AvalonBay Communities + BRIDGE Housing

Mission Housing | Habitat for Humanity | Pacific Union Development Corporation
CAC Workshop #3 Agenda

• Recap of discussion from 12/11/17 CAC meeting
• Housing types and updates on housing program
• Distribution of housing types
• Housing scale and character
• Next steps
Master Planning Timeline

COMMUNITY ENGAGEMENT
• Monthly CAC Meetings
• Other Activities

1. CAC Development of Parameters
   • RFP Development
2. Developer Selection
   • Begin Masterplan / Community Engagement Design Process
3. Initiate / Receive Technical Feedback
4. Develop and Refine Masterplan
5. Draft Masterplan Based on Technical and Community Feedback
CAC Workshop Schedule
Through March 2018

1. Introductions (Oct 2)
2. Public Open Spaces (Nov 13)
3. Walking Tour (Dec 2)
4. Transportation, Circulation & Parking (Dec 11)
5. Affordable Housing, Types & Character (Tonight)
6. Preview of Fiscal Feasibility Legislative Package (Feb 12)
7. Master Plan Updates (March)
8. Open House (March)
CAC Workshop Schedule

April through August 2018

9. Public Open Space, Programming & Design
10. On-Site Transportation, Walking, Biking & Autos
11. Affordable Housing, Types & Character
12. Off-Site Transportation (Coordinate with MTA)
13. Sustainability
Overview of 12/11/17 CAC Discussion
Transportation

• Last Mile connection to BART is critical, need to improve all transit modes

• Need to study other alternatives for accessing BART including a shuttle

• Provide pick-up and drop-off for ride share

• Traffic impacts on Sunnyside Neighborhood

• Traffic study needs to be accurate and address seasonal variations

• Provide adequate emergency access

• Careful design of Lee Avenue Access

• Reduce the number of City College students and staff driving into neighborhood
Community Feedback from 12/11/17 CAC

Parking

- Provide more detail on parking need and how unbundled parking works
- Concern that residents and visitors will park on streets in Westwood Park
- Too much shared parking could lead to more auto use and more traffic
- Provide more examples of buildings with 0.5 parking ratio
- Provide shared parking in each phase, not just in Phase 2?
- Plan needs to address the future of auto use and parking, not just current use
General Comments

- Critical for Developer and City College to work together on transportation solutions
- One way to reduce traffic is to reduce the number of new units
- Clarify whether local residents will have preference in leasing or purchase of units
- We all need to come together to find long-term transportation solutions - Supervisor Yee
QUESTIONS & COMMENTS

Master Planning Process
Overview of 12/11/17 CAC Meeting
HOUSING

CAC Principles

PRINCIPLE #1: Build new Housing for people at a range of incomes

PRINCIPLE #2: Create Housing that can serve a diverse group of household types

PRINCIPLE #3: Help alleviate City’s undersupply of Housing
Who will Build Affordable Housing?

- BRIDGE Housing MASTER DEVELOPER
- Mission Housing
- Habitat for Humanity
- 50% of all units affordable
- Potential for educator housing with City College
## Range of Housing Types

Approximately 1,100 Units Total

<table>
<thead>
<tr>
<th>50% Market-Rate Units</th>
<th>50% Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer Subsidy</td>
<td>City Subsidy</td>
</tr>
<tr>
<td>18% Low-Income Units</td>
<td>15% Moderate-Income Units</td>
</tr>
<tr>
<td>55% AMI</td>
<td>120% AMI</td>
</tr>
<tr>
<td>Rental Apartments</td>
<td>Rental Apartments</td>
</tr>
<tr>
<td>For-Sale Townhomes</td>
<td>For-Sale Units</td>
</tr>
<tr>
<td>Rental Apartments</td>
<td>Rental Apartments</td>
</tr>
<tr>
<td>80% AMI</td>
<td>105% AMI</td>
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<tr>
<td>BRIDGE Mission Housing</td>
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<tr>
<td>AvalonBay</td>
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<tr>
<td>BRIDGE</td>
<td>BRIDGE</td>
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<tr>
<td>(Sell Lots)</td>
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<tr>
<td>Habitat for Humanity</td>
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Balboa Reservoir CAC Presentation  | 1/22/18
What is Affordable Housing?

- AMI = Area Median Income
- Household pays 30% or less of their income for housing costs
- Units will be affordable in perpetuity
- Serving a variety of household incomes
### Who Lives in Affordable Housing?

<table>
<thead>
<tr>
<th>Annual Income, By Household Size</th>
<th>1 Person</th>
<th>2 People</th>
<th>3 People</th>
<th>4 People</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Very Low-Income Households</strong></td>
<td>$44,400</td>
<td>$50,750</td>
<td>$57,050</td>
<td>$63,400</td>
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<tr>
<td>Earn up to 55% of Area Median Income</td>
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<tr>
<td><strong>Low-Income Households</strong></td>
<td>$64,550</td>
<td>$73,800</td>
<td>$83,000</td>
<td>$92,250</td>
</tr>
<tr>
<td>Earn up to 80% of Area Median Income</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Moderate-Income Households</strong></td>
<td>$88,750</td>
<td>$101,500</td>
<td>$114,150</td>
<td>$126,850</td>
</tr>
<tr>
<td>Earn up to 110% of Area Median Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Middle Income Households</strong></td>
<td>$104,950</td>
<td>$119,925</td>
<td>$134,875</td>
<td>$149,875</td>
</tr>
<tr>
<td>Earn up to 130% of Area Median Income</td>
<td></td>
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</tr>
</tbody>
</table>

**Occupations and Annual Income (Median):**

- **CLERK TYPIST**
  - Annual Income (Median): $48,400
  - AMI (Area Median Income) Category: 60%

- **ENTRY-LEVEL SFUSD TEACHER**
  - Annual Income (Median): $56,500
  - AMI (Area Median Income) Category: 70%

- **SOCIAL WORKER**
  - Annual Income (Median): $64,550
  - AMI (Area Median Income) Category: 80%

- **ENTRY-LEVEL FIREFIGHTER**
  - Annual Income (Median): $72,650
  - AMI (Area Median Income) Category: 90%

- **EMS DISPATCHER**
  - Annual Income (Median): $80,700
  - AMI (Area Median Income) Category: 100%

- **ENTRY-LEVEL POLICE OFFICER**
  - Annual Income (Median): $88,750
  - AMI (Area Median Income) Category: 110%

- **CONSTRUCTION FOREMAN**
  - Annual Income (Median): $99,850
  - AMI (Area Median Income) Category: 120%

- **SENIOR CCSF FACULTY**
  - Annual Income (Median): $104,950
  - AMI (Area Median Income) Category: 130%

- **PHYSICIAN'S ASSISTANT**
  - Annual Income (Median): $113,000
  - AMI (Area Median Income) Category: 140%
How Does Affordable Housing get Built?

- Non-profit developers build and operate housing
- Public subsidies (grants, loans, land, operating subsidies)
- Maintenance and operations
- Non-profits and residents
- Tenant placement
- Community facilities – community room and childcare
- Community services
QUESTIONS & COMMENTS

Affordable Housing
SITE PLAN UPDATES
Original Site Plan
Original Distribution of Housing Types
Adjustments to Site Plan

Increase Townhomes

Increase Townhomes

Phase 1

Phase 2

Park

Increase Area for PUC
Updated Distribution of Housing Types
Building Heights

Phase 1
- 6 Stories
- 6-7 Stories
- 4-5 Stories

Phase 2
- 3 Stories
- 3 Stories
- 4-5 Stories
- 6-7 Stories
- 6-7 Stories
- 5-6 Stories

Park
Site Overview
Building Heights
Streets and Courtyards

- Streets and Courtyards
- 3 Stories
- GREEN PEDESTRIAN STREET
- SUNNY, SHELTERED COURTYARD
- STOOPS + UNIT ENTRIES AT STREETS + GREENWAY
- 4 STORIES
- 5 STORIES
- BRIGHTON GREENWAY
- BUILDING ENTRIES WITH VIEWS INTO COURTYARDS
- STEPBACKS AT TOP FLOOR
- 6 STORIES
- 6 - 7 STORIES
- LEE AVE.
Building Character
Unit Entries on Street
Unit Entries on Greenways

MISSION BAY, SF
Building Entries, Views to Courtyards
Ground Floor Community Space
Sunny, Sheltered Courtyards
Sunny, Sheltered Courtyards

MACARTHUR VILLAGE, OAKLAND
Buildings Framing Park

WARM SPRINGS, FREMONT
Bays and Balconies
Variety of Roof Shapes
Step Backs at Top Floor
Next Steps & How To Engage

1. Neighborhood Group Meetings
2. Walking Tours
3. Site Activities
4. Community Open House
5. Email & Website Feedback
   • balboareservoir@gmail.com
   • Additional resources TBD