

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

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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

