



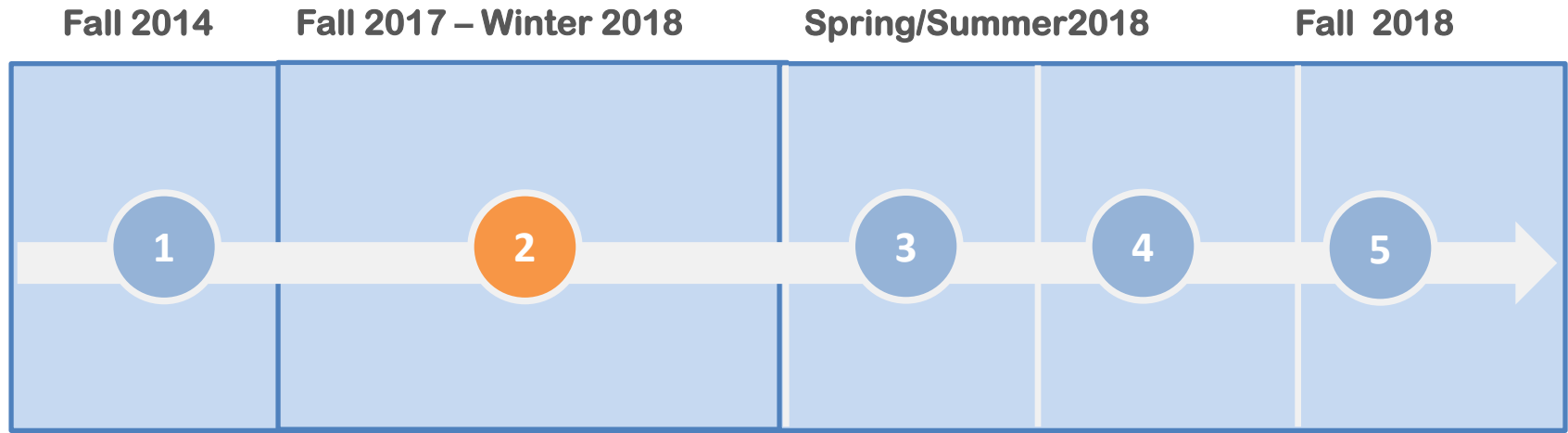
AvalonBay Communities + BRIDGE Housing

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 | <ul style="list-style-type: none">• CAC Development of Parameters• RFP Development | 3 | <ul style="list-style-type: none">• Initiate / Receive Technical Feedback |
| 2 | <ul style="list-style-type: none">• Developer Selection• Begin Masterplan / Community Engagement Design Process | 4 | <ul style="list-style-type: none">• Develop and Refine Masterplan |
| | | 5 | <ul style="list-style-type: none">• 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



Community Feedback from 12/11/17 CAC

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

Community Feedback from 12/11/17 CAC

General Comments

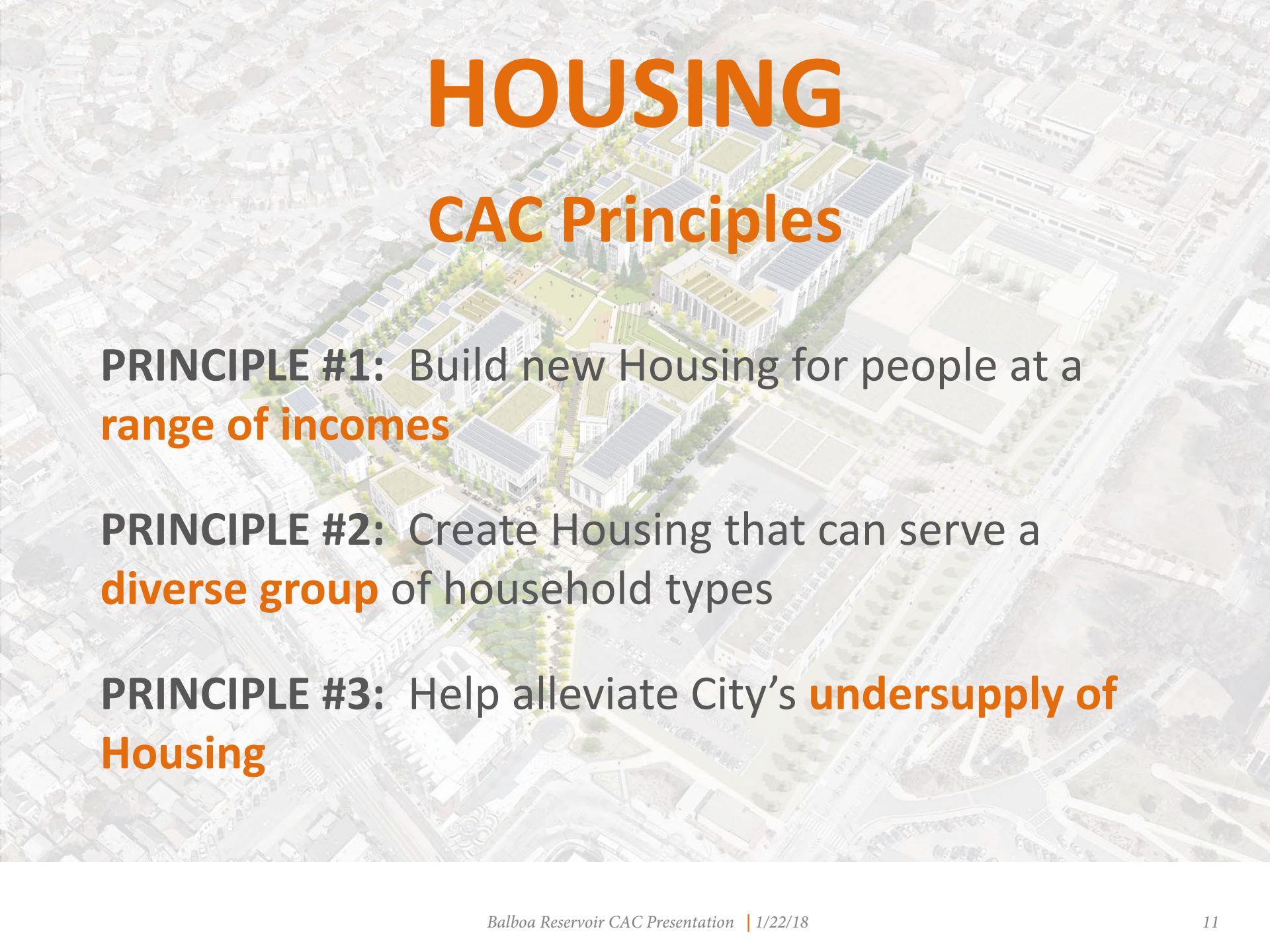
- Critical for Developer and City College to work together on transportation solutions
- One way to reduce traffic is to reduce the number of new units
- Clarify whether local residents will have preference in leasing or purchase of units
- We all need to come together to find long-term transportation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



An aerial photograph of a city grid. A central area, outlined in green, shows a proposed development with modern buildings, green roofs, and landscaped streets. The surrounding city is shown in a faded, greyish tone.

QUESTIONS & COMMENTS

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

An aerial photograph of a city grid. A central area is highlighted with a semi-transparent green and yellow overlay, showing a proposed housing development. The development includes several multi-story buildings, green spaces, and pedestrian paths. The surrounding city is shown in a lighter, faded tone.

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

50% Market-Rate Units		50% Affordable Units				
		Developer Subsidy		City Subsidy		
		18% Low-Income Units	15% Moderate- Income Units	17% “Additional” Affordable Units		
Rental Apartments	For-Sale Townhomes	Rental Apartments 55% AMI	For-Sale Units 80% AMI	Rental Apartments 120% AMI	Rental Apartments 55% AMI and 120% AMI	For-Sale Units 105% AMI
AvalonBay	AvalonBay BRIDGE (Sell Lots)	BRIDGE Mission Housing	Habitat for Humanity	BRIDGE	BRIDGE Mission Housing	Habitat for Humanity

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?

ANNUAL INCOME, BY HOUSEHOLD SIZE	1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE
VERY LOW-INCOME HOUSEHOLDS <i>Earn up to 55% of Area Median Income</i>	\$44,400	\$50,750	\$57,050	\$63,400
LOW-INCOME HOUSEHOLDS <i>Earn up to 80% of Area Median Income</i>	\$64,550	\$73,800	\$83,000	\$92,250
MODERATE-INCOME HOUSEHOLDS <i>Earn up to 110% of Area Median Income</i>	\$88,750	\$101,500	\$114,150	\$126,850
MIDDLE INCOME HOUSEHOLDS <i>Earn up to 130% of Area Median Income</i>	\$104,950	\$119,925	\$134,875	\$149,875



Occupation
CLERK TYPIST

Annual Income (Median)
\$48,400

AMI (Area Median Income) Category
60%



Occupation
**ENTRY-LEVEL
SFUSD
TEACHER**

Annual Income (Median)
\$56,500

AMI (Area Median Income) Category
70%



Occupation
**SOCIAL
WORKER**

Annual Income (Median)
\$64,550

AMI (Area Median Income) Category
80%



Occupation
**ENTRY-LEVEL
FIREFIGHTER**

Annual Income (Median)
\$72,650

AMI (Area Median Income) Category
90%



Occupation
**EMS
DISPATCHER**

Annual Income (Median)
\$80,700

AMI (Area Median Income) Category
100%



Occupation
**ENTRY-LEVEL
POLICE OFFICER**

Annual Income (Median)
\$88,750

AMI (Area Median Income) Category
110%



Occupation
**CONSTRUCTION
FOREMAN**

Annual Income (Median)
\$99,850

AMI (Area Median Income) Category
120%



Occupation
**SENIOR CCSF
FACULTY**

Annual Income (Median)
\$104,950

AMI (Area Median Income) Category
130%



Occupation
**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

An aerial photograph of a city grid. A central area is highlighted with a semi-transparent green overlay, showing a proposed development of several multi-story buildings with flat roofs, interspersed with trees and pedestrian paths. The surrounding city is shown in a faded, light gray tone.

QUESTIONS & COMMENTS

Affordable Housing

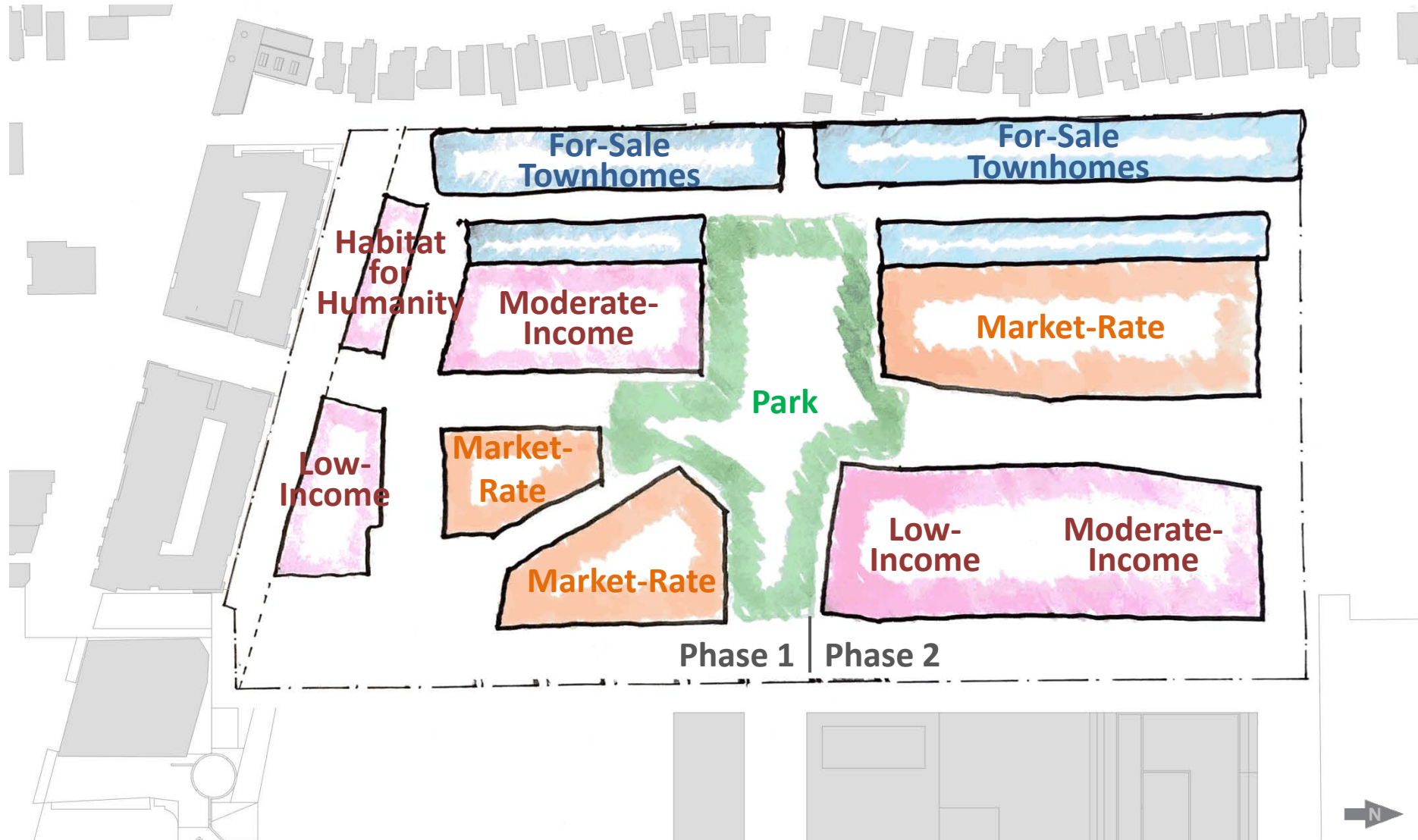
An aerial photograph of a city block, likely in San Francisco, showing a mix of existing buildings and a proposed development. The proposed development is highlighted in a light green and yellow color, featuring several multi-story buildings with flat roofs and a central green space. The surrounding area includes a baseball field, a parking lot, and various other urban structures. The text "SITE PLAN UPDATES" is overlaid in large, bold, orange letters.

SITE PLAN UPDATES

Original Site Plan



Original Distribution of Housing Types



Adjustments to Site Plan



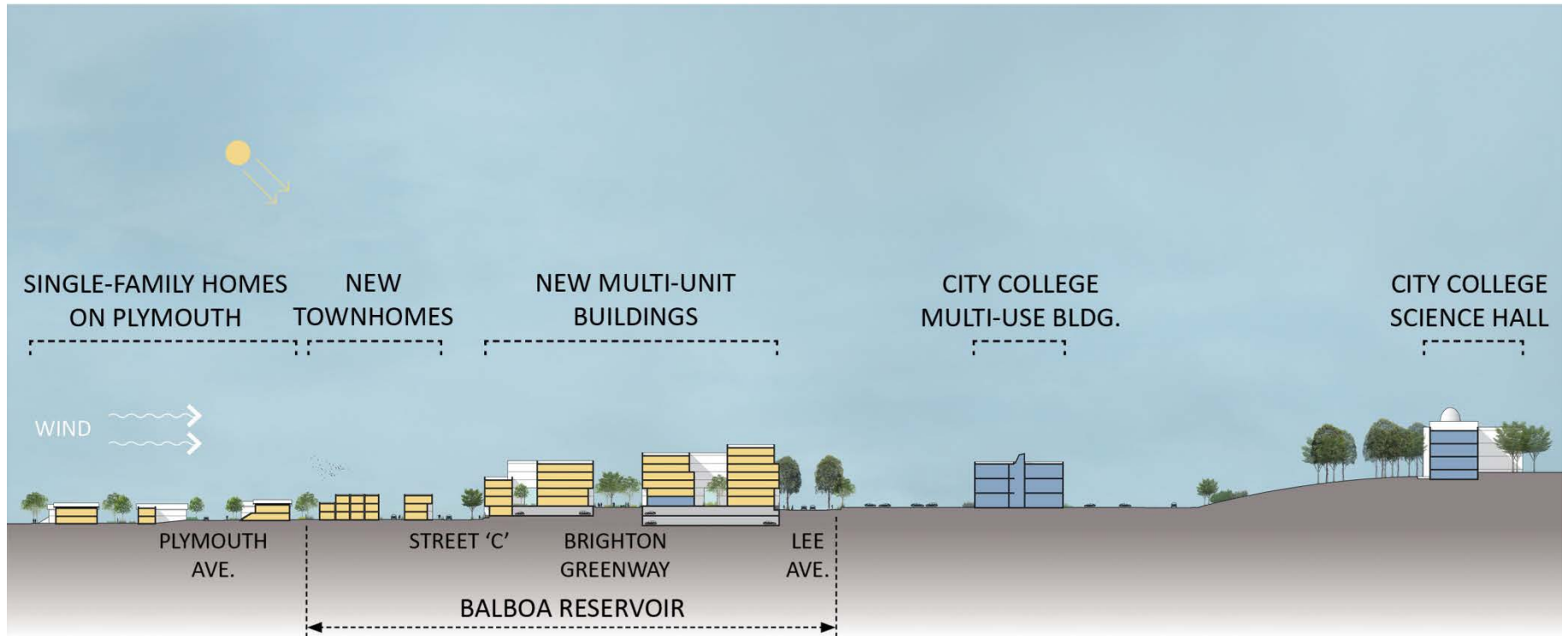
Updated Distribution of Housing Types



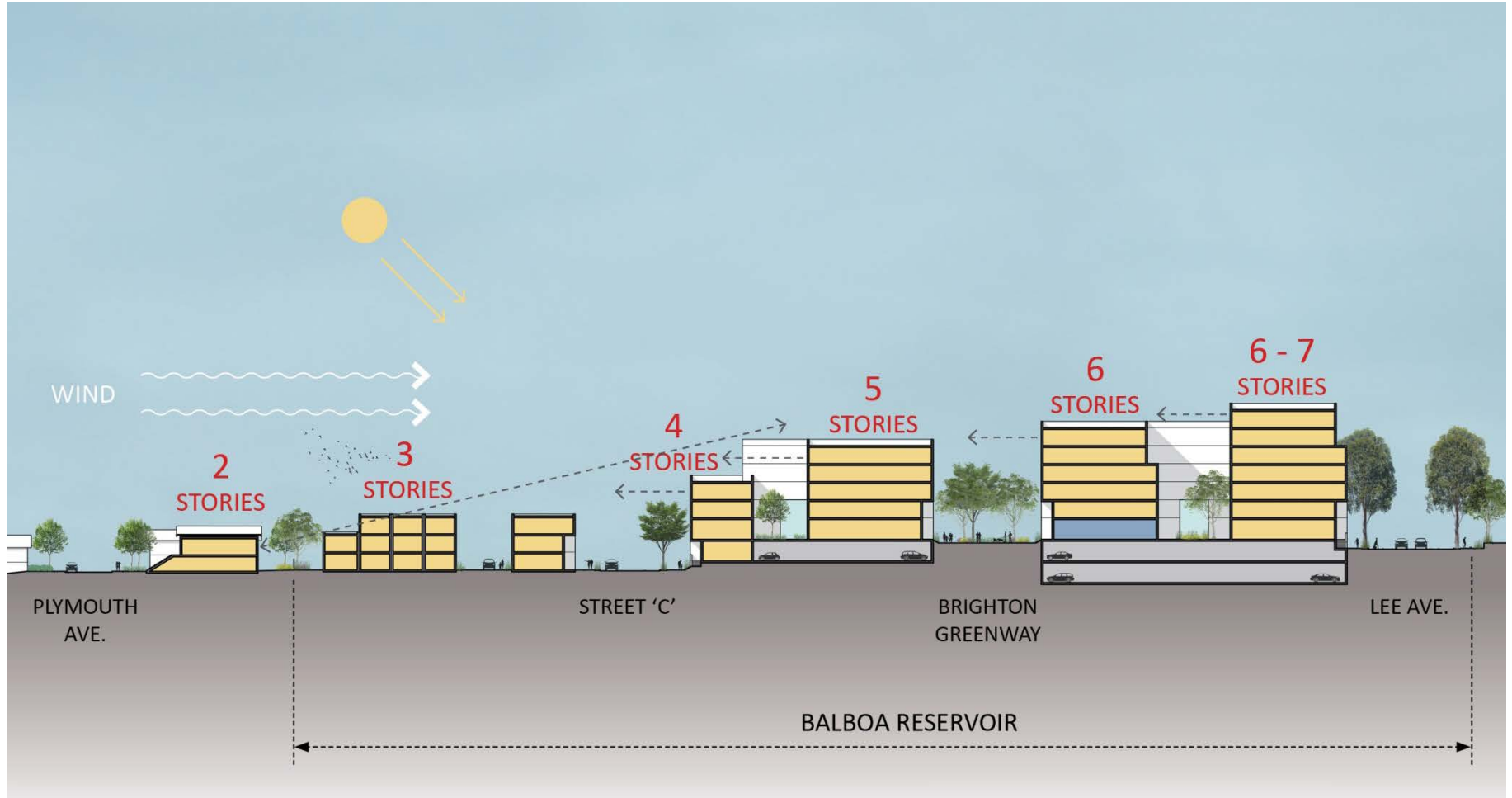
Building Heights



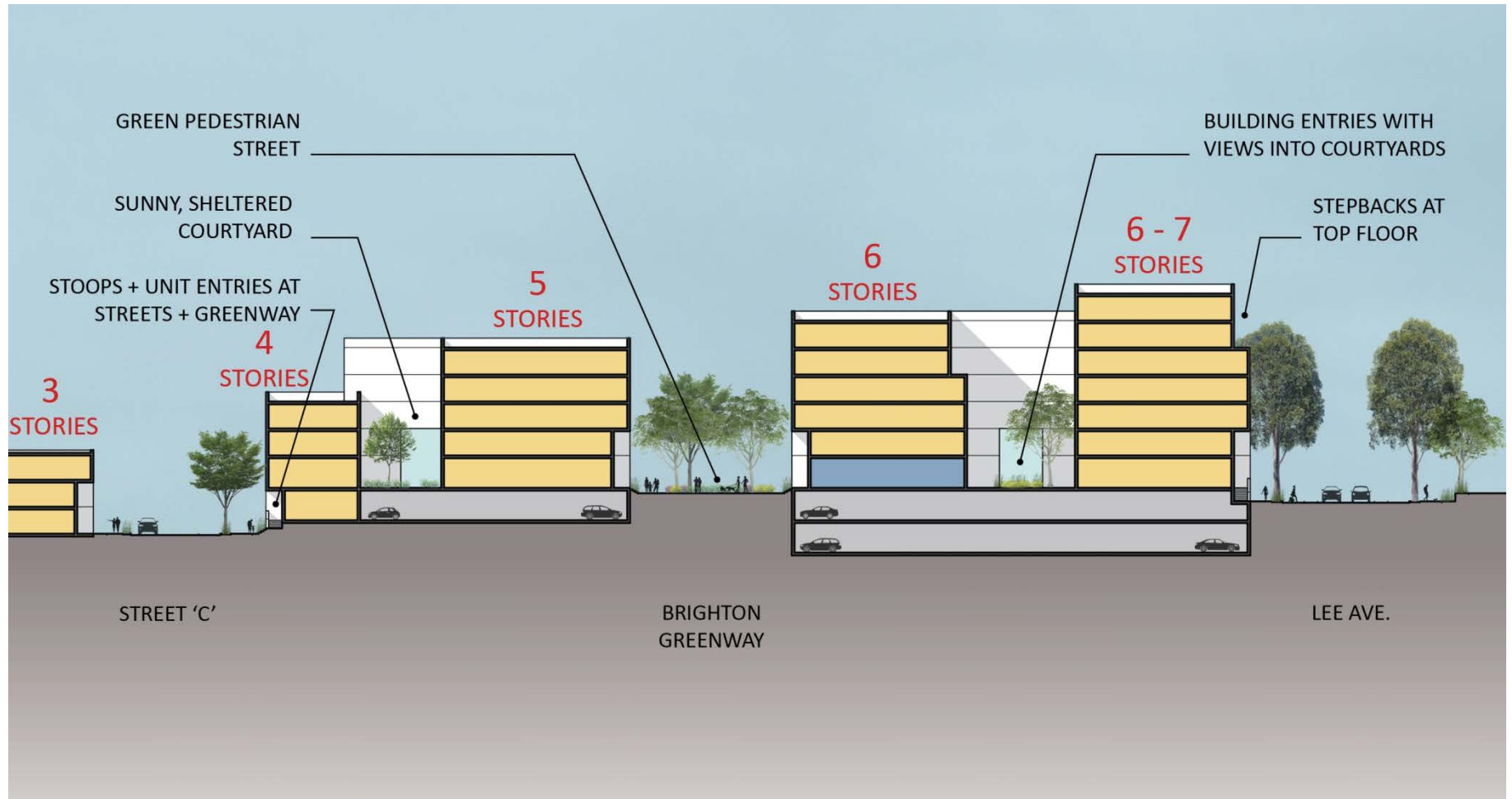
Site Overview



Building Heights



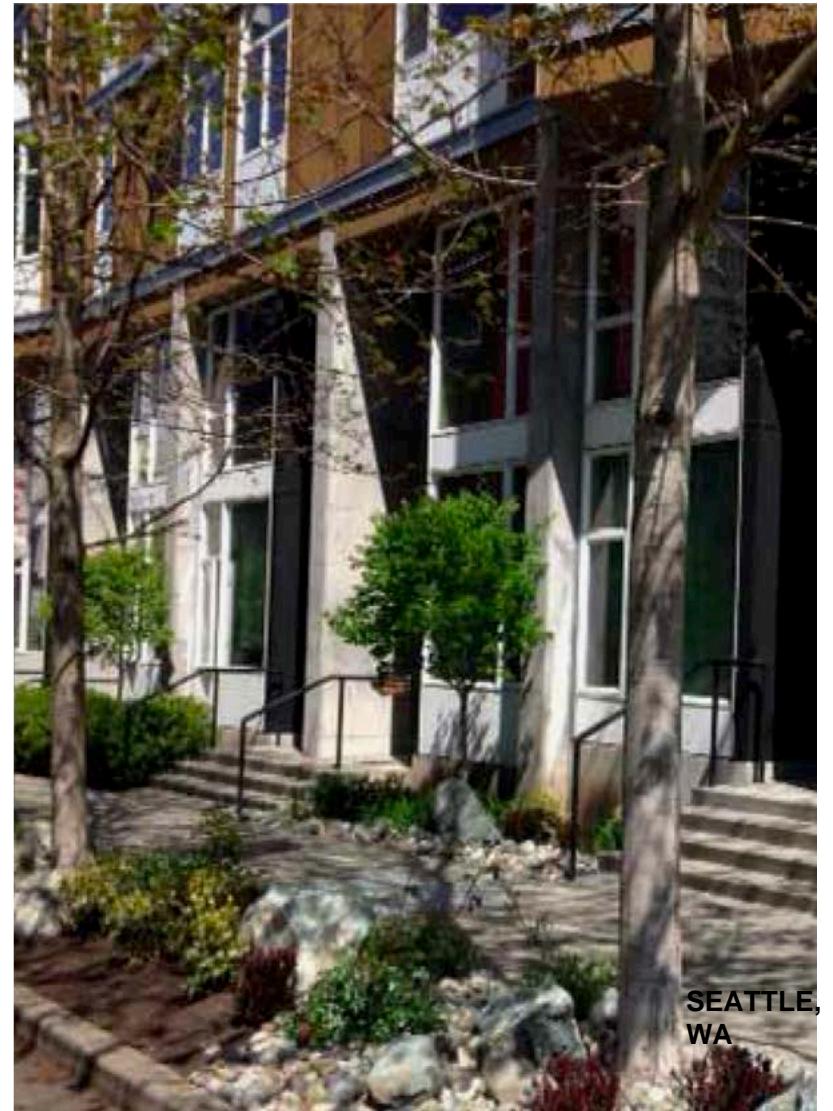
Streets and Courtyards



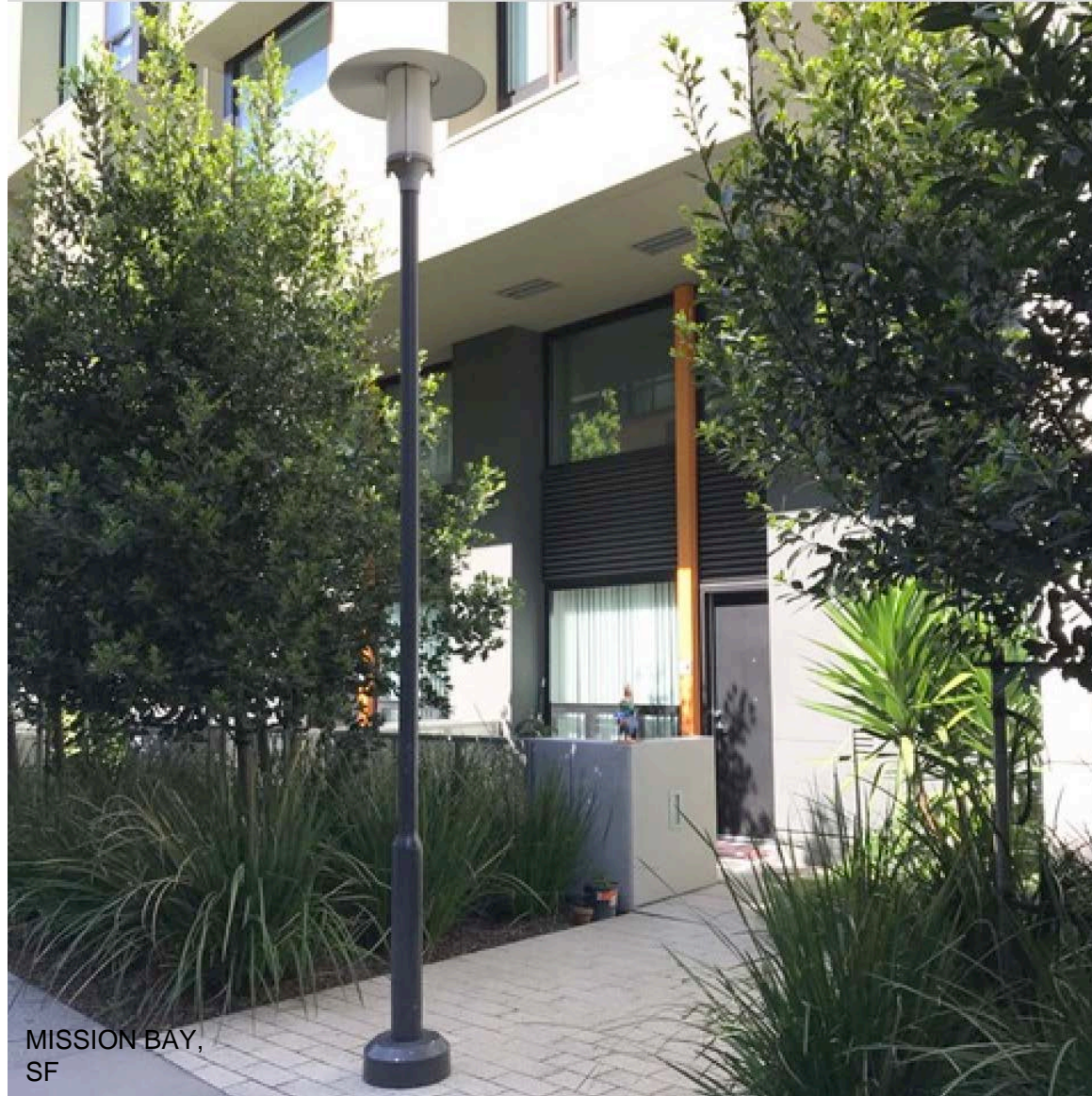
Building Character



Unit Entries on Street



Unit Entries on Greenways



MISSION BAY,
SF

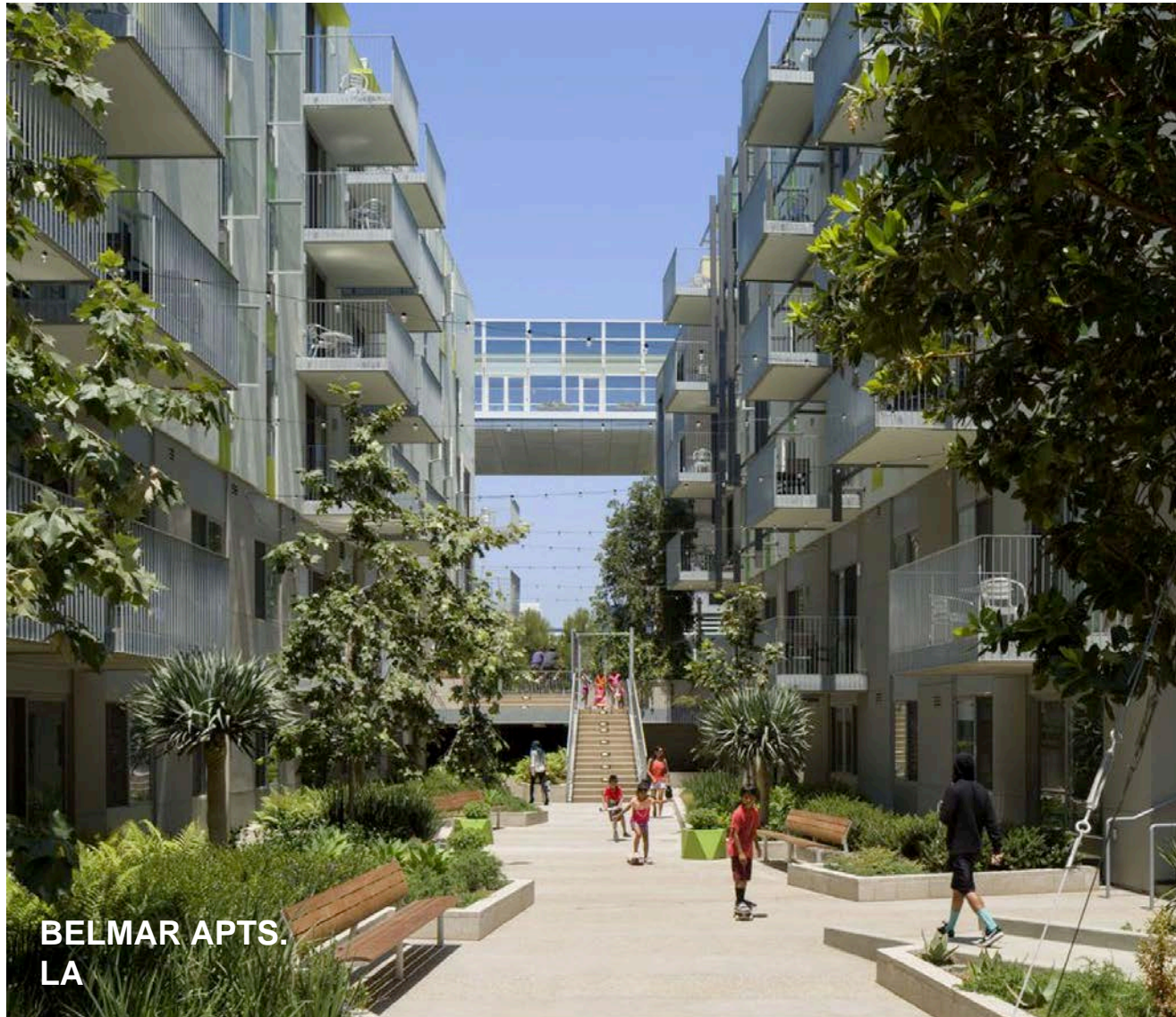
Building Entries, Views to Courtyards



Ground Floor Community Space



Sunny, Sheltered Courtyards



**BELMAR APTS.
LA**

Sunny, Sheltered Courtyards



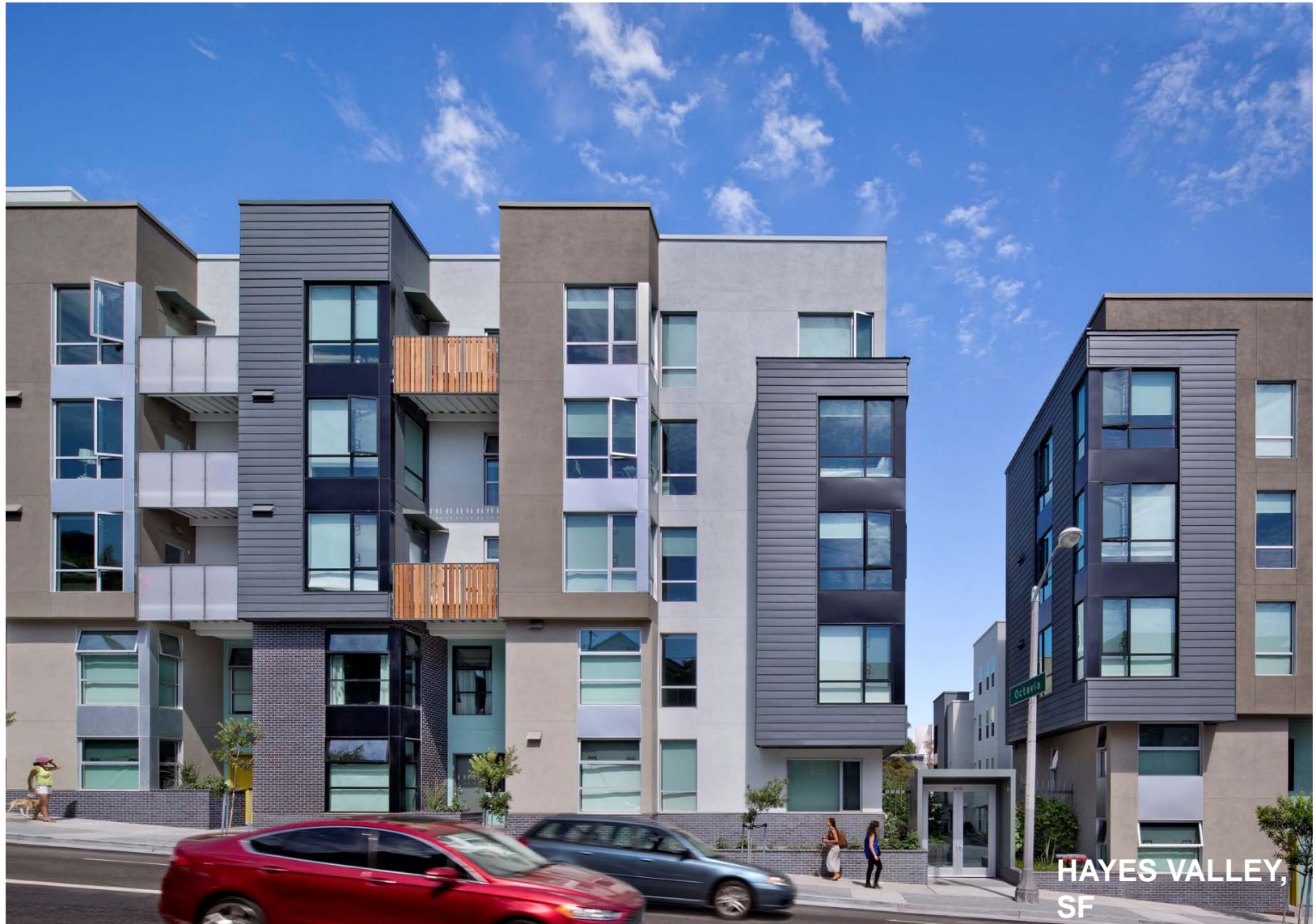
**MACARTHUR VILLAGE,
OAKLAND**

Buildings Framing Park

WARM SPRINGS,
FREMONT



Bays and Balconies



Variety of Roof Shapes



Step Backs at Top Floor



CANDLESTICK POINT,
SF

An aerial photograph of a city grid, likely San Francisco, with a proposed development highlighted in green. The development consists of several multi-story buildings arranged in a block, with green roofs and landscaping. The surrounding area shows existing city buildings and streets.

QUESTIONS & COMMENTS

Building Scale
Building Character
Townhome Options

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