



## **2550 Irving** **Frequently Asked Questions**

### **About the Non-Profit Developer**

#### ***Q. Who is TNDC?***

A. TNDC was founded in 1981 as a grassroots response to the threat of gentrification in the Tenderloin with the construction of three, very large luxury hotels. While the original vision was to help low-income residents become homeowners, we quickly realized that was financially out of reach for most Tenderloin residents and focused on renovating and building affordable rental housing. Forty years later, TNDC operates 43 buildings, houses 5,800 low-income residents, and employs a staff of 480 and owns buildings across 8 San Francisco neighborhoods. As societal challenges have evolved, we have deepened our work to include a range of services and programs and grown into a comprehensive community development corporation.

### **About the Site & Proposed Development**

#### ***Q. What is proposed at this site?***

A. [Click here for an information handout about 2550 Irving.](#)

#### ***Q. How was the site selected?***

A. TNDC engaged a real estate broker who identified this property for sale on the open market. The property search, in response to the 2019 Proposition A NOFA, was targeted to properties in the most underserved neighborhoods in San Francisco for affordable housing development (Supervisor Districts 1, 2, 4, 7, and 8), on sites that could support 80-100 apartments for low-income families. An affordable housing development in San Francisco needs to be at a certain scale and density for it to be feasible and competitive for state financing. 2550 Irving's proximity to multiple high-quality schools, Golden Gate Park, grocery stores, and other amenities, made it a great opportunity for the Sunset's first family affordable housing.

#### ***Q. How many apartment units will there be and how tall is the building?***

A. At maximum, the site is currently allowed to and can safely support up to 100 apartments and 7 stories without changing the existing zoning. The final design will evolve through the community engagement and design process, as we seek to balance the severe affordable housing need, community feedback, and financial feasibility.

**Q. How is the height of the building determined?**

A. As discussed above, the property was identified because it could support the number of units required for feasibility, thus TNDC is proposing a seven-story building complying with existing zoning and the State Density Bonus (more information on the State Density Bonus can be found on our “Explore More Resources” page: <https://www.2550irving.com/more-resources>). Building height is determined based on allowable zoning and the project’s financial feasibility. An affordable housing development in San Francisco needs to be at a certain scale and density for it to be financially feasible and competitive for financing. Additionally, since an affordable development will receive limited rental income, it needs to have a certain number of units to reach the economies of scale required to cover operational and maintenance expenses over at least a 20 year period.

**Q. How will project shadows impact the surrounding neighborhood?**

A. TNDC and Pyatok studied the building’s shadow zone and reviewed the findings with impacted neighbors to discuss mitigations. [Click here for a PDF of the 2550 Irving Street Solar/Shadow Model.](#)

**Q. Will TNDC conduct an analysis of wind impacts caused by the proposed building?**

A. The proposed project would not involve construction of a new building over 80 feet in height. Therefore, a consultant prepared wind analysis is not anticipated.

**Q. Will a traffic impact analysis be conducted?**

A. The size and nature of this development does not require a formal traffic impact analysis, however TNDC engaged transportation consultant Fehr & Peers to help with site plan design and project future travel patterns of 2550 Irving residents. The Transportation Preview can be found on the [Explore More Resources](#) page.

**Q. How much parking will be provided?**

A. The development will provide 18 parking spaces. We are currently studying numerous options to ensure future residents have the transportation access they need while minimizing the need for on-street parking and impacts on neighbors. This includes incentivizing biking, walking, car share options, public transit ridership, and other “mode shift” strategies. Transportation access and mobility options throughout the neighborhood are important for us, and we are committed to being a long-term partner on the Irving Street corridor to support our shared desire to get around the neighborhood easily.

**Q. How can the City allow a residential development to have no parking?**

A. The project site has no parking requirements. In other words, zero parking spaces are required to be built, although the proposed development will include at least 11 parking spaces. In recent decades, the City and the State have committed to encourage land use decisions that help to reduce greenhouse gas emissions and traffic-related air pollution, promote development of a multimodal transportation system and provide clean, efficient access to destinations. This includes recent local reforms to analyze traffic impacts of development projects based on Vehicle Miles Traveled (VMT).

## Development Process & Timeline

### **Q. What is the development entitlement and approval process?**

A. Because the proposed development is for affordable housing and San Francisco is not meeting its regional affordable housing goals, the project is eligible to be approved through a streamlined approval process per Senate Bill-35 (<https://sfplanning.org/resource/sb35-application>). The development needs to meet objective Planning standards, does not involve any discretionary review or action, and is not subject to CEQA.

### **Q. Where are we in the planning, design, and approvals process?**

A. TNDC was awarded funding for the acquisition and pre-development of the proposed development in September 2020 and is currently working through design, planning, and development financing. Throughout 2021, we have worked with the community to design and program the development. Our goal is to submit our application to the San Francisco Planning Department in fall of 2021. We anticipate that construction will take place from 2023 to 2025.

### **Q. What is the project schedule and timeline?**

A. The development timeline is available on our “Explore More Resources” tab: <https://www.2550irving.com/more-resources>. This timeline is intended for communicating major development activities to the public. Schedules and distinct development processes are always dynamic and subject to change.

## Community Engagement

### **Q. I live in the Sunset. How can I provide input on the development's design?**

A. Our goal is to work with the community to make this a building that honors the Sunset's history and existing architecture. You can provide input on the design and the building's program by participating in community meetings or reaching out directly to TNDC staff at [2550IrvingInfo@gmail.com](mailto:2550IrvingInfo@gmail.com) or 415-735-5514.

TNDC is offering small focus group meetings during the month of October to get more in-depth information on specific design topics.

### **Q. How is TNDC taking input from the community?**

A. TNDC and Pyatok Architects have held a series of virtual meetings to gather input about the project programming and design. We held the Sunset Community Conversations in mid-March to gain in-depth insight into the needs of the Sunset community, followed by a large community meeting including breakout group discussion in April. We have sought input on project elements such as ground floor programming, building styles and materials, public realm improvements, and landscaping and streetscaping, and will continue to work with the community on other design elements such as public art and other community benefits. You can provide input by participating in our upcoming community meetings or reaching out directly to TNDC staff at [2550IrvingInfo@gmail.com](mailto:2550IrvingInfo@gmail.com) or 415-735-5514 to schedule a focus group meeting or get more information.

## Environmental Conditions

### **Q. I've heard references to environmental issues and Department of Toxic Substances Control (DTSC). Is the site safe for the development?**

A. Environmental conditions at the property have been investigated and the site has the dry-cleaning solvent tetrachloroethene, referred to as Perc or PCE, in **soil gas** above environmental screening levels for residential use, which is a common problem on sites located in urban areas. PCE has not been detected on-site in soil above soil screening levels or in groundwater above drinking water levels. TNDC has signed an agreement with the California Department of Toxic Substances Control's (DTSC) Berkeley office and TNDC's environmental engineering team has designed a proven engineering control system to keep future residents and staff safe. DTSC will oversee the assessment and cleanup of historic chemical contamination to ensure that proper engineering measures are implemented and maintained. DTSC conducted a public participation process to keep neighbors informed about site conditions and provide an opportunity to comment on TNDC's response plan through a public comment period from July 12, 2021 through August 13. DTSC approved the response plan in early September 2021.

To ensure the site is safe for neighbors during demolition and construction, through its consultants and general contractor, TNDC will conduct particulate matter (dust) monitoring of the air, and implement dust control measures necessary to prevent off-Site dust concerns. The specific strategy for this site will be developed once a general contractor is selected.

DTSC is also overseeing separate processes to address the presence of PCE in the area around 2550 Irving. Information and documents related for the three voluntary cleanup processes can be found on DTSC's EnviroStor portal by searching for the applicable EnviroStor ID:

- 2550 Irving Street Affordable Housing – EnviroStor ID #60003063: [https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=60003063](https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003063)
- 2500 – 2525 Irving Street (The Police Credit Union) – EnviroStor ID #60003000: [https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=60003000](https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003000)
- 2511 Irving (former Albright Cleaners) – EnviroStor ID #60003141: [https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=60003141](https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003141)

Please click the following link to read a letter from the DTSC clarifying facts associated with the environmental conditions at this site: [Clarification of Environmental Conditions for 2550 Irving Street Site](#)

### **Q. What is the DTSC outreach process?**

A. DTSC conducted a public process including briefings with neighbors, community groups, and representatives, to ensure community involvement in the mitigation plan for the property. The community had the opportunity to review and comment on TNDC's response plan during this public comment process from July 12 through August 13 2021. DTSC approved the response plan in early September 2021, determining that the proposed Vapor Intrusion Mitigation System (VIMS) will be protective of human health for the proposed residential use. TNDC will continue to keep neighbors and the community updated and implement safety measures consistent with DTSC and SF Department of Public Health (SFPDH) standards.

## About Future Residents

### **Q. Who will have the opportunity to live here?**

A. (Updated April, 2021) The development will serve low, very low, and extremely low-income families in need of stable and affordable housing. Prospective tenants need to apply to a lottery through the San Francisco Housing Portal, DAHLIA (<https://housing.sfgov.org/listings/for-rent>). Additionally, and separate from DAHLIA, 25% of the apartments will serve families with direct experiences of homelessness referred through the City's Coordinated Entry System (CES), in accordance with City requirements.

Neighborhood residents who live in Supervisorial District 4 or within ½ mile of the property will receive a lottery preference. The percentage of units subject to neighborhood preference will be determined by the State of California, a major funder for the development. In the past, the State has approved the preference at 25% for San Francisco developments. Find out more about all the City's preference programs here: <https://sfmohcd.org/lottery-preference-programs>.

### **Q. What is "family housing"?**

A. "Family Housing" is a definition used in the affordable housing field that means offering a range of apartment sizes. At minimum, 25% of units must be two-bedroom apartments and at least 25% of units must be three-bedroom apartments. We will focus on maximizing larger family units while ensuring that some smaller apartments are available to accommodate a range of living situations. Families are not required to have children to qualify, as the composition of a family can take many forms.

### **Q. Who qualifies for affordable family housing?**

A. Eligible applicants for affordable housing must meet specific income requirements.

<https://sfmohcd.org/limits-affordable-rental-projects-under-contract-mohcd>

In this development, the income requirements are between 30% Area Median Income to 80% Area Median Income. Using today's dollars, that translates into incomes between roughly \$28,000 to \$106,550. Please note that these income figures are maximums, which residents must fall below in order to qualify. Tenants in this income range come from a wide variety of jobs: teachers, retail workers, medical workers, police officers, housekeepers, construction workers, or nonprofit employees.

### **Q. How is the unit and income mix determined?**

A. The development goal is to provide housing for low-income **families**. A majority of the units will be two bedrooms and three bedrooms. Please refer to the FAQ re: family housing. <https://www.2550irving.com/faq>

Determining an income mix for an affordable housing development is a complex process involving regulatory requirements, funding competitiveness, and financial feasibility. Tax credits can only be used for housing units at or below 80% AMI (Area Median Income), and State funding programs encourage developers to build housing for people with lower incomes (referred to as deeper targeting). TNDC will structure the unit and income mix to ensure the proposed development can attract

state financing while ensuring the property's rental income can pay for operations expenses (property staff, utilities, insurance, etc.) for 20+ years.

**Q. Will there be units set aside for persons with an experience of homelessness?**

A. A portion of the apartments will be reserved for **families** currently experiencing homelessness. The Department of Homelessness and Supportive Housing's (HSH) uses a Coordinated Entry System (CES) to lease apartments. Family referrals are done through the Family Coordinated Entry, which are operated by non-profit providers who assess, prioritize, and match **families** experiencing homelessness to housing opportunities and other services.

TNDC's Support Services Team consists of qualified social workers, who regularly interface with HSH, with the goal of keeping our families stably housed and resourced to thrive. The Support Services Team meets with applicants referred through CES before they move into TNDC housing to ensure the property is a good fit for them and that they have everything they need to thrive. We work in close partnership with HSH and are accountable to meeting quantifiable goals. TNDC has been in the business of providing supportive services for 35 years, and we extend the same access to services to all individuals we serve regardless of their background or income.

## **TNDC Services & Property Management**

**Q. How will TNDC ensure that the building will be safe?**

A. TNDC employs 24-hour staff coverage at our properties which includes staff such as front desk clerks, assistant managers and general managers, who monitor the building and entries. Security cameras are installed at all common areas and cover all exit and entrance doors and other common spaces. TNDC's buildings are secured with key fobs and alarms. TNDC's building staff coordinate with neighbors and community groups, and help to advocate for additional resources to address issues facing the community.

**Q. What role does TNDC play to ensure that residents have housing stability?**

A. TNDC owns, manages, and operates its developments for the long term. In doing so, we provide a host of services to our residents to make sure they have the resources they need beyond a stable and affordable home. We have an experienced and trained property staff dedicated to supporting each of our properties. This informational video highlights the role of our support services team and the impact that affordable housing has on peoples'

lives: <https://www.youtube.com/watch?v=rcCh50yg4tq>

**Q. How will this development benefit the surrounding neighborhood?**

A. Once completed, 2550 Irving will be one of the first affordable housing investments in the Sunset in years, and is the first ever affordable family housing in the Sunset. By providing two and three bedroom apartments targeted to lower wage earners, the building will directly respond to the displacement of families who are otherwise priced out of the area. The Sunset has undergone extreme housing pressures with only 17 net new affordable housing units built in District 4 between 2011 and 2020, while in the same time period the District lost 461 protected rent



controlled units. The building will also help District 4 and San Francisco meet citywide goals for housing including the 2014 voter-approved Measure K setting the goal of 33% of new housing built throughout the city being affordable, and the housing production targets in the City's Housing Element adopted in April 2015 of 28,870 new units built between 2015 and 2022, 57% of which should be affordable. More information on the context to this development can be found on the "Explore More Resources" page: <https://www.2550irving.com/more-resources>.

## **NEPA Process**

### ***(New) Q: Why is the project required to comply with the NEPA process?***

A: NEPA, which stands for the National Environmental Policy Act, is a required environmental review for projects of all kinds that utilize federal subsidies. Since 2550 Irving is in the process of securing project-based HUD-VASH vouchers that will allow us to dedicate apartments for veterans, we have worked to comply with NEPA law which includes an extensive review of environmental and historical impacts resulting from the project. Once a Programmatic Agreement is executed with the developer, locality, and State Historic Preservation Office, there is a public process where the reports are made available for review and comment. More on NEPA can be found here: <https://www.epa.gov/nepa>.

## **Interim Plan**

### ***(New) Q: What will happen with the site during the time between demolition and construction?***

A: TNDC and our contractors are planning to demolish the vacant building in late 2022. After demolition is complete, the team will secure the site and implement soil runoff measures, perform monitoring necessary to keep the community safe, and proceed with the site work required to construct the affordable housing development. During this time TNDC and our contractors will notify neighbors in advance of any potentially disruptive activities and be available for any questions that arise. We have a Site Management Plan and Dust Control Plan which the contractor must follow to ensure sitework activities are carried out safely. These plans are available on the [Explore More Resources Page](#).

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