Objectives

1. House a diverse mix of populations
2. Provide family friendly units, spaces, and services
3. Create a “neighborhood feel” within our site
4. Establish connections with local context
Approach

Modular Design
To expedite the construction process

Townhome Units
To provide space for large families

Active Courtyards
To promote family and community gathering

Community Retail
To activate key nodes on our street frontages
Program

250 units
182 PSH
66 low-income
2 managers
Program

Mission St. Building
88 units

Jessie St. Townhomes
29 units

Stevenson St. Building
133 units
Program

**Mission St. Building**

88 units

- Studios, 1-2 BD
  - 30 units | Transitional-Aged Youth
  - 20 units | Homeless Families
  - 37 units | Low-Income Families
  - 10,000 sf | Services / Communal Space

**Jessie St. Townhomes**

29 units

**Stevenson St. Building**

133 units

- Homeless Families
- Low-Income Families
- Services / Communal Space

Gateway on Mission
Program

Mission St. Building
88 units
- Studios, 1-2 BD
  - 30 units | Transitional-Aged Youth
  - 20 units | Homeless Families
  - 37 units | Low-Income Families
  - 10,000 sf | Services / Communal Space

Jessie St. Townhomes
29 units
- 3 BD Townhomes
  - 29 units | Low-Income Families
  - 2,000 sf | Services / Communal Space

Stevenson St. Building
133 units
- Low-Income Families
## Program

### Mission St. Building
- **88 units**
  - Studios, 1-2 BD
    - 30 units | Transitional-Aged Youth
    - 20 units | Homeless Families
    - 37 units | Low-Income Families
    - 10,000 sf | Services / Communal Space

### Jessie St. Townhomes
- **29 units**
  - 3 BD Townhomes
    - 29 units | Low-Income Families
    - 2,000 sf | Services / Communal Space

### Stevenson St. Building
- **133 units**
  - Studios, 1 BD
    - 82 units | Homeless Individuals
    - 50 units | Homeless Veterans
    - 8,000 sf | Services / Communal Space
Partnerships

Community Housing Partnership (CHP)

Co-Developer

Supportive Services for PSH units

Property Management & Resident Services
Partnerships

Larkin Street Youth Services

Retail space on Mission Street serving the area’s homeless youth:
- Education & employment services
- Classroom programming

Case management for TAY residents
Partnerships

Code Tenderloin

Job training & basic coding skills for the area’s homeless residents

Local nonprofit looking to expand

Office space in our historic building on Mission Street
Partnerships

The Bike Kitchen

Volunteer-run bicycle repair shop

Skills development

Retail space provides active street frontage for Stevenson building
Services

Resident Services
2 full-time Resident Service Coordinators

Funding: Operating Budget

Case Management
4 | Homeless families/individuals
3 | Homeless veterans
2 | TAY

Funding: HSH Tier 5

Basic Health Services
2 full-time nurses
2 full-time health admin staff

Funding: Operating Budget & HSH Tier 5
Key Financing Assumptions

$450/sf
Construction: Residential

$9,000/unit
Operating Costs

$200/sf
Construction: Non-Residential

3.27%
Tax Credit Percentage (4%)

$0.97
Tax Credit Dollar Value
<table>
<thead>
<tr>
<th>Permanent Financing Sources</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>LIHTC Equity (4%)</td>
<td>$46,403,622</td>
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<tr>
<td>GP Equity</td>
<td>$2,000,000</td>
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<tr>
<td>Affordable Housing &amp; Sustainable Communities (AHSC)</td>
<td>$16,000,000</td>
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<tr>
<td>No Place Like Home</td>
<td>$15,000,000</td>
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<tr>
<td>Veterans Housing &amp; Homelessness Prevention (VHHP)</td>
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<td>Affordable Housing Program (AHP) - FHLB SF</td>
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<td>Permanent Loan - Bank</td>
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<tr>
<td>Mayor’s Office of Housing &amp; Community Development (MOHCD)</td>
<td>$24,955,061</td>
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<tr>
<td><strong>Total Development Costs</strong></td>
<td><strong>$115,251,980</strong></td>
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Design Concepts
INTERIOR COURTYARDS
VIEW OF MISSION COURTYARD
VIEW OF JESSIE TOWNHOMES ENTRANCE
VIEW OF JESSIE TOWNHOMES COURTYARD
UNIT PROTOTYPE
STUDIO
TYPE A = STUDIO
TYPE A = STUDIO
TYPE A = STUDIO
STUDIO PLAN

300 sf
1 BEDROOM
TYPE A + TYPE B + TYPE C = 1 BEDROOM + 1 BEDROOM
TYPE A + TYPE B + TYPE C = 1BEDROOM + 1 BEDROOM
TYPE A + TYPE B + TYPE C = 1 BEDROOM + 1 BEDROOM
TYPE A + TYPE B + TYPE C = 1 BEDROOM + 1 BEDROOM
1 BEDROOM PLAN

450 sf
2 BEDROOM
TYPE A + TYPE B + TYPE C + TYPE B + TYPE A = 2 BEDROOM + 2 BEDROOM
TYPE A + TYPE B + TYPE C + TYPE B + TYPE A = 2 BEDROOM + 2 BEDROOM
TYPE A + TYPE B + TYPE C + TYPE B + TYPE A = 2 BEDROOM + 2 BEDROOM
TYPE A + TYPE B + TYPE C + TYPE B + TYPE A = 2 BEDROOM + 2 BEDROOM
2 BEDROOM PLAN

750 sf
3 BEDROOM
TYPE A + TYPE C + TYPE A/C = 3 BEDROOM
TYPE A + TYPE C + TYPE A/C = 3 BEDROOM
TYPE A + TYPE C + TYPE A/C = 3 BEDROOM
TYPE A + TYPE C + TYPE A/C = 3 BEDROOM
TYPE A + TYPE C + TYPE A/C = 3 BEDROOM
TYPE A + TYPE C + TYPE A/C = 3 BEDROOM
3 BEDROOM A PLAN

900 sf
3 BEDROOM B PLAN

900 sf
Thank You!