



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**





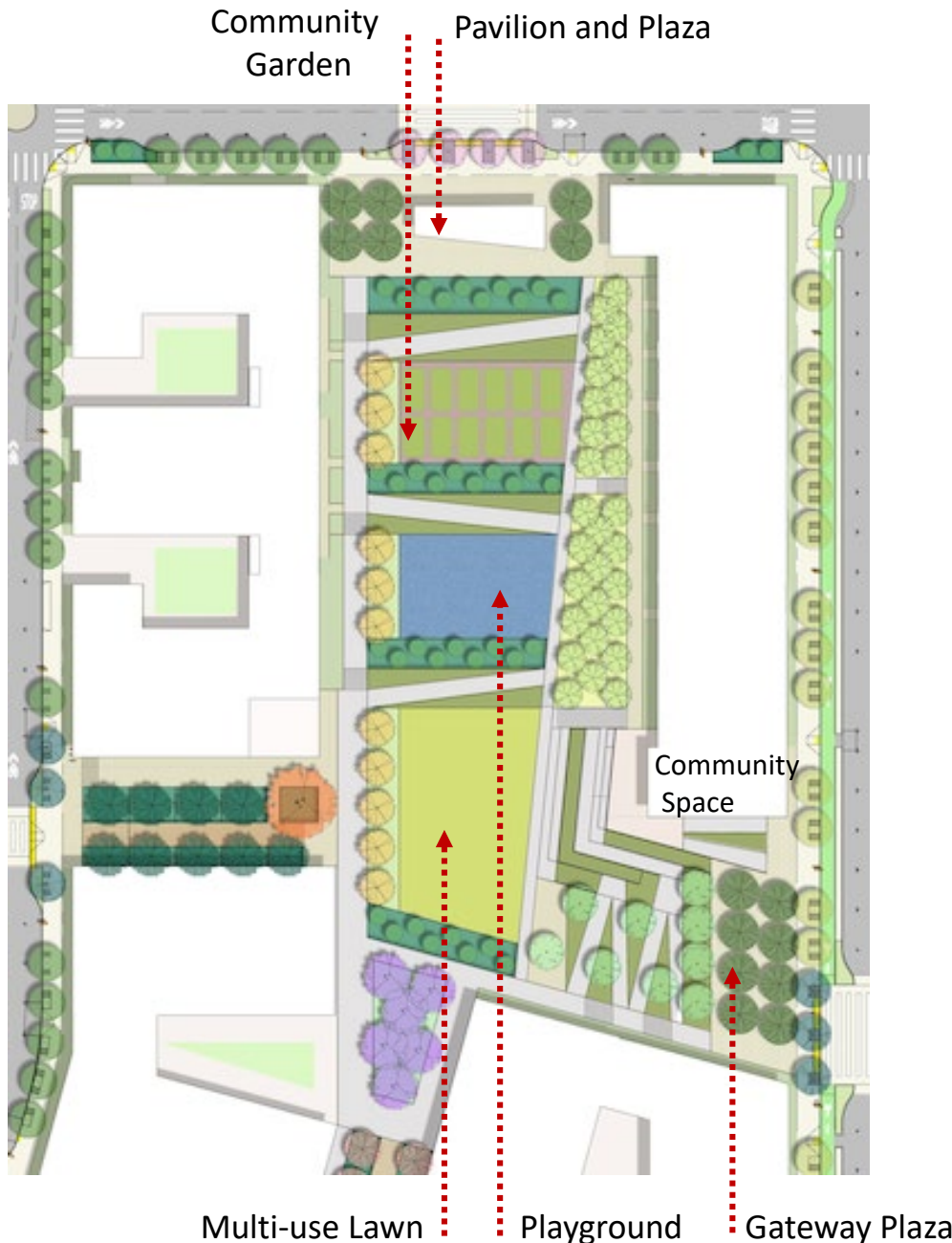
Design of Public Benefits

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

Reservoir Park

Concept Sketch

- 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



Reservoir Park

Character Images



Children Play Area



Terrace seating



Community garden



Native fog belt planting.



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 Pavillon, Dallas TX



Trillium Park, Toronto ON



Grafenegg Castle Garden, Vienna, Austria



Riverside Park Pavillon, Cambridge MA

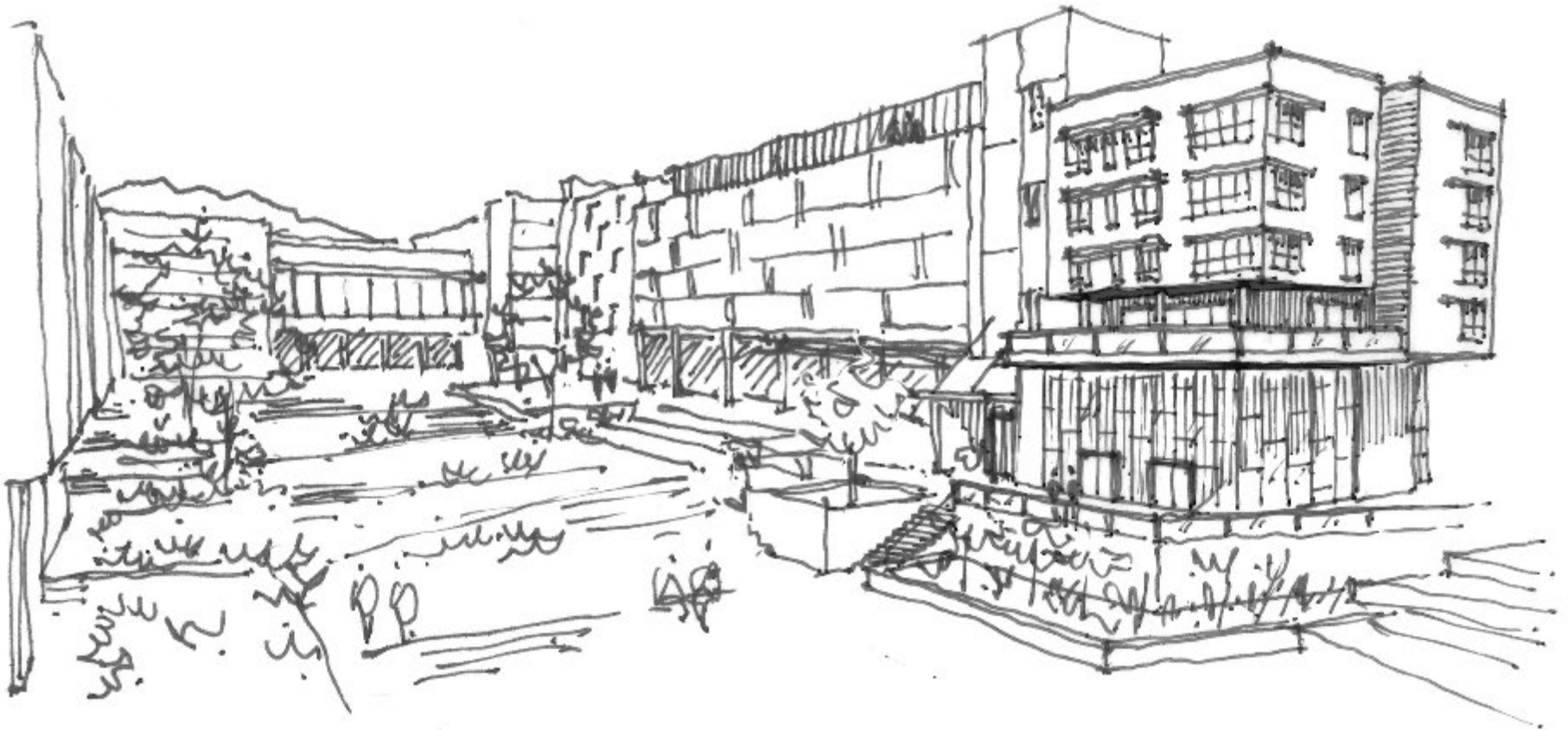
Lee Gateway

View to west



Reservoir Park

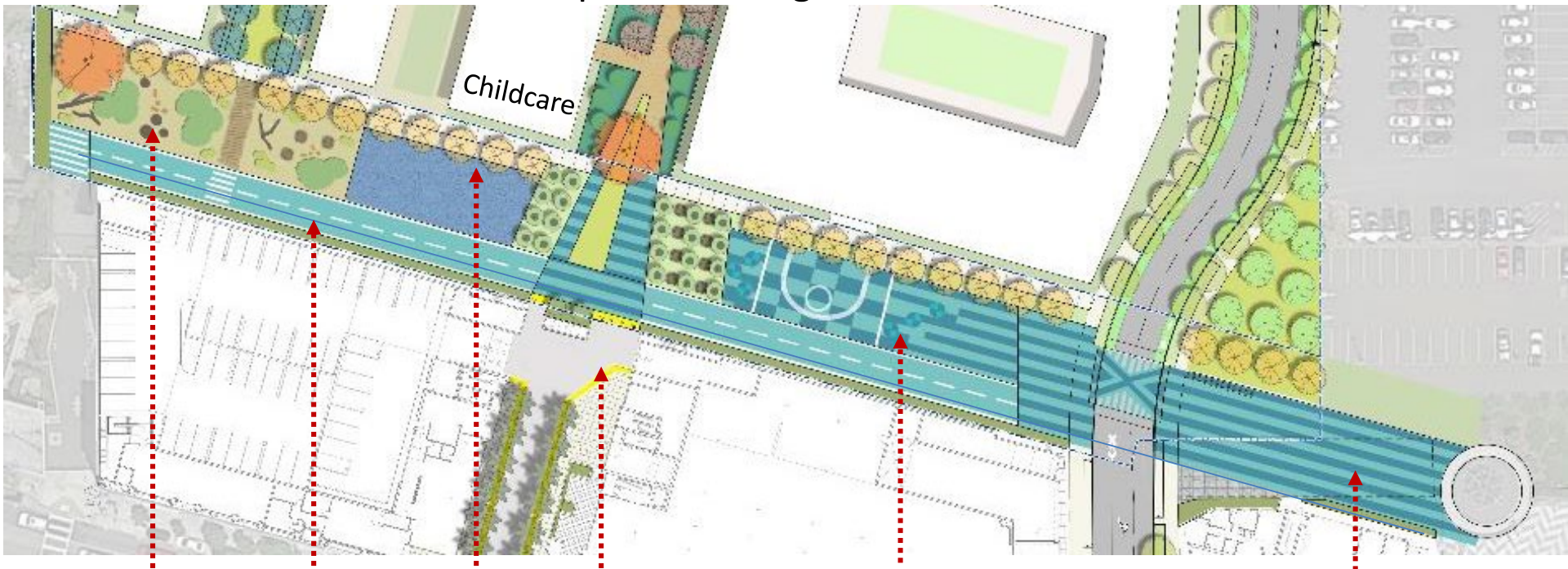
View North



- 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)*



Nature Play
Area

Existing
Water Line

Childcare
Playground

Connection
to Whole Foods

Flexible/event space

Connection to
Unity Plaza

SFPUC Retained Fee Open Space *Character Images*



Exploratory Play



Outdoor Childcare Play space



Flexible Plaza for recreation, sport and community events

Childcare

- 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

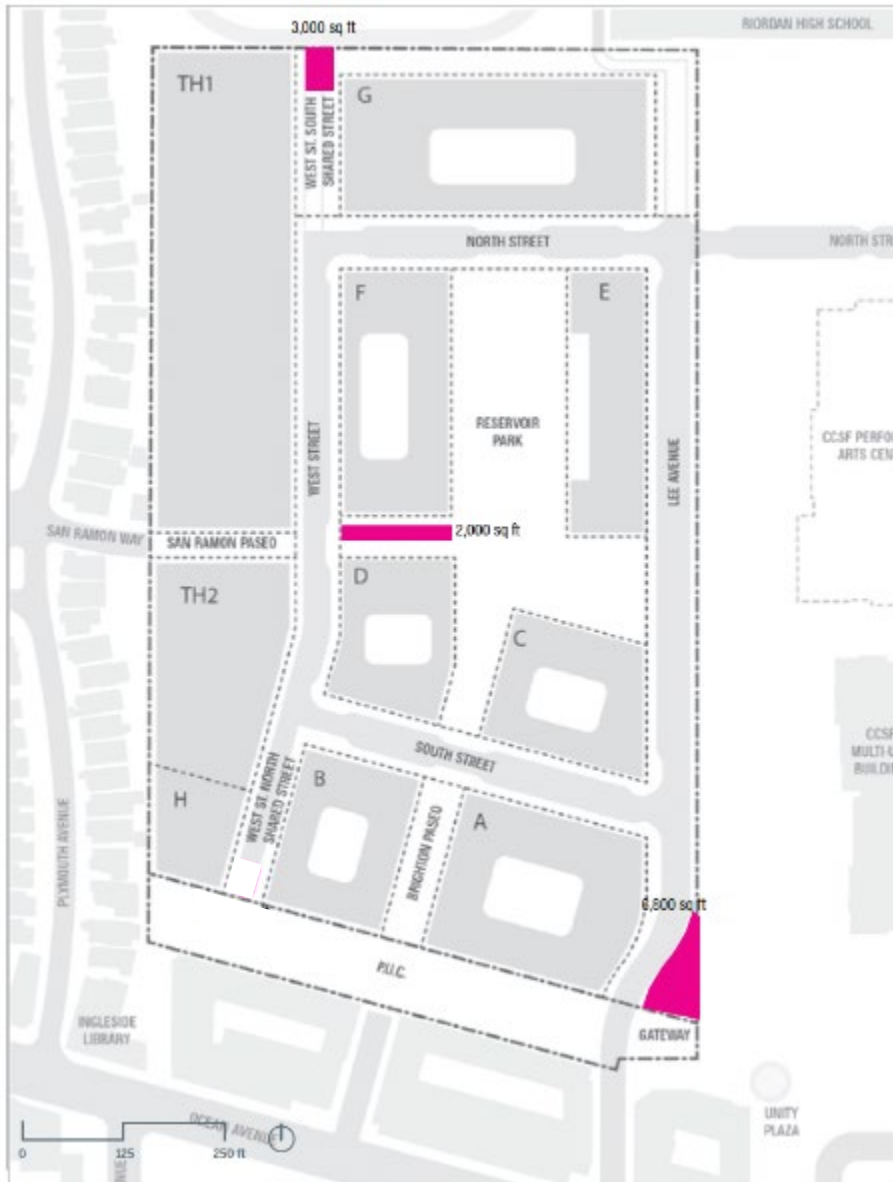
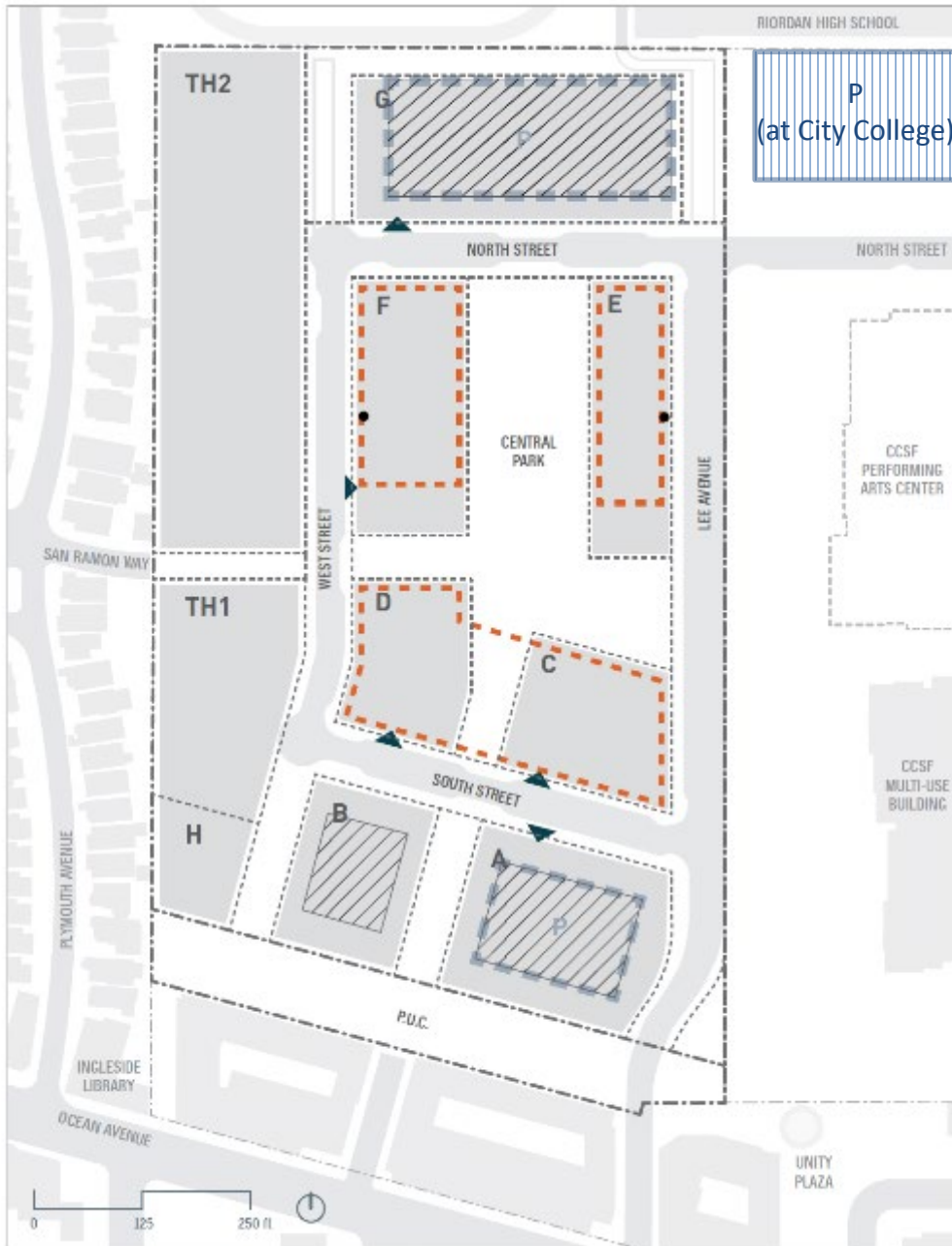


Figure 6.171: Potential Locations for Dog Park



Public Parking Options

- Shared garages on Reservoir Site
- Garage on City College



LEGEND



Preferred Location of Parking Access



Allowable Location for Above Grade Parking



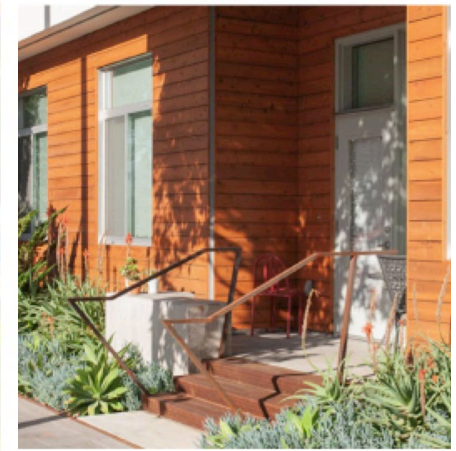
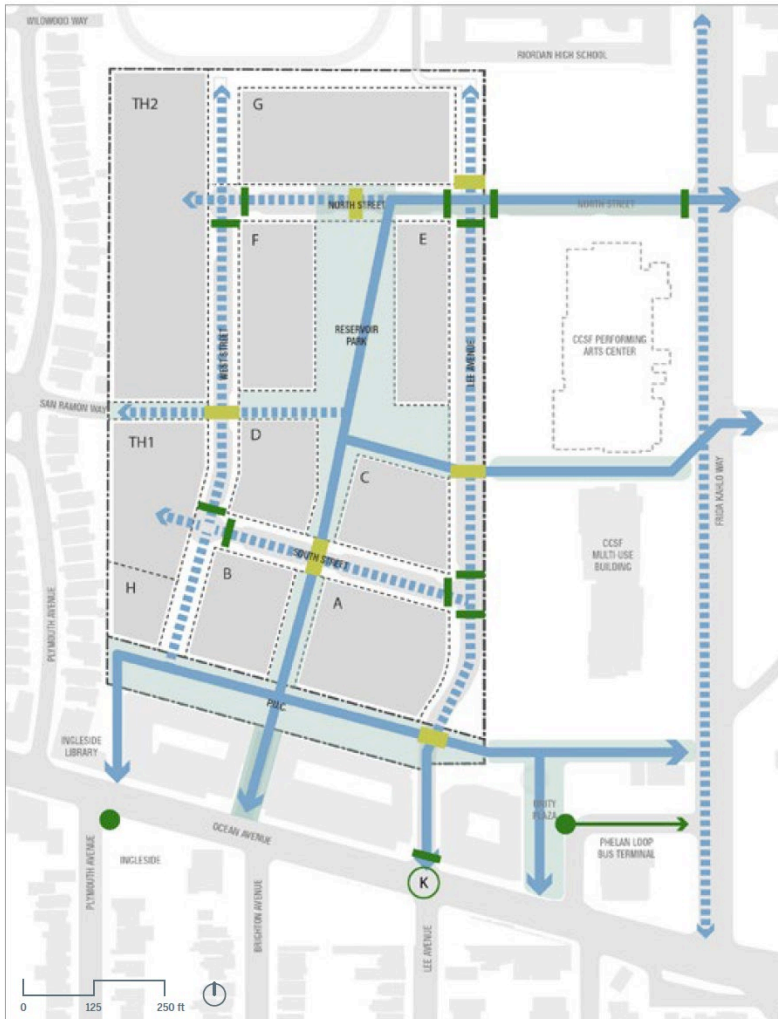
Allowable Location for Public Garage



Allowable Parking Below Grade

Mobility Integrated with Neighborhood Design

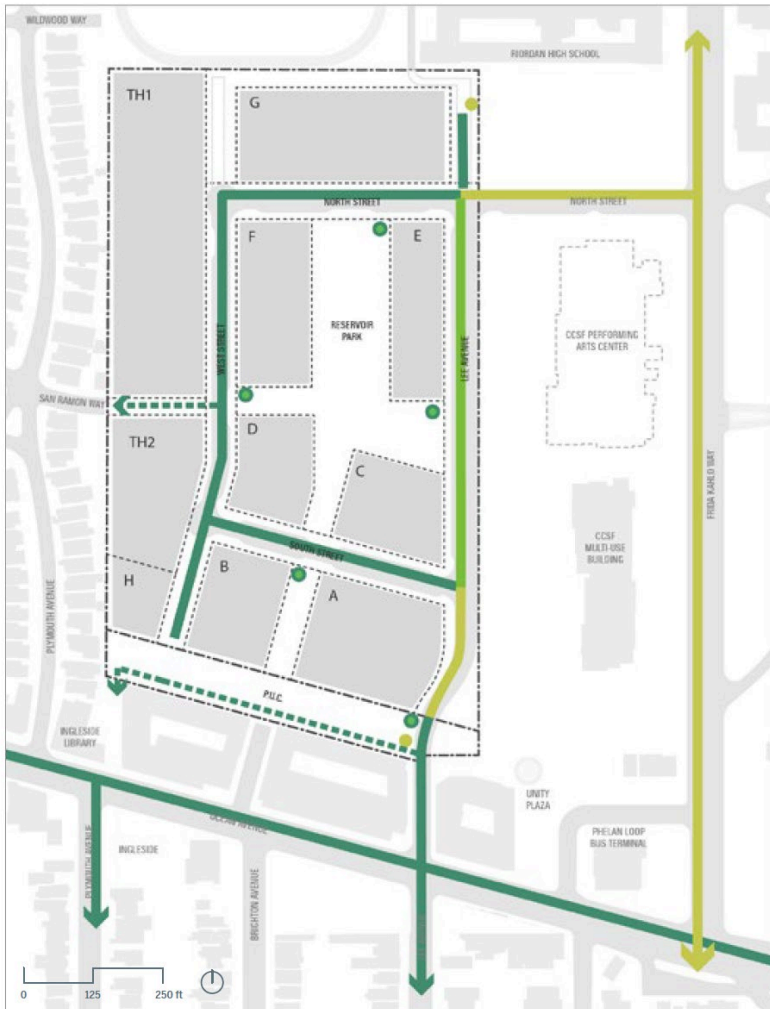
30% automobile trip reduction target



Pedestrian Network

Mobility Integrated with Neighborhood Design

30% automobile trip reduction target



Bicycle Network



Walkable/Bikable Neighborhood



Bicycle Parking

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

Affordable Housing Plan

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)

Affordable Housing Plan

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

OCCUPATION	Average SALARY	FAMILY SIZE				
		1	2	3	4	
Healthcare (Nurse)	\$145,388					Above Moderate Income
Mechanical Engineer	\$126,746	\$103,450	\$118,200	\$133,000	\$147,800	Moderate Income (120% AMI)
Police Officer	\$120,567	\$86,200	\$98,500	\$110,850	\$123,150	Median Income (100% AMI)
Elementary School Teacher	\$86,496					Low Income (80% AMI)
Social Service Worker	\$65,151	\$68,950	\$78,800	\$88,700	\$98,500	
Sales	\$62,850					
Healthcare Support (Nursing Asst.)	\$56,137					Very Low Income (50% AMI)
Administrative Assistant	\$54,149					
Food Prep and Serving	\$36,946	\$43,100	\$49,250	\$55,450	\$61,600	
Restaurant Host	\$35,023					Extremely Low Income (30% AMI)
Dishwasher	\$32,968	\$25,850	\$29,550	\$33,250	\$36,950	

Occupational Employment Statistics (OES) Survey 2019

SF Affordable Housing Preference Program

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.

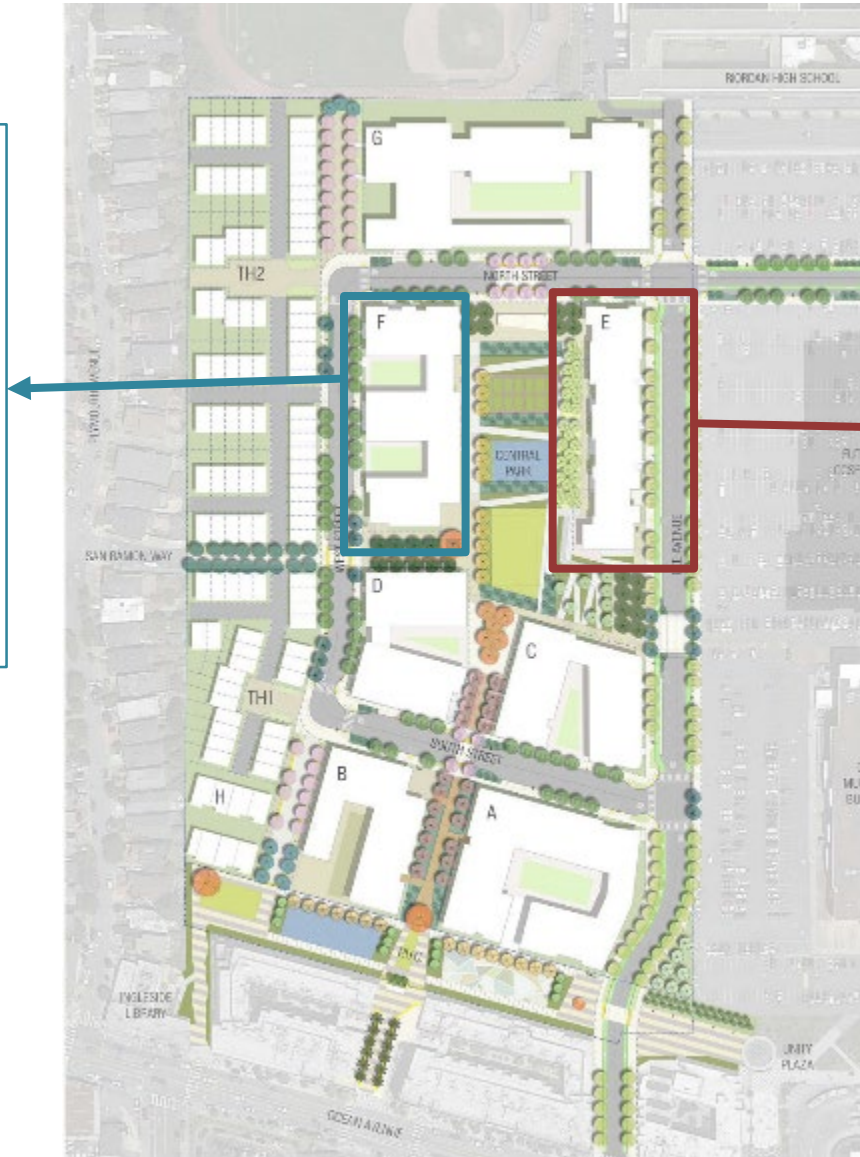
	Studio	1 BR	2 BR	3 BR
80% AMI	\$1,724	\$1,970	\$2,218	\$2,463
100% AMI	\$2,155	\$2,463	\$2,771	\$3,079

Affordable Housing Plan – Phase 1

~276units

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

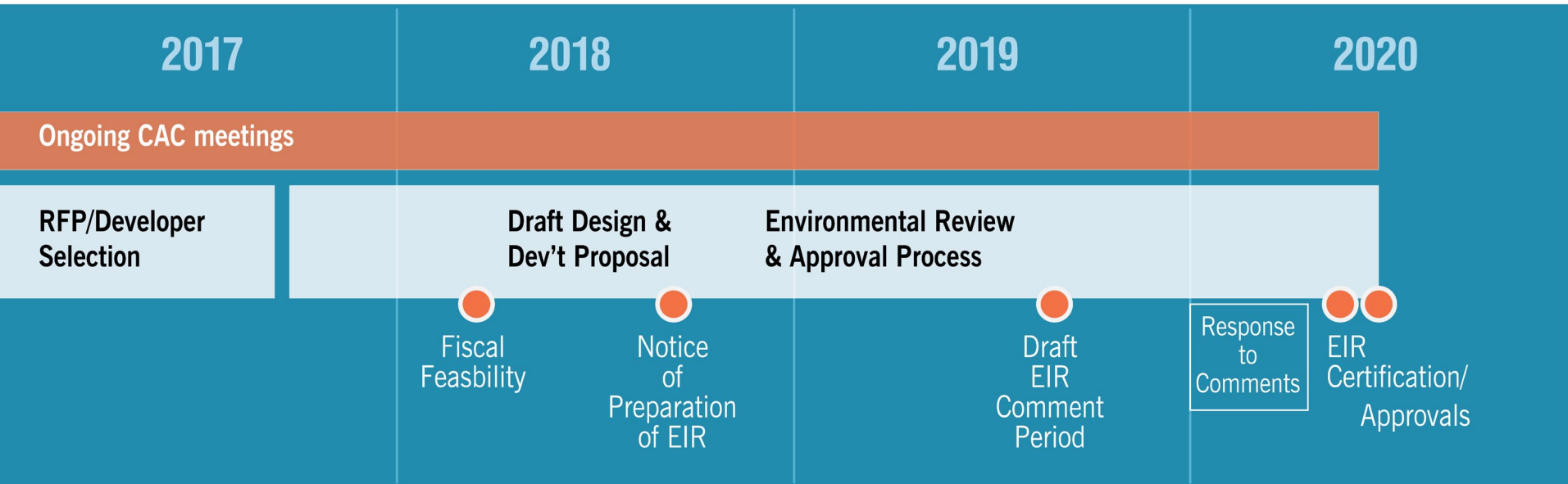
- 70 Rental Units owned and operated by Mission Housing
 - 30%-80% AMI with 60% avg AMI
 - Target incomes between \$26K-\$68K
 - Average income ~\$60K
-
- 20 units built by Habitat for Humanity and individually owned
 - Target incomes between \$69K - \$103K
 - Average income ~\$86K



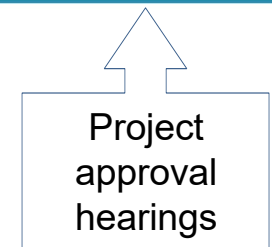
Building A

- 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



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

An aerial photograph of a city grid, likely San Francisco, with a proposed development highlighted in color. The highlighted area consists of several multi-story buildings with green roofs and surrounding greenery, situated in a central urban block. The rest of the city grid is shown in a faded, grayscale-like tone.

QUESTIONS & COMMENTS