AvalonBay Communities + BRIDGE Housing

Mission Housing  |  Habitat for Humanity  |  Pacific Union Development Corporation
Tonight’s Agenda

- Design of Public Benefits
- Affordable Housing Plan
- Development Agreement/ City Approvals
- Next Steps – Working toward Entitlement
Design of Public Benefits

1. Reservoir Park
2. Community Space
3. Pavilion
4. SFPUC Retained Fee
   Open Space
5. Childcare
6. Dog Park(s)
7. Public Parking Options
8. Connectivity and TDM
Park will include a large multi-use lawn, play area, Community garden, and areas sheltered from the wind.

Final plan will be developed with community input.
Reservoir Park
Character Images

- Children Play Area
- Terrace seating
- Native fog belt planting
- Community garden
- Multi-use lawn
Community Space

- Large space with kitchen and restrooms available to entire community
- Indoor outdoor space, opens to terrace and park
Pavilion

College Park Pavilion, Dallas TX

Trillium Park, Toronto ON

Grafenegg Castle Garden, Vienna, Austria

Riverside Park Pavilion, Cambridge MA
Lee Gateway
View to west
Reservoir Park

View North
• Connections to Ocean Avenue and Unity Plaza
• Childcare Playground with potential for community use after hours
• Active/Flexible recreation next to Lee Ave and Whole Foods
• Nature Play Area on west end
• SPUC will retain ownership and oversight of this area

SFPUC Retained Fee Open Space

Concept Sketch
(subject to PUC review and approval)
SFPUC Retained Fee Open Space

Character Images

Exploratory Play

Outdoor Childcare Play space

Flexible Plaza for recreation, sport and community events
• Childcare for up to 100 children
• Direct connection to SFPUC Open Space
• Natural play area with potential to open to community after hours
SFPUC Retained Fee Open Space

View north at Brighton Paseo
Dog Park (s)  
**Concept Sketch**

- Options for location and size
Public Parking Options

- Shared garages on Reservoir Site
- Garage on City College
Mobility Integrated with Neighborhood Design

30% automobile trip reduction target

Pedestrian Network
Mobility Integrated with Neighborhood Design

30% automobile trip reduction target

Bicycle Network
Transportation Demand Management (TDM)

30% auto trip reduction target
(from what would otherwise be produced)

- On-site transportation coordinator
- On site child care
- Family friendly amenities including convenient storage for strollers & car seats
- Ample and readily accessible bike parking
- On-site bike share facilities
- On-site car share facilities
- Storage for packages, laundry, groceries
- Unbundled parking
- Real time information displays
- Curb management
Balboa Reservoir Affordable Housing Plan

- 50% Affordable Units (550 of the planned 1100 units)
- 530 rental units | 20 for-sale units
- Spread across 4 buildings
- Income Limits to be a range of AMIs from low to moderate
- Developer to fund 363 Units
- City to contribute funding for 187 units to reach 50% target
What does Affordable mean?

Income Limits

Levels of affordability are based upon Area Median Income (AMI) which is calculated for each locality and household size.

San Francisco’s 2019 AMI is:

- $123,150 for a 4-person family
- $86,200 for a 1-person family

Affordable Housing means units that are restricted to people earning less than the AMI and is expressed as a % of AMI (i.e.: 60% of AMI)
What does Affordable mean?

Affordable Rents

Monthly rents for affordable units must be less than 30% of the tenants income.

Example:

A one person household at 60% AMI has an annual income of: $51,720

This equates to a monthly income of: $4,310

30% of $4,310 = $1,293

So $1,293 is the maximum monthly rent
## Affordable Housing Plan

<table>
<thead>
<tr>
<th>OCCUPATION</th>
<th>Average SALARY</th>
<th>FAMILY SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Healthcare (Nurse)</td>
<td>$145,388</td>
<td></td>
</tr>
<tr>
<td>Mechanical Engineer</td>
<td>$126,746</td>
<td>$103,450</td>
</tr>
<tr>
<td>Police Officer</td>
<td>$120,567</td>
<td>$86,200</td>
</tr>
<tr>
<td>Elementary School Teacher</td>
<td>$86,496</td>
<td></td>
</tr>
<tr>
<td>Social Service Worker</td>
<td>$65,151</td>
<td>$68,950</td>
</tr>
<tr>
<td>Sales</td>
<td>$62,850</td>
<td></td>
</tr>
<tr>
<td>Healthcare Support (Nursing Asst.)</td>
<td>$56,137</td>
<td></td>
</tr>
<tr>
<td>Administrative Assistant</td>
<td>$54,149</td>
<td></td>
</tr>
<tr>
<td>Food Prep and Serving</td>
<td>$36,946</td>
<td>$43,100</td>
</tr>
<tr>
<td>Restaurant Host</td>
<td>$35,023</td>
<td></td>
</tr>
<tr>
<td>Dishwasher</td>
<td>$32,968</td>
<td>$25,850</td>
</tr>
</tbody>
</table>

*Occupational Employment Statistics (OES) Survey 2019*
Preferences for City-sponsored affordable housing:

• Former San Francisco residents displaced in the 1960s & 70s

• Displaced Tenant Housing Preference Program
  • Up to 20% of units can be set aside for victims of eviction or fire.

• Neighborhood Resident Housing Preference
  • Up to 40% of units can be set aside

• Live or Work in San Francisco
SF Educator Housing

Preferences for educators

- Project will include ~150 unit building with preference for educators
- City College faculty and staff will have preference to rent units in the educator building
- Rents are currently targeted at a mix of moderated incomes which corresponds to current salaries at City College.

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% AMI</td>
<td>$1,724</td>
<td>$1,970</td>
<td>$2,218</td>
<td>$2,463</td>
</tr>
<tr>
<td>100% AMI</td>
<td>$2,155</td>
<td>$2,463</td>
<td>$2,771</td>
<td>$3,079</td>
</tr>
</tbody>
</table>
Affordable Housing Plan – Phase 1
~276 units

Building F
- 154 Units built and operated by Bridge Housing
- Educator Housing
- Target between 80%-120% AMI
- Target incomes between $69K - $103K

Building E
- ~123 Units built and Operated by Bridge Housing
- Target between 30%-80% AMI
- Target incomes between $26K-$68K
- Average income ~$60K
Affordable Housing Plan – Phase 2

~274 units

**Building B**
- 70 Rental Units owned and operated by Mission Housing
- 30%-80% AMI with 60% avg AMI
- Target incomes between $26K-$68K
- Average income ~$60K
- 20 units built by Habitat for Humanity and individually owned
- Target incomes between $69K - $103K
- Average income ~$86K

**Building A**
- 181 Rental Units built and operated by Bridge Housing
- 30%-80% AMI with 60% avg AMI
- Target incomes between $26K-$68K
- Average income ~$60K
PROJECT STATUS AND TIMELINE

2017

- Ongoing CAC meetings
- RFP/Developer Selection

2018

- Draft Design & Dev’t Proposal
- Fiscal Feasibility
- Notice of Preparation of EIR

2019

- Environmental Review & Approval Process
- Draft EIR Comment Period

2020

- Response to Comments
- EIR Certification/Approvals
- Project approval hearings

Orange = Opportunities for Public Input
ENTITLEMENT OVERVIEW

- Requires EIR Certification
- Anticipated Project Entitlements
  - Purchase and Sale Agreement between SFPUC and Developer
  - Developer will enter into a Development Agreement with the City
  - Special Use District and Design Standards and Guidelines will control uses and design
ASSOCIATED PROJECT DOCUMENTS & REGULATIONS

- **Development Agreement (DA)**
  - Negotiated between project sponsor & City
  - Describes project sponsor and City commitments (e.g. housing affordability requirements, open space obligations, transportation demand management, childcare, and other community benefits, etc.)

- **Special Use District (SUD)**
  - New Planning Code section
  - Describes overarching land use and design controls as well as approval processes
  - Explicitly refers to DSG for detailed controls

- **Design Standards and Guidelines (DSG)**
  - Standards and guidelines related to physical design and land use
  - Supplements SUD

- **Master Infrastructure Plan (MIP)**
  - Describes large scale site infrastructure (e.g. water, sewer, electricity, streets, sidewalks, AWSS, etc.)
  - Drafted to ensure all infrastructure is coordinated and consistent with the overall design in the DSG
APPROVAL HEARINGS

- Planning Commission: April/May
- SFPUC Commission: May/June
- SFMTA Board: May/June
- Board of Supervisors: July
  - Budget & Finance Committee
  - Land Use & Transportation
  - Full Board of Supervisors
- Other Meetings & Hearings:
  - BRCAC
  - City College Board of Trustees
QUESTIONS & COMMENTS