# Resolution in Support of Affordable Senior Housing Project at 4200 Geary Blvd.

WHEREAS, the Tenderloin Neighborhood Development Corporation has secured funding for their proposed 98-unit affordable senior housing at 4200 Geary and 6th Avenues, and;

WHEREAS, older adults are one of San Francisco’s fastest growing demographics, yet assisted living and skilled nursing homes are extremely expensive and relatively sparse, resulting in many older adults being relocated out of the City and community or residing in cars, shelters, or on the street; and

WHEREAS, older adults comprise a large proportion of those experiencing homelessness, with the elderly homeless population expected to triple over the next decade;[[1]](#footnote-0)

WHEREAS, in the U.S. nearly half of older adult individuals experiencing homelessness for the first time are over the age of 50; and

WHEREAS, the Richmond District experiences the second highest rate of evictions in the city; and

WHEREAS, the Richmond District has few affordable housing sites compared to several other Districts in San Francisco; and

WHEREAS, real wages have decreased over the past several decades for many professions while the cost of many essential goods and services, particularly housing and healthcare, have increased significantly; and

WHEREAS, researchers at UC Brekely’s Urban Displacement project have illustrated that affordable housing development in the Bay Area as a region can have “over double the impact of market-rate units” at reducing displacement pressures (Chapple, Zuk, 2016, pg 2)[[2]](#footnote-1); and

WHEREAS, 40% of the units in the proposed development can be set aside for seniors who currently live in the Richmond District; and

WHEREAS, 20% of the units will be reserved for formerly homeless seniors, and 30% of the units will be dedicated to extremely low-income seniors – those with an income of 15-30% of the Area Median Income (AMI), directly addressing core needs of the growing unhoused older adult population, and;

WHEREAS, this location is well served by transit, is adjacent to a variety affordable businesses, parks, senior serving organizations, and other services,

WHEREAS the developer, TNDC, has a long history of successfully developing and supporting permanently affordable housing sites throughout San Francisco; now, therefore, be it

RESOLVED, that the Richmond DIstrict Democratic Club affirms its support for this affordable senior housing development in its full form, and;

BE IT FINALLY RESOLVED, that a copy of this resolution shall be sent to the following elected officials, public agencies, and organizations:

San Francisco Board of Supervisors

San Francisco Mayor London Breed

San Francisco Mayor’s Office of Housing and Community Development

San Francisco Department of Disability and Aging Services

San Francisco Disability and Aging Services Commission

Tenderloin Neighborhood Development Corporation

San Francisco Democratic County Central Committee

<https://www.tndc.org/property/4200-geary>

Written and introduced by Winston Parsons, 2021.09.20

Resolution in Support of Affordable Housing Project at 2550 Irving

WHEREAS, the Tenderloin Neighborhood Development Corporation has proposed an affordable housing development at 2550 Irving St, and;

WHEREAS in 2019 Sunset individuals and families filed 4,400 applications for affordable housing units in SF and only 35 were granted a placement; and

WHEREAS the project will create up to 100 new units of affordable housing, ranging from studios to 3-bedroom apartments serving household incomes from $27,000 to $102,000; and

WHEREAS the project will create needed, ground floor community space; and

WHEREAS, this location is well served by transit, will have 1:1 on site bicycle parking, is adjacent to a wide variety affordable og, parks, and schools; and

WHEREAS, real wages have decreased over the past several decades for many professions while the cost of many essential goods and services, particularly housing and healthcare, have increased significantly; and

WHEREAS, researchers at UC Brekely’s Urban Displacement project have illustrated that affordable housing development in the Bay Area as a region can have “over double the impact of market-rate units” at reducing displacement pressures (Chapple, Zuk, 2016, pg 2)[[3]](#footnote-2); and

WHEREAS, the Sunset District has very few affordable housing sites compared to other districts in San Francisco, and;

THEREFORE BE IT RESOLVED, that the Richmond DIstrict Democratic Club affirms its support for this affordable housing development in its full form, and;

BE IT FINALLY RESOLVED, that a copy of this resolution shall be sent to the following elected officials, public agencies, and organizations:

San Francisco Board of Supervisors

San Francisco Mayor London Breed

San Francisco Mayor’s Office of Housing and Community Development

Tenderloin Neighborhood Development Corporation

San Francisco Democratic County Central Committee

<https://www.2550irving.com/learn-more>

[Informational Handout about project.](https://eaf3e000-4bfb-459d-b854-ee76966de172.filesusr.com/ugd/8cd582_bbf526a08aba48a2bcc49b3f02cef835.pdf)

Written and introduced by Winston Parsons, 2021.09.20

1. <https://www.sfchronicle.com/bayarea/article/Aging-onto-the-street-Nearly-half-of-older-13668900.php> [↑](#footnote-ref-0)
2. <https://www.urbandisplacement.org/sites/default/files/images/udp_research_brief_052316.pdf> [↑](#footnote-ref-1)
3. <https://www.urbandisplacement.org/sites/default/files/images/udp_research_brief_052316.pdf> [↑](#footnote-ref-2)