

Planning Commission – April 15, 2021

450 O'Farrell Project



Driven by Church's Project Mission Statement

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

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

The members of Fifth Church of Christ, Scientist

Project Purpose is to Bless the Community

- Providing new housing for low-income and middle-income essential worker households
- Providing Church facility that better serves the community
- Not only will this project benefit the local Tenderloin community, but it will also enable the church to engage in its religious exercise and fulfill its mission as a Christian Science church which it is unable to do in its current structure
- Providing locally serving retail



Brief Chronology

- Membership loves the Tenderloin, committed to continuing to be loving and active presence
- Impossible to adapt current Church building
- New project 40 years in the making
- Use underutilized land for housing that working households can afford
- Glowing Preliminary Planning Assessment in 2013
- Community listening and Q&A meetings
- Project approved in 2018 was best possible at the time – however unfinanceable due to changed economic conditions
- Now ability to have new Church facility that better serves community; And have housing that is more affordable, better-designed, more in line with Tenderloin value of caring

Housing for Essential Worker Households

Involves:

- New homes built for 316 households
- Affordability by design
- Generous residential common spaces
- Supportive programs integral to the operation of the building
- Integrated community suggestions

Housing for Essential Worker Households

Involves:

- Demographic studies complement understanding needs of Tenderloin
- Cutting edge design for convenience, comfort, efficiency, aesthetic
- Cutting edge technology also results in cost savings for residents:
 - SF PUC – water recycling authorization
 - PG&E – results in 25% power costs savings
 - High quality air filtration
- Having housing that is more affordable - as our amendment does - enables the City to remove a current barrier to social equity. The amendment would make the City a fairer place to live.

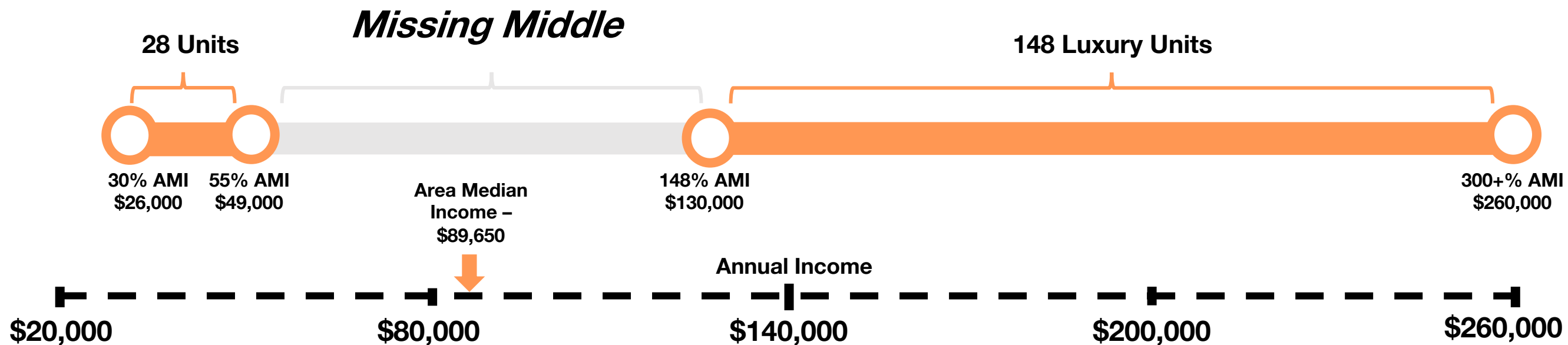
450 O'Farrell: Affordability Re-envisioned

- 450 O'Farrell: V2 Project vs V3 Project
- Conversion from Permitted Dwelling Units to Group Occupancy
- Based on communication from planning department and community we have moved to v3
- Redesigned as workforce housing
 - ✓ Fulfills Church's mission statement
 - ✓ Endorsed by SF Interfaith Council
 - ✓ Matches area demographics
- 316 apartment units
- Meets inclusionary low-income housing requirement
 - 48 affordable units (increase from 28), including new 3 for larger households
- 14,100 sf outdoor and amenity space

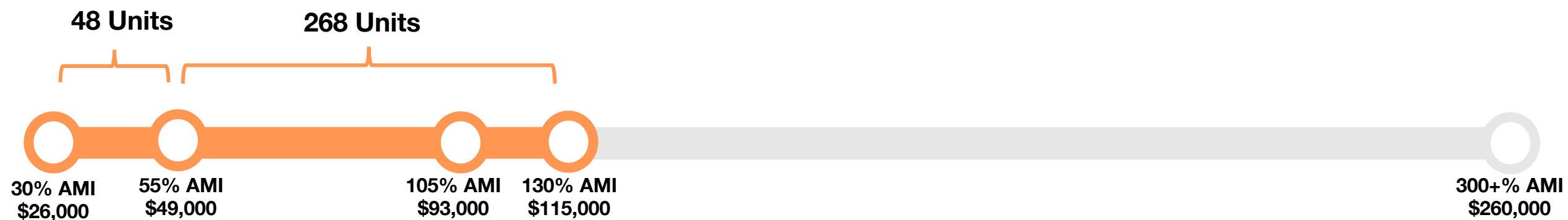


450 O'Farrell provides Essential Housing

The previous luxury rate project offered:



450 O'Farrell Essential Housing project will provide:



Sources

- Bureau of Labor Statistics. 2020. "May 2019 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates San Francisco-Oakland-Hayward, CA".
- SFMOHCD. 2020. "Maximum Income by Household Size".
- SFUSD. 2019 "2019-2020 Salary Schedule".
- Note: All salaries are for one person living alone.

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450 O'Farrell: Community Outreach Meetings

Meetings Included:

- General open Community Meetings (3 meetings)
- SF Housing Action Coalition (SF HAC)
- Delivering Innovative and Supportive Housing
- Tenderloin Housing Clinic – CCSROC Land Use Development Board
- Tenderloin Community Benefit District
- TNDC Coalition Group / Tenderloin People's Congress / Larkin Street Youth/ Alliance for a Better D-6/ Veteran's Alley/ Code Tenderloin/ Glide Memorial
- Glide Memorial
- Pacific Bay Inn
- The Crosby Hotel
- SF Hotel Council
- Tenderloin Merchants Association
- Faithful Fools Ministry
- San Francisco Interfaith Council
- Door-to-door notices and discussions (canvassing the neighborhood on 3 occasions)

Plan - Ground Floor Level



Level 5 - before community request for larger units (V2)

Plan - Level 5

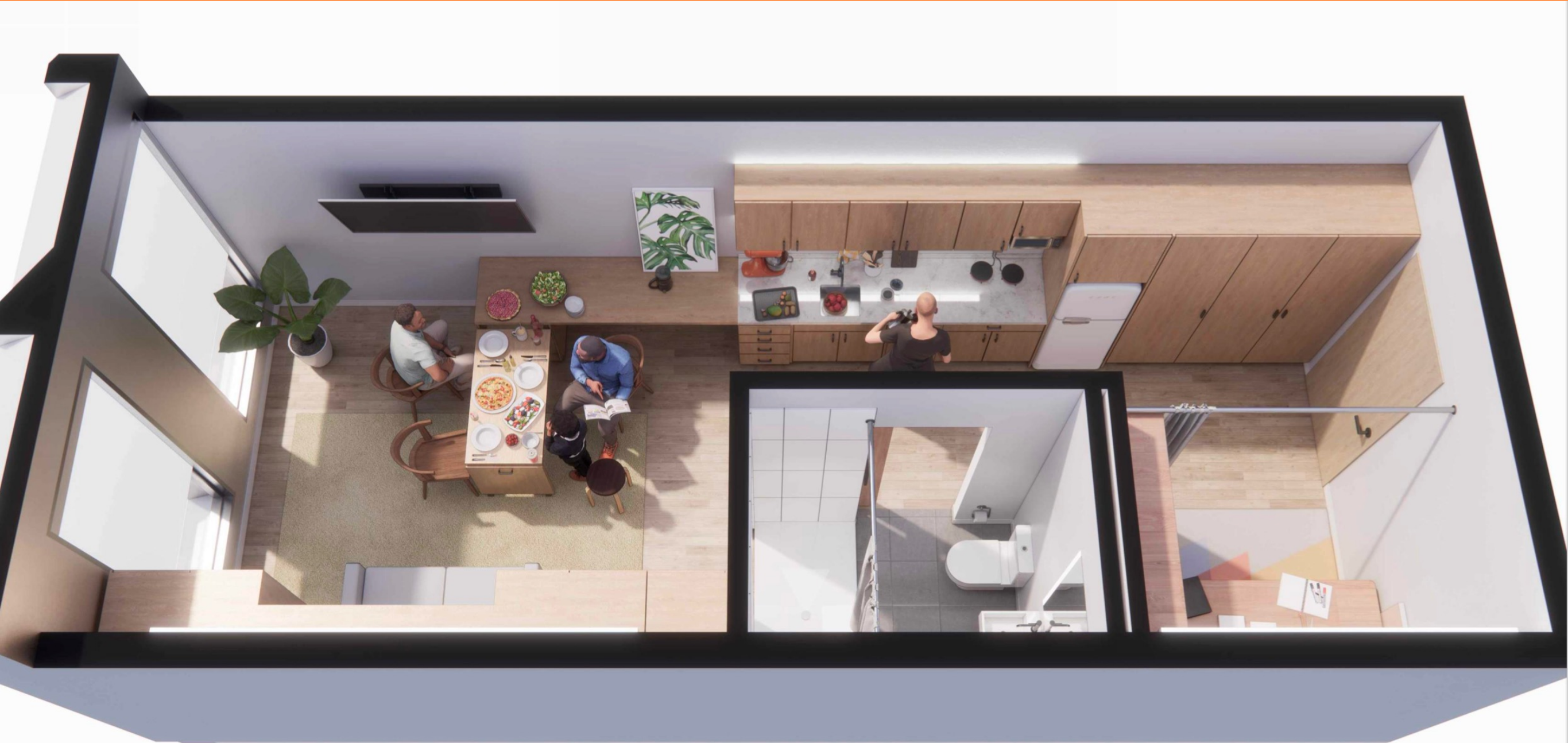


Level 5 - after community request for larger units (V3)

Plan - Level 5, 7 & 9



Living In Multi-Functional Environments



- A new concept in multi function well designed housing
- Shared community environments
- Not an SRO – self contained units
- Every unit has ability to cook meals and full bathrooms

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Façade Rendering



For More Information

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Group Occupancy Cooking Facility



High-tech Appliances

Induction Burners

Refrigerator

Sink

Garbage Disposal

Dishwasher

Microwave / Convection Oven