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ASSOCIATION**  
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*Serving the Marina  
for over 75 years...*

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The Honorable Mayor Gavin Newsom  
1 Dr. Carlton B. Goodlett Place  
Room 200  
San Francisco, CA 94102  
gavin.newsom@sfgov.org

June 4, 2010

**Re: Conversion of King Edward II Inn**

Dear Mayor Newsom,

The proposal to convert the King Edward II Inn on the corner of Scott and Lombard Streets to a housing project for Transitional Age Youth presents a challenge to our organization and our neighborhood. While our members overwhelmingly support the efforts to provide housing for at-risk young adults, many aspects of this proposal are deeply flawed. After much deliberation, the members and Board of the Marina Merchants Association have voted to oppose this conversion and we urge you to veto the pending loan for the purchase of the King Edward II Inn.

Financially, this project does not seem responsible. During this time of economic adversity, a total cost that approaches \$9.5 million makes no sense. Especially considering that there are other properties available for much less. Wouldn't it be more effective to apply more funding towards the social services for the young adults versus spending on the most expensive property?

Many operational details of the proposed facility are also lacking. The parcel itself must be re-zoned to accommodate the proposed 25 units, rather than the 16 units that would be covered under existing zoning limitations. Is there a legitimate reason these residents are not afforded the same overcrowding protections provided to the rest of the neighborhood? More importantly, how will a single resident manager effectively oversee 24 at-risk young adults? Although the proposal expects to receive Federal financing, there seems to be little concern that even after substantial reconstruction, the King Edward II Inn would only have one unit that is ADA compliant. Again, shouldn't the same protections we apply to the general population be afforded to at-risk youth? Issues like these need to be examined in detail before this project commences.

And finally, we do not believe that the location at the corner of Scott and Lombard Streets offers the healthiest environment to assist the at-risk youth in improving their lives. Lombard Street has become a corridor plagued with its own issues that we are continuously trying to remedy. The proximity of the proposed location to establishments such as the Bridge Motel is not beneficial for the at-risk youth. Additionally, while the Marina is a young, fun, and vibrant neighborhood, the reality is that these young adults would be

placed in a 'party scene' surrounded by bars and other negative distractions. It would be much more effective to place these young adults in a quieter neighborhood with more educational opportunities, such as near a college campus.

After extensive deliberation, and a genuine effort to understand the intricate details of this proposal, we find that there are still numerous unanswered questions and potential pitfalls. Therefore, the Marina Merchants Association will join other neighborhood and merchant groups in opposing the proposal to convert the King Edward II Inn to housing for Transitional Age Youth. We urge you to withhold your signature from the loan approval document and to direct the Mayor's Office of Housing to conduct a much more extensive examination of projects that will benefit at-risk adults, a process that by necessity must engage the local community.

Respectfully,

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