

Gateway on Mission

1064-1068 Mission Street



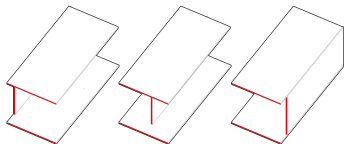
Objectives

- 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

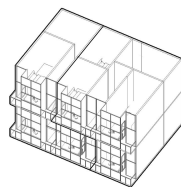
Modular Design

To expedite the construction process



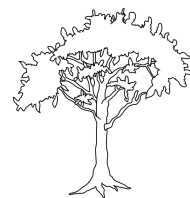
Townhome Units

To provide space for large families



Active Courtyards

To promote family and community gathering

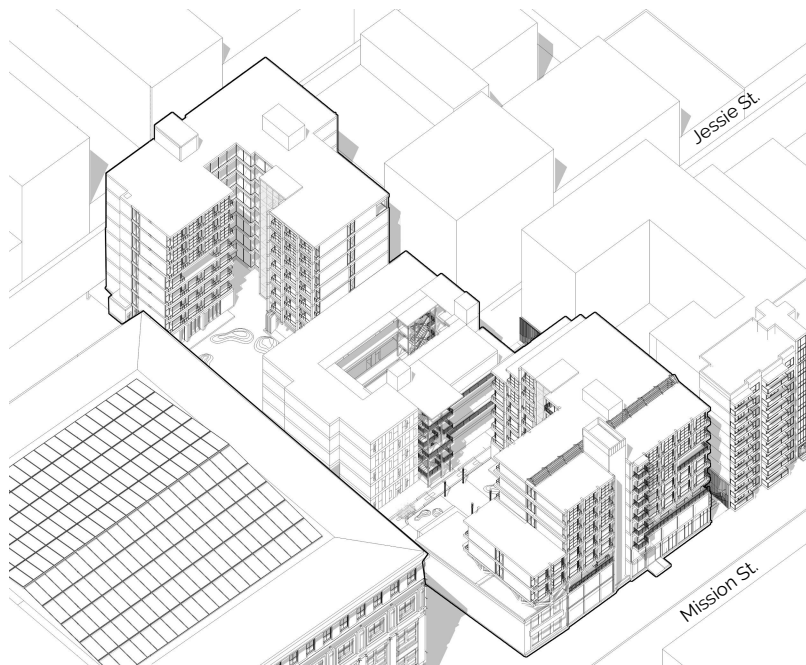


Community Retail

To activate key nodes on our street frontages



Program



250 units

182 PSH

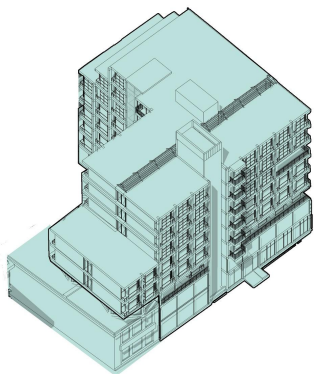
66 low-income

2 managers

Program

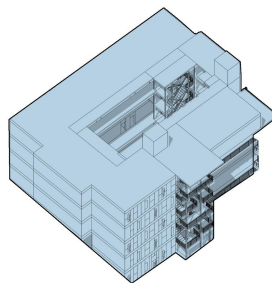
Mission St. Building

88 units



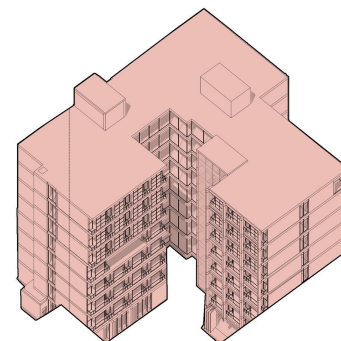
Jessie St. Townhomes

29 units



Stevenson St. Building

133 units



Program

Mission St. Building

88 units

Studios, 1-2 BD

30 units | Transitional-Aged Youth

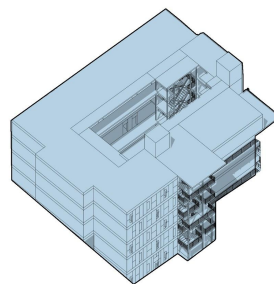
20 units | Homeless Families

37 units | Low-Income Families

10,000 sf | Services / Communal Space

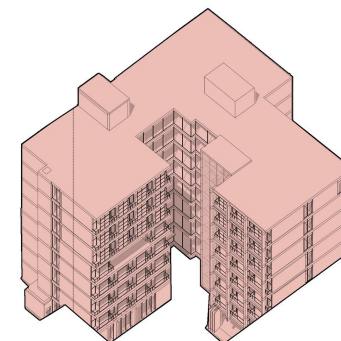
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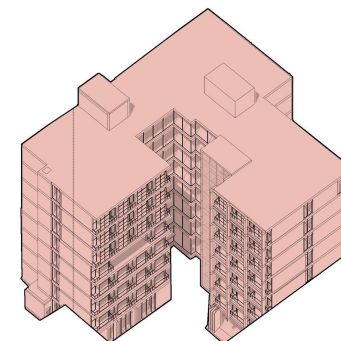
3 BD Townhomes

29 units | Low-Income Families

2,000 sf | Services / Communal Space

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

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

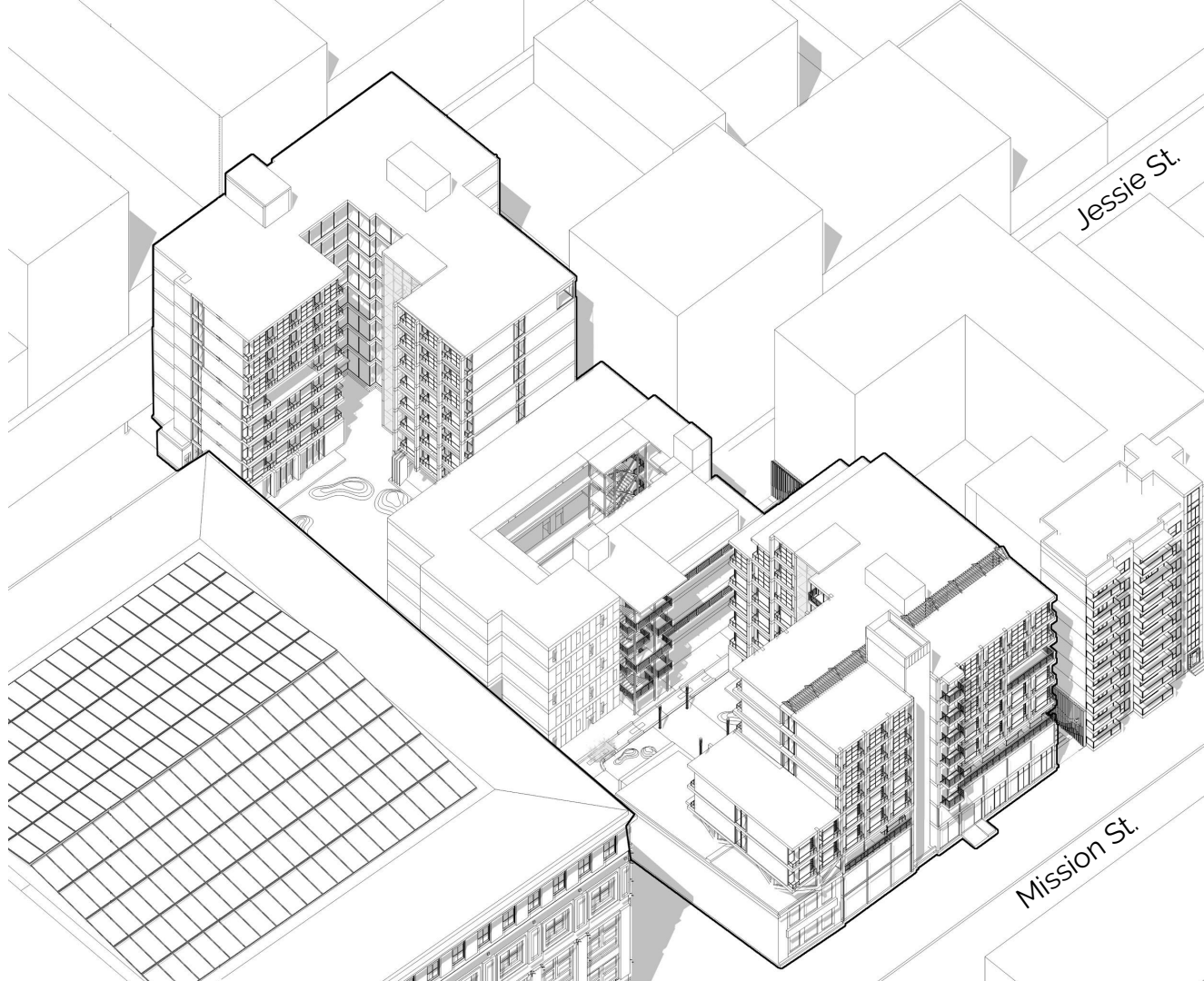
Tax Credit
Dollar Value

Permanent Financing Sources

Amount

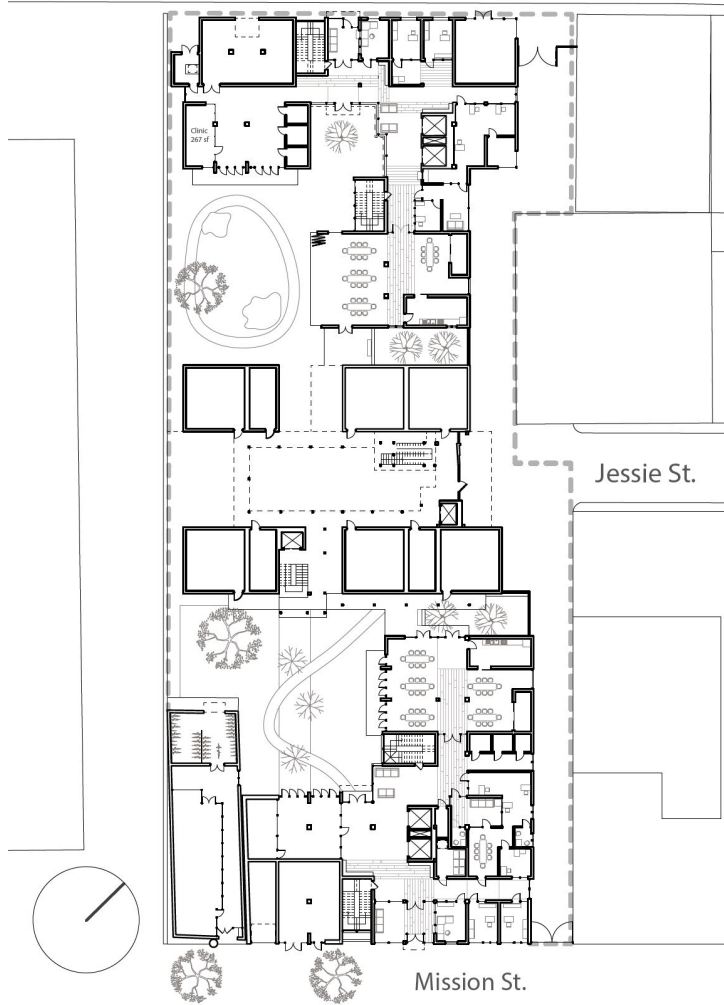
LIHTC Equity (4%)	\$46,403,622
GP Equity	\$2,000,000
Affordable Housing & Sustainable Communities (AHSC)	\$16,000,000
No Place Like Home	\$15,000,000
Veterans Housing & Homelessness Prevention (VHHP)	\$6,000,000
Affordable Housing Program (AHP) - FHLB SF	\$2,000,000
Permanent Loan - Bank	\$3,166,447
Mayor's Office of Housing & Community Development (MOHCD)	\$24,955,061
<i>Total Development Costs</i>	<i>\$115,251,980</i>

Design Concepts



SITE OVERVIEW

Stevenson St.



Jessie St.

Mission St.

SITE PLAN



MISSION STREET
ELEVATION

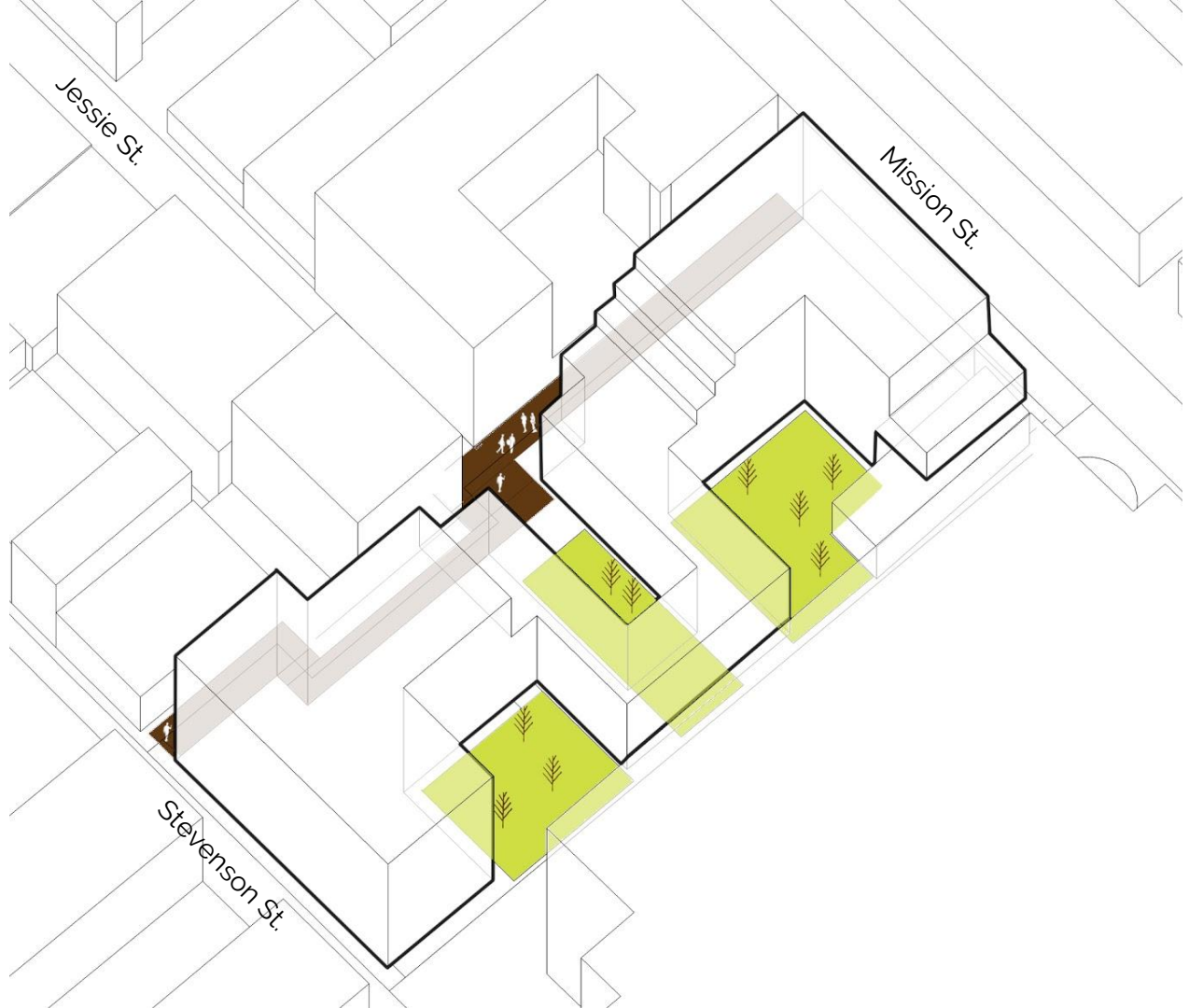


Jessie St.

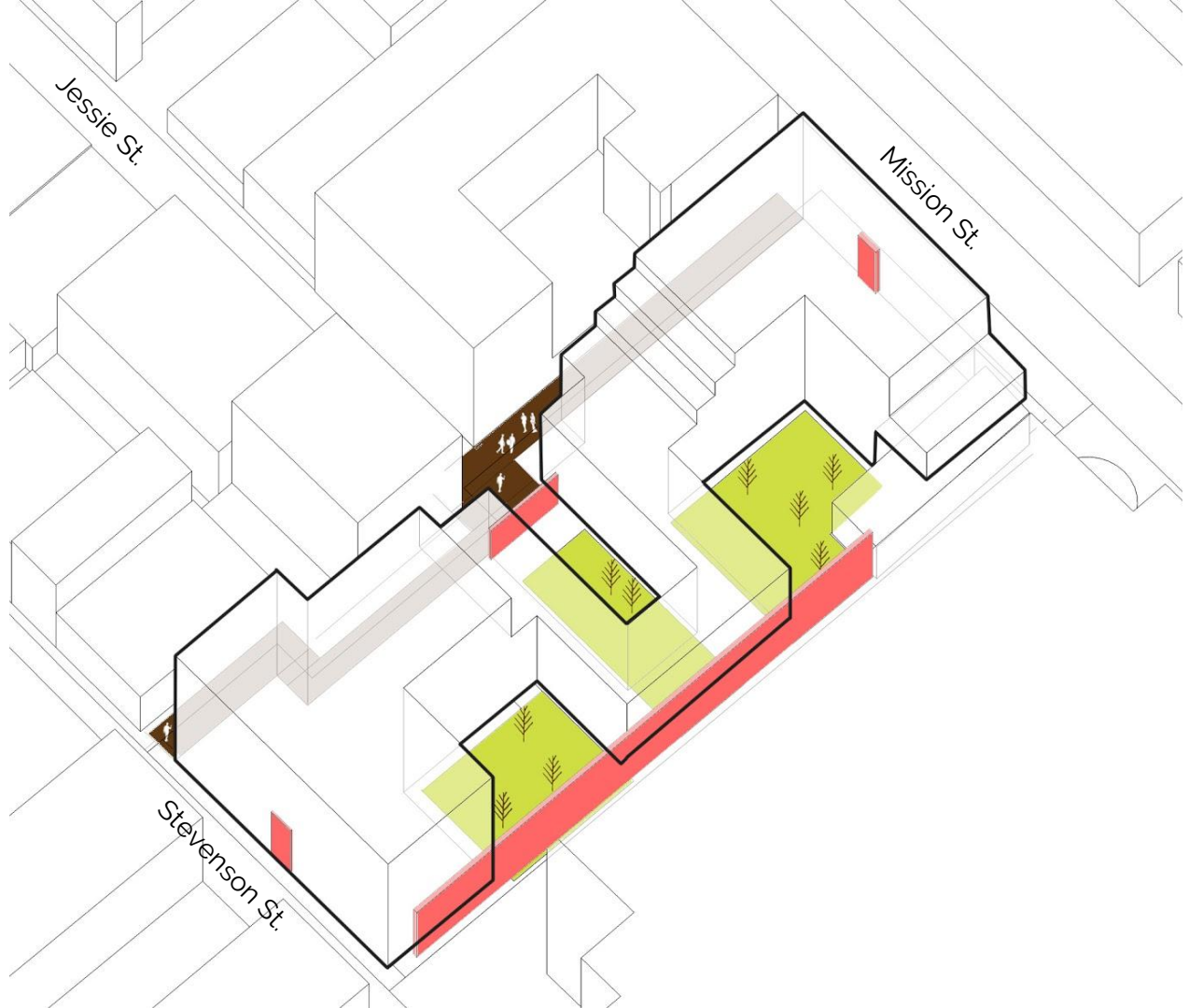
Mission St.

Stevenson St.

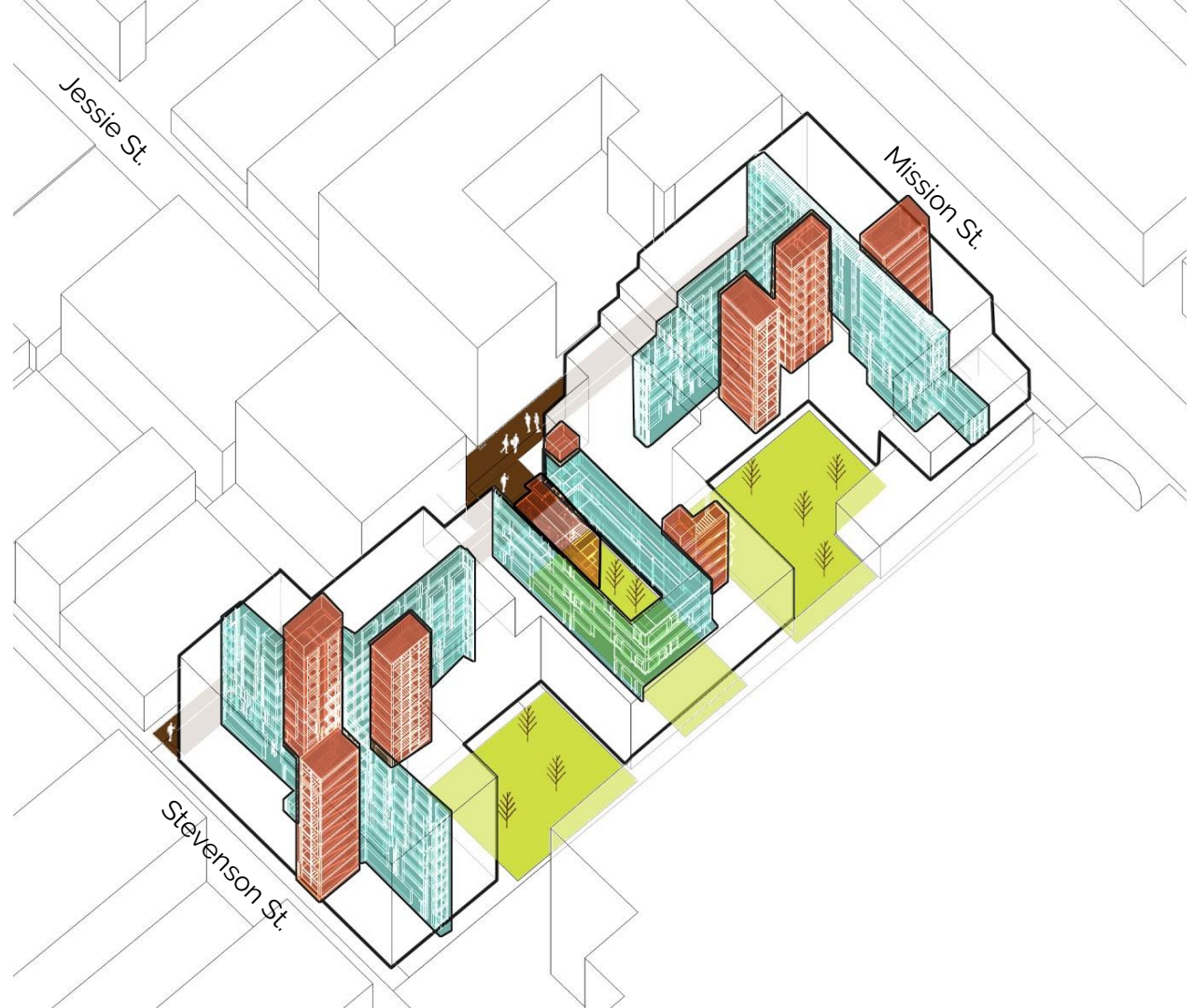
INTERIOR
COURTYARDS



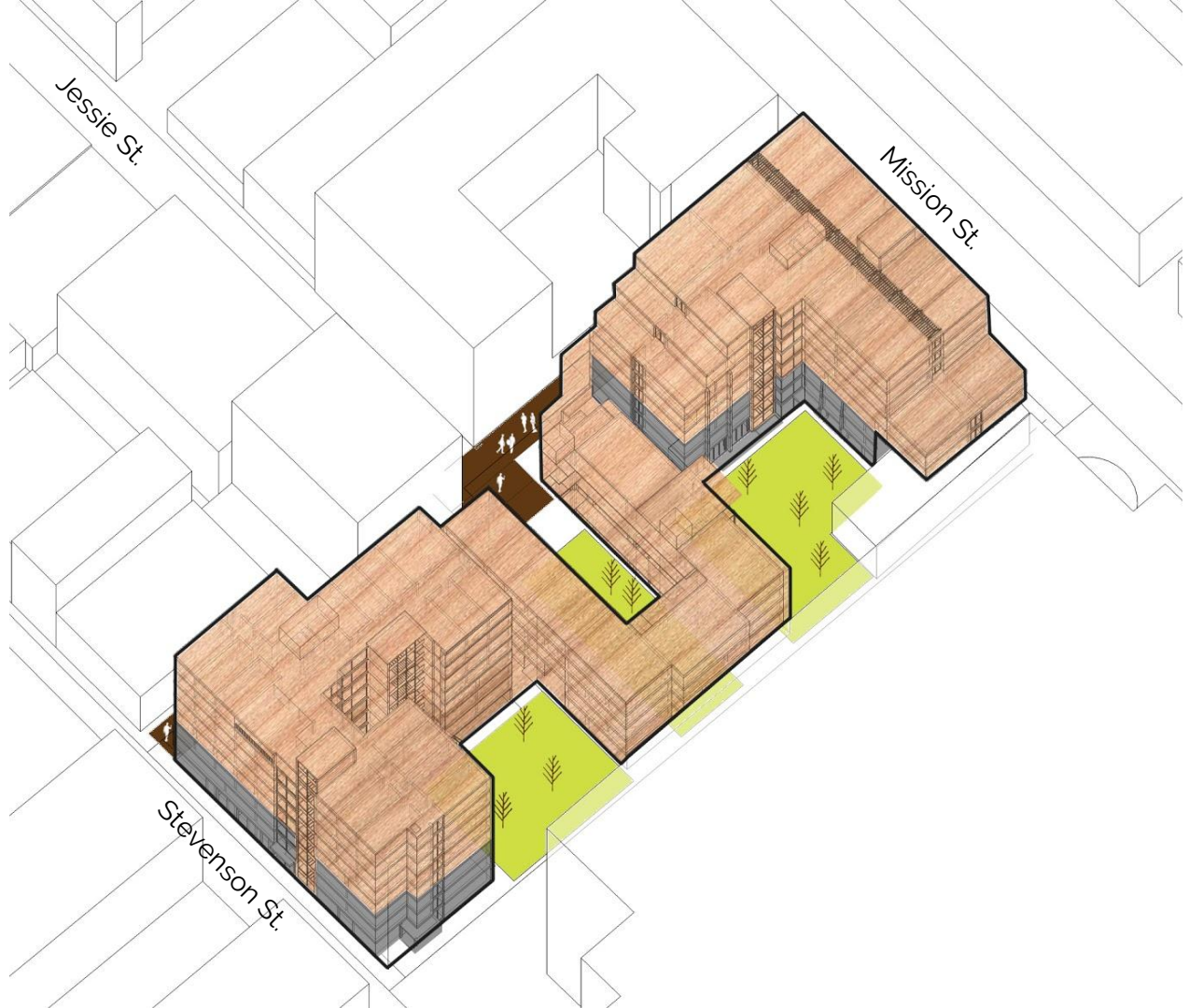
MIDBLOCK
ALLEY



SECURITY



CIRCULATION



Jessie St.

Mission St.

Stevenson St.

STRUCTURE



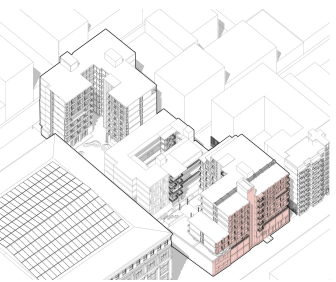
Jessie St.

Mission St.

Stevenson St.

- Common Area
- Retail Space
- Service Space
- Property Management

COMMON SPACES

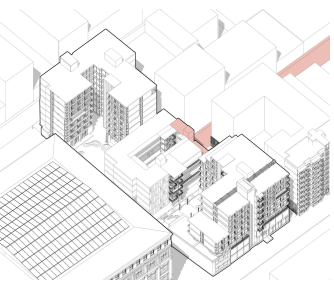


VIEW FROM
MISSION STREET



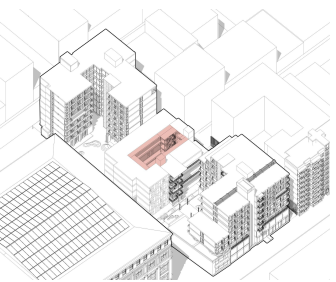
VIEW OF
MISSION
COURTYARD





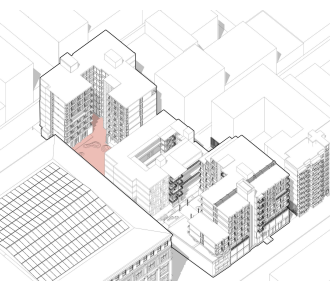
VIEW OF JESSIE
TOWNHOMES
ENTRANCE





VIEW OF JESSIE
TOWNHOMES
COURTYARD

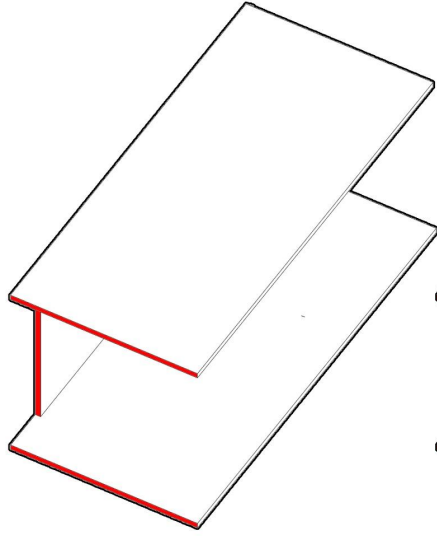




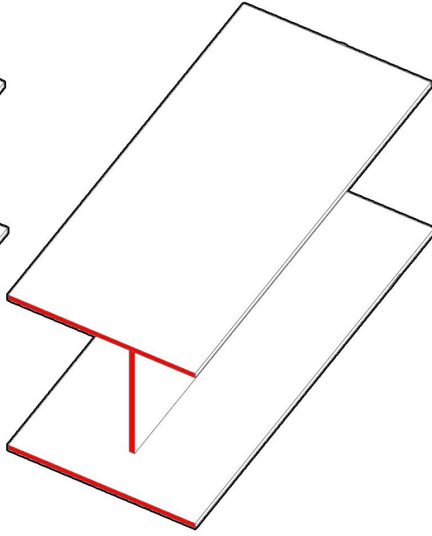
VIEW OF
STEVENS
COURTYARD



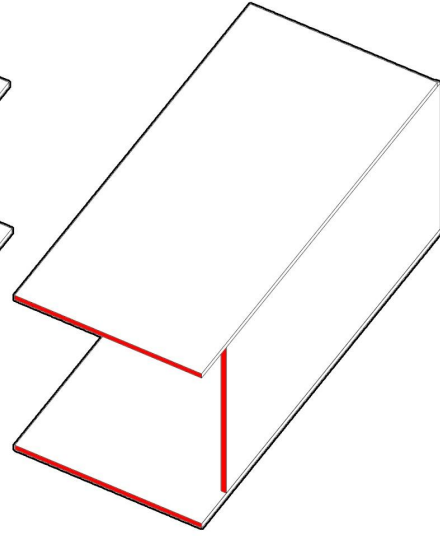
UNIT PROTOTYPE



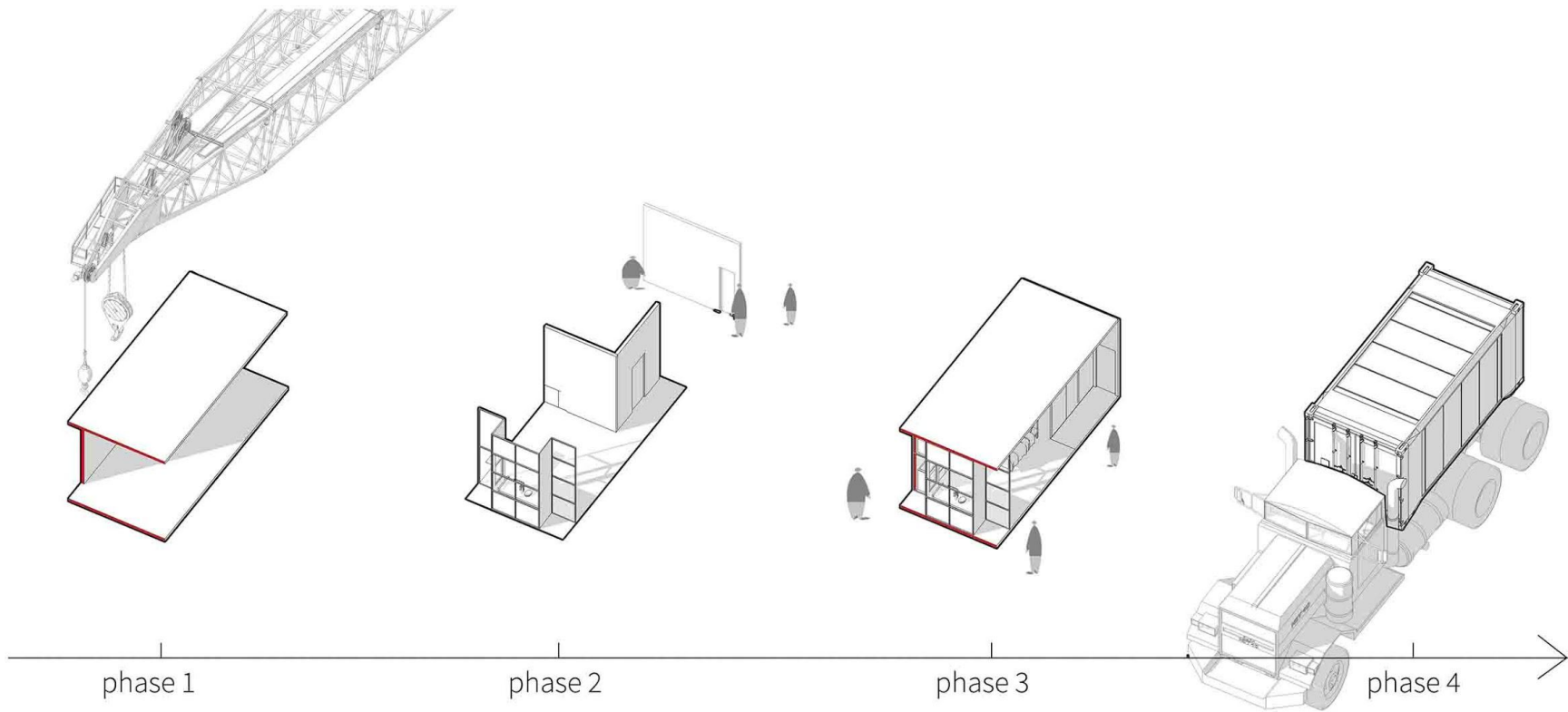
TYPE A



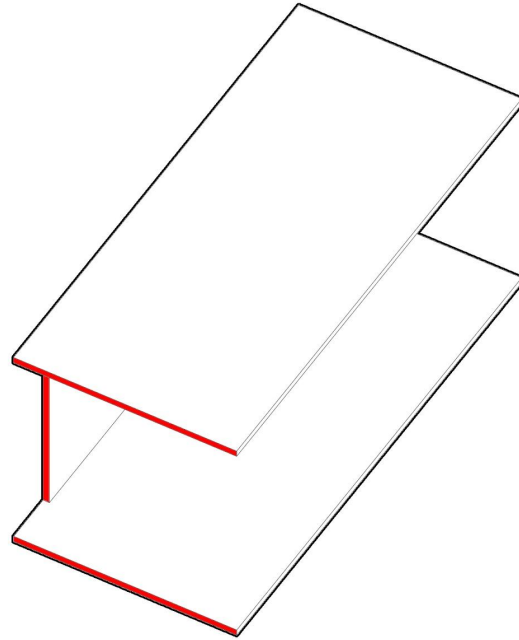
TYPE B



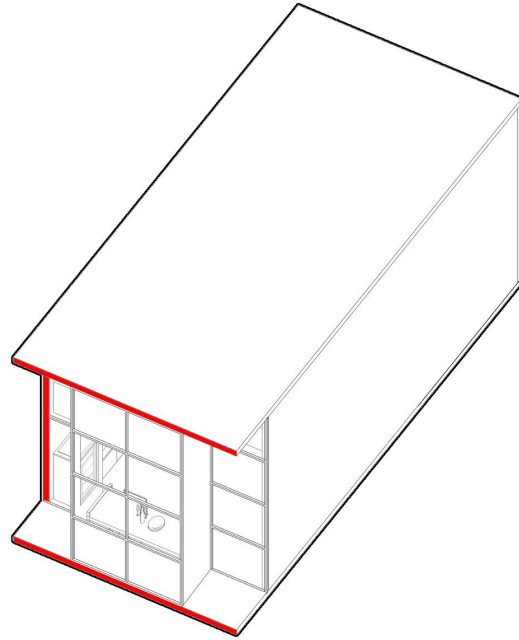
TYPE C



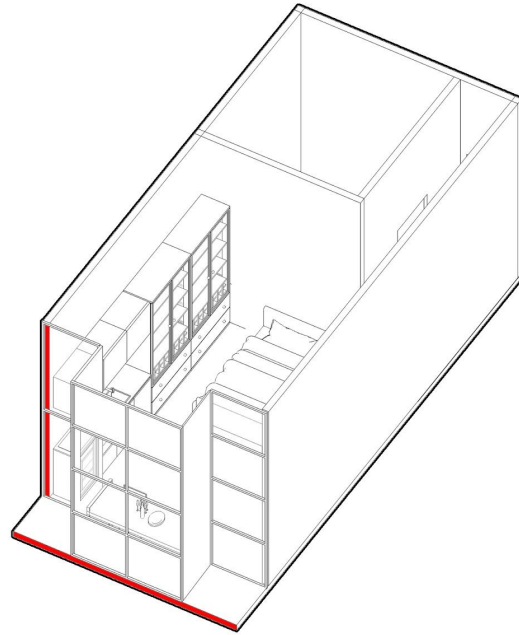
STUDIO



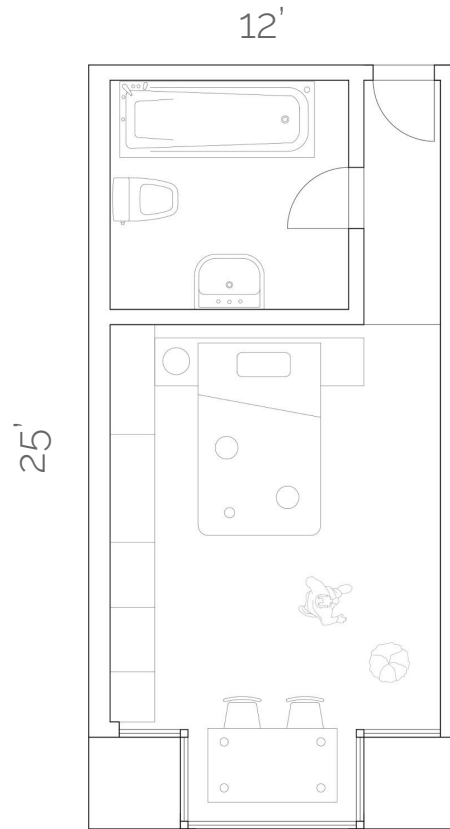
TYPE A = STUDIO



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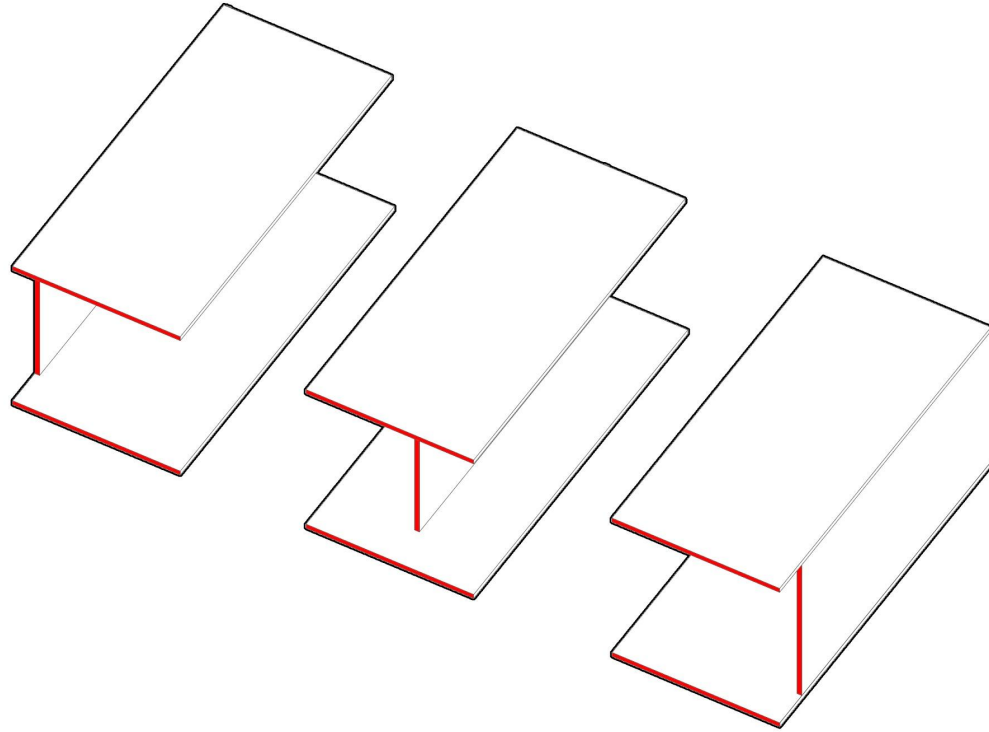


STUDIO PLAN

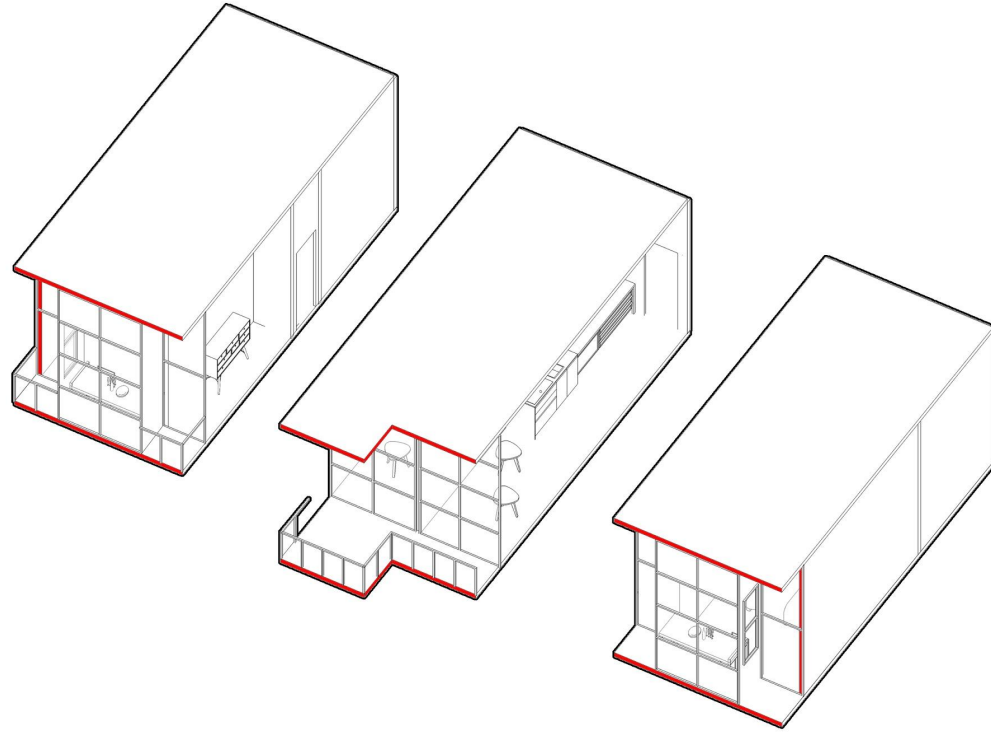
300 sf



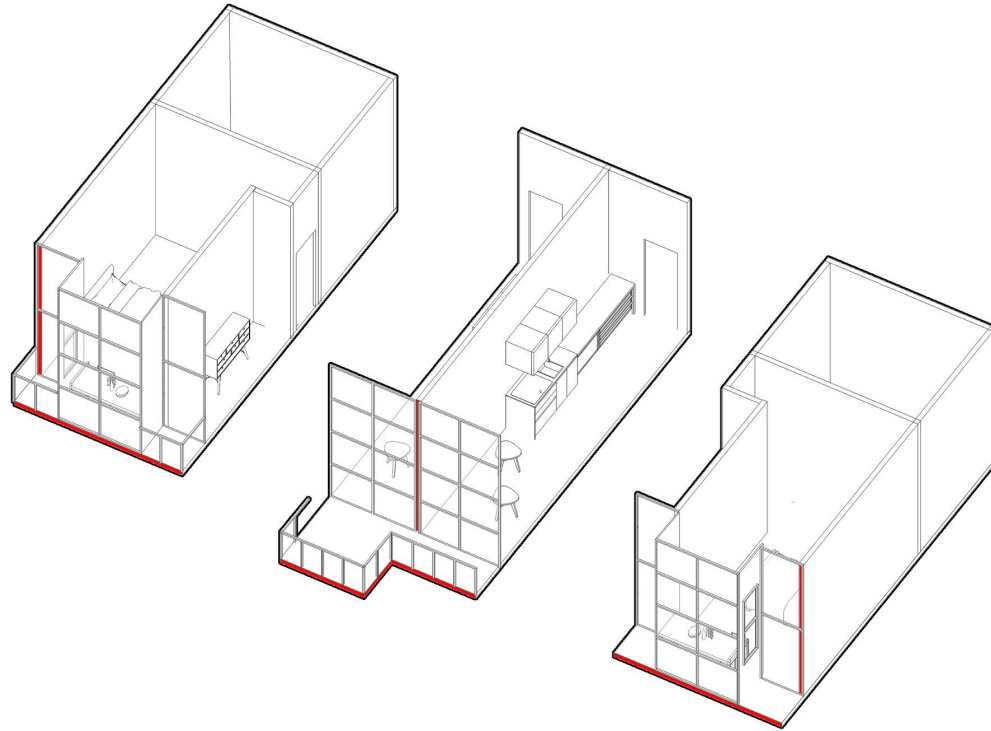
1 BEDROOM



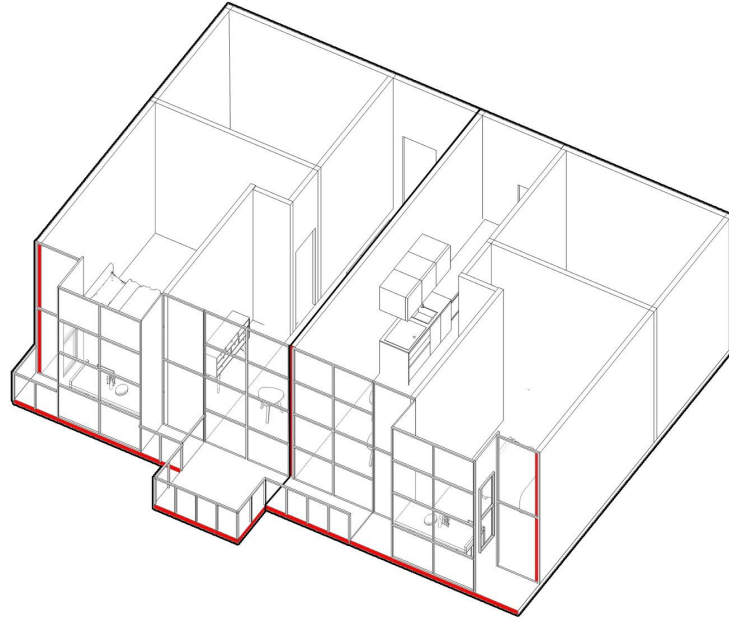
TYPE A + TYPE B + TYPE C = 1BEDROOM + 1 BEDROOM



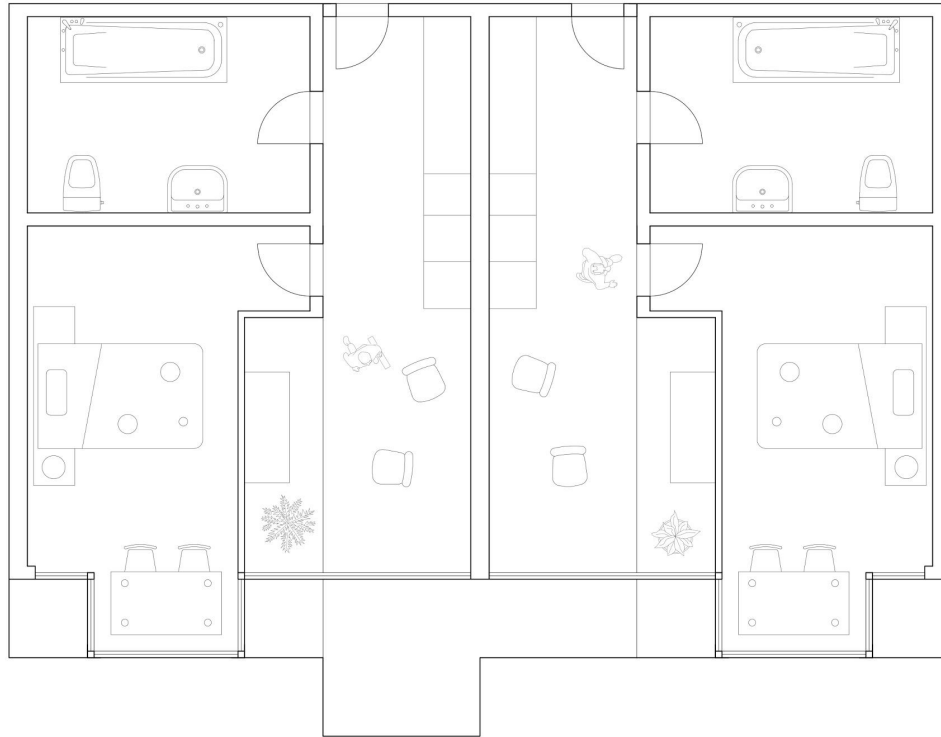
TYPE A + TYPE B + TYPE C = 1BEDROOM + 1 BEDROOM



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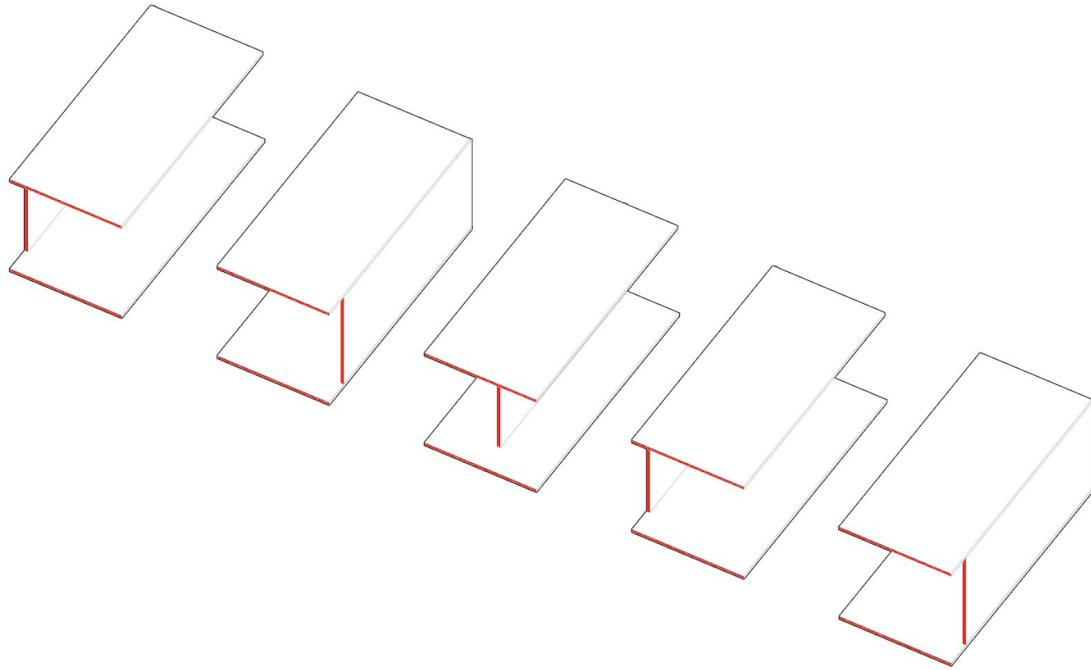


1 BEDROOM PLAN

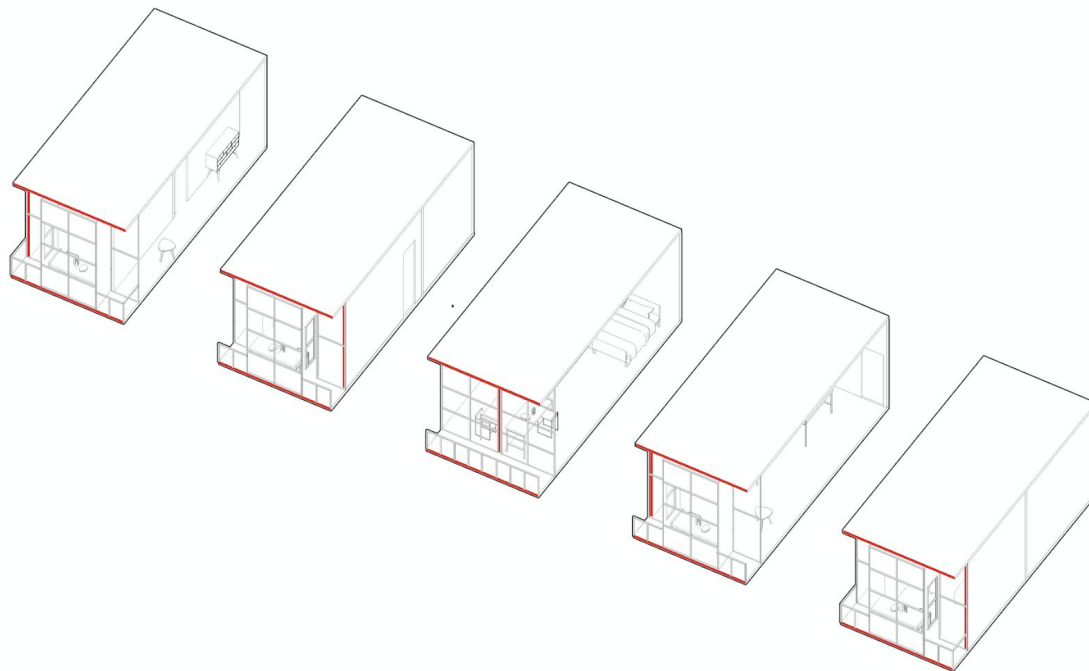
450 sf



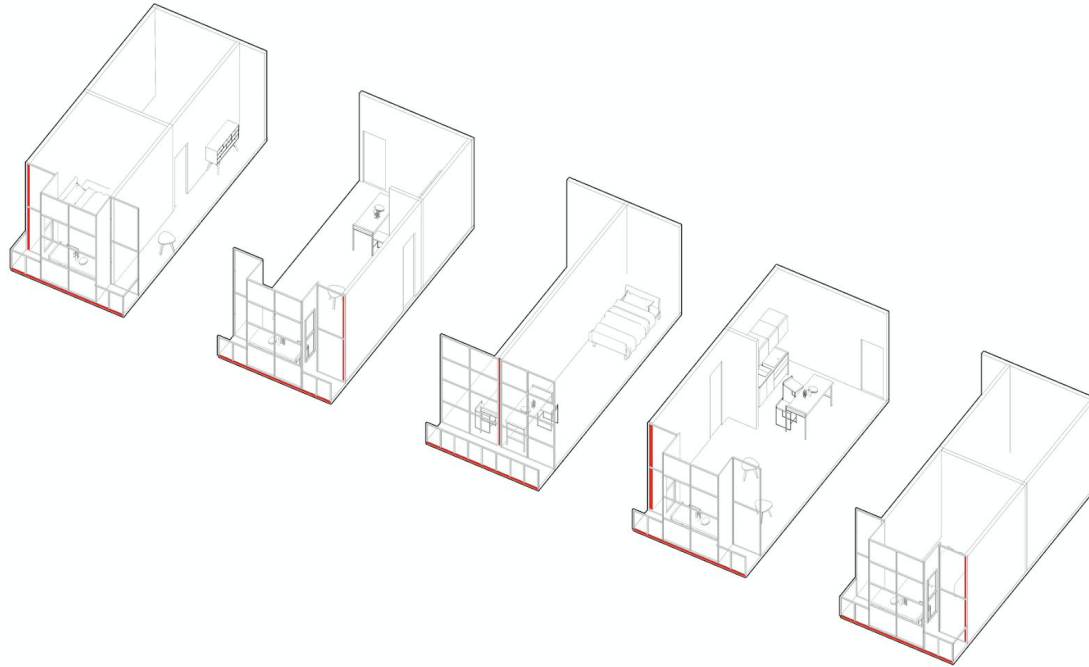
2 BEDROOM



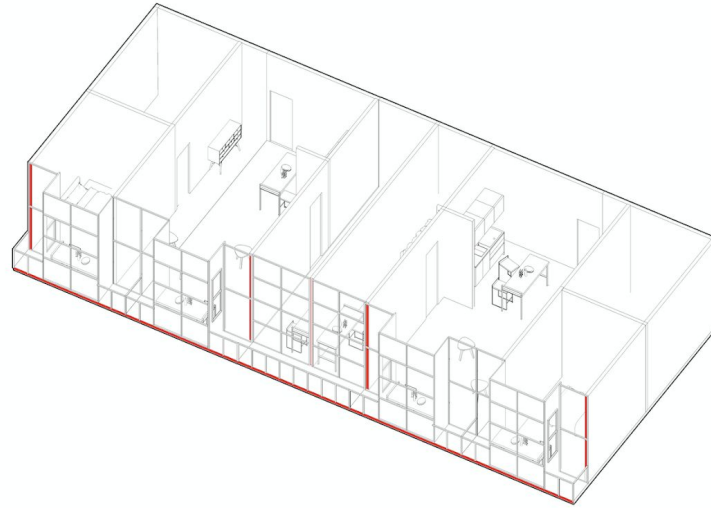
TYPE A + TYPE B + TYPE C + TYPE B +TYPE A = 2 BEDROOM + 2 BEDROOM



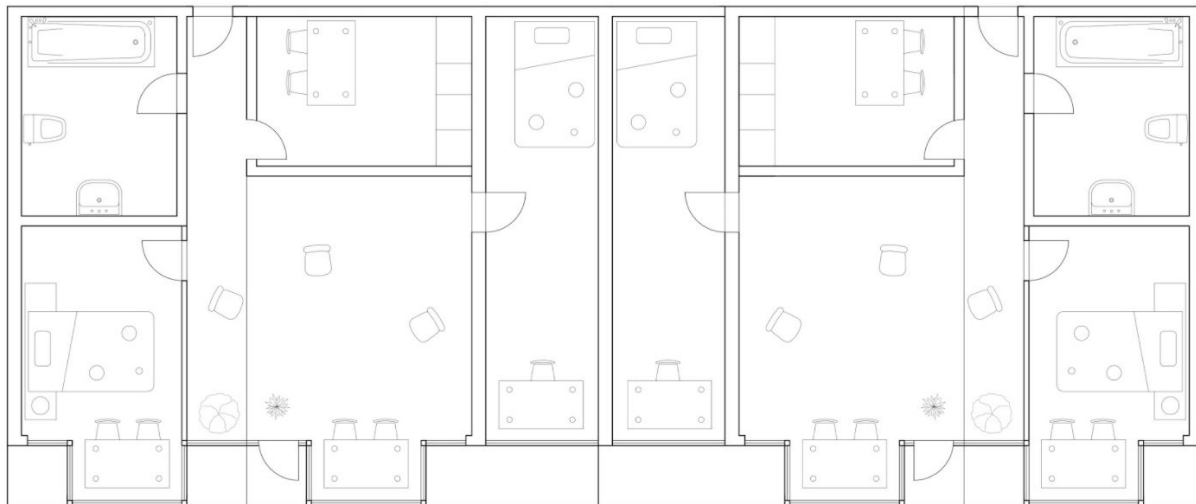
TYPE A + TYPE B + TYPE C + TYPE B +TYPE A = 2 BEDROOM + 2 BEDROOM



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

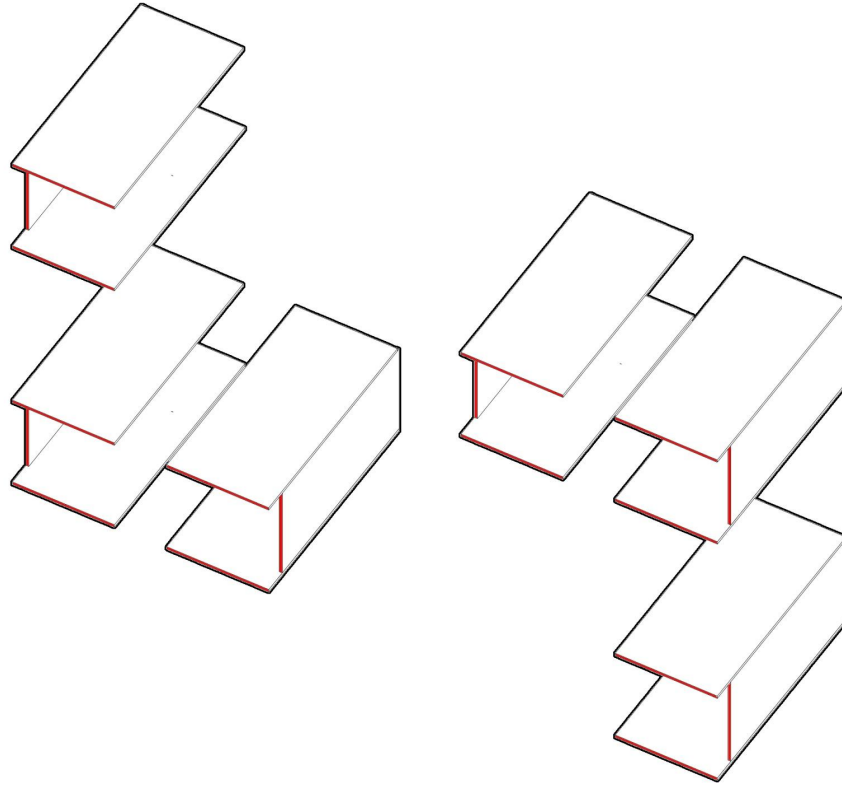


2 BEDROOM PLAN

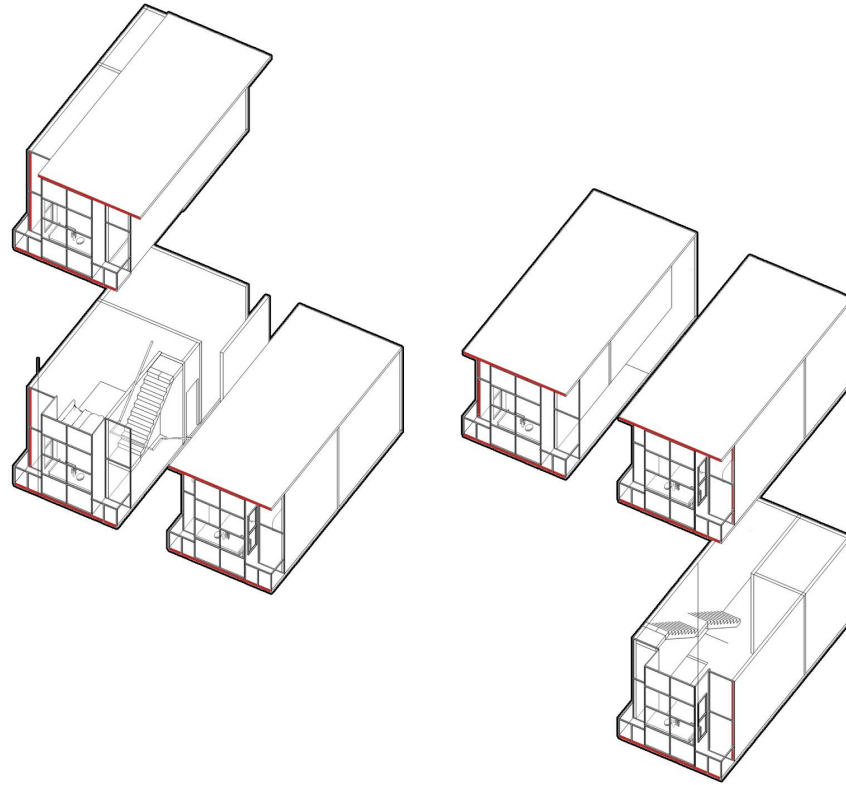
750 sf



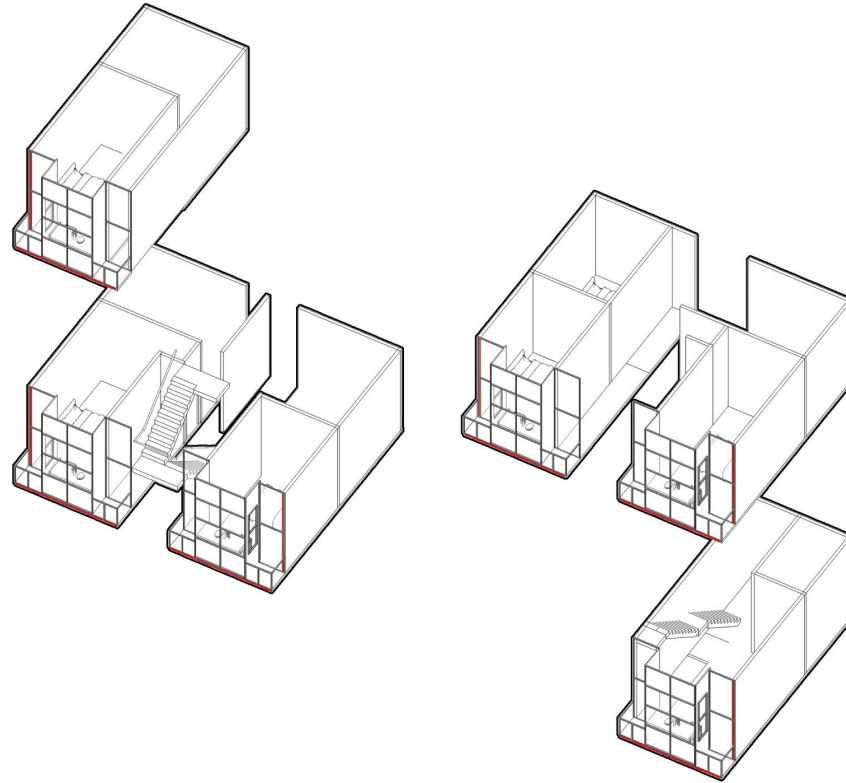
3 BEDROOM



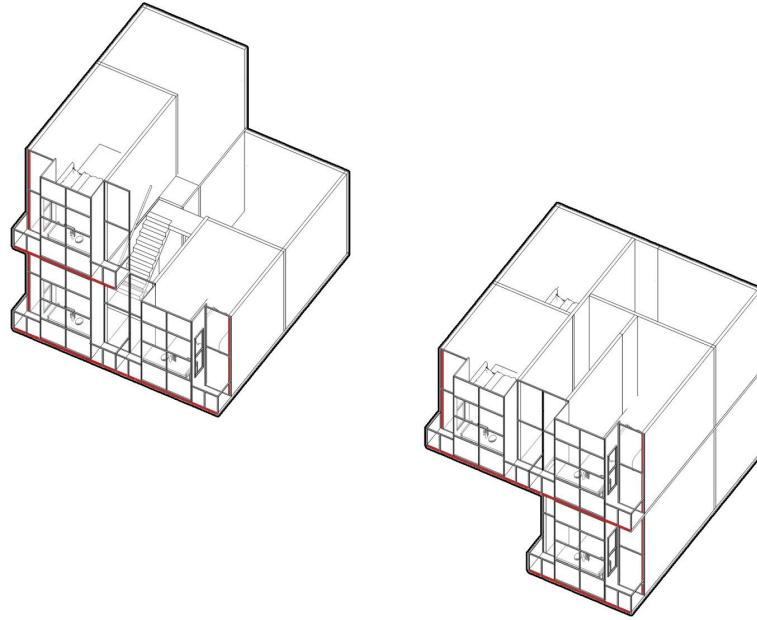
TYPE A + TYPE C + TYPE A/C = 3 BEDROOM



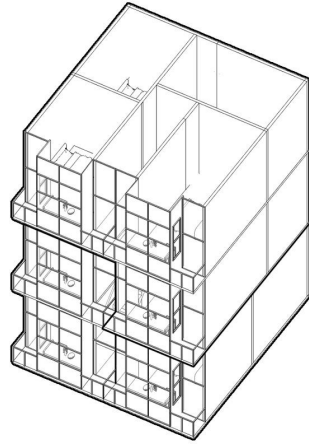
TYPE A + TYPE C + TYPE A/C = 3 BEDROOM



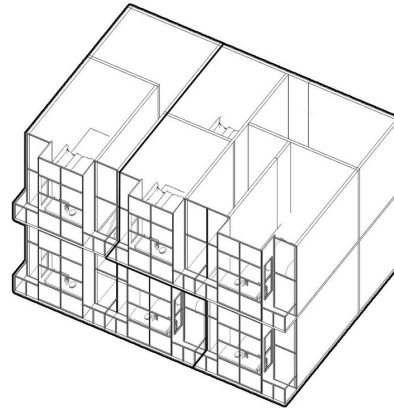
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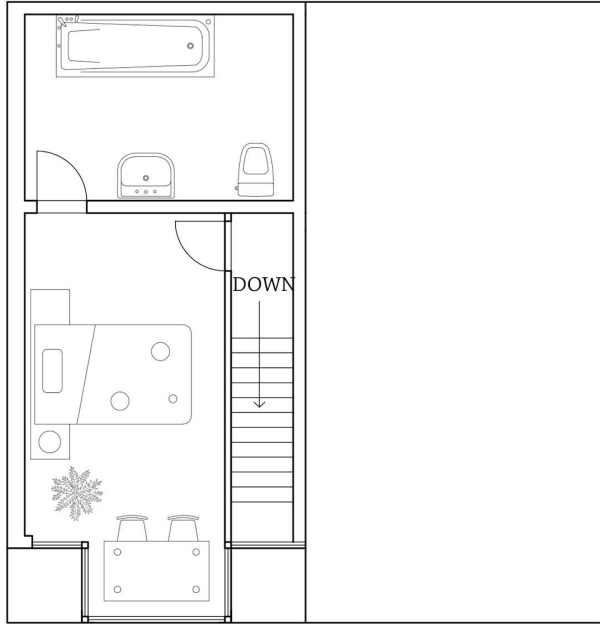
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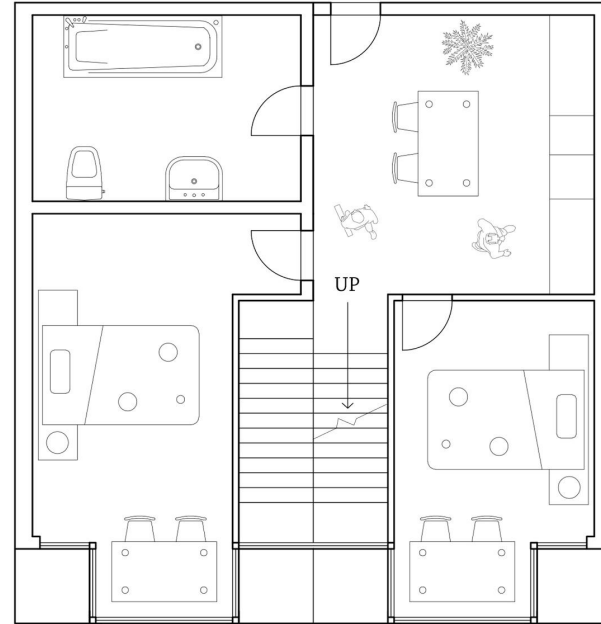
TYPE A + TYPE C + TYPE A/C = 3 BEDROOM



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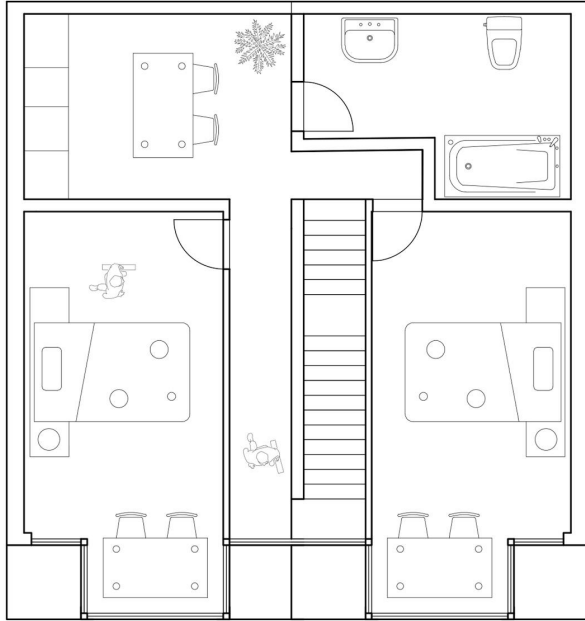
2F



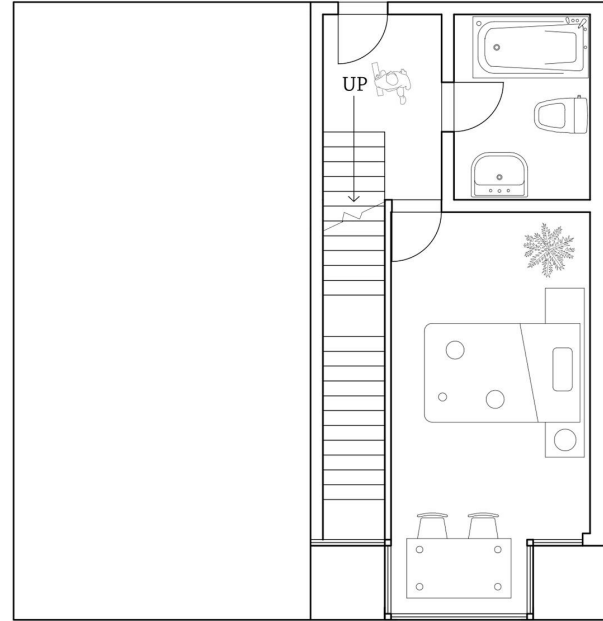
1F

3 BEDROOM A PLAN

900 sf



2F



1F

3 BEDROOM B PLAN

900 sf



Thank You!

