Another successful collaboration ...

36-unit condominium project

Affordable housing for Daly City

HABITAT FOR HUMANITY broke ground on a 36-unit condominium development at 7555 Mission Street, one of the agency’s largest affordable housing projects to date. The project marks the fourth successful collaboration between the City of Daly City and Habitat for Humanity Greater San Francisco, making home ownership a reality for 36 very low- to low-income Daly City families.

The development features 34 three-bedroom, two bath homes and two two-bedroom, two bath homes. All of the units in the three-story building are 1,100 square feet and include parking. Habitat’s newest Daly City project is within walking distance of the Colma BART station and SamTrans bus stops, qualifying it as a transit oriented development. The project recently garnered the Signature Award from the Grand Boulevard Initiative, a regional agency charged with improving the performance, safety, and aesthetics of the El Camino Real/Mission Street corridor from Daly City to San Jose.

Architect Dan Ionescu designed the project to complement the surrounding neighborhood, replacing a paved lot with a vibrant condominium community. The project includes many “green building” features and a landscaped common garden fronting Mission Street.

Construction is expected to take 18-months, beginning with the parking structure. Habitat will rely on skilled labor for the initial phase of the project, but volunteers will be used to complete the housing units. The new homeowners will be required to invest 500 hours of sweat equity into the construction of their new home.

Habitat for Humanity Greater San Francisco partners with local working families, community volunteers, and donors to build affordable ownership homes in Marin, San Francisco, and the Peninsula. Families in need of improved living conditions get a hand-up, not a hand-out, from Habitat. Homes are sold to partner families at no profit and are financed with an affordable, zero interest mortgage.

—continued... see Affordable Housing... page 2
KaBOOM! ...

**WESTLAKE PARK** and the Doelger Senior Center both underwent major renovations thanks to the generosity of scores of volunteers and a commitment from some good corporate neighbors. The children's play-ground at Westlake Park was completely redesigned and reconstructed as a KaBOOM! project. KaBOOM! is a non-profit organization focused on giving every child in America a great place to play within walking distance of their home. Volunteers from 4-H National Headquarters, UC Cooperative Extension/California 4-H, and the Daly City Partnership joined KaBOOM! and the City of Daly City in constructing the state-of-the-art playground. Substantial in-kind materials and labor were also provided by Webcor Builders.

The new playground at Westlake Park was designed by children to replace outdated equipment near the center of the recreation complex, immediately west of the tennis courts. In addition to the new equipment, major improvements were made to the subsurface drainage system. In years past, even modest rainfall flooded the old playground, rendering it unusable for days at a time. Hundreds of enthusiastic children were on hand for the opening of the playground to welcome the newest addition to Westlake Park.

Not far from the Westlake Park playground, just across the parking lot, Daly City's Doelger Center was also the beneficiary of a major overhaul thanks to a project of Rebuilding Together Peninsula. In addition to many hardworking volunteers, Webcor Builders kindly donated material and labor – valued at more than $100,000 – to complete the improvements. Rebuilding Together Peninsula is a non-profit agency that coordinates volunteer partnerships to rehabilitate homes and community facilities.

Daly City's Westlake Park and the Doelger Center are both extraordinary examples of what can be accomplished with a well-organized group of volunteers. KaBOOM!, the City of Daly City, and the DeLue Boys and Girls Club are planning yet another collaborative effort later this summer. The playground at Bayshore Heights Park is scheduled for improvements valued at more than $110,000. The one-day volunteer construction project is scheduled for Saturday, July 31, 2010. The existing playground at Bayshore Heights Park was installed in the 1980s and will be demolished and replaced in an intensive one-day effort. If you are interested in volunteering, contact the DeLue Boys and Girls Club at (650) 991-5757.

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**Affordable Housing ...** from page 1

In addition to providing home ownership opportunities for low- and very-low income families, Habitat for Humanity Greater San Francisco offers free Homebuyer Readiness workshops, including “Debt Reduction” on Wednesday, June 23, and “Money Management” on Wednesday, June 30. Both workshops will be held in the Gellert Park Clubhouse, 50 Wembley Drive, from 6:00 to 7:30 p.m. For more information about the Homebuyer Readiness Program, call (415) 625-1012.

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**FogCutter**

The Fog Cutter is the community newsletter of the City of Daly City. Please address inquiries to:

Community Information Office

CITY OF DALY CITY

333-90th Street, Daly City, CA 94015

For information about Daly City activities and programs, please check our web site: www.dalycity.org

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Second Harvest Food Bank ...

Daly City teamed up with Second Harvest Food Bank to distribute free food to families in need. Eligible families must have at least one child under the age of 18. This summer there will be food distributions on the fourth Saturday of June, July, and August. Food boxes weigh approximately 35 lbs. and contain rice, beans, canned fruit & vegetables, macaroni & cheese dinners, cereal, tuna, peanut butter; and tomatoes.

Participants in the food distribution program must sign a form stating that they meet the established criteria (see chart below) and they must provide the last four digits of their social security number or the last four digits of their child’s social security number.

The Food for Families program is funded by a Federal stimulus grant. Participants, or a member of participant’s family, must be U.S. Citizens or Legal Permanent Residents for at least 5 years. For more information about the Food for Families program, please call (650) 991-8007.

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<th>3</th>
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Stimulus Food Assistance Program Eligibility Criteria

The Meussdorffer Mansion ...

Street, between Lowell and Whittier Streets. From 1863 to the late 1950s, the block-square property had belonged to Meussdorffer and his heirs. The San Francisco businessman had personally directed the construction of the house and landscaping of the surrounding grounds. A well on the property provided water to the home and supplied irrigation to his meticulously kept gardens and fountains.

Born in Germany and trained in hat making in France, Meussdorffer had become a California pioneer in 1849. At age 26, he tried his luck briefly in the gold fields, made and sold hats for gold miners, and then returned to San Francisco to establish a hat factory and a home. He is credited with inventing a collapsible opera “tiles” hat for refined California socialites. His expertise won him acclaim for manufacturing the finest hats in the state. Additionally, he bought and sold real estate. Before the great 1906 earthquake and fire, he owned many parcels of land, including the property now occupied by San Francisco City Hall.

Mr. and Mrs. Meussdorffer; their nine children, several servants, and frequent houseguests, occupied his “country house” at the San Mateo-San Francisco county line with style and elegance on a grand scale. Members of the San Francisco social set were welcome visitors, as were luminaries of the business, political, artistic and musical world of the 19th and 20th centuries. Concerts in the music room were frequent. Hospitality abounded. Invitees enjoyed splendid teas, sumptuous dinner parties, and gala receptions for visiting dignitaries.

A superb example of gingerbread trim and Victorian architecture, the mansion now remains only in memory and faded photographs. Meussdorffer died in 1894. His family continued to utilize his country home. In March of 1960, Miss Irene Meussdorffer, the last survivor of the family, vacated the sprawling building to live in a smaller home on Whittier Street. Two weeks later; a mysterious fire destroyed the mansion. The three-story gabled and gardened home was reduced to ashes and charred remnants. Gawkers arrived as flames danced and smoke rose from the inferno. The cause of the fire was never determined.

The property on which the Meussdorffer estate was located is now the site of George Washington Elementary School at 251 Whittier Street. The outline of Meussdorffer’s well is still visible in the school’s playground. For more photos of John Charles Meussdorffer’s mansion, visit the Daly City History Museum, 635 Mission Street. The museum is open from noon to 3:00 p.m. every Tuesday and the first and third Saturdays of each month.

by Ken and Bunny Gillespie, Daly City Historians
photos courtesy Daly City History Museum
CaliforniaFIRST financing program for ...  
Energy efficiency property improvements
— property taxes used to assist property owners

Daly City is one of many cities in the state that will be participating in CaliforniaFIRST, a Property Assessed Clean Energy (PACE) finance program. PACE programs allow property owners to finance the installation of eligible energy and water improvements on their home or business. The CaliforniaFIRST program was established by the California Statewide Communities Development Authority (California Communities), an association of all 58 California counties.

Property owner participation in the program is completely voluntary, but may prove to be a useful financing mechanism for those looking to make energy efficient improvements to their home or business. Participants repay the amount financed through their annual property taxes. Payment may be spread out over terms of up to 20 years, depending on the life expectancy of the improvements. If the property is sold, the repayment obligation transfers to the new property owner.

Energy efficiency, renewable energy, and water efficiency improvement projects that are permanently affixed to the property are eligible for CaliforniaFIRST financing. Specific eligible projects may include improvements such as air sealing, wall and roof insulation, energy efficient windows, tankless water heaters, photovoltaic (solar electricity), and low-flow toilets.

The CaliforniaFIRST pilot program is expected to launch statewide in the fall. For more information about CaliforniaFIRST, call the Daly City Department of Economic and Community Development at (650) 991-8034.