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April 23, 2021

Representative Nancy Pelosi
Speaker of the House
90 7th Street
Suite 2-900
San Francisco, CA 94103

RE: Appropriations Fund Request for TOWER SRO Building Rehabilitation with 33 SRO units

Dear Speaker Pelosi,

Chinatown Community Development Center (Chinatown CDC) is writing to request funds in the amount of \$2,499,630 to perform much-needed rehabilitation work on the TOWER Hotel building within Chinatown CDC's portfolio.

TOWER Hotel is 3-story wood framed building with two stories of SRO residential floors over a ground floor and basement commercial space built in 1911. The 33 SRO units house extremely low-income residents, some of whom earn as little as \$8,900 per year. The average household income is \$26,900 per year. There are no existing subsidies for this property, and there are not sufficient reserves for major capital improvement work. The individuals residing at TOWER were served by our Feed & Fuel program during the Shelter-in-Place order, to help keep them safe by not having to rely on communal kitchens for daily cooking. The ground floor & basement commercial space is currently occupied by Chinatown CDC's office, which will need to be temporarily relocated, along with the residents, to allow mandatory seismic work to be performed on this shovel-ready project.

In addition to the necessary seismic retrofit work, this century-old building needs plumbing system upgrades, window replacements, and water penetration sealing efforts, to name some key areas of need. There are shared kitchens and bathrooms on each floor, and while the men's restrooms have 2 showers per floor, the women's restrooms only have one bathtub to be shared by all of the women on each floor.

Of the total \$6 million estimated rehabilitation scope, we consider the soft story retrofit and the plumbing system upgrades, including fire sprinkler work, to be most urgent. Please see below our current estimate of the work we hope to cover with the potential infusion of \$2.5M in appropriations funds. These funds will allow us to continue to safely house some of the most vulnerable households in our Chinatown neighborhood.



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PARTIAL REHAB WORK SCOPE	TOWER HOTEL (1525 Grant Ave)
Soft Story Estimate	\$1,734,000
Resident Relocation	\$460,978
Plumbing Work Estimate	\$304,652
REQUEST AMOUNT	\$2,499,630
Total Construction Cost Estimate	\$6,300,000
Number of Units	33 SROs
Number of Commercial Tenants	1
Population Served	Average Below 30% AMI
Original Construction	1911
Replacement Reserves	\$5,542

We appreciate your consideration of this request, and we are available to answer any questions related to the project.

Sincerely,

Kim Piechota
 Director of Housing Development

Member, Board of Supervisors
District 3



City and County of San Francisco

AARON PESKIN

March 26, 2021

Representative Nancy Pelosi
Speaker of the House
90 7th Street
Suite 2-900
San Francisco, CA 94103

RE: Support letter for Chinatown CDC's **Throughline Scattered Site** project to receive Appropriations funding to perform major rehabilitation work for 3 properties serving extremely low to very low-income individuals

Dear Representative Pelosi,

I'm writing in support of Chinatown Community Development Center's (Chinatown CDC) effort to rehabilitate three of its existing 100% affordable housing properties in and around Chinatown (combined under the **Throughline Scattered Site** project to be refinanced together for economies of scale). The properties range from over 30 years to 110 years old and require soft-story retrofits and major systems replacements to ensure the long-term resiliency and safety of the neighborhood housing stock. San Francisco's Chinatown, the historic gateway neighborhood for new immigrants in the heart of District 3, is one of the oldest and most iconic neighborhoods in the nation. However, the area has been adversely impacted by the COVID-19 pandemic, including early xenophobic attacks predicated on racist misinformation, Central Subway construction delays and the forced closures of many legacy small businesses.

Throughout this challenging time, Chinatown CDC has been serving the community on literally every front, from tenant and housing support to providing direct food security and public health services for seniors and families living in our SRO's and public housing. They have emerged as a national leader in COVID-19 community response, and I am committed to doing our part locally to support their critical work.

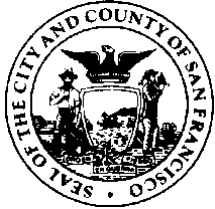
We cannot do it alone, though, and continue to rely on federal and state investments to sustain this historic neighborhood, especially as we begin the challenging work of economic recovery in the wake of COVID-19. Please help continue to safely house our extremely low to low-income individuals, families and seniors by providing the needed financing for the major rehabilitation work for the **Throughline Scattered Site** project. Thank you for your continued leadership.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Peskin".

Aaron Peskin

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



London N. Breed
Mayor

Eric D. Shaw
Director of MOHCD

March 26, 2021

Representative Nancy Pelosi
Speaker of the House
90 7th Street
Suite 2-900
San Francisco, CA 94103

RE: Support letter for Chinatown CDC's **Throughline Scattered Site** project to receive Appropriations fund to perform major rehabilitation work for 3 properties serving extremely low to low-income individuals

Dear Representative Pelosi,

The San Francisco Mayor's Office of Housing and Community Development ("MOHCD") is writing to support Chinatown Community Development Center ("CCDC") in its on-going efforts to safely house extremely low- to low-income residents in the City and County of San Francisco (the "City"). There is even greater demand for CCDC's services as many of the population that CCDC houses are persons most impacted by the COVID-19 pandemic. THROUGHLINE project includes three of the many affordable housing projects under CCDC's portfolio serving the City's most vulnerable population.

To help promote equitable and sustainable maintenance and preservation of the housing stock in one of our oldest neighborhoods, we support CCDC's request of the federal Appropriations fund to help retain the character of our neighborhood and support our residents continue to reside in safe and healthy environment.

Thank you.

Sincerely,

A handwritten signature in brown ink, appearing to read "Lydia Ely".

Lydia Ely
Deputy Director – Housing
San Francisco Mayor's Office of Housing and Community Development

September 3, 2020

To Whom It May Concern:

This letter verifies that the **Throughline Scattered Site Project**, comprised of Bayside Elderly Housing, Consorcia Apartments, and the Tower Hotel in San Francisco will contribute to the **Invest in Neighborhoods (IIN) Initiative**. The Project is comprised of three buildings, owned and operated by Chinatown Community Development Center (CCDC). The Throughline Project is located within the neighborhood commercial district of Chinatown and the larger neighborhood. Two of the three buildings, Consorcia Apartments, and Tower Hotel, have retail spaces on the ground floor, and the major rehabilitation scope addresses the required seismic safety for the ground floor commercial spaces. Because the properties do not have sufficient funds to cover the cost of the major retrofit individually, the properties have been combined under a scattered-site project for economies of scale for tax credit syndication. All are located within a Qualified Census Tracts (QCT) at the following addresses:

- Bayside Elderly Housing, 777 Broadway (QCT No. 107.00)
- Consorcia Apartments, 1204 Mason St (QCT No. 113.00)
- Tower Hotel, 1525-1529 Grant Ave (QCT 106.00)

The Invest in Neighborhoods Initiative is a **neighborhood economic and community development program** launched in 2012 led by the San Francisco Office of Economic and Workforce Development (OEWD) in collaboration with several other City agencies. Under the IIN Initiative, City staff and community members identified neighborhood commercial districts that demonstrate economic need and economic growth potential. Those districts receive prioritized access to services, as well as grants for neighborhood improvement projects. IIN has implemented several strategic activities to strengthen each neighborhood's commercial corridor. The program has four objectives:

1. Strengthen Small businesses by providing resources to revitalize or sustain growth and generate further economic opportunities.
2. Improve Physical Conditions by improving the physical presence of commercial properties and streetscapes
3. Increase Quality of Life by improving the public realm and creating public events
4. Building Community Capacity by cultivating local leaders, and strengthening relationships among various stakeholders within the community and City staff

The IIN team has funded the following *community enhancement services* for the Fiscal Year (FY) 2019-2020 in Chinatown: Greater Chinatown Corridor Manager (Self-Help for the Elderly), Spotlight Chinatown and many Neighborhood Events to help support the community's arts and culture.

The **Greater Chinatown Corridor Manager** program is managed by the nonprofit, Self-Help for the Elderly, to provide integrated services to local businesses through storefront vacancy assessments, merchants and stakeholders' engagement, community outreach, and business improvement and retention. During the current COVID-19 pandemic, the program supports the community through the distribution of culturally appropriate small



business resources from the city, state, and private sector sources. Self-Help for the Elderly has been the grantee of the program since March 2018 and was recently funded \$100,000 from OEWD's FY19-20 budget. Additionally, Self-Help for the Elderly receives funds from OEWD to operate the **Chinatown Neighborhood Access Point** (601 Jackson St) job center for access to job training programs, such as caregiver, custodial, or on-the-job training at nonprofit host agencies. CCDC's **Spotlight Chinatown** is a community economic campaign supported by OEWD. The project is a creative marketing outreach campaign used to promote local businesses and restaurants in the community, especially those impacted by the construction of the Central Subway Station. OEWD has committed \$25,000 for the project from the FY19-20 budget.

Other efforts, funded by city agencies to revitalize Chinatown's community infrastructure include the **Chinatown Alleyway Renovation program** and **Chinatown Central Subway Station**. The **Chinatown Alleyway Master Plan**, commissioned in 1998, highlighted the need to renovate 31 alleys in Chinatown, to advance safety and vitality in the community. Since the adoption, close to half of the proposed alleyway improvements have been completed to date, with Trenton and Spofford completed most recently. For the **Spofford Alley renovation**, the SF Department of Public Works (DPW) collaborated with the SF Public Utilities Commission (SFPUC) to implement **green sewer features**, including the use of plants and soil, to naturally process, filter, clean and infiltrate stormwater. The **street improvements** for Spofford Alley was completed in 2018, and Trenton Street was completed in 2019. More than \$600,000 was funded towards these improvements. Further, OEWD invested \$105,000 (FY19-20) towards other neighborhood and alleyway beautification projects, including the **IIS Lane Beautification**. The IIS Lane project created by the San Francisco Community Land Trust includes the painting of murals to create a safe and beautiful public space accessible to the community.

One of the largest capital improvement projects in San Francisco that will **significantly contribute to community revitalization** in Chinatown is the **Central Subway Project**. The Central Subway is the second phase of the San Francisco's Municipal Transportation Agency's (SFMTA) Third Street Light Rail Project, extending the Muni Metro T Third Street line through the San Francisco neighborhoods: South of Market, Union Square, and Chinatown. Construction has been underway since 2011, with revenue service anticipated for the end of 2021. The Central Subway Project is funded mainly by the Federal Transit Administration (FTA), and public partners for a commitment of \$948.4 million over the life of the project. The new **Central Subway Station** located at Stockton and Washington Streets will serve not only as a transit station, but will house new commercial retail spaces, as well as an outdoor plaza for the community. CCDC is working with community stakeholders to provide creative placemaking technical assistance for the commercial spaces and operations at the station.

The major rehabilitation work proposed for Throughline Project contributes to the Invest in Neighborhoods program goals with plans to improve the physical conditions and quality of life in the public realm that will support the economic revitalization of the area consistent with the objectives identified.

Sincerely,

Jorge Rivas Jr.
Director, Invest In Neighborhoods





July 6, 2020

Re: Letter of Support for Chinatown Community Development Center (CCDC) Tax Credit/Bond Application for **Throughline** Scattered Site Project

To Whom It May Concern:

As the Director of the San Francisco Planning Department, I am pleased to submit this letter in support of rehabilitation of affordable housing projects managed by Chinatown Community Development Center (CCDC) as part of their **Throughline Scattered Site** application. This letter verifies that the project encompassing Bayside Elderly Housing at 777 Broadway (QCT No. 107.00), Consorcia Apartments at 1204 Mason Street (QCT No. 113.00), and Tower Hotel at 1525-1529 Grant Avenue (QCT No. 106.00) will contribute to the Sustainable Chinatown Initiative, which in turn will support Community Revitalization efforts. The San Francisco Planning Commission and the San Francisco Commission on the Environment endorsed the Sustainable Chinatown Initiative in 2017. The planned area of the initiative covers the larger Chinatown Neighborhood in San Francisco.

Created in 2014, **Sustainable Chinatown** is a partnership among the Chinatown Community Development Center (CCDC), City agencies (SF Department of the Environment and SF Planning Department), and philanthropic partners (SF Foundation and Enterprise Community Partners) building upon decades-long efforts in the community to maintain and create affordable housing and open space. These partners are united by a shared commitment to the cultural preservation, environmental sustainability and economic revitalization of Chinatown, focused on six core strategies:

- 1) Make public housing green by transforming buildings into **healthy affordable housing**;
- 2) **Acquire, upgrade and preserve affordability of housing and commercial properties**;
- 3) **Improve public realm by funding new open space and urban greening opportunities**;
- 4) Explore and **improve** sustainable water, energy, and **green infrastructure** at the district scale;
- 5) **Engage community stakeholders with enhanced services** within the Chinatown community;
- 6) Use **open data to analyze, plan, drive, and monitor success**.

The listed core strategies directly support the Community Revitalization Plan, resulting in improvement of the economic conditions and the quality of life in Chinatown and the surrounding neighborhoods. **Throughline** project is located within the Qualified Census Tract, and the project provides community enhancement services within the neighborhoods, including various youth programs, funding to improve community infrastructure, and housing that contributes to community revitalization.

Of the many youth programs such as, Adopt-An-Alleyway, Youth for SROs, and Chinatown Alleyway Tours, all led by local youth, **Campaign Academy** involves a year-long commitment to community service to identify and coordinate a campaign issue. High school-aged youth contribute a minimum of 8 hours monthly to a campaign activity and receive 12 months of peer development and leadership training. Participants select the issue they will focus on, develop community outreach strategy, and organize service-learning opportunities. The program's previous youth-led campaigns include Community HUBS/Open Space Project in Chinatown, implementing ethnic studies in the SFUSD, Free Muni for Youth, Seniors, and People with Disabilities and Pedestrian safety.

Sustainable Chinatown partners with other City agencies to improve community parks and open spaces. A few

examples of projects underway and recently completed include, the **Willie Woo Woo Wong Playground Renovation**, **Chinatown Central Subway Open Space**, **St. Mary's Square Extension**, **Portsmouth Square Improvement Project** and **Broadway Streetscape Improvement Project** completed in 2018 with a \$7.3MM budget.

Portsmouth Square Improvement Project, under development since 2014, aims to redesign the neighborhood's most intensively used public space to expand residents' opportunities for recreation desperately needed due to the overcrowded housing stock and the lack of other nearby parks. The Project collaborates with City partners to improve open space, by creating a "resiliency hub" at the park and urban greening opportunities and water sustainability improvements. The project design is estimated to be completed at the end of 2020, and the design and funding is currently under development.

The **Willie "Woo Woo" Wong Playground** renovation involves a half-acre park, located at 830 Sacramento Street. The renovation consists of permeable infrastructure and introduction of trees and vegetation, as well as reconfiguration of park features. The renovated features include courts, children's play areas, alleys, associated amenities, and improved park access to address accessibility and building code standards. The total amount allocated for the project is \$13.5MM from multiple sources including SF Parks and Recreation's Fiscal Year 2018-2019 Open Space budget, previously appropriated 2012 General Obligation Bond contingency and open space funds, SF Planning's Downtown Park Fund and Clean and Safe Neighborhood Parks Bond.

Ping Yuen public housing is the largest residential development in Chinatown, with over 400 units. As part of the City's Rental Assistance Demonstration (RAD) program, the buildings were transferred from the San Francisco Housing Authority to CCDC to be rehabilitated, with completion occurring in 2019. Sustainable Chinatown advocated and scoped out a range of energy and water-efficient improvements, with the key success of solar photovoltaic system by developing financial incentives to make the project feasible within the limited rehabilitation budget.

The rehabilitation scope of work proposed for the **Throughline** project contributes to the goals of Sustainable Chinatown by preserving existing affordable housing and providing necessary energy and structural improvements. Sustainable Chinatown also identifies participation in City and regional energy efficiency programs as a key strategy. Bay Area Regional Energy Network (BayREN) provides rebates to offset the cost of installing energy efficiency upgrades. In the past four years, CCDC has worked with BayREN on several buildings (160 Eddy Street, 1590 Broadway, 1776 Sutter, and 201 Turk) and intends to seek energy upgrade assistance for Throughline.

The Throughline project contributes to the ongoing community revitalization efforts resulting in the improvement of the economic conditions and the quality of life in Chinatown, consistent with the goals and policy strategies identified in the Sustainable Chinatown initiative. If you have further questions, please feel free to contact my staff, Lisa Chen, at lisa.chen@sfgov.org or 415-575-9124.

Sincerely,



Rich Hillis (Jul 7, 2020 15:33 PDT)

Rich Hillis
Planning Director