



## 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

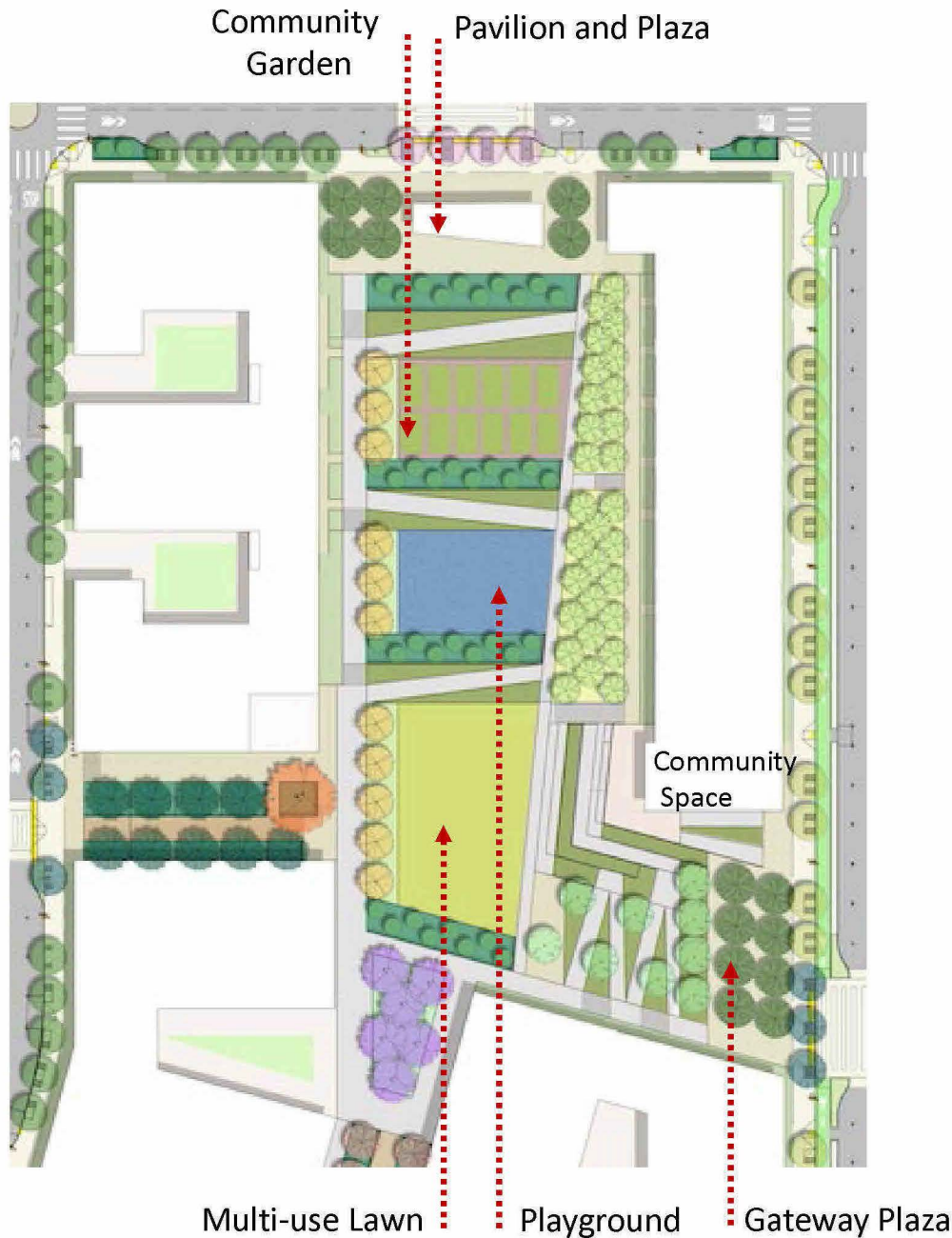
1. Reservoir Park
2. Community Space
3. Pavilion
4. SFPUC Retained Fee Open Space
5. Childcare
6. Dog Park(s)
7. Public Parking Options
8. Connectivity and TDM



# Reservoir Park

## *Concept Sketch*

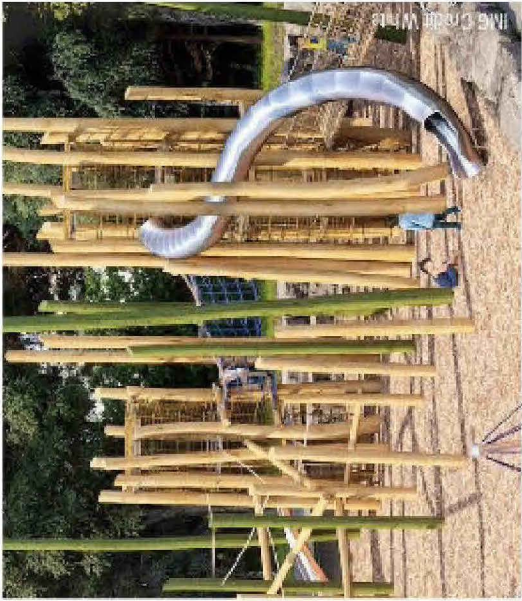
- Park will include a large multi-use lawn, play area, Community garden, and areas sheltered from the wind.
- Final plan will be developed with community





# Reservoir Park

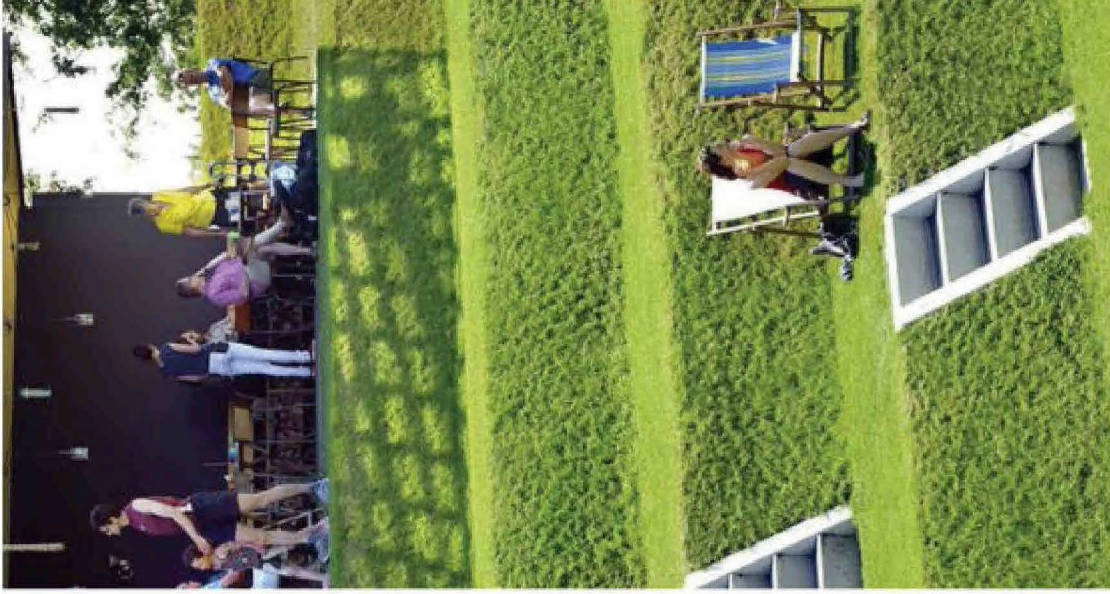
## Character Images



Children Play Area



Native fog belt planting.



Terrace seating



Community garden

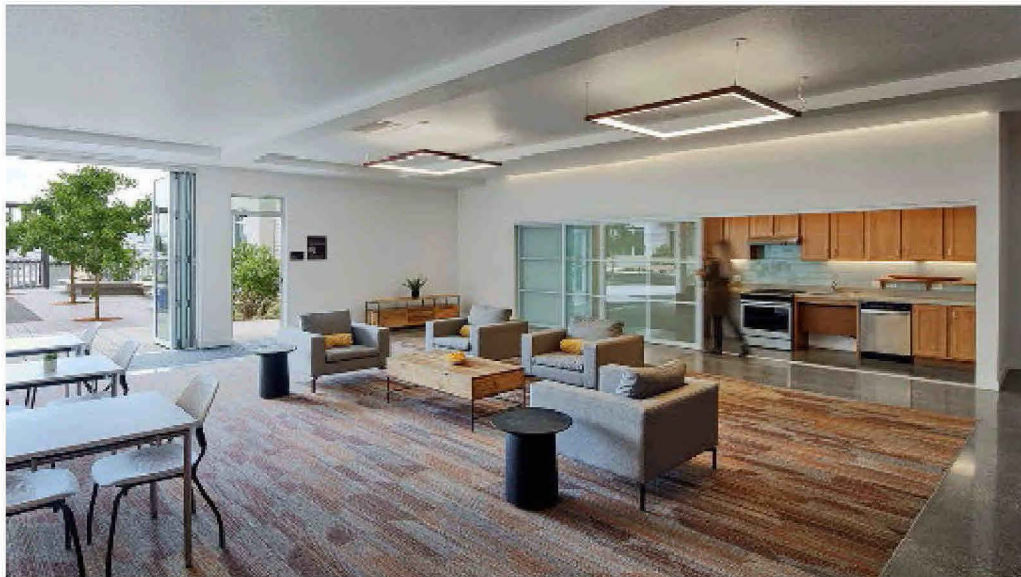
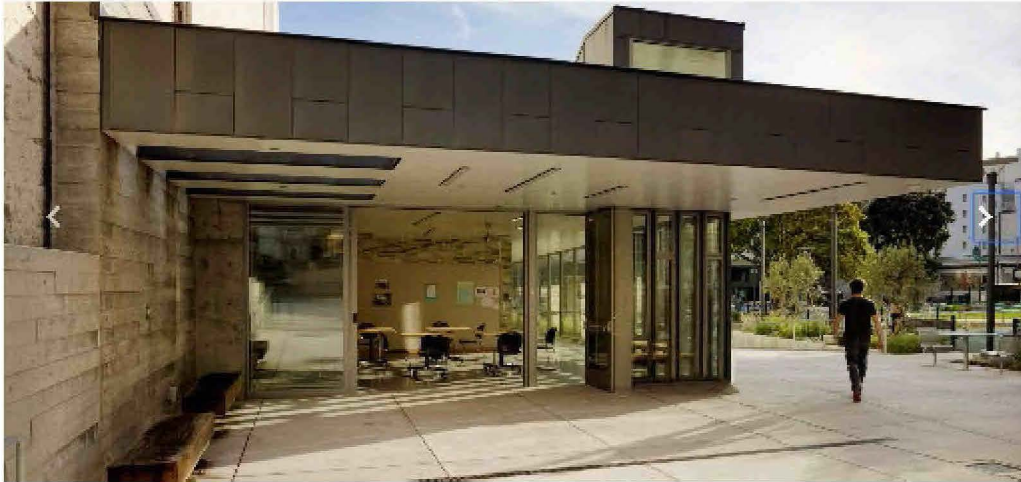


Multi-use lawn



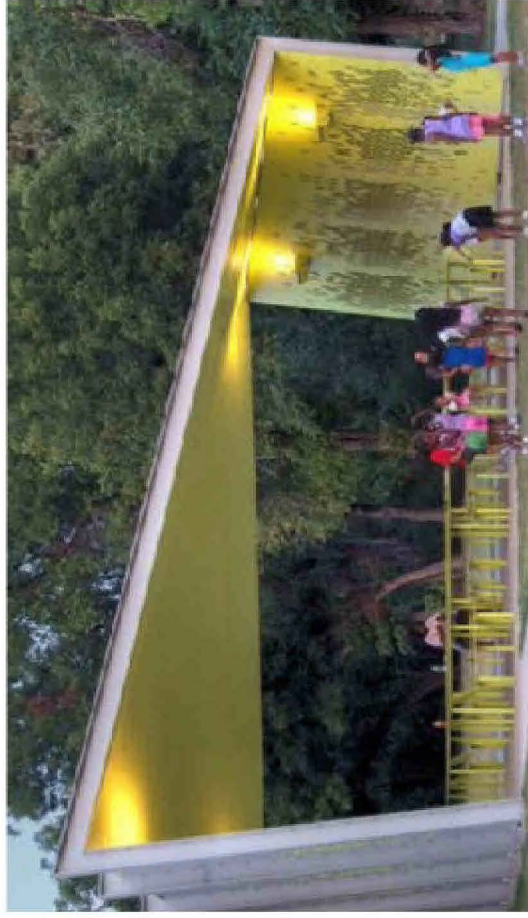
# Community Space

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

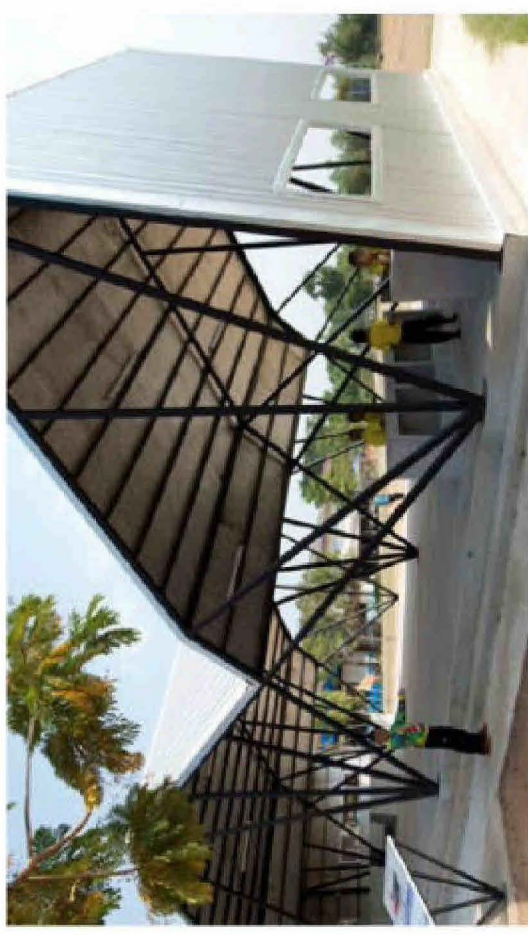




# Pavilion



College Park Pavilion, Dallas TX



Trillium Park, Toronto ON



Grafenegg Castle Garden, Vienna, Austria

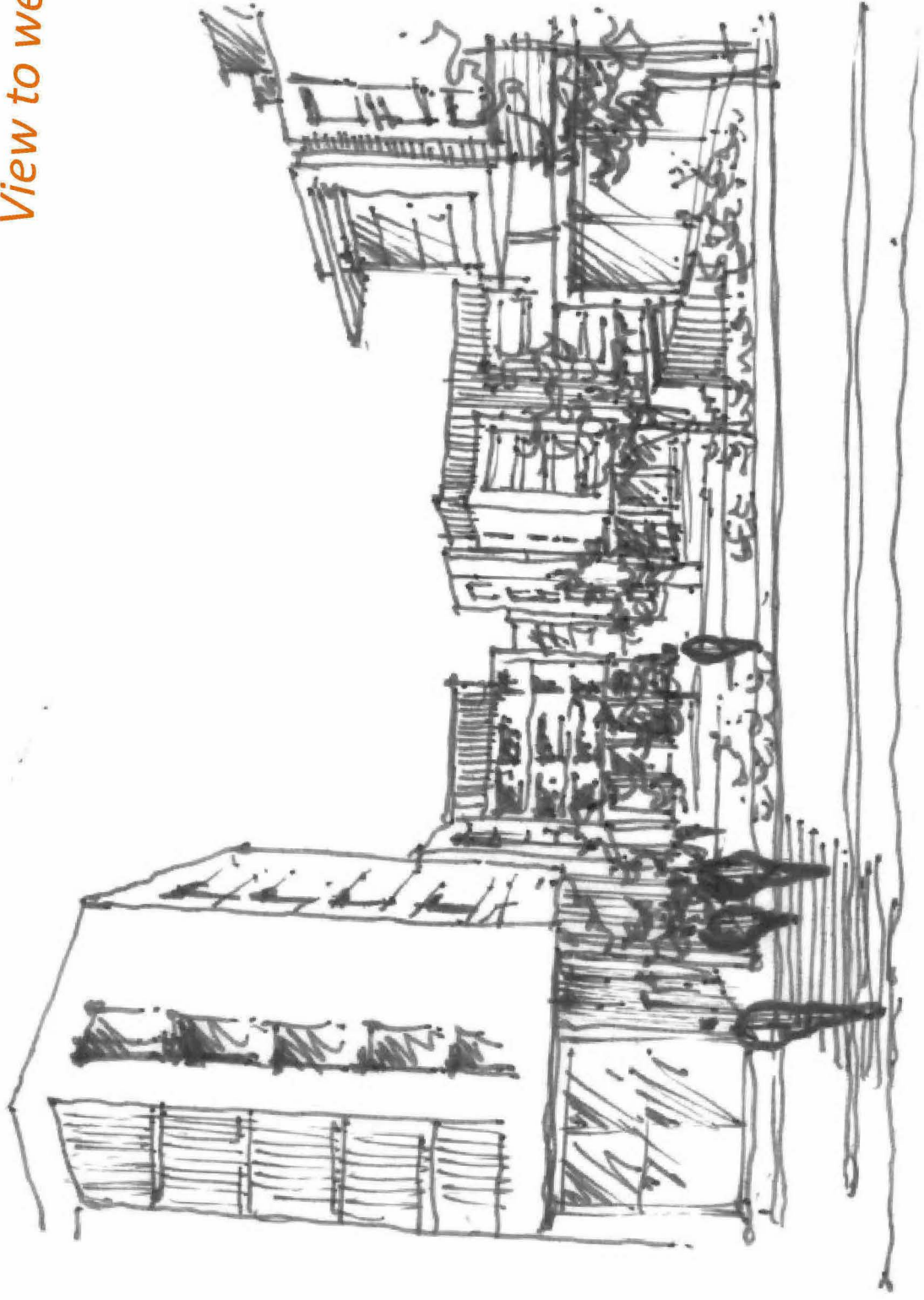


Riverside Park Pavilion, Cambridge MA



# Lee Gateway

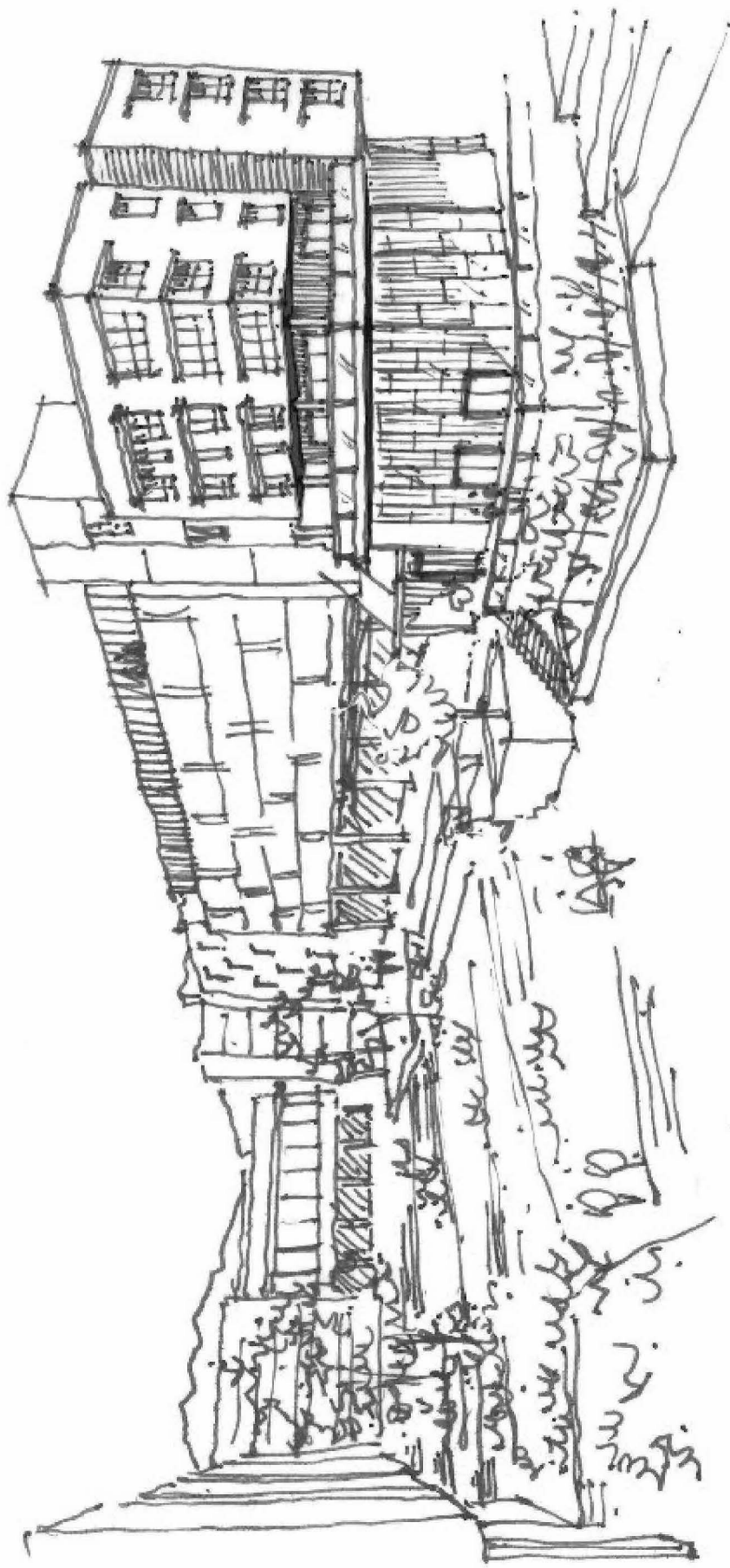
*View to west*





# Reservoir Park

## *View North*

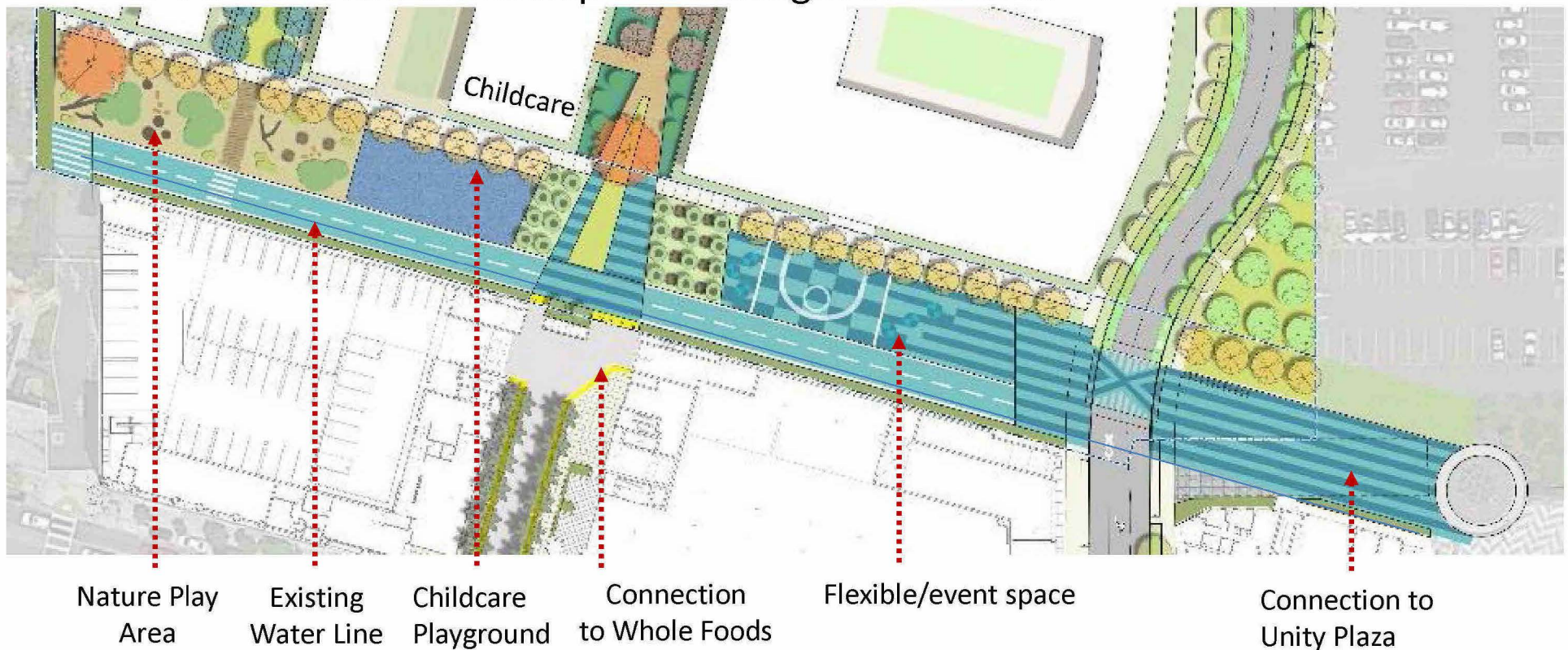




- Connections to Ocean Avenue and Unity Plaza
- Childcare Playground with potential for community use after hours
- Active/ Flexible recreation next to Lee Ave and Whole Foods
- Nature Play Area on west end
- SPUC will retain ownership and oversight of this area

## SFPUC Retained Fee Open Space

*Concept Sketch  
(subject to PUC review  
and approval)*





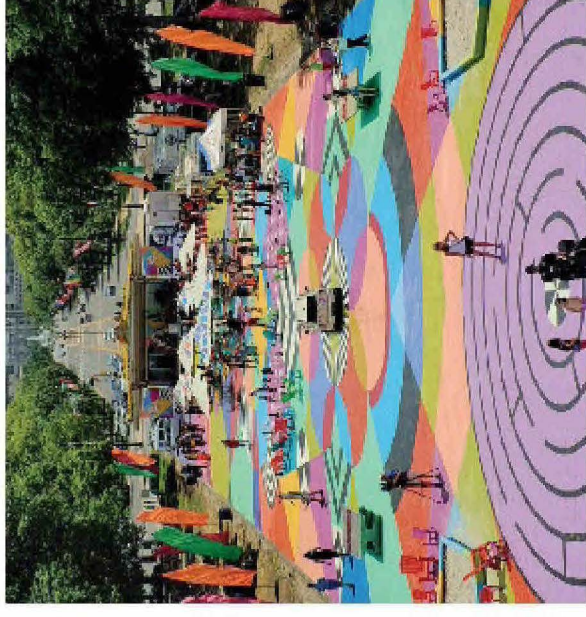
# SFPUC Retained Fee Open Space *Character Images*



*Exploratory Play*



*Outdoor Childcare Play space*



*Flexible Plaza for recreation, sport and community events*



# Childcare

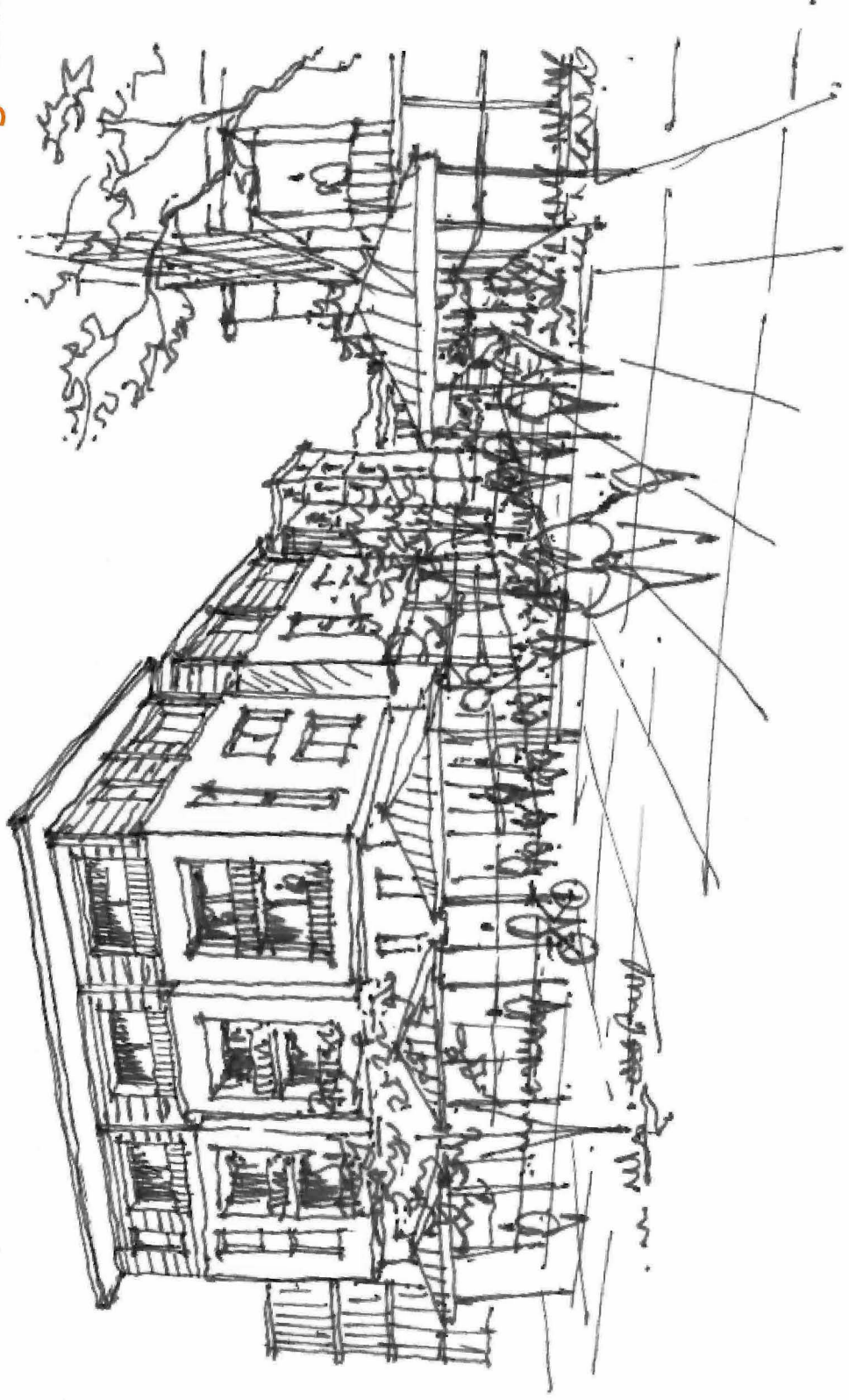
- Childcare for up to 100 children
- Direct connection to SFPUC Open Space
- Natural play area with potential to open to community after hours





# SFPUC Retained Fee Open Space

*View north at Brighton Paseo*





# Dog Park (s)

## Concept Sketch

- Options for location and size

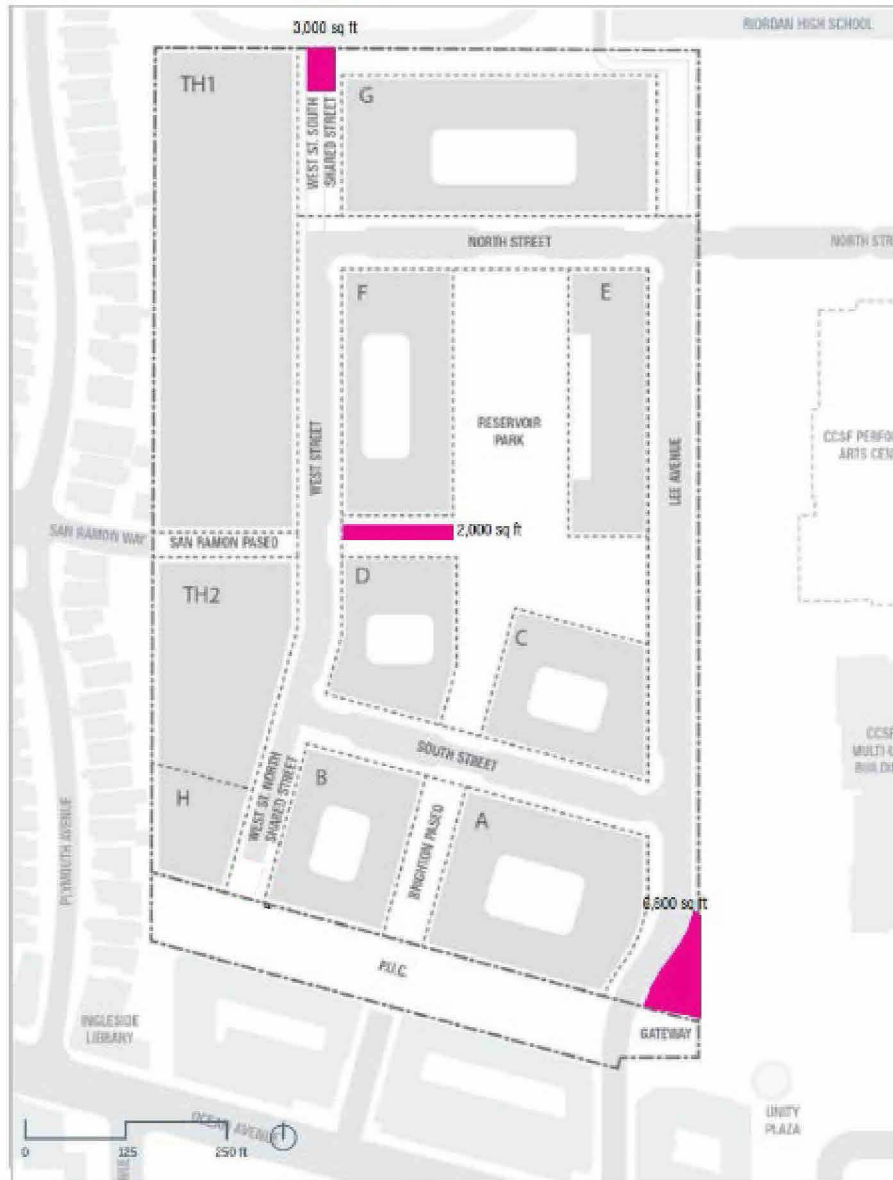


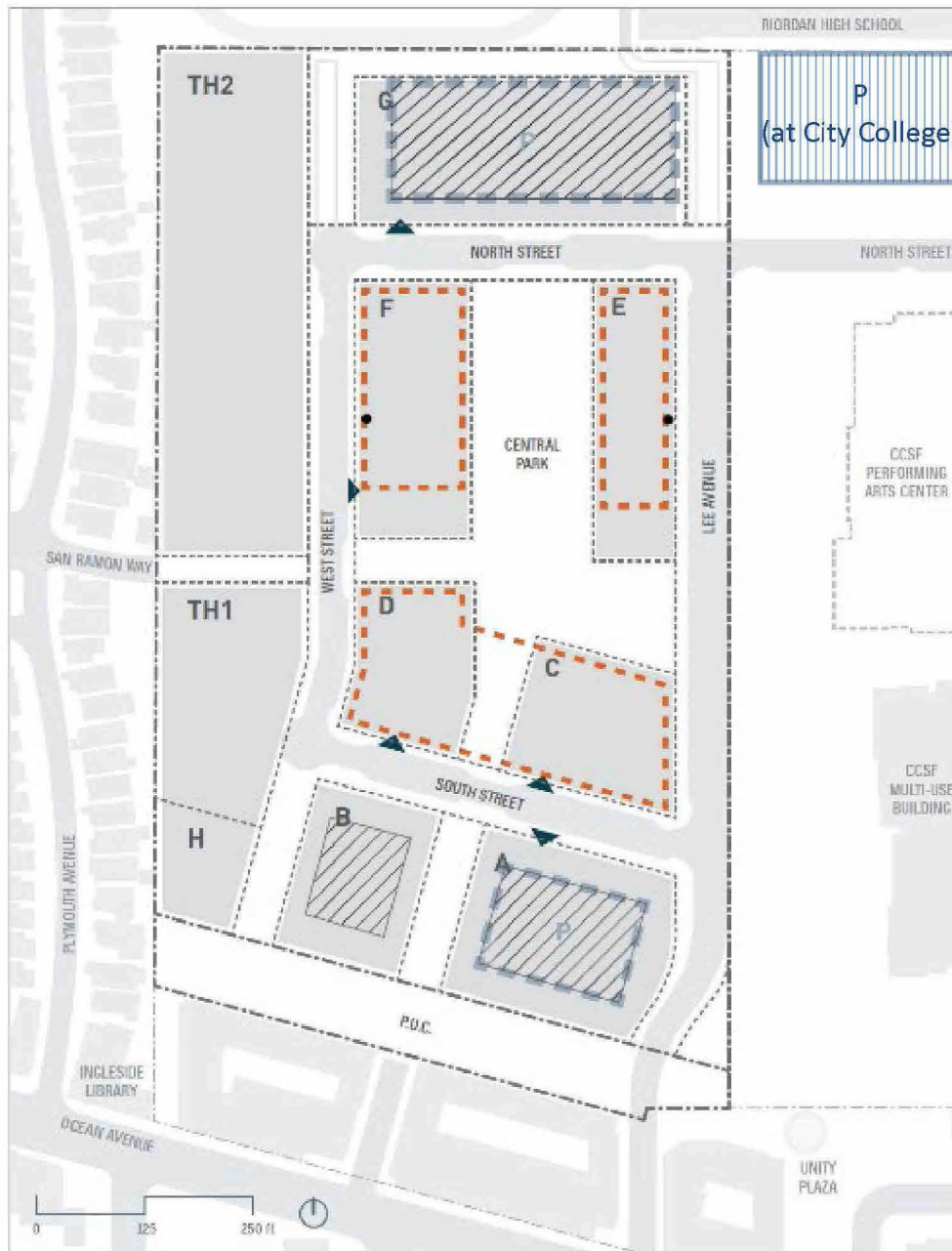
Figure 6.17.1: Potential Locations for Dog Park









# Public Parking Options

- Shared garages on Reservoir Site
- Garage on City College



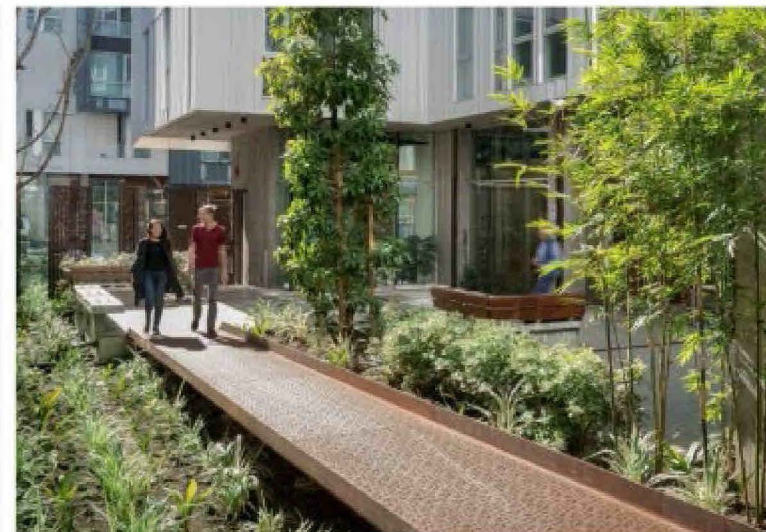
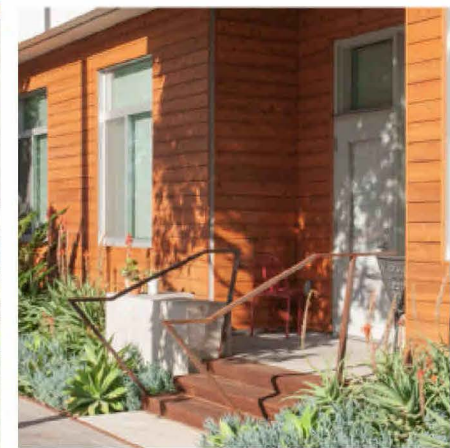
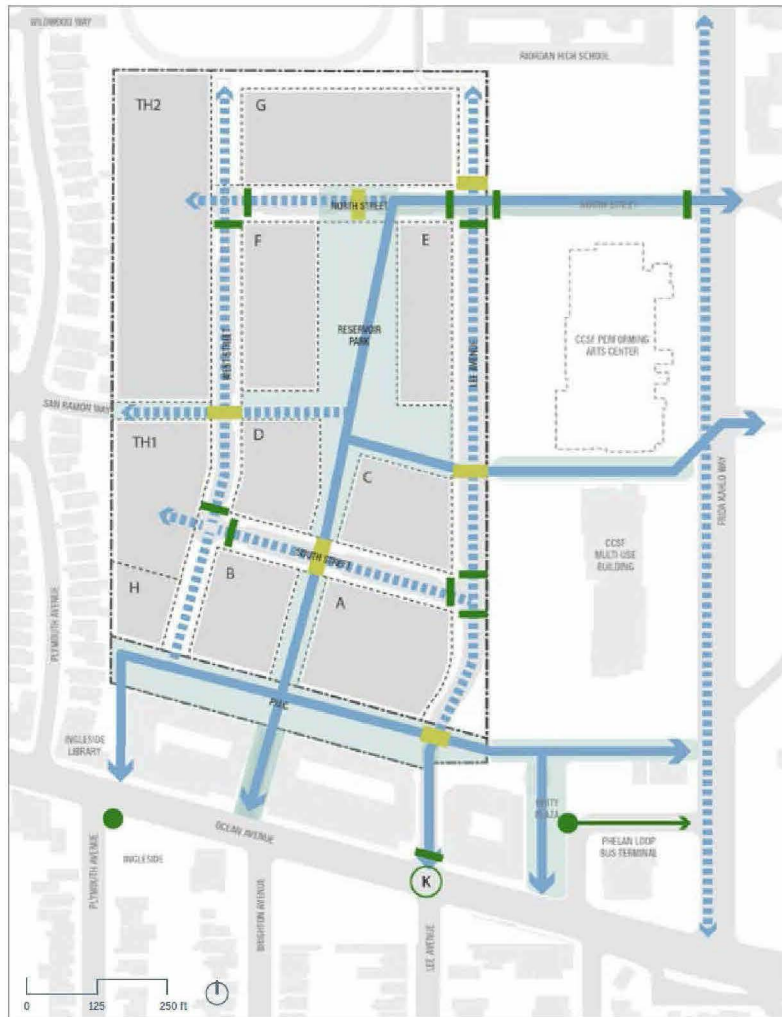
## LEGEND

-  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*

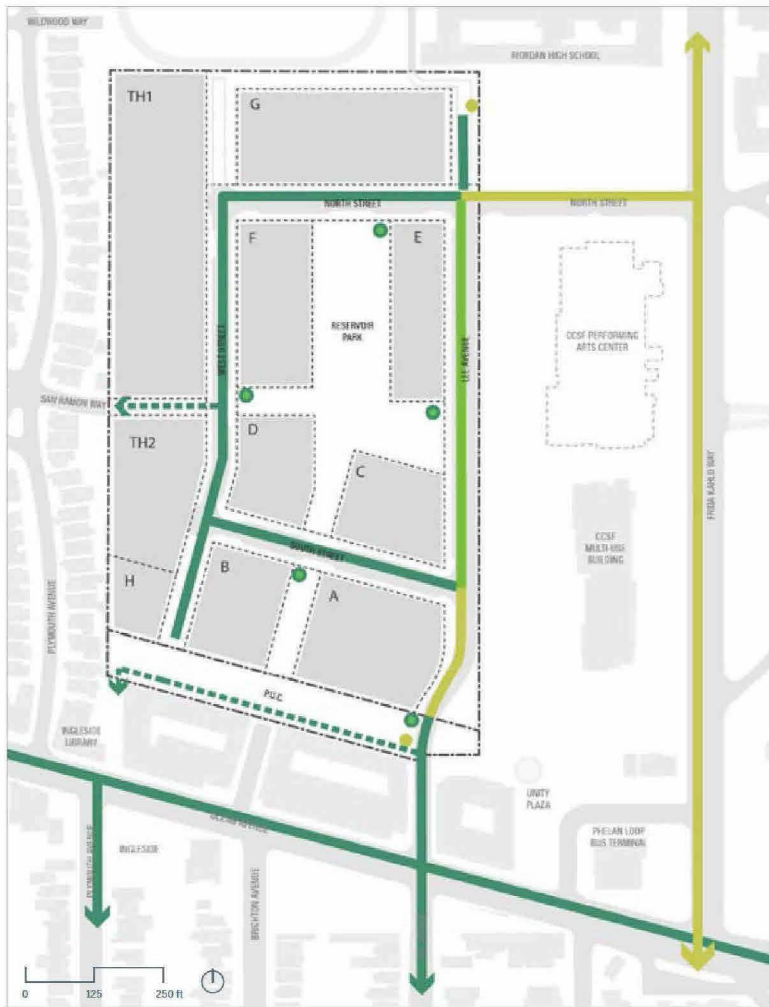


## Pedestrian Network



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

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 F

- 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 E

- 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

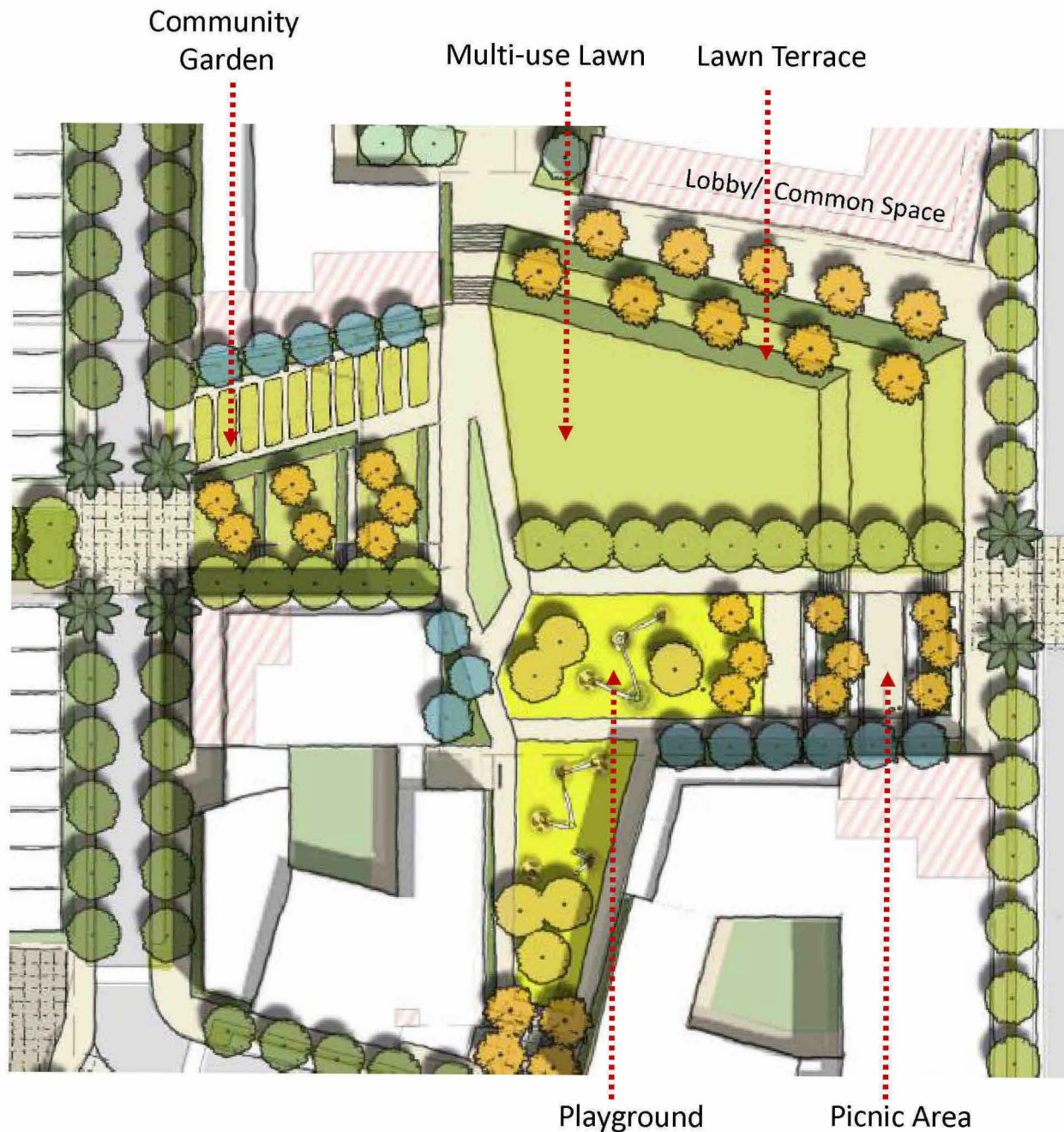
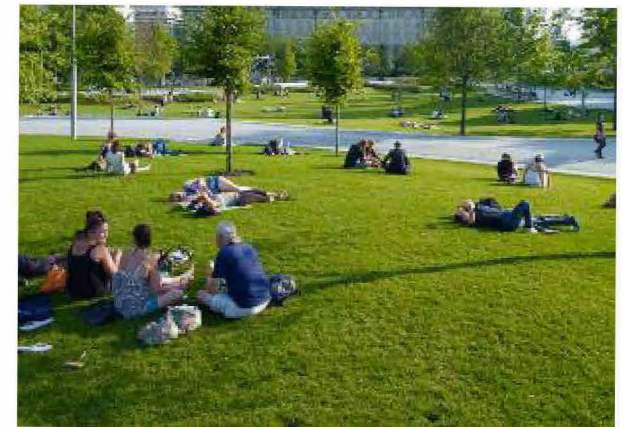
# QUESTIONS & COMMENTS



# Central Park

## *Concept Sketch*

- Concept sketch to help understand the scale of central park space.
- Park will include large green spaces, play areas, views, to west, and areas sheltered from the wind.
- Final plan will be developed with community





- New open space takes advantage of connections to Ocean Avenue
- Active recreation next to Lee Ave and Whole Foods.
- Green areas on west end with connection to Library Garden

## Childcare

### Concept Sketch

