 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Matthew Tom

2131 34th Ave.

From: [Sam Lai](#)
To: [Marstaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving Street!
Date: Sunday, June 27, 2021 11:05:59 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors:

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And, in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serves families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Best Wishes,
Aloe
Westside Community Coalition

From: nihilville@gmail.com
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Let's get the maximum units and the lowest AMI for affordable housing 2550 Irving St!
Date: Sunday, June 27, 2021 12:37:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express my support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you very much for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue!

Sincerely,

Rio Roth-Barreiro

From: [Beth Coffelt-Roth-Barreiro](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: 2550 Irving St affordable housing -- urgent need for maximum units, lowest AMI!
Date: Sunday, June 27, 2021 3:18:42 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

As a resident of the Outer Sunset and a mother of a young child, I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serves families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Beth Coffelt-Roth-Barreiro

1202 38th Avenue (38th Ave & Lincoln Way)

San Francisco, CA 94122

From: [Don Misumi](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: [Westside Community Coalition](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Sunday, June 27, 2021 3:27:09 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Don Misumi

(Lifetime resident of San Francisco)

From: [Richmond District Rising](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: SUPPORT AFFORDABLE HOUSING ON THE WEST SIDE
Date: Sunday, June 27, 2021 3:29:30 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Richmond District Rising

From: [Jessica Ho](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Support: 100% affordable housing at 2550 Irving Street
Date: Sunday, June 27, 2021 3:44:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Jessica Ho, D4 Resident

From: [Jerad Weiner](#)
To: [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Mar, Gordon \(BOS\)](#)
Subject: I support the 100% affordable project at 2550 Irving Street
Date: Sunday, June 27, 2021 4:17:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

My name is Jerad Weiner. I'm a resident of the Sunset (on the block adjacent to the project area), I'm a renter who has lived in San Francisco for 10 years. My spouse and I are both public servants who love this City and want to see it thrive and grow for all residents. Maximizing the potential affordable units at this project is a major priority for me. I won't personally benefit from this project, as I represent the shrinking middle class who can afford to rent but not purchase property in the City. This project does benefit the neighborhood by allowing families in need live, contribute, and thrive in our community. I'm advocating for this project because it meets a need for those who will most benefit from secure and safe housing options.

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable house. The extreme inequality and high housing prices are strangling this City. This is a City that should be available and open to all individuals, it is the diversity of residents that contribute to the health of the City. With housing so difficult to build, it is projects like this, with City support, that make a difference in ensuring stable housing options for everyone.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Jerad Weiner

1375 27th Ave. Apt 4

San Francisco, CA

From: [Molly Treadway](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Please support maximum units, lowest AMI for affordable housing 2550 Irving St
Date: Sunday, June 27, 2021 6:12:34 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

As a San Francisco native and current resident of the Outer Sunset/Parkside neighborhood, I am writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Molly Treadway

2538 27th Ave, SF, 94116

From: [Naomi Hui](#)
To: [Mar. Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Subject: 2550 Irving
Date: Sunday, June 27, 2021 8:34:04 PM
Attachments: [2550 Irving.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello All,

Please see my attached letter in support of 100% affordable housing at 2550 Irving in D4.

Very best,

Naomi Hui

Community Relations Manager
Pronouns: She/Her

741 30th Avenue
San Francisco, CA 94121

Office **415.751.6600**
Direct **415.941.7765**



From: [Alessandro Hall](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Sunday, June 27, 2021 9:46:22 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serves families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Alessandro Hall (SF Resident)

From: [John McCormick](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support 100% affordable housing at 2550 Irving Street
Date: Monday, June 28, 2021 8:12:53 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

John McCormick

Willard St. San Francisco CA 94117

From: [Siu Cheung](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: I support 100% affordable housing at 2550 Irving Street
Date: Monday, June 28, 2021 8:29:11 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Siu Han Cheung

Counselor of Tenderloin Chinese Rights Association

210 Golden Gate Ave, San Francisco, CA 94102

From: [Milo Trauss](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Lets get the most of it — Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, June 28, 2021 8:39:39 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

We have a rare opportunity to capitalize on delivering significant affordable housing. Let's take it! Please support the proposed 100% affordable housing development at 2550 Irving Street.

We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Milo Trauss

San Francisco

Milo Trauss
milotrauss@gmail.com
215-370-1225

From: [Anna Dagum](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, June 28, 2021 8:49:10 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Anna

A concerned and rent burdened resident

1746 44th Ave, San Francisco

From: [Evie Hidysmith](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: [Westside Community Coalition](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, June 28, 2021 9:03:19 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to you as a lifelong sunset resident, a third generation San Franciscan, and a tenant organizer in D4. From my personal experience growing up in a low-income single working parent household in D4, the sunset is in dire need of more affordable housing. As a tenant counselor and organizer, I speak daily with tenants in your district who are terrified of losing their homes because they cannot afford rising rents while they recover from the economic hardships of this past year.

It is because of this that I am writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serves families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Evie Hidysmith
1598 34th Ave
:



Evie Hidysmith Housing Rights Committee of San Francisco West Side
Organizer 415-676-8963 *she/her/hers* www.hrcsf.org | [HRCSE](#)
[Facebook](#)

Our offices are currently closed to the public in response to public health recommendations regarding COVID-19. If you are contacting us regarding Counseling: please email or call (415-947-9085) and provide your name, phone number, and we will have a counselor return your call as soon as possible. We will not be meeting tenants in person for the time being. We will announce any changes to our programming via our newsletter and [facebook](#) if you want to follow along.

From: [Sarah Goerzen](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, June 28, 2021 9:59:18 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building serve families at the lower end of AMI using all possible resources at the city's disposal.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Sarah Goerzen

From: [Joseph Nuñez](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, June 28, 2021 10:25:24 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building serve families at the lower end of AMI using all possible resources at the city's disposal.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Joseph Nuñez

257 27th Ave

San Francisco, CA 94121

--

Joseph David Nuñez
(623)-640-3958

From: [Katie Lan](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, June 28, 2021 10:46:36 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building serve families at the lower end of AMI using all possible resources at the city's disposal.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Katie Lan
Westside Community Coalition
1746 44th Avenue, San Francisco, CA 94122

From: [Caitlin Olson](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Affordable Housing for 2550 Irving Street
Date: Monday, June 28, 2021 11:19:21 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Supervisor Mar and the Board of Supervisors,

I've been living in District 4 for more than a decade. I'm writing in support for the proposed 100% affordable housing development at 2550 Irving Street. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4, which breaks my heart.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, **I am urging you to support the maximum number of units at 2550 Irving Street.** And in order to serve our most vulnerable neighbors, I urge you to ensure that the building serve families at the lower end of AMI using all possible resources at the city's disposal.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Caitlin Olson 1436 20th Ave, 94122

From: [Colleen Ma](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving Street
Date: Monday, June 28, 2021 11:53:16 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. My family and I have lived in the Sunset for over 30 years - with my parents still at 47th Avenue and myself now at 28th Avenue.

The Sunset is a neighborhood of opportunity - where families can feel safe when they walk to the many parks and rec centers, where groceries and cultural foods can be purchased easily, where there's never a question of whether or not a school is adequate. This neighborhood has helped my family - siblings, cousins, nieces and nephews - grow up in a way that made us believe and actualize that we really could do anything if we put our mind to it. Every family deserves this opportunity.

Times have changed. My two parents, working minimum wage jobs as janitors, were able to save up to buy a small home in the 1980s. That is not even a remote possibility today for anyone on minimum wage, let alone a middle class San Franciscan. The number of working class individuals and families in the Sunset have dwindled dramatically since I was a child here.

We need this affordable housing in the Sunset. I am sad to see that my fellow neighbors are so terrified by those of a different race and class that they would shun them so fervently, but I know that they are just scared of change. Change is scary and construction is annoying, but ultimately, we have the opportunity to make the Sunset a more welcoming neighborhood for all San Francisco families. Two years of construction is nothing compared to creating permanent spaces for families to live and thrive.

There is enough room for all of us.

I urge you to support this 100% affordable housing project with as many deeply affordable units as possible.

Thank you,
Colleen Ma
28th and Irving

From: [Paloma Hernandez](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Please fight for affordable housing in the Sunset.
Date: Monday, June 28, 2021 12:01:24 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board,

I am a Sunset resident, and a community member committed to safe, healthy, and affordable housing for all members of our community.

As your constituent, I am writing to urgently request that you commit to addressing the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in San Francisco when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of Sunset families, we must do something now. I think specifically of all of my neighbors that have already been displaced from the Sunset.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for homeless and working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue. Fight alongside us. Fight for an inclusive Sunset.

Best,

Paloma Hernandez

2743 39th Avenue, San Francisco CA

From: [Alexx Campbell](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, June 28, 2021 12:25:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Alexx Campbell

(Member of Or Shalom Jewish Community, Westside Community Coalition)

2538 27th Avenue, SF, CA 94116

From: [Meghan Warner](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com; [Louis Magarshack](#)
Subject: 2550 Irving St: Maximum units, lowest AMI for affordable housing
Date: Monday, June 28, 2021 12:41:32 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. My husband and I attended a rally in support of building the maximum number of units at this location, and we were moved by the determination and positivity of the community in light of opposition.

We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Meghan Warner

2610 47th Ave

From: [Carolina Sanchez](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, June 28, 2021 1:00:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Carolina Sanchez

West Side Tenants Association

From: [Cole Rayo](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Long- time District 4 resident calling for maximum units, lowest AMI for affordable housing at 2550 Irving st
Date: Monday, June 28, 2021 1:01:19 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Cole Rayo

1394 19th Ave SF, CA 94122

From: [Pio Garcia](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St.
Date: Monday, June 28, 2021 1:10:53 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Pio Garcia

1971 47th Avenue

SF, CA 94116

From: [Rev. Joann Lee](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Yes to affordable housing at 2550 Irving St!
Date: Monday, June 28, 2021 1:11:45 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Rev. Joann H Lee
Residential (Home) Address: 2323 19th Ave. SF, CA 94116

Rev. Joann Haejong Lee
Associate Pastor, Calvary Presbyterian Church
(415)659-9154
joannlee@calpres.org



2515 Fillmore Street
San Francisco, CA 94115

www.calpres.org



Please note that my days off are Friday and Saturday, and I try not to respond to church email during that time. For Pastoral Care emergencies, please call (415) 346-3832, and you will be directed to the pastor-on-call.

From: [Hannah Beaman](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, June 28, 2021 1:40:01 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Hannah Beaman

UCSF

559 Lincoln Way

From: [Aaron Goodwin](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, June 28, 2021 1:55:07 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Aaron Goodwin
2047 44th Avenue, San Francisco CA 94116

From: [Regina Islas](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, June 28, 2021 2:25:09 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: gordon.mar@sfgov.org; MarStaff@sfgov.org; Board.of.Supervisors@sfgov.org

CC: westsidecommunitycoalition@gmail.com

Supervisor Mar and the Board of Supervisors,

I'm writing to express unequivocal support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors, now.

I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable Further, I urge you to ensure that the building **serves families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

[Onward together,](#)

[Regina S Islas/D1](#)
Member, Richmond District Rising
[she/her]
regina.islas@gmail.com

650.484.7706

Sí se puede.

Dolores Huerta

the personal is political

Carol Hanisch

Celebrate Black Excellence, Celebrate Women Everyday, 2021

From: [Sarah Heady](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Subject: I support maximizing the number of homes and the deepest affordability at 2550 Irving Street
Date: Monday, June 28, 2021 2:35:06 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address growing housing inequality, allow families to remain in our Westside community, and to support the urgent needs of our most vulnerable neighbors. **I am urging you to support the maximum number of homes and the deepest affordability at 2550 Irving Street.**

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Sarah Heady
2421 Judah Street
San Francisco, CA 94122

--

she/her

[poet / essayist / librettist / editor](#)

[Corduroy Road](#)

[Halcyon](#)

[Drop Leaf Press](#)

From: [Andrew deCoriolis](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support maximizing the number of homes and the deepest affordability at 2550 Irving Street
Date: Monday, June 28, 2021 3:01:22 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident living approximately a half block from the proposed development and I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address growing housing inequality, allow families to remain in our Westside community, and to support the urgent needs of our most vulnerable neighbors. **I am urging you to support the maximum number of homes and the deepest affordability at 2550 Irving Street.**

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Andrew deCoriolis & Kate Gasner

1330 26th Avenue

--

Andrew deCoriolis
San Francisco, CA
630.740.5769

From: [Meghan Nicole](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support 100% affordable housing at 2550 Irving Street
Date: Monday, June 28, 2021 3:03:22 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

Thank you so much for taking the time to read this message and for all of the work that you are doing!

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, **I am urging you to support the maximum number of units at 2550 Irving Street.**

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Meghan, an Outer Sunset Resident

From: [Fr. Edward Reese, SJ](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: jhuang@tndc.org
Subject: Affordable Housing
Date: Monday, June 28, 2021 3:55:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address growing housing inequality, allow families to remain in our Westside community, and to support the urgent needs of our most vulnerable neighbors. **I am urging you to support the maximum number of homes and the deepest affordability at 2550 Irving Street.**

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,



Edward A. Reese, S.J.
President
2001 37th Avenue
San Francisco CA 94116
Office: 415-731-7500 ext. 5413

From: [Tam Putnam](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: 2550 Irving St: max units, lowest AMI
Date: Monday, June 28, 2021 4:15:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and Board of Supervisors,

As a resident of District 4, I'm hoping you will support 100 percent affordable housing at 2550 Irving. Having lived on my block for 25 years, I would welcome neighbors in an affordable housing development.

Please support the maximum number of units at 2550 Irving, and allow residents at the lower end of AMI to live in the housing.

Thank you,

Tam Putnam
2743 38th Ave.

From: [Aaron McNelis](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Affordable housing @ 2550 Irving St
Date: Monday, June 28, 2021 4:30:46 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building serve families at the lower end of AMI using all possible resources at the city's disposal.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Aaron
Richmond District Rising

From: [bvbates](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com; ["West Side Tenants Association"](#)
Subject: affordable housing 2550 Irving Street
Date: Monday, June 28, 2021 6:11:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Buddy V Bates

11 Diaz Ave

SF, CA 94132

BV Bates

Certified SFTGG

English French German Spanish

From: [Anni Chung](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: 2550 Irving Street Support Letter from Self-Help for the Elderly
Date: Monday, June 28, 2021 6:24:15 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image002.png](#)
[2021_SHE's Support Letter for 2550 Irving Street Project.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board Members:

Attached is our support letter for 2550 Irving Street Affordable Housing Project. Thanks!

anni chung

Anni Chung
President & CEO



[731 Sansome Street, Suite 100](#) | San Francisco | California 94111-1725 |
www.selfhelpelderly.org
Direct: (415) 677-7555 | Main: (415) 677-7600 | Fax: (415) 296-0313
Providing strength, hope and empowerment to seniors since 1966.



From: [Rick Yuen](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Supporting Affordable Housing on the Westside
Date: Monday, June 28, 2021 6:44:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing on behalf of APA Family Support Services in San Francisco to express my support for affordable housing on the westside of San Francisco. We urgently need to address the shortage of affordable housing in Districts 1, 4, and 7. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of longstanding families, we urge you to take bold action to protect our community.

Thousands of Sunset residents submit applications through the City's DAHLIA system each year, and with virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters, it is imperative that we build more safe, stable, rent-restricted homes.

Housing is a complex and multifaceted problem which demands a range of solutions to meet the needs of impacted communities, including immigrants, essential workers, formerly homeless, and victims of no fault evictions.

Supervisor Mar, I commend your leadership on this critical issue. With your commitment to San Francisco's values of inclusiveness, sustainability, and racial equity, we can continue San Francisco's strong recovery from COVID-19 and remain an example for others to follow.

Sincerely,

Rick Yuen

Richard "Rick" Yuen
he/him/his
阮健平
Executive Director
APA Family Support Services

Children are our Future!

10 Nottingham, San Francisco, CA 94133

Mobile: (415) 350-7330
P: (415) 617-0061 ext 779

F: (415) 335-4784

Visit our website: apafss.org

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-COVID-19/Shelter in Place-

APA FRC's, centers, and offices had shifted to a mostly-remote work environment (except for essential services*) as mandated by City & County governments to protect our employees and the community, and to help minimize the exposure to and potential transmission of illness during this COVID-19 "Shelter in Place" period. As of June 15, 2021, the City and County governments are beginning to open up more businesses and services. Please contact us for available scheduling of programs and services, whether in-person or remote.

You may experience a slightly longer response time than normal. We appreciate your patience and understanding.

* essential services include Food Pantry and Enhanced Visitation.

From: [Kate B](#)
To: gordan.mar@sfgov.org; [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Support for 2550 Irving st
Date: Monday, June 28, 2021 7:09:22 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar & the Board of Supervisors,

I am writing from the neighboring Richmond District to add my voice to the supporters of the proposed affordable housing building at 2550 Irving St.

I would also like to say thank you, Supervisor Mar, for pushing back on the bizarre anti-homeless/anti-poor people campaigns which always pop up when affordable housing is proposed.

Please support the maximum number of affordable housing units available!

Thank you for your time.

Take care,
Kate Boeyen
94118

From: [Leena Yin](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Let's build 2550 Irving St!
Date: Monday, June 28, 2021 8:49:55 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar:

I was thrilled to canvas for you in 2018 because you articulated a vision for inclusion and compassion. As part of this vision, you said you wanted to make sure our beloved Sunset stays affordable and welcoming despite the rising prices, increasing houselessness and now, a pandemic that has put thousands of San Franciscans out of work. I am writing to ask you to follow through on the promises we elected and campaigned for you on, and to **support the proposed first ever 100% affordable housing development at 2550 Irving Street.**

The Sunset has many working class families and tenants who would benefit from this building, and there are many more who have been displaced from this wonderful neighborhood. In order to serve as many of these families as possible, I am urging you to support the maximum number of units at 2550 Irving Street. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building serves families at the lower end of AMI using all possible resources at the city's disposal.

Thank you for your time, and I look forward to seeing bold and compassionate leadership on this issue.

Sincerely,
Leena Yin
Westside Community Coalition

From: [Connie So](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support 100% affordable housing at 2550 Irving Street
Date: Monday, June 28, 2021 11:01:09 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. As an educator at Lincoln High School, I see the direct impact housing concerns have on students and families. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Connie So

Abraham Lincoln High School, SFUSD

From: [Steve Leeds](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Westside Community Coalition](#)
Subject: 2550 Irving St. - maximum units and deep affordability for Sunset residents
Date: Tuesday, June 29, 2021 6:30:02 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors:

My name is Steve Leeds and I'm a resident of the Sunset District for almost 43 years.

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's lack of investment in affordable housing. District 4 is behind every other district in the City when it comes to building affordable housing, adding less than 20 new affordable units over the last decade. With hundreds of rent-controlled apartments continuing to lose protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now. I've seen this first hand. San Francisco can and must do better!

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our the Sunset District. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am strongly urging you to support **the maximum number of units at 2550 Irving Street**. As well, in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**. As I said previously, San Francisco can and must do better in halting displacement in D4 and beyond and providing much needed affordable housing.

Thank you, Supervisor Mar, for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Steve Leeds. Longtime Sunset District Resident

From: [Theora Cimino](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: In support of affordable housing in the Sunset
Date: Tuesday, June 29, 2021 9:43:10 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

As a life-long District 4 resident, I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Theora Cimino

1710 38th Avenue, 94122

From: [Okelo, Bryan \(CON\)](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Cc: [Westside Community Coalition](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Tuesday, June 29, 2021 10:58:58 AM

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4. The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building serve families at the lower end of AMI using all possible resources at the city's disposal.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Bryan Okelo
36 Pope St

From: [Joe Mueller](#)
To: [Board of Supervisors, \(BOS\)](#); [Marstaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Tuesday, June 29, 2021 11:01:05 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Josef Mueller

216 Stillings Ave, San Francisco, CA 94131

From: [Kelila Krantz](#)
To: [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Mar, Gordon \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Tuesday, June 29, 2021 11:02:24 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Kelila Krantz

1247 6th Ave

From: [nonielandau](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Tuesday, June 29, 2021 11:21:09 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express **support** for the proposed 100% affordable housing development at 2550 Irving Street. We **urgently need** to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is **now!** Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a **real opportunity** to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Savannah L
825 Lincoln Way, San Francisco, 94122

From: [Isobel Hayne](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Tuesday, June 29, 2021 11:29:52 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Isobel Hayne

From: [Eric Jamison](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Affordable housing in Sunset
Date: Tuesday, June 29, 2021 11:29:59 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Eric Jamison, MD

4625 Ulloa Street

From: [Doug Pierce](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Please Max Out 2550 Irving St
Date: Tuesday, June 29, 2021 11:49:25 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I live in district 4, just a few blocks from 2550 Irving St and I'm asking for the largest, most affordable building possible.

I have been part of many community conversations about this project and think that the lives and families of those who would benefit from serving family at the lowest end of the AMI far outweighs any inconvenience I might suffer from slightly more difficult parking. I really see this as an issue of lives vs. parking or lives vs. shade. Please help improve the lives of the future residents of this building by providing funds for the maximum number of units and the minimum AMI.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Douglas Pierce

2133 Lincoln Way, SF (The Sunset Rocks!)

From: [Michael Verrecchia](#)
To: [Mar, Gordon \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Marstaff \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Tuesday, June 29, 2021 11:52:37 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Michael Verrecchia

1749 Sanchez St

San Francisco CA 94131

From: [Gracie Quinn](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Tuesday, June 29, 2021 11:56:14 AM

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Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

I also urge you to fully fund CART, and cut police academies from our city budget.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Gracie Quinn

CCSF Collective

1518 19th Ave

From: [Jee Soo Kang](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Tuesday, June 29, 2021 11:56:15 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Jee Soo Kang

2001 Noriega Street

--

Jee Soo Kang
she/her/hers

From: [Malcolm Yeung](#) on behalf of [Malcolm Yeung](#)
To: [Mr. Gordon \(BOC\)](#), [Marilyn \(BOC\)](#), [Board of Supervisors \(BOC\)](#)
Subject: CDC Letter of Support for 2550 Irving Street Project
Date: Tuesday, June 29, 2021 11:57:46 AM
Attachments: [CDC Letter of Support for 2550 Irving Street Project.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Supervisor Mar and the Board of Supervisors -

Please see the attached support letter for affordable housing at 2550 Irving Street.

Thanks -

Malcolm Yeung | Executive Director
Chinatown Community Development Center
myeung@chinatowncdc.org | 415-984-1456

https://url.avanan.click/v2/___https://www.chinatowncdc.org___YXa2OnNmZHqyOmE6bzphZjE2NTU1NTkyMTM1NmM4M2M5MDA2NGU3OWQwMmY2Mj00BjYTE6ZjAwNjkkMmNkOGZjMjVjNDgzYjg0NzY3OTExMGIiMmNmYTJmZWUwNjhhODE4MjdkNGY2MjEzMTMyZjQzNDQzQz

From: [Quinn Heldrich-Formel](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Tuesday, June 29, 2021 1:19:36 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, *adding only 17 new affordable units over the last decade*. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Quinn Formel

625 Arguello Boulevard, 94118

From: [Nani Friedman](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Max units, lowest AMI for affordable housing 2550 Irving St!
Date: Tuesday, June 29, 2021 1:27:59 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

My name is Nani Friedman. I am a community organizer at Faith in Action Bay Area, a member of the Westside Community Coalition, but I am writing to you now as a resident of District 4.

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Nani Friedman

1746 44th Ave, San Francisco, CA 94122

From: [Jonna Heldrich-Formel](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Tuesday, June 29, 2021 1:35:29 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Jonna Heldrich
625 Arguello Blvd
San Francisco, CA 94118

From: [Aliece Lee](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Cc: [Joanne Karchmer](#)
Subject: Letter of Support - Maximizing number of homes at 2550 Irving Street
Date: Tuesday, June 29, 2021 4:24:03 PM
Attachments: [Maximizing for deepest affordability at 2550 Irving Street.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm emailing on behalf of All Home to express support for the proposed 100% affordable housing development at 2550 Irving Street. Please find our letter of support attached.

Sincerely,

Aliece Lee (she/her)
Administrative Assistant



M: 415-609-8328

www.allhomeca.org

From: [Michelle Cusano](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: [Shreya Shah](#); jhuang@tndc.org; [Chan, Connie \(BOS\)](#); [Fregosi, Ian \(BOS\)](#)
Subject: In support of affordable housing on the westside
Date: Tuesday, June 29, 2021 5:17:02 PM
Attachments: [Housing Support Letter TRNC.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing on behalf of The Richmond Neighborhood Center to express my support for affordable housing on the westside of San Francisco. We urgently need to address the shortage of affordable housing in Districts 1, 4, and 7. The westside falls behind the rest of the City when it comes to building affordable housing. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of longstanding families, we urge you to take bold action to protect our community.

Thousands of residents submit applications through the City's DAHLIA system each year, and with virtually no affordable housing opportunities on the westside to meet the needs of working families and renters, it is imperative that we build more safe, stable, rent-restricted homes.

Housing is a complex and multifaceted problem which demands a range of solutions to meet the needs of impacted communities, including immigrants, essential workers, formerly homeless, and victims of no fault evictions.

With a strong commitment to San Francisco's values of inclusiveness, sustainability, and racial equity, we can continue San Francisco's strong recovery from COVID-19 and remain an example for others to follow.

Sincerely,

Michelle Cusano

Executive Director
Pronouns: She/Her

—

741 30th Avenue
San Francisco, CA 94121

Office **415.751.6600**
Direct **415-941-7768**

From: [Monique Flambures](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support maximizing the number of homes and the deepest affordability at 2550 Irving Street
Date: Wednesday, June 30, 2021 8:28:41 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address growing housing inequality, allow families to remain in our Westside community, and to support the urgent needs of our most vulnerable neighbors. **I am urging you to support the maximum number of homes and the deepest affordability at 2550 Irving Street.**

Many of my friends and family that qualify for but have not been able to secure affordable housing.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Monique Flambures
31 Page St #401
San Francisco, CA 94102

Monique Renee Flambures, LCSW 29170
Social Worker/Site Supervisor
TNDC Dalt Hotel
34 Turk Street
415-928-1072 (p)
415-776-2930 (f)

From: [MY TRAN](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support maximizing the number of homes and the deepest affordability at 2550 Irving Street
Date: Wednesday, June 30, 2021 9:03:31 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address Sunset - district 4's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address growing housing inequality, allow families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors. **I am urging you to support the maximum number of homes and the deepest affordability at 2550 Irving Street.**

I have family members and close friends who applied and are applying to affordable housing while working very low and low-income jobs. They haven't gotten any chance on the vast waitlist competing for vacant units since 2009. Half of their paychecks are for the rent. The building project in the Sunset will not solve the affordable housing crisis, but it will make huge progress for our communities to housing opportunities and better quality of life. Please keep the doors open to our underserved communities.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

My
1663 30th Ave

From: [Jerry Yang](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Subject: Letter of Support from Kai Ming for Westside Affordable Housing
Date: Wednesday, June 30, 2021 9:41:07 AM
Attachments: [Letter of Support - Westside Affordable Housing.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar,

Hope this email finds you well.

Kai Ming would like to support the Westside affordable housing development.
Please see attached letter of support from Kai Ming.

Thank you!

--

Jerry Yang, Ph.D.

Executive Director

Kai Ming Head Start

<http://www.kaiming.org>

415-982-4777 ext. 300



From: [Katherine Crecelius](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: 2550 Irving
Date: Wednesday, June 30, 2021 2:37:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and San Francisco Board of Supervisors:

I live 5.5 blocks from the proposed site for a new 100% affordable apartment building proposed by Tenderloin Neighborhood Development Corporation (TNDC).

I am writing to express my strong support for very badly needed affordable rental housing at 2550 Irving. This is an excellent location for multifamily rental housing, given its proximity to the N Judah, neighborhood commercial, and Golden Gate Park. This project should be financially supported to the maximum extent to enable TNDC to make it as affordable as possible while mitigating neighborhood design concerns.

Currently there is a dearth of deed-restricted affordable housing in the Sunset. Many Sunset residents need a secure, well-managed and affordable place to live.

Thanks for voting to commit as much City funding as possible.

Katie Crecelius

--

Katherine Crecelius
1260 30th Avenue
San Francisco, CA 94122

From: [Andrew Taw](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: [Jayvon Muhammad](#); [Domenica Giovannini](#)
Subject: In Support for Affordable Housing on 2550 Irving Street
Date: Wednesday, June 30, 2021 3:47:15 PM
Attachments: [2550 Irving Support Letter.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

This message was sent securely using Zix®

Dear Supervisor Mar and Board of Supervisors,

On behalf of RAMS, attached is our letter of support for the affordable housing development on 2550 Irving Street. Please let me know if you have any questions or comments. Thank you for your leadership on this issue.

Sincerely,

--

Andrew Taw
Grants Manager

RAMS, Inc.

Richmond Area Multi-Services, Inc.
4355 Geary Boulevard, San Francisco, CA, 94118
Tel (415) 800-0699 ext. 217
Fax (415) 751-7336
www.ramsinc.org

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This message was secured by Zix®.

From: [Rachel Novak](#)
To: [Mar, Gordon \(BOS\)](#)
Cc: [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Subject: I support maximum height and number of units at 2550 Irving Street
Date: Wednesday, June 30, 2021 5:25:06 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. I am using this form letter because I fervently support this project but unlike bored retirees in my neighborhood, I'm busy...so I believe in delegating where others have more skill than I do. However, I wholeheartedly agree with all sentiments expressed below:

We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now. The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street. Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Rachel Novak (she/her)
2706 39th Avenue
San Francisco, CA
94116

From: [Patricia Sisson](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support maximizing the number of homes and the deepest affordability at 2550 Irving Street
Date: Wednesday, June 30, 2021 6:55:19 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address growing housing inequality, allow families to remain in our Westside community, and to support the urgent needs of our most vulnerable neighbors. I am urging you to support the maximum number of homes and the deepest affordability at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Patricia Sisson

From: [Tommy Alexander](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Wednesday, June 30, 2021 7:00:36 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street. In order to serve our most vulnerable neighbors, I urge you to ensure that the building serve families at the lower end of AMI using all possible resources at the city's disposal.

Thank you for your ongoing advocacy for affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Best,
Tommy Alexander

From: [Cody Ma](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Wednesday, June 30, 2021 7:57:42 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Cody Ma
1209 21st Avenue, San Francisco CA, 94122

From: [Reid Meador](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Wednesday, June 30, 2021 9:22:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serves families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Reid Meador

Co-Owner, Other Avenues Grocery Cooperative

3930 Judah St

--

Reid Meador

(she/her/hers)
Worker-Owner

Other Avenues Grocery Cooperative
San Francisco, CA
415.661.7475
www.otheravenues.coop



healthy business*healthy people*healthy planet

From: [Valerie Schmalz](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: TNDC proposal to purchase 2550 Irving -- Board of Supervisors agenda
Date: Wednesday, June 30, 2021 9:23:20 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board clerk,

Could you send me the information regarding the agenda, date and time and place for the Board of Supervisors meeting where the issue of the Tenderloin Neighborhood Development Corporation purchase of 2550 Irving will be discussed? I believe the meeting is July 29. Could you direct me to the agenda which does not appear to be published on the San Francisco Board of Supervisors website.

Thank you so much.

Sincerely,

Valerie Schmalz
1277-28th Avenue
San Francisco, CA 94122

From: [Anthony Luini](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving Street
Date: Thursday, July 1, 2021 12:56:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now. Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building serve families at the lower end of AMI using all possible resources at the city's disposal.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Tony Luini

1562 24th Avenue

From: [Jennifer Shen](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Subject: I support 100% affordable housing at 2550 Irving Street
Date: Saturday, July 3, 2021 2:16:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street.

As someone who grew up in an affordable housing unit and neighborhood I can provide my first hand insight on how the opportunity to allow me and my immigrant family an affordable place to stay has shaped our lives dramatically and I hope every deserving family gets the chance to have a few less things to worry about thanks to affordable housing.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Name: Jennifer Shen

Address:

1539 35th Avenue

94122

San Francisco

From: [Daishi Miguel-Tanaka](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Monday, July 5, 2021 6:51:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Daishi Miguel Tanaka

4625 Ulloa St., San Francisco CA 94116

From: [sarah arnquist](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Monday, July 5, 2021 7:58:49 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Sarah Arnquist and Michael Lipnick
2159 29th Ave
San Francisco CA

From: [Brian Heung](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Sunset neighbor supporting max height and # of units at 2550 Irving St
Date: Monday, July 5, 2021 8:03:03 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and homeowner (29th and Moraga) and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street.

We urgently need to address the Sunset's underinvestment in affordable housing. I'm worried about the continued displacement of Sunset families and the lack of new housing in our neighborhood. I want the space for more people to become neighbors and also to patronize our local small Sunset businesses.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Brian Heung
1734 29th Ave

From: [Adie Sherwood](#)
To: [Board of Supervisors, \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#)
Subject: Full support - 2550 Irving street
Date: Monday, July 5, 2021 8:19:08 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Adie Sherwood
1495 39th Ave

From: [Genevieve Levin](#)
To: [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Mar, Gordon \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Monday, July 5, 2021 8:23:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a SF resident, living in 94122 and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Genevieve Levin

1779 10th Ave

From: [Adam Levin](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Melgar, Myrna \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Monday, July 5, 2021 8:29:42 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar, Supervisor Melgar, and the Board of Supervisors,

I am a 94122 District 7 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in all types of housing including affordable-as-built housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

This is a real opportunity to address the growing housing inequity and lack of availability in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Adam Levin
1779 10th Ave

From: [Ewan Barker Plummer](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Monday, July 5, 2021 8:54:52 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and youth activist, and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Ewan Barker Plummer
2825 Lincoln Way, San Francisco CA 94122

--

Ewan Barker Plummer (he/him)
ewanbarkerplummer@gmail.com
[@ewan_sf](https://www.instagram.com/ewan_sf) (415) 418-8073

From: [Frank Noto](#)
To: [Mar, Gordon \(BOS\)](#)
Cc: [Wong, Alan \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I Support Affordable Housing in the Sunset at 2550 Irving
Date: Monday, July 5, 2021 9:40:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisor Mar,

As a Sunset resident, I write to support the proposed housing at 2550 Irving. There is little new housing in the Sunset, and virtually no new affordable homes are being built. The proposed 100% affordable housing development at 2550 Irving Street is urgently needed – yesterday! The more we delay, the more families are displaced in our city and neighborhoods.

This proposal helps address housing inequity and displacement in our Westside community and supports our most vulnerable neighbors. Let's not reduce units and heights to appease NIMBYS when that makes housing even more expensive to build, and supports fewer families in need. As long as the site is safe, let's build more homes! Thank you for your continued leadership on this issue.

Sincerely,

Frank Noto

415-830-1502

From: [Matt Wiseman](#)
To: [Board of Supervisors, \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#)
Subject: I support the new affordable housing complex on Irving.
Date: Monday, July 5, 2021 10:18:10 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Matt wiseman
2126 48th Ave, San Francisco, Ca

From: [Paul F](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: DEFINITELY YES to the maximum height & number of units at 2550 Irving St
Date: Monday, July 5, 2021 10:25:22 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Evening Supervisor Mar & the Board of Supervisors,

I am a District 4 resident at Judah and 34th. I fully and excitedly support the proposed 100% affordable housing development at 2550 Irving Street. We definitely need to address the Sunset's underinvestment in affordable housing. I am surprised to learn that District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last 10 years. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, today is a good day to start to do better.

I myself live in the sunset and would be walking past this development every few days. I live on Judah and tend to shop on Irving Street. My partner, my toddler, and I are all fortunate to live in an older rent control apartment, and would love others to benefit from supportive and affordable housing.

The 100% affordable housing development at 2550 Irving Street will improve access & opportunities for working families and renters by creating safe and stable homes in the area. This is a big opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. To serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

A HUGE THANKS for your ongoing push for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Paul Foppe
2935 Judah St
San Francisco, CA 94122

815-245-5868

hugfoppe@gmail.com

From: [Caitlin Harrington](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Monday, July 5, 2021 11:14:42 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Caitlin Harrington
1399 17th Ave, San Francisco

From: [Deldelp Medina](#)
To: [Board of Supervisors, \(BOS\)](#); [Mar, Gordon \(BOS\)](#)
Subject: Sunset Resident that supports affordable housing
Date: Tuesday, July 6, 2021 2:23:19 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar,

I wanted to express my support for the development of 2550 Irving Street.

I participated in a community conversation and I believe that the underinvestment in affordable housing in our district is due to fear. Fear of the unknown and the consequences of this type of housing. While it saddens me, it is not not enough to stop this growth of the community housing pool. We need to be invested in and this project can and should be an example of how this type of housing can make a difference.

I hope you support this project.

Deldelp Medina
94122

From: [Andrea Davis](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Tuesday, July 6, 2021 5:56:42 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

Every day, I see people living with homelessness on my street, and it is heartbreaking. The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. I'm excited to have these families living in our neighborhood, which otherwise is threatened by gentrification as, frankly, more people like myself (a tech worker) move in and buy up homes here. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Additionally, to address climate change, I strongly believe we must build more densely. But dense building will also make our neighborhood more vibrant, with more incentive to add additional public transit and more small business opportunities (which need sufficient local people to support them). I am excited about this opportunity to increase building density!

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Andréa Davis
3233 Noriega St.
San Francisco, CA 94122

From: [Katherine Scott](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Support 2550 Irving
Date: Tuesday, July 6, 2021 6:02:07 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now. The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Katherine Scott
3033 Rivera St.

From: suzieb415@aol.com
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Cc: hello@yimbyaction.org
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Tuesday, July 6, 2021 7:08:36 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Suzan Bajjalieh

1005 Irving St. #2

SF, CA 94122

[Sent from the all new AOL app for Android](#)

From: [Jennifer Urbain](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Tuesday, July 6, 2021 7:27:33 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Jennifer Urbain
2141 Kirkham Street, San Francisco 94122

From: [Stephanie Denzer](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [PrestonStaff \(BOS\)](#); preston.dean@sfgov.org
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Tuesday, July 6, 2021 9:46:29 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar, Supervisor Preston and the Board of Supervisors,

I am a District 5 resident and I live in the section of District 5 that is quite close to District 4. I send my kids to daycare in District 4 and am invested in the health of the broader Sunset neighborhoods. I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Stephanie Denzer
1266 9th Ave. #103

From: [Judi Leff](#)
To: [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Mar, Gordon \(BOS\)](#)
Subject: I support the Housing Development on Irving Street
Date: Tuesday, July 6, 2021 9:49:17 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Judi Leff
1942 43rd Avenue

From: [Michael Rooke-Ley](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: 2550 Irving Street
Date: Tuesday, July 6, 2021 9:53:55 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board members,

As a native San Franciscan, I have just returned after 40 years around the country and overseas. It's great to be home again!

After a lifetime of work addressing the myriad aspects of economic and racial inequities, I fully appreciate the critical need for low-income housing in The City. And it is particularly important that such housing not be confined to struggling or distant neighborhoods ("out of sight, out of mind"), but rather be developed front and center in our established, middle-class neighborhoods. If we are truly committed to integrating our communities and our schools for the benefit of the next generation, we must recognize that the 2550 Irving project, just blocks from my new home, is a meaningful step in the right direction. (Then I'd like to see public housing developed in Cow Hollow/Pacific Heights where I grew up!)

As we face a disparity of wealth unprecedented in my lifetime, the re-segregation of our public schools, and the forcing of lower-income workers to live outside our city, let's step up to the plate. Please.

With gratitude and best wishes,

Michael Rooke-Ley

Michael M. Rooke-Ley

Emeritus Professor of Law

910 Lawton Street

San Francisco, CA 94122

541-579-0067 (cell)

From: [Ms. Cynthia](#)
To: [Mar. Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff. \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Subject: Proposed affordable housing at 2550 Irving
Date: Tuesday, July 6, 2021 10:00:17 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors:

I have been a District 4 resident since 1995, and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now. As an employee of the Tenderloin Housing Clinic, I have personally seen numerous families who have been forced out of the City, out of the Bay Area, and sometimes out of California because of the lack of affordable housing.

The block with this proposed project includes the Parkway Terrace development. When Parkway Terrace was originally built, they came with whites-only restrictive covenants. Fortunately, these are no longer valid, but I find it a tad ironic that much of the opposition to any new lower-income residents are now the very same people who once could not buy homes there.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Cynthia Price, 1254 48th Ave. #1, San Francisco, CA 94122

Cynthia Price

using *Comic Sans* ironically since 1998

From: [Mark Hogan](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Subject: 2550 Irving - let's get as many units as we can
Date: Tuesday, July 6, 2021 10:02:30 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street.

My wife and I recently bought a home on 24th Street, in the immediate vicinity of the proposed project. I was shocked to see flyers advising people to oppose the project on our block. This is exactly the type of housing everyone in San Francisco should be supporting in their neighborhoods.

I am grateful to see that you have supported this project from the beginning, Supervisor Mar. Please continue to do so, I think it's a very vocal minority of people who are opposing it.

We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. Hopefully more opportunities like this can be found on the westside.

Sincerely,

Mark Hogan
1213 24th Ave

Regards,

Mark Hogan AIA, LEED BD+C

OpenScope Studio

1776 18th Street, San Francisco, CA 94107
444 South Flower Street, 13th Floor, Los Angeles, CA 90071
www.openscopestudio.com
ph. (408) 478-4206

Sent via [Superhuman](#)

From: [Candace Hsu](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Born/Raised in the Sunset and I support maximum height and number of units at 2550 Irving Street
Date: Tuesday, July 6, 2021 10:23:34 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

A bit more about me: my name is Candace Hsu and I've lived in the Sunset almost my entire life. The Irving corridor is THE place for grocery shopping and St. Anne's is my alma mater; not to mention, the N is nearby. As a millennial who hopes to continue living and thriving in the Sunset community, my hope is that others will be able to also live and thrive in this community. That means decisions like these will need to be made for the benefit of the future.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Candace Hsu

217 Moraga

--

Cheers,
Candace Hsu

From: [Amy English](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Tuesday, July 6, 2021 11:11:28 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Amy English
1301 46th Ave. #3 SF, CA 94122

From: [Maryann Rainey](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street, near my neighborhood, D5 resident.
Date: Tuesday, July 6, 2021 11:27:26 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Preston, Supervisor Mar and the Board of Supervisors,

I am a District 5 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street.

We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

FYI, I am a homeowner of 30 years.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Name: Maryann Rainey
Address: 1318 4th Avenue

From: [John Pascoe](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Subject: Support of the 2550 Irving Street project
Date: Tuesday, July 6, 2021 11:40:53 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board and Supervisors,

I'm a resident of district 4 who lives in Parkside. I'm writing to support the housing development at 2550 Irving Street. I don't want anybody to leave our beautiful community due to lack of housing supply.

I support the maximum number of units / height on the 2550 Irving Street project to welcome as many new neighbors as possible.

Thank you for your continued support and leadership on this project and other affordable housing projects in the Sunset.

Sincerely,
John Pascoe
2544 Ulloa St
94116

From: [Cyn Wang](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: 2550 Irving St - max height and # of units support
Date: Tuesday, July 6, 2021 12:32:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar & the Board of Supervisors,

I am a District 4 resident, parent, and small business owner, and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Cynthia Wang
2620 Judah St
San Francisco CA 94122

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From: [Morgan Agnew](#)
To: [Mar. Gordon \(BOS\)](#)
Cc: [Marstaff \(BOS\); Board of Supervisors. \(BOS\)](#)
Subject: Support for 2550 Irving St and TNDC
Date: Tuesday, July 6, 2021 2:04:21 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon,

I am writing to you today in support of the Tenderloin Neighborhood Development Corporation's project at 2550 Irving Street. I am a District 4 resident, a public school teacher, a father of two young children, and a homeowner who plans to stay in the neighborhood for a long, long time. I am extremely grateful to TNDC for working to address one of the Sunset's greatest needs - affordable housing - and I believe the neighborhood is very fortunate that the property is not being developed into luxury housing or office space.

I'm writing not to take a specific position on the proposed height, style, or size of the building, as I trust TNDC to balance the neighborhood's need for affordable housing with other concerns such as traffic and parking, so I will instead simply support whatever final design they propose.

Thank you for your support of this project.

Morgan Agnew
1455 21st ave
San Francisco, CA, 94122

From: [Jenny](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Tuesday, July 6, 2021 2:37:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Jennifer Kirk
1599 10th Ave, Apt A
San Francisco, CA 94122

From: [Phoebe Rockwood](#)
To: [Marstaff \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Please don't block more homes on 2550 Irving St
Date: Tuesday, July 6, 2021 3:24:12 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisor Mar --

I'm a District 4 resident and I was thrilled when we found a house here. Our location is perfect for parks, for our toddler to play independently in our yard, for riding bikes on the Kirkham slow street. It's great for avoiding heatwaves and keeping our carbon impact low.

The house my family lives in now was the family home for a firefighter, his wife and their six kids in the 1970s. Outside of a few lucky folks in rent-control, there isn't a single firefighter who can afford our neighborhood anymore, much less with six kids! Change is hard, construction is dusty and annoying, but refusing to change has consequences too, and these consequences are just as sad for the neighborhood, especially because the firefighters and their kids (and grandkids) who don't live here anymore can't show up for a mid-week community meeting.

I support the maximum number of units, the maximum height for the 2550 Irving St development.

I wish there was more. Maximize every dollar on permanently affordable units, to bend the cost curve away from \$800k a unit. Build more of them, for more preschool teachers, more firefighters, more supportive housing for the homeless guy who slept in our car (accidentally unlocked) last month. More market rate homes please, so we wouldn't have to keep adding taxes in SF to try and catch up to the ever increasing cost of subsidized units. So my kids and their friends and the families sweltering through another heatwave in the Central Valley this week can afford to live here in 20 years.

Thanks for hearing me out on this one and for your ongoing support of this project.

Best, Phoebe

Phoebe Ford
1-415-988-3062

From: [BOS Legislation, \(BOS\)](#)
To: [Carroll, John \(BOS\)](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: FW: Affordable Housing Project at 2550 Irving Street
Date: Wednesday, July 7, 2021 8:10:41 AM
Attachments: [image001.png](#)

For File No. 210763.

Lisa Lew

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.



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From: YK Lee <yklsf94122@gmail.com>
Sent: Tuesday, July 6, 2021 6:46 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Affordable Housing Project at 2550 Irving Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Supervisors,

Please find enclosed 129 signed letters in opposition to the proposed project at 2550 Irving Street. In addition to these letters that were collected at our live community meeting on June 30th, the Sunset Community Alliance has collected 1,808 signatures on a petition against the project and the Mid-Sunset Neighborhood Association has collected 828 signatures against the project on our website: Midsunsetcommunity.org

We urge you to vote against the project. You will be receiving a packet of information

detailing the reasons we oppose it as proposed.

Thank You,

The Mid-Sunset Neighborhood Association

The Sunset Community Alliance

[june30 signed petitions batch2.pdf](#)

[june30 signed petitions batch3.pdf](#)

[june30 signed petitions batch1.pdf](#)

July 2, 2021

Via Email and Registered Mail

Supervisor Connie Chan
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102
Connie.Chan@sfgov.org

Re: Board of Supervisors consideration of NOFA acquisition and predevelopment loan for affordable housing development at 2550 Irving Street

Dear Supervisor Chan:

MOHCD has submitted to the Board of Supervisors for its approval a \$14 million acquisition and predevelopment loan for TNDC to purchase and develop the property at 2550 Irving Street in the Sunset District. The loan application is currently with the Budget and Finance Committee.

The Mid-Sunset Neighborhood Association (MSNA), the Sunset Community Alliance, the Sunset Residents Association, and the Irving Street Merchants urge you to vote against approval of the acquisition and predevelopment loan until further analysis can be conducted as to toxicity findings at the proposed site and financial questions raised as to the feasibility of the project as currently proposed. These issues are discussed in detail within the attached documents.

If you look at San Francisco architect Mike Garavaglia's rendering of the mass of the new proposed development at 2550 Irving Street on the attached (based on TNDC project architect's conceptual design), you will understand why there is widespread opposition to the project as proposed.

A 7-story building at this location is dramatically out of scale and would tower over the surrounding single-family homes, blocking out the sun and eviscerating the character of the residential neighborhood. The design, as currently proposed, is inconsistent with the Visual Harmony section of the General Plan, which says that jarring contrasts should be avoided and that "New buildings should be made sympathetic to the scale, form and proportion of older development." This section of the General Plan would have to be disregarded as a guideline were this project to be approved as proposed. Development costs and operating expenses for the loan application, as submitted, are based on construction of a 7-story building at the proposed site.

Architect Garavaglia states regarding the current design, "Significant impacts to the Parkway Terrace Historic District will result from the presence of the proposed, overpowering, 7-story structure at the edge of the district. It will be a significant change to the setting and

feeling of the neighborhood. This will reduce the historical integrity of the historic resource and should be considered for further environmental review. There is no way, except through massing and height reductions, to lessen the effect of a 75-foot tall, block-wide, wall. Not only is there an effect on the historic resource, but it is also a very poor urban design response for an precedent setting affordable housing project.”

In addition to forever altering the character of the neighborhood, developer TNDC’s shadow studies to date have confirmed that many homes will lose almost all access to natural sunlight during the entire winter months. During the months when typically the Sunset District gets the most sun, numerous homes will be covered in the shadow of the new building. Solar panels will be of little use during these periods, in disregard of the solar rights of those already living in the community.

The density of this project, measured in dwelling units (DU) per acre, is vastly greater than that of similar projects, as San Francisco Architect Tom Soper pointed out in his presentation to residents at a June 30, 2021 community meeting attended by 175 residents. As a comparison, the Shirley Chisholm Affordable Housing site, also in the Sunset District, has 98 DU/acre. The loan application, as submitted, is premised on construction of a building with 227 DU/acre.

Development in this manner would fail to build what Soper characterizes as “density with dignity”. Urban planning studies have shown that a density closer to 50 DU/acre is more appropriate for low-income housing. Renowned American architect and city planner, Oscar Neuman writes: “[F]or low income housing families with children -- particularly those on welfare or suffering pathological disorder -- the high-rise apartment building is to be strictly avoided. Instead, these families should be housed in walk-up buildings no higher than three stories....This puts a density limit of about 50 units per acre on a housing project composed solely of this housing type.” In addition to cramming residents into a tower, this will contribute to traffic congestion and huge demands on public transportation.

Regarding process and good faith, it has become apparent in its application for NOFA funding, that developer TNDC misstated or otherwise failed to include a community engagement plan that demonstrated the capacity to generate necessary neighborhood support for the proposed development, as required by the NOFA funding requirements. TNDC omitted identifying the neighborhood community groups within proximity of the proposed site and who would be impacted by the proposed project. Planning Code Section 311 requires that notice of an application for development be mailed to all owners and occupants within 150 feet of the subject property and all registered neighborhood groups. No constituents or community groups within 150 feet of 2550 Irving Street learned about the proposed development until almost a year later in December 2020, when by happenstance residents saw a notice of development on TNDC’s website.

In the attached packet you will also find evidence of serious financial red flags, and the problem of toxic soil vapor spreading under neighboring homes because of the misuse of toxic

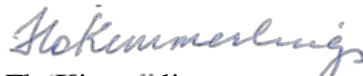
Supervisor Connie Chan
July 2, 2021
Page 3

chemicals by dry cleaners, both at the site and also across the street from the site. There are currently no plans developed to remove these cancer-causing chemicals from the soil.

For all of these reasons, we urge you to vote against funding development at 2550 Irving Street as it is currently proposed.

Thank you for your careful consideration of our concerns.

Sincerely,



Flo Kimmërling
Mid-Sunset Neighborhood Association



Kathleen Kelley
The Sunset Residents Association



Christy Tam
Sunset Community Alliance



Nick Kyriakou
Irving Street Merchants

Enclosures

EXHIBIT 1



EXHIBIT 2

A neighborhood falling through the cracks: A report on the toxicity at 2550 Irving Street by the Mid-Sunset Neighborhood Association

The Tenderloin Neighborhood Development Corporation (TNDC) thinks it's a good idea to build their affordable housing project on a contaminated block in the Sunset. They say the risk of contamination can be mitigated for the people who will live in the building. And they're willing to spend a million dollars or more to do that.

And yet the more we find out about this developer, the seller of the property, and the overseeing environmental agency, the clearer it is that each of them is looking out for themselves, but no one is looking out for the current residents of the Sunset.

Let us take a moment to explain how we got here.

How do we know this block is contaminated? Because in 2018, the Police Credit Union initiated a private environmental site assessment (ESA) of their property on Irving St. The results showed alarming levels of a volatile chemical called PCE (tetrachloroethylene) that was found as a gas in the surrounding soil and in the air of the Police Credit Union building. The environmental consultant who did the ESA concluded that:

“PCE soil vapor intrusion has impacted the indoor air quality of the subject site building and is a potential human health risk to building occupants.”

[Source: AllWest Environmental: Indoor Air Quality Monitoring Report, August 29, 2019 accessed at DTSC's Envirostor]

PCE is so dangerous to human health that California is banning it by the end of next year.

The 2550 Irving Street property is located on a block that was home to two gas stations, a mortuary, and two dry cleaners. All these businesses used chemicals harmful to humans. Dry cleaners, in particular, have used PCE in its liquid form. When it is spilled, PCE can enter the soil when it seeps through cracks in the floor and foundation. When it enters the soil, PCE spreads in every direction and turns into a gas. The gas can then enter into buildings as the negative surface pressure draws it up through the cracks in the foundation. This is what happened at the Police Credit Union.

Through documents that were made public by the Department of Toxic Substances Controls (DTSC), we now know that after the first phase of this investigation was completed in early 2019—when the alarming levels of PCE were clearly known to the Police Credit Union—the Police Credit Union subsequently “significantly reduced their occupancy of the subject building restricting employee use to the western half of the ground-floor where retail financial services are provided to PCU members. Use of the second floor and eastern half of the first floor were curtailed to PCU staff.” In fact, the Police Credit Union had closed off 75% of their building, improved their ventilation and

air filtration system and added four interior locking doors.

[Source: AllWest Environmental: First Quarter 2020 Indoor Air Quality Monitoring Report. Feb 13, 2020 accessed at DTSC's Envirostor site]

All this information would have remained private were it not for a California law that requires state oversight when the PCE levels are found to be so high. These levels triggered a state response which brought the Department of Toxic Substances Controls (DTSC) in to oversee the investigation and any needed remediation.

DTSC currently believes there are two different plumes of PCE—one on the north side under the Police Credit building and another (that is possibly larger with higher PCE levels) that is on the south side of Irving. Both plumes—especially as the soil is disturbed by man-made or natural forces—will move down grade—north under the Credit Union and into the areas on 26th and 27th Avenue. DTSC says it doesn't have the budget to do its own investigation of the south side plume. Even when DTSC finds a "responsible party" who is willing to pay for an investigation, this process will be two years behind what we know now. Before we know more about both these plumes it would be irresponsible to develop either side of Irving.

PCE is a carcinogen and the newest research—not taken into account by DTSC staff—also links it to neurological diseases such as Parkinson's. In twin studies, exposure to PCE was shown to increase the risk of Parkinson's by 500+%.

[Source: www.ncbi.nlm.nih.gov/pmc/articles/PMC3366287/]

In the two blocks around the Police Credit Union we have a cluster of cancer and Parkinson's. UCSF researchers who study PCE and Parkinson are now interested in extending an epidemiological study to this area. While it is very difficult to prove that a specific illness is caused by PCE exposure, this contamination discovery at the 2500 Irving block has made everyone in the neighborhood particularly sensitive to how this process is being handled. And what we have seen so far is that the buyer and seller of this property—two of multiple "responsible parties"— have rushed to limit their liability.

Within days of DTSC taking over the project, the developer, TNDC sought to sign a California Land Reuse and Revitalization Act (CLRRRA) agreement with DTSC. The CLRRRA agreement indemnifies the developer from any environmental liability and limits their responsibility to the property line. TNDC's response plan (heavily influenced by DTSC suggestions) is to spend a million dollars or more to put a vapor barrier under their building and install a ventilation system to protect the living areas.

[Source: TNDC's project budget for 2550 Irving Street]

However TNDC's plan does nothing to help clean up this mess. In fact it pushes the problem to the neighbors to the north on 26th and 27th Avenues. That's because the highest levels of PCE are on the south side of the street. When PCE moves, it moves in

the direction that groundwater flows and in this part of the Sunset the PCE plume will move north: right under the 2550 Irving property. When the plume moves under 2550 Irving, it will likely be protected with its new vapor barrier and ventilation system. But after the plume moves past this building, where does it go? Under our neighbors' homes, built on crumbling foundations with no protection. Whose problem will it be then? While the residents in the 2550 Irving building may be safe, the rest of the neighbors—north and south of Irving—are not.

A dash to limit liability and responsibility can also be seen with the Police Credit Union. Previously the Police Credit Union had signed what's called a "voluntary agreement" with DTSC. This sort of agreement allowed DTSC to have oversight of the project the Police Credit Union had initiated privately two years earlier.

However these voluntary agreements place some limits on DTSC's regulatory powers. For example, when we asked DTSC to do vapor intrusion testing in the houses close to the Police Credit Union, all DTSC could do was ask the Police Credit Union if they would be willing to do this. The Police Credit Union said no. Under a voluntary agreement DTSC can ask, but can't demand. We then met with the Police Credit Union directly and made the same request. We asked: "might it be possible that your neighbors are breathing the same contaminated air as was in the Police Credit Union?" After all, our houses are built on hundred year-old cracking foundations that are even more susceptible to vapor intrusion than the 2550 building. The Credit Union's response was stunning: first they minimized the problem in their building and then told us the neighborhood had nothing to worry about, without offering any kind of proof.

So we decided to find out for ourselves. We talked to geologists, toxicologists, the former mayor of Mountain View who is now the director of the Center for Public Environmental Oversight, and we spoke to an internationally known researcher at UCSF who studies PCE. We also read the private reports concerning the 2550 Irving investigation that DTSC made public and published on their website.

When these experts looked at the public data showing the location and amounts of PCE, they told us we should immediately demand that DTSC take three actions to protect the health of our neighborhood:

1. **Develop a comprehensive plan to remove the sources of the PCE leaks.**
2. **Do more sampling of the soil** so we will know the **full margins of the spill.**
3. **Test the air in selected houses for PCE—on both sides of Irving.** This is how the Federal EPA would manage this. We think the DTSC should do the same. Especially knowing how old the houses are in the neighborhood.

Here's the crux of the problem for our Sunset neighborhood: DTSC is a state agency that is poorly funded and currently plagued with a wave of retirements. They seek "voluntary agreements" (in this case with multiple "responsible parties") in part because

it minimizes their own expense. Because they can't fund any clean-up project like this, they work on a "polluter pays" principle. While DTSC says the PCE in the area is "an unacceptable risk" they will also tell you—that based on what they know—they judge the risk to be fairly low—at least to any residents who would live in a new building with a vapor barrier and ventilation system. But when the DTSC project manager recently heard the condition of our home foundations, he admitted that DTSC's risk assessment for the neighborhood was based on some faulty assumptions of our foundations. And so we need to ask: are there other faulty assumptions?

Every expert we consulted thought that DTSC should be demanding more of the "responsible parties." **Because of their contractual agreements DTSC might not be able to. That's where our elected leaders come in.**

It is clear there is much we don't know about this problem. Is there a chance that PCE has gotten into the ground water or sewer lines? How extensive is the spill? How fast are different parts of the plume moving? Is PCE vapor in any of the houses on either the north or south side of Irving? Are all the assumptions that the original consultant made correct? Some geologists we consulted questioned their sampling method.

We and other experts think that neither site should be developed until all these environmental issues are fully understood and dealt with and are on the path to being resolved for the neighborhood.

The Board of Supervisors is about to vote on whether to proceed with a loan to allow the developer, TNDC, to buy the land. It boggles the imagination why affordable housing needs to start out on a contaminated site. The experience at Hunter's Point should give everyone involved in this process pause before going ahead with this.

This is not going away. It is going to be a long process to find the answers of how best to clean up this block and potentially the areas on 26th and 27th Avenue. There are far better, less expensive sites—without a toxic problem—in the Sunset to develop affordable housing. We support them and have even suggested alternatives. We understand and support the need for affordable housing.

In May the SF Board of Supervisors voted on a resolution (co-sponsored by our Supervisor, Gordon Mar) in support of Senator Dave Cortese's SB 37 legislation. While this site is not currently on the Cortese list, it is the kind of site the legislation describes as being shortchanged when it comes to giving it the care and time it needs for clean-up to ensure the health of the people living nearby is protected. Governor Newsom recently made \$350 million dollars available to deal with small toxic sites like these that are all over California. Finding funding for this clean up will be part of the solution. But a big part of the solution is to stop this 2550 Irving Street project before it is too late.

Whether it's 4 stories or 7 stories, putting a building on this block before there is a

comprehensive plan to clean up the site, is a mistake and will haunt everyone involved in this misplaced project for years to come.

Our fear is that our health protection is slipping through the cracks of a regulatory system just as toxic vapors may be seeping up through the cracks of our homes.

As Senator Cortese said in Supervisor Mar's news conference about SB 37, "This is not Nimbyism. We are not afraid to have housing or development in the neighborhood." When it comes to risking our health and safety, we need to be heard and supported and be certain that we will be protected.

We urge you to vote NO on the pre-development loan to TNDC as the first step in helping the Sunset deal with this complex public health issue.

EXHIBIT 3

The Tenderloin Neighborhood Development Corporation (TNDC) keeps saying 2550 Irving Street won't "pencil out" for less than 7 stories. Why?

The architect just confirmed our suspicions in a meeting: the acquisition cost for this parcel is so high, they *have* to maximize the number of units to keep it just under \$1M/unit. But even with the maximum units, the costs are ridiculous.

Next month the Board of Supervisors will vote on the short-term \$14M predevelopment loan – which gives TNDC the funding they need to buy 2550 Irving Street from the San Francisco Police Credit Union for **\$9.4M!** That's DOUBLE the assessed value¹, with NO market study to support the price, and nearly DOUBLE the average acquisition cost for Affordable Housing in San Francisco.²

If you're thinking, "Well, that's a lot but it must have been the best proposal" – we'll never know because it was the ONLY proposal. TNDC was the ONLY developer who submitted responses to the NOFA, and 2550 Irving Street is the only parcel they suggested for District 4.

It's not just the acquisition cost. The total project cost is \$94M for 98 units – that's \$959K/unit – 60% over the average for new SF Affordable Housing.

Then, the developer TNDC has to secure long-term financing – 27% of which comes from replacing the short term \$14M loan with a long-term \$25.6M loan from SF's Mayor's Office on Housing and Community Development (MOHCD). They'll also seek \$38.1M (40% of budget) from federal Low-Income Housing Tax Credits (LIHTC). The problem is NO smart investors will be interested in an overpriced, contaminated site needing remediation and ongoing monitoring. So when TNDC can't get financing, the *only* winner is the SF Police Credit Union, laughing all the way to the bank.

This project is overpriced not just for land and construction, but almost \$1M will be required to remediate the site's known contamination per California Department of Toxic Substances Control (DTSC) – which only protects the new tenants on that parcel, and does nothing about the other plume that will keep flowing from the lot on the south side of the block UNDERNEATH 2550 Irving Street to continue harming current neighbors.

Plus, add the City's unbudgeted infrastructure costs for upgrading water, sewage and MUNI.

Is there an alternative? Yes, it's possible to house more families and faster! As proposed, 98 families will have to wait 5 years for Affordable Housing. If we reduce the height and density of the development at 2550 Irving Street to 4 stories (instead of 7 stories as proposed by TNDC), prioritize those units for those who most need on-site services, and reallocate the remainder of the budget to rehabbing blighted Single Family Homes (SFHs) in the Sunset District into fourplexes with 3 flats and an ADU, then we can house MORE FAMILIES IN HALF THE TIME,

¹ Tax Assessor Records for 2550 Irving Street,

<https://sfplanninggis.org/pim/?tab=Property&search=2550+IRVING+ST>

² 2550 Irving Citywide Affordable Housing Loan Committee Acquisition/Predevelopment Loan Evaluation, <https://sfmohcd.org/sites/default/files/Documents/MOH/Loan%20Committee/Approved%202550%20Irving%20Street%20Acquisition%20and%20Predevelopment%20Loan%20Evaluation%20-%20Loan%20Committee%204-2-2021.pdf>

before we even break ground at 2550 Irving. That not only reduces blight, it creates density with dignity.

If TNDC can't get 2550 Irving to pencil out because of the acquisition cost, then don't buy 2550 Irving. Reallocate the full \$94M to rehabbing 12 SFHs/year into fourplexes to house 48 families in year 1; 96 families by year 2; and by year 4, before anyone will have moved into 2550 Irving, you'll have housed 192 families. That's TWICE as many families in less time.

Just because MOHCD is not *currently* set up to develop Affordable Housing this way, doesn't mean they can't. With the cost savings and increased benefits for Affordable Housing, it is well worth the time and effort.

To be clear: most neighbors support Affordable Housing in the Sunset. But not 7 stories and not for the money, when we could build more faster. We're also concerned that the Board of Supervisors would be greenlighting a purchase that in all likelihood won't get the needed long-term financing. That's why we're opposed as proposed, and we're asking Supervisor Mar to lead the Board of Supervisors in saying no to this ill-conceived budget.

EXHIBIT 4

Richmond Review/Sunset Beacon

NEWS FOR SAN FRANCISCO'S RICHMOND AND SUNSET DISTRICTS

TUESDAY, JUNE 29TH, 2021



LETTER TO THE EDITOR

Letter to the Editor: Against Proposed Seven-Story Apartment Building at 2550 Irving St.

ON MAY 20, 2021 • (8 COMMENTS)

Editor:

Affordable housing is something San Francisco desperately needs. That's the one thing everyone in the City agrees on. But unfortunately the fight over affordable housing is often reduced to the false binary of NIMBYs v. YIMBYs (no or yes in my backyard).

What I've learned this year is that it is not always that simple. The Tenderloin Neighborhood Development Corporation is proposing to build a seven-story, 100-unit apartment building on the corner of Irving Street, between 26th and 27th avenues. It is 100% affordable, which means it is for low-income and extremely low income San Franciscans. My wife and I are public school teachers with two teenage children, and (with the help of our families) we have managed to buy a small home. We have lived on 26th Avenue, one house away from the project site, for 20 years.

Most of us on my block are working-class people. Many of my neighbors are hard-working immigrants; some are from Russia, Taiwan, or Estonia. We're not elitist or unwelcoming. Many of us want affordable housing built here, but we were shocked to learn about the project by seeing it on the TNDC website, as if it were already a done deal. We started meeting once a week as the Mid-Sunset Neighborhood Association. Soon, we divided research topics to study the potential impact of such a project. We have gradually developed an alternative proposal for a four-story building, because we really want this building to fit into the neighborhood. The problem is that every time we try to discuss our alternative proposal, we run into a seven-story wall. Most officials involved say: "We love your proposal; it's completely reasonable, but we have to maximize the number of units."



"This is a renderings created by an architect. It shows my house, my neighbors' houses, and the proposed building. It is not showing the actual design or color, but just the mass of the building."

Actually, you don't have to maximize the number of units. Why would a world-class city make a huge planning decision by focusing solely on just the number of units instead of considering the scale and density of surrounding homes, the effects on traffic and parking, the demands on public transportation and other infrastructure, and the shadows created by such a huge building? This is basic urban planning, and all of these things are discussed in the General Plan of San Francisco, but none of them are being seriously addressed by the City or the developer.

Over 80% of the merchants on Irving support our plan, because they are worried about congestion, parking, and security in the neighborhood. However, TDNC even refuses to do a traffic study. All we want is for the developer to listen to our concerns and address them with some concessions, including studies of the building's environmental impact, but the only study the developer has agreed to do so far is a shadow study.

The non-profit developer has become so focused on the number of apartment units that it has completely lost sight of the big picture — the neighborhood itself. The Sunset is a wonderful, low-density neighborhood with mostly single family homes; it has access to Golden Gate Park, retail, and transportation. We need to add some density, but not all at once, and not all in one building. This project would pack 300 more people into a single seven-story building that would tower over the tiny two-bedroom homes that surround it. The General Plan of San Francisco specifically states that planners should "avoid jarring contrasts that would upset the city pattern." If putting a seven-story, 100-unit building on a block with one-story homes (over garages) isn't jarring, what is?

Renowned American architect and city planner, Oscar Neuman writes: "...for low income housing families with children – particularly those on welfare or suffering pathological disorder – the high-rise apartment building is to be strictly avoided. Instead, these families should be housed in walk-up buildings no higher than three stories.... This puts a density limit of about 50 units per acre on a housing project composed solely of this housing type."

The TNDC and the Mayor's Office of Housing and Community Development do not seem to care what these studies say. Their motto seems to be that more is better. They are developing housing, but they forgot about developing the sense of community.

The density of this building will be much greater than any building in the district. The history of urban planning shows that low-income, high-density towers are a disaster, whether in Chicago or San Francisco. People feel disconnected from their neighbors and many who need services feel anonymous. Conversely, the studies by Oscar Neuman show that three-story buildings have been remarkably successful. The Density of Shirley Chisholm project, also in the Sunset District, is 98 dwelling units per acre. 2550 Irving proposes a density of 227 units per acre. This isn't parity; it's insanity and it's bad not just for the congestion it would cause, but for the lack of community it would create within the building itself.

In another disturbing turn of events, a private testing company has recently discovered dangerous PCEs — chemicals that have leaked into the soil and caused a toxic vapor that is a known carcinogen. This is all too familiar in cities across the United States, and in the past the SF Planning Department has been too quick to issue "common sense" environmental exemptions to projects at such sites. This makes anything but common sense. The private air and soil testing company, AllWest, reported unsafe levels of these chemicals inside the Police Credit Union, and the levels are likely to be worse across the street. The chemicals are thought to have come from a nearby dry cleaner that recently shut its doors. At least five people on our block have cancer. We want a full investigation to see if we are being exposed to these chemicals, but the City says it can only do a streamlined assessment of the dangers, because of a state law (SB35) that fast tracks affordable housing projects.

What is most infuriating to those of us who live nearby, is that the TNDC pretends to give the community a voice in the design of this building, but it is all a well-orchestrated charade. In April, the TNDC held its second community meeting. Those of us who have computers and who obtained access to the limited capacity Zoom meeting were asked whether we preferred grass, plants, or trees in front of the seven-story building. We clicked a little circle on the screen to indicate our choice. We were also asked what style of roof we wanted on our seven-story building. We clicked a little circle on the screen again. One question we were never asked was whether we supported having a seven-story building next to our homes. The chat function in Zoom was turned off, and no questions were allowed until we got into breakout rooms.

The TDNC has implied that it is doing us a favor by even having these meetings. However, Article 34 of the California Constitution actually says that such a project must be approved by the community. Rather than seeking our approval or genuine engagement, the developer has tried actively to avoid asking us whether we approve of the project.

In her classic urban planning treatise, *The Death and Life of Great American Cities*, Neighborhood activist Jane Jacobs writes: "Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

San Francisco and the Tenderloin Neighborhood Development Corporation need to take note. We live here, we support affordable housing, and we want to be part of the process. You can build in our backyards, but can we talk about it first?

Adam Michels

From: [Sean Hanson](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Thursday, July 8, 2021 8:23:43 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

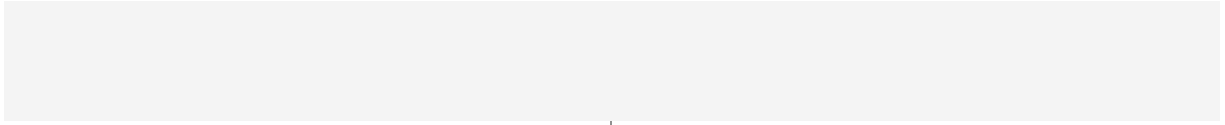
The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Sean Hanson

1933 Ulloa St.



From: [Richard Mandel](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Subject: Support for Affordable Housing at 2550 Irving Street
Date: Wednesday, July 7, 2021 7:38:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. I have lived in the Sunset for over 30 years. We must address the lack of affordable housing in San Francisco, and in particular in the Sunset and Richmond neighborhoods.

The jobs/housing balance in San Francisco is staggeringly out of proportion. Hundreds of rent-controlled apartments are being lost. Housing prices are among the highest in the country and displacement of long-term San Franciscans is rampant. The need for affordable housing in the city has never been greater.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. This is a real opportunity to address growing housing inequality, allow diverse families to remain in our Westside community, and to support the urgent needs of our most vulnerable neighbors. I am urging you to support the maximum number of homes and the deepest affordability at 2550 Irving Street.

I commend your leadership on this critical issue. With your commitment to San Francisco's values of inclusiveness, sustainability, and racial equity, we can continue San Francisco's strong recovery from COVID-19 and remain an example for others to follow.

Sincerely,

Richard Mandel
1258 11th Avenue
San Francisco, CA 94122

From: [MARTHA EHRENFELD](#)
To: [Mar. Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Wednesday, July 7, 2021 3:12:30 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar, Supervisor Dean, and the Board of Supervisors,

I am a District 5 Inner Sunset resident who is often in the Outer Sunset, I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now. If that building was going to be built on my block, I would support it too!

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Martha Ehrenfeld
1379 6th Ave

So old, it is hip!
marmac@aol.com
415-297-2623

From: [Mitch Conquer](#)
To: [BOS-Supervisors](#)
Subject: Support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Wednesday, July 7, 2021 12:49:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

Hi I'm out of town on Sunday but I wanted to write and state my support for this housing project. We need to stand up for our beliefs and build all types of housing in San Francisco, including affordable housing! Otherwise more and more people will just be driving their cars into the city. It's bad for them, bad for San Francisco and bad for the environment.

Thank you,

Mitch Conquer

Mitch Conquer
mitchconquer@gmail.com

San Francisco, California 94127

From: [Phillip Kobernick](#)
To: [BOS-Supervisors](#)
Subject: I fully support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Wednesday, July 7, 2021 12:41:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

Good afternoon,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing the much-needed 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home.

Thank you.

Phillip Kobernick
phillipkobernick@gmail.com
3946 26th st, Cottage in back
San Francisco, California 94131

From: [Kevin Wilkins](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support affordable housing at 2550 Irving Street, sunset resident
Date: Wednesday, July 7, 2021 12:16:00 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Kevin Wilkins
1655 21 Ave

From: [Lucas LL](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)
Subject: The Sunset needs to do its part in adding housing
Date: Wednesday, July 7, 2021 11:16:24 AM

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Supervisor Mar,

I am a District 4 resident, and am writing to urge support of the proposed housing development at 2550 Irving Street, and in support more generally of the Sunset stepping up to do its part to add housing of all types, including affordable housing.

With the ever-rising cost of housing in our city and neighborhood, many of our neighbors' future in our city - and in the Sunset District in particular - depends on us acting quickly to expand housing stock of all types, including affordable units to ensure that our neighborhood remains a place that San Franciscans of all income levels can call home. I am saddened that our neighborhood, despite its immense size, has added only 17 affordable housing units over the past decade. We can and must do better, and we need your leadership to do so.

If there is anything that I can do as a resident to support your leadership on this issue, please do not hesitate to reach out.

Best,
Lucas Lux
48th Avenue

From: [Ian Gonzalez](#)
To: [BOS-Supervisors](#)
Subject: Support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Wednesday, July 7, 2021 10:08:37 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Ian Gonzalez
gonzalez.isv@gmail.com

San Francisco, California 94122

From: [Hazel O'Neil](#)
To: [BOS-Supervisors](#)
Subject: Please Support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Wednesday, July 7, 2021 10:00:07 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

As a young urban planner, born in San Francisco and paying about half of my income on rent every month, I feel the housing shortage and affordability crisis acutely. I can't even imagine the struggle that housing is for young families, especially those who have struggled with homelessness.

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street is an incredible project that meets all the boxes: there will be units for families, it will be affordable, it will provide services on site. The project will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Hazel O'Neil
oneil.hazel@gmail.com
600 34th avenue, apt 6
San Francisco, California 94121

From: [Karen Gansky](#)
To: [BOS-Supervisors](#)
Subject: Support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Wednesday, July 7, 2021 9:30:58 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Karen Gansky

Karen Gansky
karengansky@gmail.com

San Francisco, California 94122

From: [Lucie Pereira](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: westsidecommunitycoalition@gmail.com
Subject: Maximum units, lowest AMI for affordable housing 2550 Irving St!
Date: Wednesday, July 7, 2021 8:33:31 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,
I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now! Many have already been displaced from their homes in D4.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors.

In order to serve as many families as possible, I am urging you to support **the maximum number of units at 2550 Irving Street**. And in order to serve our most vulnerable neighbors, I urge you to ensure that the building **serve families at the lower end of AMI using all possible resources at the city's disposal**.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Lucie Pereira

1281 4th Ave

San Francisco, 94122

From: [Alexis Woods](#)
To: [BOS-Supervisors](#)
Subject: Support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Wednesday, July 7, 2021 8:01:55 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Alexis Woods
alexiswoods2@mac.com

San Francisco, California 94117

From: [Martin Munoz](#)
To: [BOS-Supervisors](#)
Subject: Support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Tuesday, July 6, 2021 10:22:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Martin Munoz
martinmunozdz@gmail.com

San Francisco, California 94117

From: [Alan Dao](#)
To: [BOS-Supervisors](#)
Subject: Support 100% Affordable Homes at 2550 Irving Street in The Sunset
Date: Tuesday, July 6, 2021 10:07:18 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

I don't need to write much. There needs to be more housing in The Sunset. The rent and home prices are too high

Alan Dao
alanndao@gmail.com
680 Indiana St #208
San Francisco, California 94122

From: [Mike Skalnik](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Support for maximum units and height for 2550 Irving
Date: Tuesday, July 6, 2021 9:08:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 5 resident right next to District 4 at 16th and Irving and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street!

We need to address the underinvestment of affordable housing in the Sunset. Only 17 new affordable units over the last decade have been built and that's no where near enough!

With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, along with the COVID-19 pandemic hardships, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street!

I think fellow neighbors concerns about lack of parking is overblown with the plentiful public transit options around. I've lived near by without a car for years, and my mother in law lives around the corner with no problems not having a parking spot either. Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,
Mike Skalnik
1329 16th Ave

From: [Nicholas Weininger](#)
To: [BOS-Supervisors](#)
Subject: Support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Tuesday, July 6, 2021 8:28:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Nicholas Weininger
nweininger@pobox.com

San Francisco, California 94116

From: [Jonathan Tyburski](#)
To: [BOS-Supervisors](#)
Subject: Support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Tuesday, July 6, 2021 7:38:28 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Jonathan Tyburski
jtyburski@gmail.com
1849 Page St
San Francisco, California 94117

From: [Keegan McAllister](#)
To: [BOS-Supervisors](#)
Subject: Support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Tuesday, July 6, 2021 7:37:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

My wife and I live in District 4 and we both strongly support building affordable housing at 2550 Irving Street. We need more housing in The Sunset! Thank you.

Keegan McAllister
mcallister.keegan@gmail.com

San Francisco, California 94116

From: [Sander Daniels & Bianca Santos](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: I support maximum height and number of units at 2550 Irving Street
Date: Tuesday, July 6, 2021 7:19:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Sander Daniels
2618 18th Avenue, SF

From: [Taylor McNair](#)
To: [BOS-Supervisors](#)
Subject: Support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Tuesday, July 6, 2021 6:19:49 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Taylor McNair
tmcnair10@gmail.com

San Francisco, California 94110

From: [Elliott Norman](#)
To: [BOS-Supervisors](#)
Subject: Support 100% Affordable Homes at 2550 Irving Street in The Sunset!
Date: Tuesday, July 6, 2021 5:53:49 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Elliott Norman
elliott.norman2@gmail.com

Jackson Town of, New York 12816

From: [Dawn Stueckle](#)
To: [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: I support 100% affordable housing at 2550 Irving Street
Date: Tuesday, July 6, 2021 5:27:38 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I'm writing on behalf of Sunset Youth Services to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

In Community,
Dawn Stueckle

~~~~~



**Dawn Stueckle**  
Co-Founder and Executive Director  
[Sunset Youth Services](#)  
Office: 415-665-0255



**From:** [Asheem Mamoowala](#)  
**To:** [Mar, Gordon \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)  
**Cc:** [hello@yimbyaction.org](mailto:hello@yimbyaction.org)  
**Subject:** I support full height and max units at 2550 Irving!  
**Date:** Tuesday, July 6, 2021 5:04:24 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,  
Asheem Mamoowala  
1551 48th Avenue, San Francisco

**From:** [Zoe Landis](#)  
**To:** [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)  
**Subject:** I Support the Maximum Height and Number of Units at 2550 Irving Street  
**Date:** Tuesday, July 6, 2021 4:25:43 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express full support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. I've lived in the Sunset for almost 2 decades and have seen the unhoused population growing over the years in the Sunset. We have a wonderful neighborhood and we need to ensure our unhoused neighbors have access to housing in it. I'm disappointed District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Best,  
Zoe Landis  
2194 43rd Ave  
San Francisco, CA 94116

**From:** [Howard Strassner](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 4:08:29 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District. However the height of the building unduly overshadows the neighbors.

As an alternative I suggest removing all of the parking which will reduce the cost of the building and possibly allow the construction of a shorter building with a few fewer units.

Another alternative could be just buying the nearest private house and converting it to another few affordable units, with no parking. Many Sunset homeowners are doing this.

Stonestown has set the example, rather than arguing for thirty years, like the Balboa reservoir, they settled for a little less than the maximum and should soon start construction,

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Howard Strassner  
ruthow1@gmail.com  
94116  
San Francisco, California 94116



**From:** [Agnes Lum](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 4:05:35 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Agnes Lum  
alumsf@yahoo.com

San Francisco, California 94122





**From:** [Meg Kammerud](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 3:33:44 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

I am writing to you today as a San Francisco home owner who supports building housing across the economic spectrum from low-income to fancy matter-rate. We need more housing all over San Francisco to keep our city vibrant and accessible!

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Meg Kammerud  
meg.kammerud@gmail.com

San Francisco, California 94131



**From:** [Kellan Martz](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** PLEASE support 100% Affordable Homes at 2550 Irving Street in The Sunset. It is overdue.  
**Date:** Tuesday, July 6, 2021 3:32:13 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

I am a former San Francisco resident, living in the Sunset, Noe Valley, and Hayes Valley. I am a proud graduate of the University of San Francisco School of Law. But sadly, I left SF because of policies and politics that are outdated, including the city's housing and homelessness policies. The city CAN and MUST do better to help people. That is why I strongly support 100% affordable housing at 2550 Irving St.

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Kellan Martz  
kellanmartz@gmail.com

Los Angeles, California 90046



**From:** [Sachin Agarwal](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 3:32:13 PM

---

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Sachin Agarwal  
sagarwal@gmail.com

San Francisco, California 94122



**From:** [Dominique Meroux](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 3:30:49 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Dominique Meroux  
dmeroux@gmail.com

San Francisco, California 94134





**From:** [Maria Cubeta](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** 2550 Irving Street - Please Support  
**Date:** Tuesday, July 6, 2021 2:45:45 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Maria Cubeta  
mcubeta@gmail.com

San Francisco, California 94122



**From:** [Ian Boothby](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 3:28:34 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Ian Boothby  
boothby@gmail.com

San Francisco, California 94122



**From:** [Maria Cubeta](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** 2550 Irving Street - Please Support  
**Date:** Tuesday, July 6, 2021 2:45:45 PM

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Supervisors Members of the San Francisco Board of Supervisors,

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Maria Cubeta  
mcubeta@gmail.com

San Francisco, California 94122



**From:** [Ariane Panzer](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 12:48:09 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Ariane Panzer  
ariane.panzer@ucsf.edu

San Francisco, California 94122





**From:** [David Stone](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 12:58:13 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

There's a boilerplate message below, but the upshot for me: I live in the Inner Sunset with my partner and we want to raise our family here. We have been saving for years and cannot find anything remotely in our range to settle down and give back to this community for years to come. There is simply not enough housing to go around at a reasonable cost in the Sunset.

The Sunset has a dire lack of any new affordable housing (or any new housing at all). Please support the homes at 2550 Irving to begin righting this wrong.

Thank you, Supervisors.

David Stone  
david.curtis.stone@gmail.com  
114 Beluah St #3  
San Francisco, California 94122



**From:** [Jonathan Buenemann](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 1:07:11 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Jonathan Buenemann  
[jonathanbuenemann@gmail.com](mailto:jonathanbuenemann@gmail.com)

San Francisco, California 94123



**From:** [Gabriel Speyer](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 1:08:35 PM

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Supervisors Members of the San Francisco Board of Supervisors,

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Gabriel Speyer  
swimmeremoji@gmail.com

San Francisco, California 94122



**From:** [Wesley Footracer](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 1:23:35 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Wesley Footracer  
wes.footracer@gmail.com  
1463 24th ave  
San Francisco, California 94122





**From:** [Deborah Schneider](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 1:37:57 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Deborah Schneider  
deborah.schneider@gmail.com  
947 Church Street, #6  
San Francisco, California 94127



**From:** [MICHAEL LAMPERD](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:42:46 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

I am a District 4 resident of 16 years and I support affordable homes here and the 2550 Irving Street Project!

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

MICHAEL LAMPERD  
miketheone@sbcglobal.net  
4611 Lincoln Way Apt 3  
San Francisco, California 94122-1063



**From:** [Cynthia Wang](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:46:56 AM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Cynthia Wang  
cyn@wangins.com  
2620 Judah  
San Francisco, California 94122



**From:** [Lauren Harvey](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:50:38 AM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Lauren Harvey  
ldharvey93@gmail.com

San Francisco, California 94122





**From:** [Beth Godfrey](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:50:50 AM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Beth Godfrey  
1626 Ulloa Street, SF 94116

Beth Godfrey  
[begodfrey@hotmail.com](mailto:begodfrey@hotmail.com)

San Francisco, California 94116



**From:** [Connor Hansen](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:51:20 AM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Connor Hansen  
connor.hansen75@gmail.com

San Francisco, California 94122



**From:** [Regan Catanzaro](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** We need the 100% affordable project at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:52:48 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

As a long time resident around the corner from 2550 Irving. I am very excited to see this area get some much needed affordable housing. Most of the individuals who work in the area cannot afford to live any where near their place of employment and the cost of renting or owning in this neighborhood has only increased since I moved to the area.

Since first hearing about the project I have been shocked by the level of racism and xenophobia that has exploded on web forums and at meetings as a result. Some very vocal homeowners in the area have spouted lies and suppositions that such a project would bring crime to the area. As the Board of Supervisors knows, this project is geared towards low income individuals. These are individuals who work and contribute to our city and neighborhood. They are not criminals or freeloaders. They are workers just trying to provide for their families. Any supposition otherwise is thinly veiled racism towards black and brown communities and a disdain for those less fortunate.

I have also hear comments geared towards concern for parking availability. I have parked my car on the street here for years and I have never had trouble finding parking. This with comparison to where I have previously lived in the Marina and the Castro is like night and day. The sunset does not have an issue with lack of parking. Some home owners believe they have the right to the street parking in front of their own home. This of course is not their property, but area designated for public parking. Those who desire ample street parking in addition to their garage should not be living in a major metropolitan area. This development would be ideally situated between the MUNI street car line N and several major bus routes. If we are not to develop this site for high density residential use, I struggle to surmise where would be more ideal.

It is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

I'm urging you to not succumb to the few loud racist and xenophobic members of our neighborhood, but instead stand up for what our district needs and that is to bring 100% affordable homes to 2550 Irving Street without delay. As a supervisor it is your job to do what is right for the whole community and not just a few wealthy property owners.

I implore you to do the right thing and approve this project.

Regan

Regan Catanzaro

regancatanzaro@gmail.com

2015 Lincoln Way, Apt 3

San Francisco, California 94122

**From:** [Stuart Gansky](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 12:29:00 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

I've lived in the Sunset since 1996 including 7 years at 28th Ave and Irving St.

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Stuart Gansky  
[stuartgansky@gmail.com](mailto:stuartgansky@gmail.com)

San Francisco, California 94122





**From:** [Bob Mandanas](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** I support Affordable Sunset Homes at 2550 Irving Street  
**Date:** Tuesday, July 6, 2021 11:31:48 AM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Bob Mandanas  
mandanas.r@gmail.com

San Francisco, California 94116



**From:** [Christopher Ulrich](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset  
**Date:** Tuesday, July 6, 2021 11:34:20 AM

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Supervisors Members of the San Francisco Board of Supervisors,

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Christopher Ulrich  
ulrichchristopher@gmail.com

San Francisco, California 94121



**From:** [Marcus Ismael](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:37:22 AM

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Supervisors Members of the San Francisco Board of Supervisors,

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Marcus Ismael  
marcusismael@gmail.com

San Francisco, California 94132



**From:** [Raymond Kania](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:40:25 AM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

Dear Supervisors,

My family lives in the Outer Sunset, just a couple of blocks from this site. We very much want our neighborhood to be inclusive and affordable for more people and to do our part to address the housing crisis in our city and region. Please support this project fully.

Raymond Kania  
1403 26th Avenue  
San Francisco

Raymond Kania  
[raymond.kania@gmail.com](mailto:raymond.kania@gmail.com)

San Francisco, California 94122





**From:** [Corey Smith](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 8:51:40 AM

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Supervisors Members of the San Francisco Board of Supervisors,

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Corey Smith  
cwsmith17@gmail.com  
74 Delmar Street  
San Francisco, California 94117



**From:** [Steve Marzo](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 10:30:16 AM

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Supervisors Members of the San Francisco Board of Supervisors,

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Steve Marzo  
smarzo@alumni.nd.edu

San Francisco, California 94112



**From:** [Samuel Deutsch](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 10:33:35 AM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Samuel Deutsch  
sam@alumni.usc.edu  
866 Dolores St  
San Francisco, California 94110



**From:** [Deepak Jagannath](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:01:55 AM

---

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Supervisors Members of the San Francisco Board of Supervisors,

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Deepak Jagannath  
deciblast@gmail.com  
327 Infantry Terrace Unit A  
San Francisco, California 94607





**From:** [Charles Whitfield](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:15:49 AM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Charles Whitfield  
whitfield.cw@gmail.com  
1 St Francis Place  
San Francisco, California 94114



**From:** [Ben Ewing](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:22:46 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Ben Ewing  
bewing91@gmail.com

San Francisco, California 94117



**From:** [whollera@gmail.com](mailto:whollera@gmail.com)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Tuesday, July 6, 2021 11:24:07 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

whollera@gmail.com

,



**From:** [Jenny Huang](#)  
**To:** [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors. \(BOS\)](#)  
**Subject:** I support maximizing the number of homes and the deepest affordability at 2550 Irving Street  
**Date:** Thursday, July 8, 2021 11:33:17 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I am a District 4 resident and I'm writing to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address growing housing inequality, allow families to remain in our Westside community, and to support the urgent needs of our most vulnerable neighbors. **I am urging you to support the maximum number of homes and the deepest affordability at 2550 Irving Street.**

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Jenny Huang  
1202 21st Ave  
SF, CA 94122

**From:** [Bridget G](#)  
**To:** [Mar, Gordon \(BOS\)](#); [Marstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)  
**Subject:** Support for 2550 Irving Street  
**Date:** Thursday, July 8, 2021 10:58:42 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Mar and the Board of Supervisors,

I have been living in District 4 since moving to San Francisco three years ago. I really love it here (the sense of community in our district is so wonderful!) and plan to stay as long as I can afford to. I've been following our housing crisis with keen interest but have waited to fully weigh in until I felt I had a firm enough grasp of all sides of this issue. After much listening and observation, **I'm writing to express enthusiastic and full support for the proposed 100% affordable housing development at 2550 Irving Street.**

District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. I'm especially troubled by the displacement of Sunset families as rent-controlled apartments lose protected status and housing prices continue to rise.

I really love living here in the Sunset but have been dismayed to see some arguing against this project which will increase safety, equity, and stability in our neighborhoods. This is a real opportunity to address the growing housing inequity and displacement in our community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible at the deepest affordability, I am urging you to support the maximum number of units and height at 2550 Irving Street.

I know this is a complicated issue, and I thank you for your ongoing advocacy for 100% affordable housing in the Sunset.

Sincerely,  
Bridget Gelms  
1933 Ulloa St.



**From:** [Heidi Moseson](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Thursday, July 8, 2021 10:32:01 AM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Heidi Moseson  
hmoseson@gmail.com

San Francisco, California 941162613



**From:** [Geoffrey Elliot](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Thursday, July 8, 2021 10:17:08 AM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Geoffrey Elliot  
[jeffelliot@icloud.com](mailto:jeffelliot@icloud.com)

San Francisco, California 94122



**From:** [Nishant Kheterpal](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Thursday, July 8, 2021 9:44:02 AM

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Supervisors Members of the San Francisco Board of Supervisors,

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Nishant Kheterpal  
nishantkheterpal@gmail.com  
232 Ellsworth St  
San Francisco, California 94102



**From:** [Lucie Bacho](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Thursday, July 8, 2021 9:35:06 AM

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Supervisors Members of the San Francisco Board of Supervisors,

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Lucie Bacho  
luciebacho@gmail.com

San Francisco, California 94122





**From:** [Bronwyn Barry](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Thursday, July 8, 2021 8:15:49 AM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade! (I live in the Mission and want the Sunset to pull its weight, step up to the plate and build it's fair share of new, affordable AND market-rate housing.)

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Bronwyn Barry  
bronwynbarry67@gmail.com

San Francisco, California 94110



**From:** [Raul Maldonado](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 11:27:33 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Raul Maldonado  
rmaldonadocloud@gmail.com

San Francisco, California 94132



**From:** [Michael Tomczyszyn](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 10:27:03 PM

---

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Michael Tomczyszyn  
mtomczyszyn@hotmail.com

San Francisco, California 94132



**From:** [Jerad Weiner](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 10:20:19 PM

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Supervisors Members of the San Francisco Board of Supervisors,

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Jerad Weiner  
weiner.jerad@gmail.com

San Francisco, California 94122





**From:** [sydney.y.ji@gmail.com](mailto:sydney.y.ji@gmail.com)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 10:09:33 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

sydney.y.ji@gmail.com

,



**From:** [Matthew McCaffrey](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 7:51:34 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Matthew McCaffrey  
mymccaff@gmail.com

San Francisco, California 94116



**From:** [Hannah Mensing](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** We need affordable housing \* EVERYWHERE \* - support the future! and 2550 Irving Street!  
**Date:** Wednesday, July 7, 2021 5:21:00 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

Affordable housing projects often get opposed by a small number of existing residents, because our system of allocating housing and planning doesn't take into account FUTURE or POTENTIAL residents, which based on the historical population curve, will grow.

Please don't let a few people who don't want to change (when change is not only required, it is INEVITABLE), stand in the way of just a few more families having a place to live. Prioritize families over cars!

Some more thoughts from others that I also support:

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Hannah Mensing  
hbruegmann@builditgreen.org

Palo Alto, California 94301

**From:** [simtanx@gmail.com](mailto:simtanx@gmail.com)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 4:27:35 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

simtanx@gmail.com

,





**From:** [Donna Davies](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 4:16:56 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Donna Davies  
dnndavies@gmail.com  
1617 Alison Avenue  
Millbrae, California 94030



**From:** [Jerry Reiva](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 4:09:36 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Jerry Reiva  
lightwriter11@gmail.com

San Francisco, California 94122



**From:** [Jordan Burns](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 2:55:04 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Jordan Burns  
jordanpburns13@gmail.com  
569 59th Street  
Oakland, California 94609



**From:** [Marty Cerles Jr](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 2:47:56 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Marty Cerles Jr  
martycerles@gmail.com  
2890 California St  
San Francisco, California 94115





**From:** [espinoza.rudy@gmail.com](mailto:espinoza.rudy@gmail.com)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 2:38:30 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

espinoza.rudy@gmail.com

,



**From:** [Eric Nytko](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 1:57:25 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Eric Nytko  
enytko@gmail.com

San Francisco, California 94114



**From:** [Alexander Wolz](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 2:12:15 PM

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Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to support bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only 17 new affordable homes over the last decade!

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Again, I'm urging you to support bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Alexander Wolz  
agwolz@gmail.com

San Francisco, California 94116



**From:** [Christina Salehi](#)  
**To:** [BOS-Supervisors](#)  
**Subject:** Support 100% Affordable Homes at 2550 Irving Street in The Sunset!  
**Date:** Wednesday, July 7, 2021 2:34:37 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors Members of the San Francisco Board of Supervisors,

San Francisco's housing shortage and affordability crisis is more acute than ever, which is why I'm urging you to SUPPORT bringing 100% affordable homes to 2550 Irving Street in SF's Sunset District.

Our city urgently needs more affordable housing on the Westside generally and in District 4 specifically. District 4, as you know, falls behind every other district when it comes to building affordable housing and has added only \*17\* new affordable homes over the last DECADE!

With hundreds of rent-controlled apartments losing protected status, rising housing prices, and the continued displacement of longstanding families, it is long past time for the Board of Supervisors to take bold action to protect our community. Each year, thousands of Sunset residents submit applications for affordable housing but there are virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters. That's why it is imperative that we build more safe, stable, and affordable homes right now.

The 100% affordable homes at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in a community with good access to schools, parks, and the Irving Street commercial district. They will also help address SF's staggering housing inequality, allow diverse families to remain in our Westside community, and support the urgent needs of our most vulnerable neighbors.

Please SUPPORT bringing 100% affordable homes to 2550 Irving Street without delay so that more residents can call San Francisco home. Thank you.

Christina Salehi  
christina.dreibholz@gmail.com

San Francisco, California 94109







# Self-Help for the Elderly

安老自助處

[www.selfhelpelderly.org](http://www.selfhelpelderly.org)

731 Sansome Street, Suite 100 | San Francisco, CA 94111-1725  
t: (415) 677-7600 | f: (415) 296-0313 | e: [info@selfhelpelderly.org](mailto:info@selfhelpelderly.org)  
*Providing strength, hope and empowerment to seniors since 1966*

Date: June 28, 2021

To: [gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org); [MarStaff@sfgov.org](mailto:MarStaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

Subject: I support 100% affordable housing at 2550 Irving Street

Dear Supervisor Mar and the Board of Supervisors,

I'm writing on behalf of Self-Help for the Elderly to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,



Anni Chung  
President and CEO

**San Francisco**  
415.677.7500  
601 Jackson Street  
San Francisco, CA 94133

**San Mateo**  
650.342.0822  
50 East Fifth Avenue  
San Mateo, CA 94401

**South Bay**  
408.733.1883  
550 East Remington Drive  
Sunnyvale, CA 94087

**Alameda**  
510.336.0144  
2400 MacArthur Boulevard  
Oakland, CA 94602



1525 Grant Avenue  
San Francisco, CA 94133  
TEL 415.984.1450  
FAX 415.362.7992  
TTY 415.984.9910  
www.chinatowncdc.org

Date: June 29<sup>th</sup>, 2021

To: gordon.mar@sfgov.org; MarStaff@sfgov.org; Board.of.Supervisors@sfgov.org

Subject: I support 100% affordable housing at 2550 Irving Street

Dear Supervisor Mar and the Board of Supervisors,

I'm writing on behalf of Chinatown Community Development Center to express support for the proposed 100% affordable housing development at 2550 Irving Street. We urgently need to address the Sunset's underinvestment in affordable housing. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of Sunset families, the time to act is now.

The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for working families and renters by creating safe and stable homes in our community. This is a real opportunity to address the growing housing inequity and displacement in our Westside community and to support the urgent needs of our most vulnerable neighbors. In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street.

Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Malcolm Yeung  
Executive Director



900 Kearny Street • Suite 600 • San Francisco • CA 94133

Tel: 415-982-4777 Fax: 415-982-4120

[www.kaiming.org](http://www.kaiming.org)

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June 17, 2021

Dear Supervisor Mar,

The Sunset has an incredible opportunity to provide affordable housing and stability to low-income families. I am writing to urge you to support the maximum number of units allowed at the proposed 100% affordable housing development at 2550 Irving Street.

Kai Ming Head Start serves over 320 young children and their families in San Francisco including the Sunset area, mainly from low-income API backgrounds. Stable and affordable housing is critical to the economic and mental health and wellness of the families that we serve. As housing prices and the cost of living continue to rise, families struggle to find and maintain stable housing. The 100% affordable housing development at 2550 Irving Street will expand access and opportunities for low-income families to make safe, healthy and stable homes in our neighborhood. In order to serve as many families as possible, I am urging you to support the maximum number of units at 2550 Irving Street.

This is a real opportunity to address the growing housing inequity in our community and to support the urgent needs of our most vulnerable community members. Thank you for your ongoing advocacy for 100% affordable housing in the Sunset. I look forward to your continued leadership on this issue.

Sincerely,

Jerry Yang, Ph.D  
Executive Director  
Kai Ming Head Start  
900 Kearny Street, Suite 600  
San Francisco, CA 94133



2012 Pine Street  
San Francisco, CA  
94115  
Tel: (415) 202-7900  
Fax: (415) 346-1948  
www.jcyc.org

To: [gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org); [MarStaff@sfgov.org](mailto:MarStaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)

Subject: Supporting 2550 Irving Street Housing

Dear Supervisor Mar and the Board of Supervisors,

I'm writing on behalf of the Japanese Community Youth Council to express my support for the affordable housing development project at 2550 Irving Street. We urgently need to address the shortage of affordable housing in multiple districts especially District 4. District 4 falls behind every other district in the city when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of longstanding families, we urge you to take bold action to protect our community.

The housing project will expand affordable housing to impacted communities, including immigrants, essential workers, formerly homeless, and victims of no-fault evictions. This will create stable and safe homes in the community to our most vulnerable neighbors. I am urging that the maximum number of units be built at 2550 Irving Street.

Thank you for your continued leadership and advocacy on the affordable housing issue in the Sunset district.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Osaki", is written over a horizontal blue line.

Jon Osaki (Jun 29, 2021 15:08 PDT)

Jon Osaki  
Japanese Community Youth Council  
2012 Pine Street  
San Francisco, CA 94115



# Wah Mei School

Bilingual Education Since 1974

1400 Judah Street, San Francisco, CA 94122

Tel: 415-665-4212

[www.wahmei.org](http://www.wahmei.org)

email: [info@wahmei.org](mailto:info@wahmei.org)

---

June 28, 2021

Supervisor Gordon Mar

City Hall

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

Dear Supervisor Mar,

I'm writing on behalf of Wah Mei School to express our support for affordable housing on the westside of San Francisco. We urgently need to address the shortage of affordable housing in Districts 1, 4, and 7. District 4 falls behind every other district in the City when it comes to building affordable housing, adding only 17 new affordable units over the last decade. With hundreds of rent-controlled apartments losing protected status, rising housing prices and the continued displacement of longstanding families, we urge you to take bold action to protect our community.

Thousands of Sunset residents submit applications through the City's DAHLIA system each year, and with virtually no affordable housing opportunities in the Sunset to meet the needs of working families and renters, it is imperative that we build more safe, stable, rent-restricted homes.

Housing is a complex and multifaceted problem which demands a range of solutions to meet the needs of impacted communities, including immigrants, essential workers, formerly homeless, and victims of no fault evictions.

I commend your leadership on this critical issue. With your commitment to San Francisco's values of inclusiveness, sustainability, and racial equity, we can continue San Francisco's strong recovery from COVID-19 and remain an example for others to follow.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Wong', with a large, stylized flourish at the end.

Ben Wong

Executive Director

Wah Mei School