

An architectural rendering of a modern multi-story building named 'Keystone Commons'. The building features a mix of materials, including light grey panels and dark brickwork on the ground floor. It has a grid-like facade with numerous windows and some balconies with orange railings. The scene is set on a city street with trees, a white car parked on the side, and two people walking on the sidewalk in the foreground. The sky is clear and blue.

KEYSTONE COMMONS

Cynthia Armour, Julie Mendel
Weinan Huang, Yang Liu



Focus on the most vulnerable



Provide pathways out of poverty



Knit together the neighborhood

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STREET LIFE

1. NEWS & POLITICS
 2. COMMUNITY & LOCAL NEWS
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 5. SPORTS & RECREATION
 6. OPINION & ANALYSIS
 7. CLASSIFIEDS

CONGORA FAMILY SAYS SFPD ENJOYS "100% IMPUNITY" IN SHOOTINGS

After meeting with District Attorney George Ganjeza, administrators for the family of a slain teenager demanded that the district attorney to change two San Francisco police officers who don't have records on file in the next weeks.

But several officers published by the district attorney suggest that the cops might go on file.

The February 2018 shooting with records and family of slain teenager. The police's unwillingness to take off the record about...

SHELTER WAITLIST UPDATE: As of March 14th there are 1,090 people on the shelter waitlist in San Francisco.

Chicago's population is projected to "reach 10 million by 2050." The city's population is projected to reach 10 million by 2050.

Populations we serve: Veterans
65 units



Populations we serve: Transitional-Aged Youths
66 units

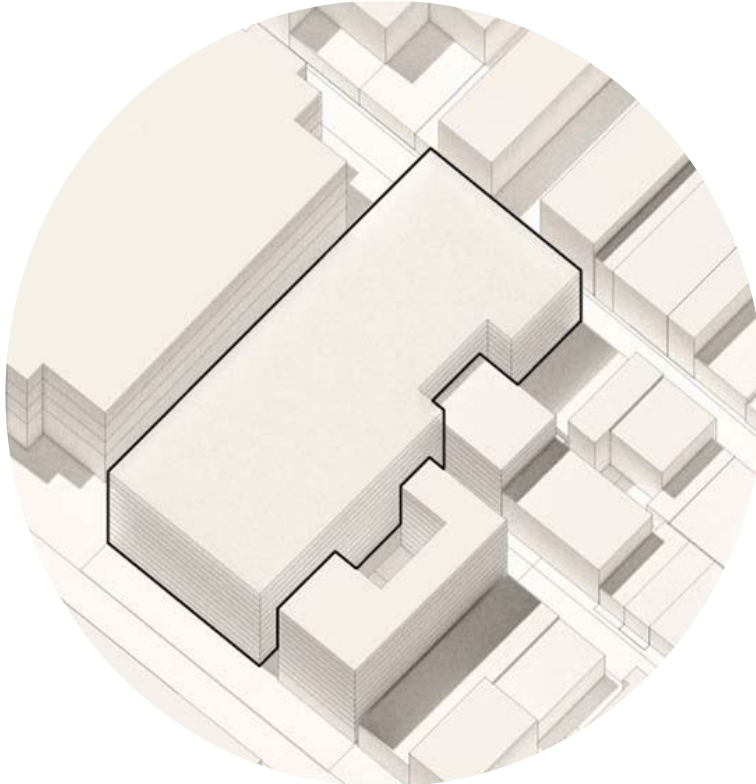


Populations we serve: Low-Income Residents
128 units

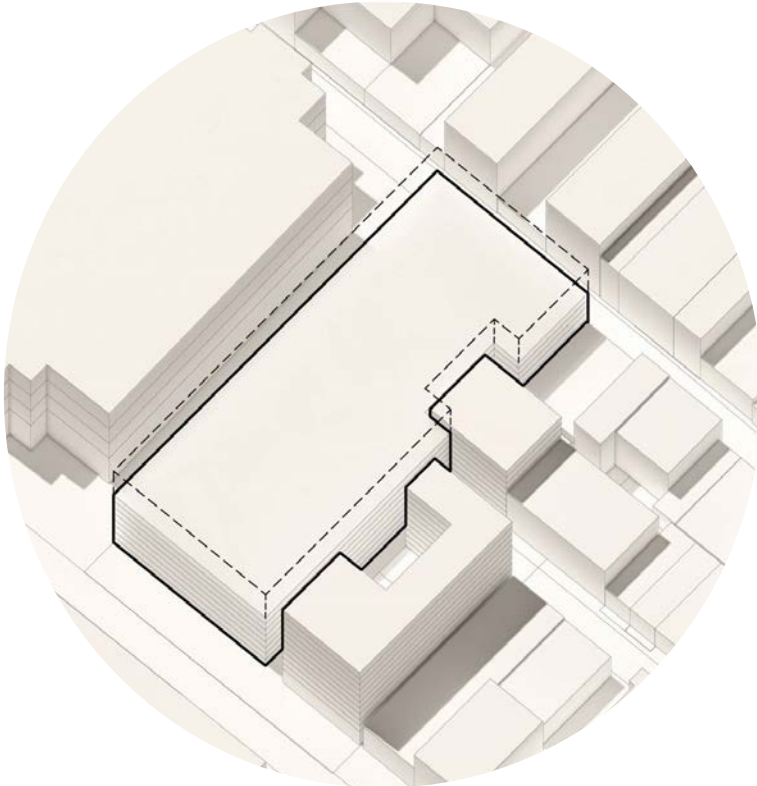
SOMA PILIPINAS



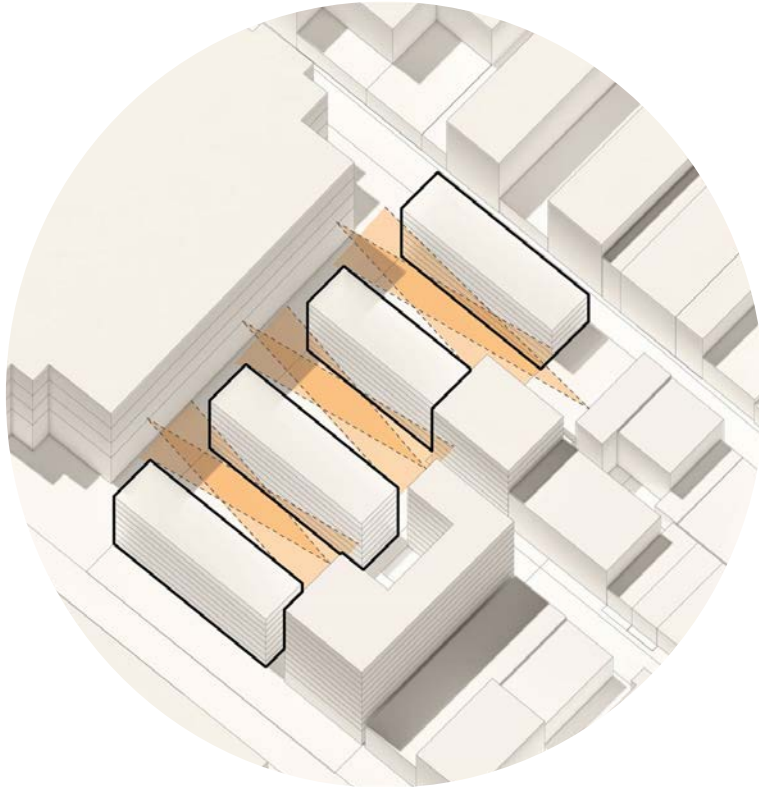
Community members, neighbors, workers, visitors and homeless individuals



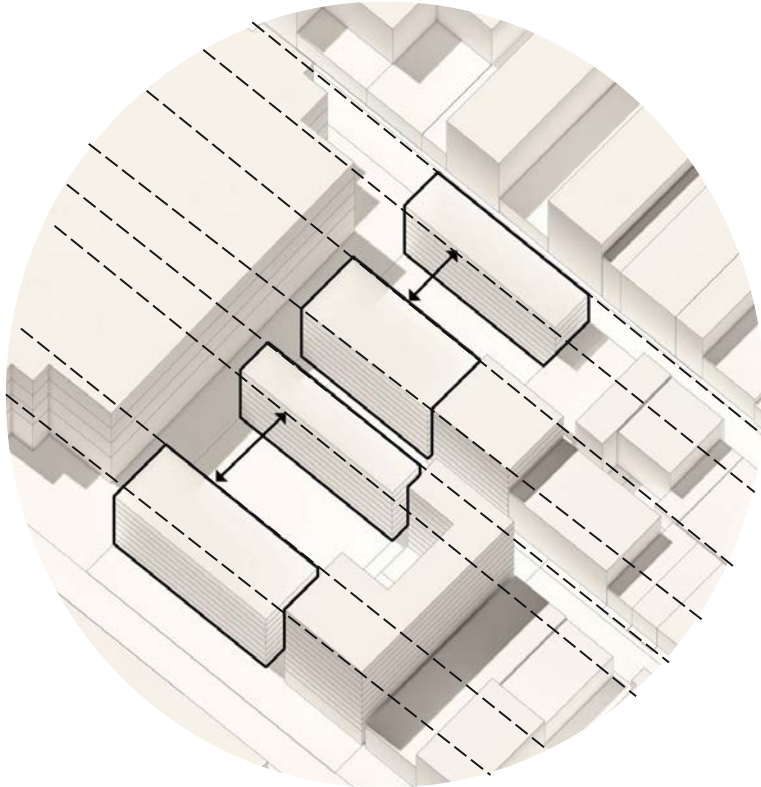
Buildable Area - Height: 120 ft
11 Floor



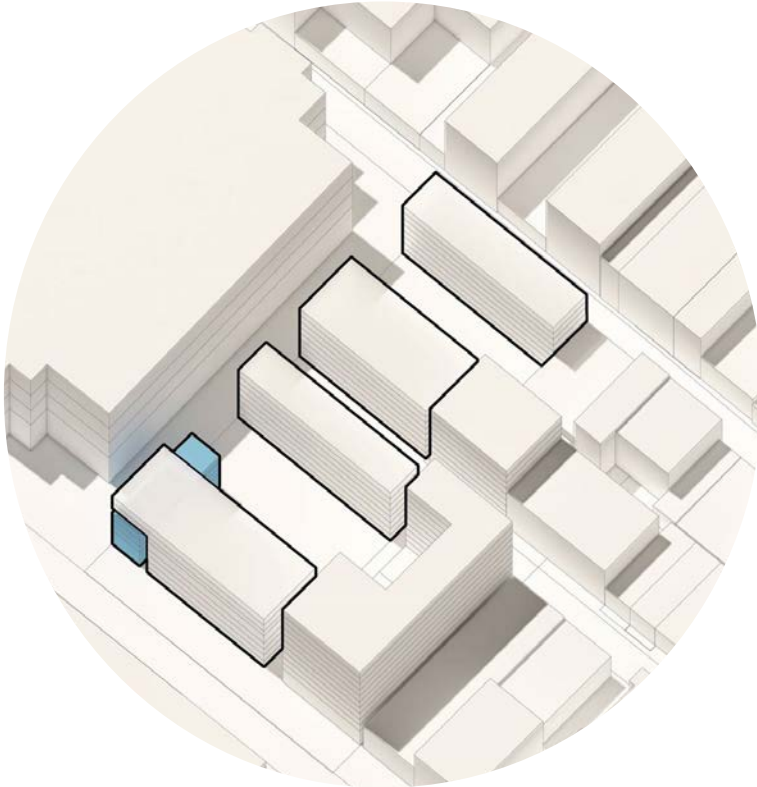
Height: 85 ft
8 Floor (3 Concrete Floor+5 Wood Floor)



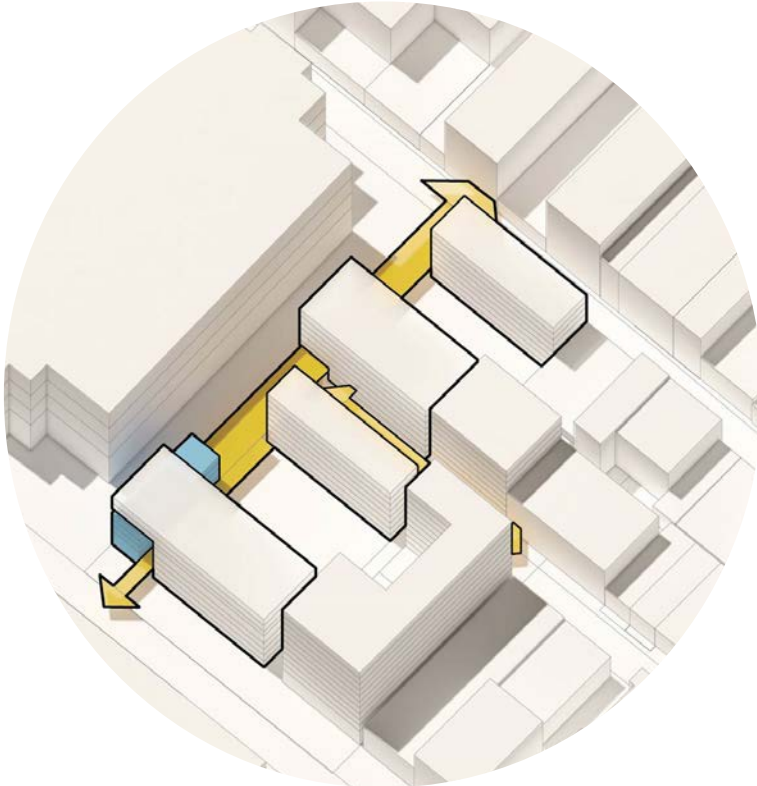
Sightline Analyze



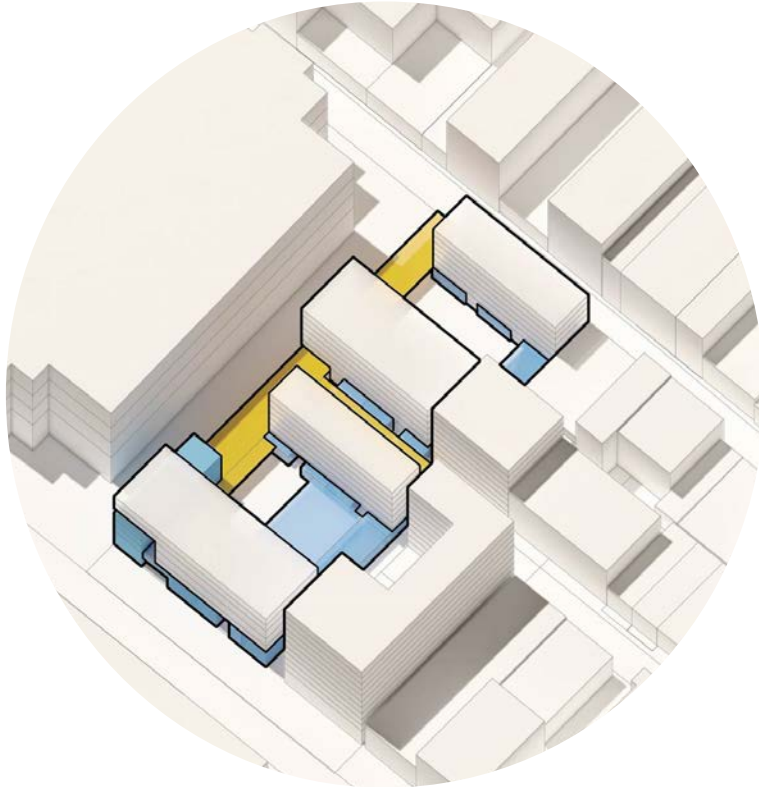
Context



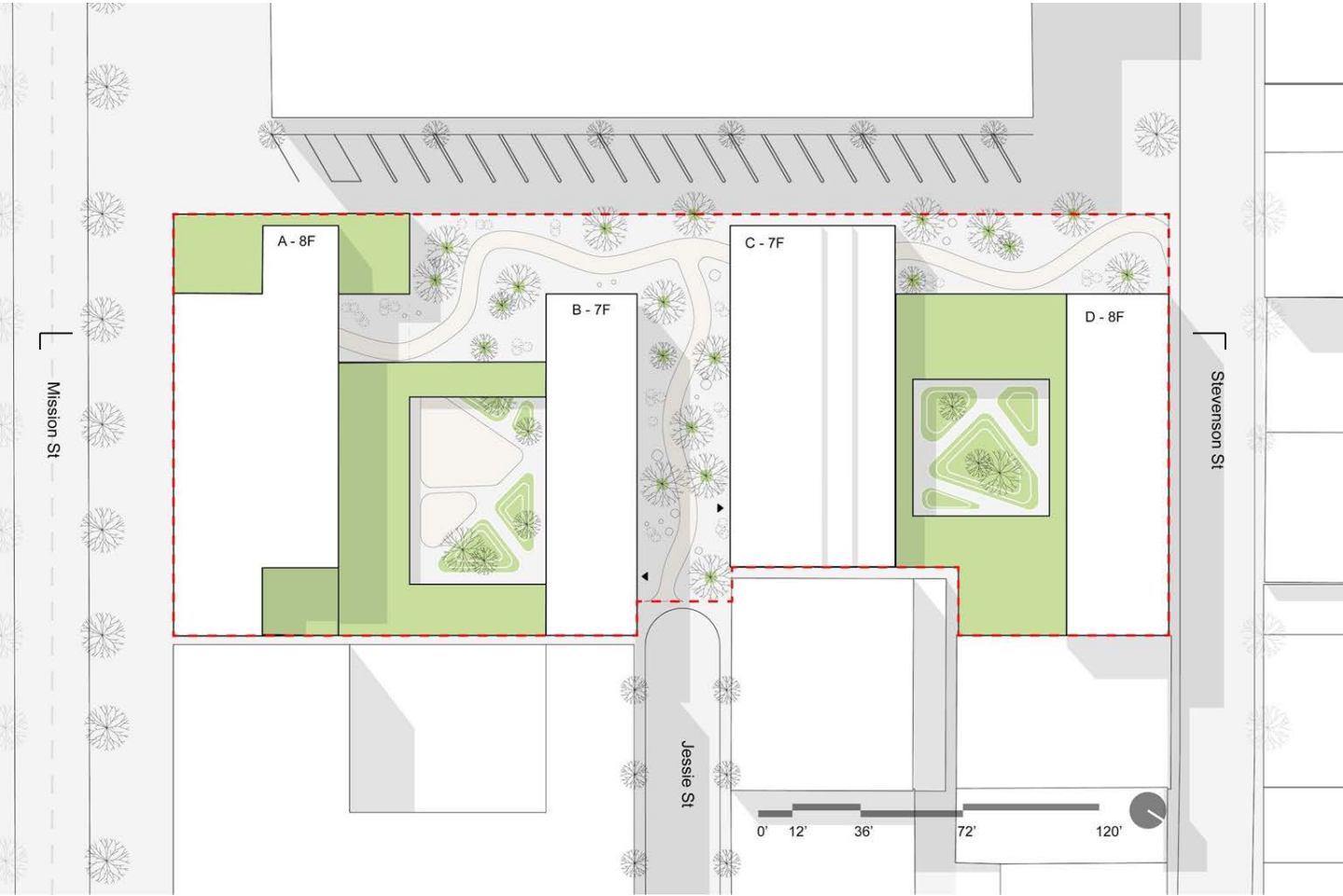
Adjacent Historic Building



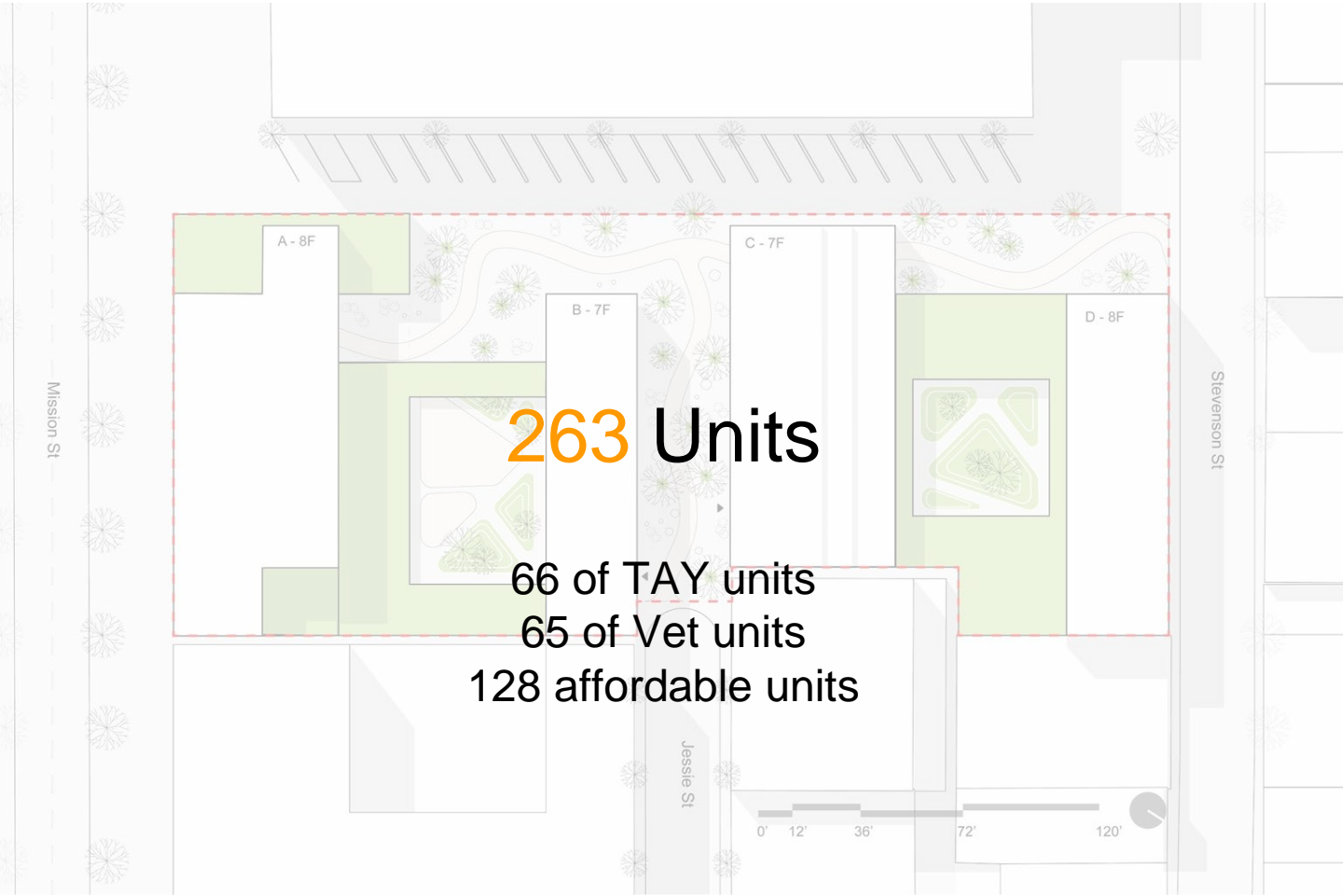
Connection



Service Space

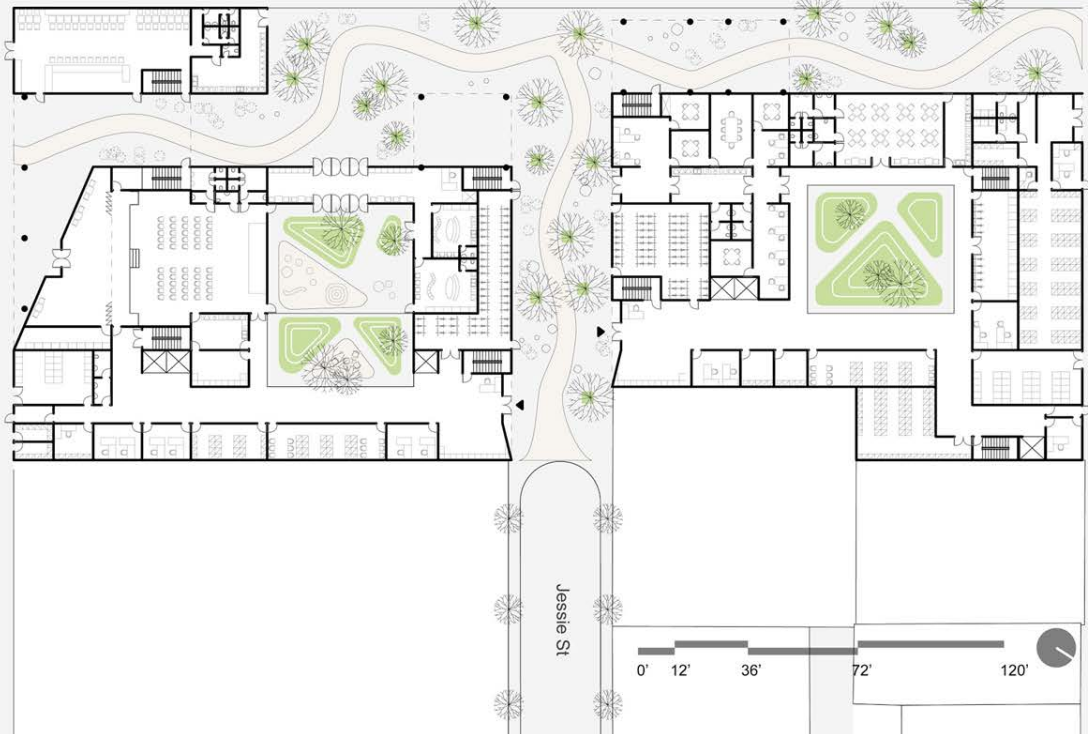


SITE PLAN

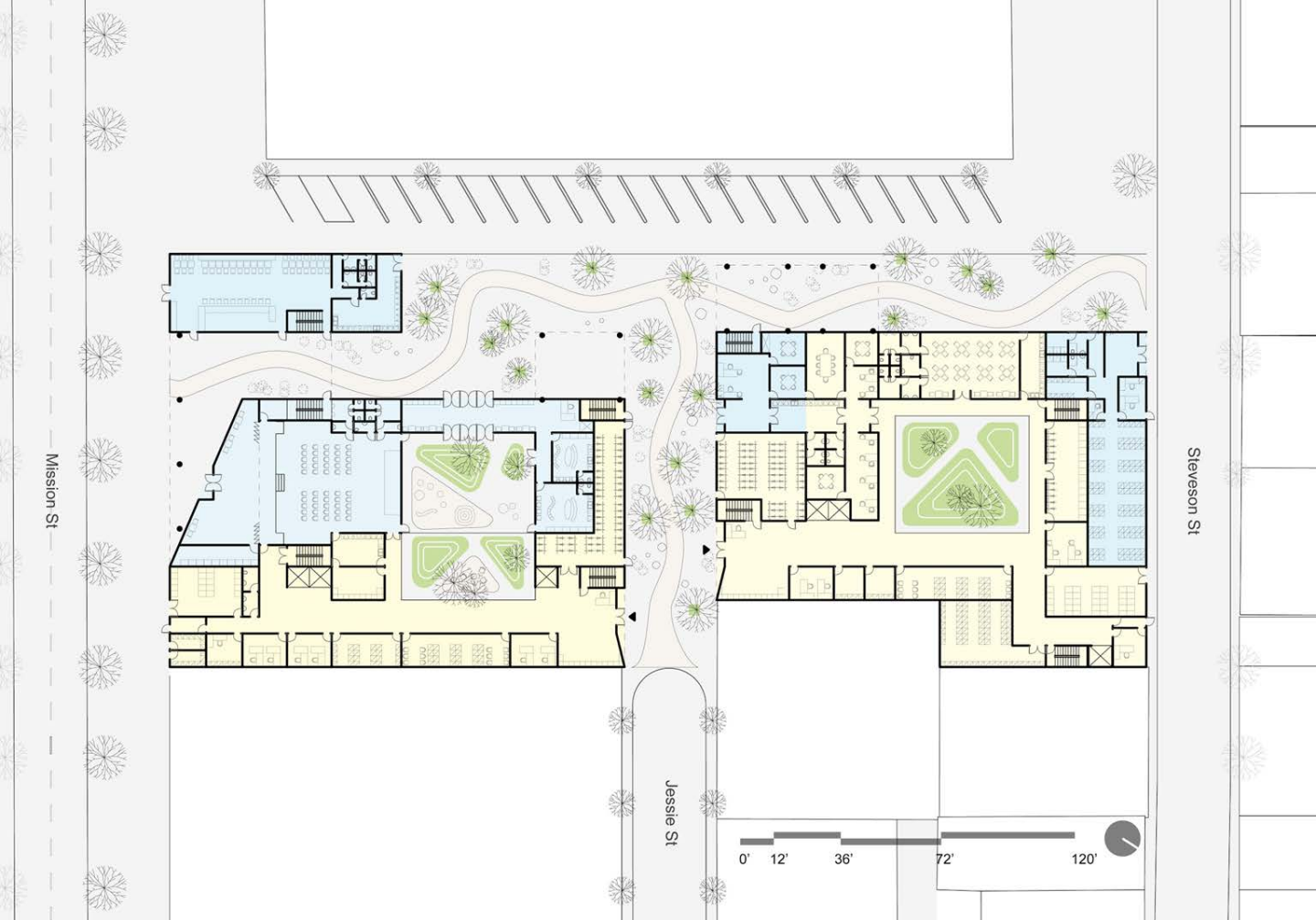


263 Units

66 of TAY units
65 of Vet units
128 affordable units



GROUND FLOOR PLAN



GROUND FLOOR PLAN- PROGRAM



PERSPECTIVE @ MISSION

KEYSTONE COMMONS

TEAM 6



PERSPECTIVE @ MISSION

KEYSTONE COMMONS

TEAM 6



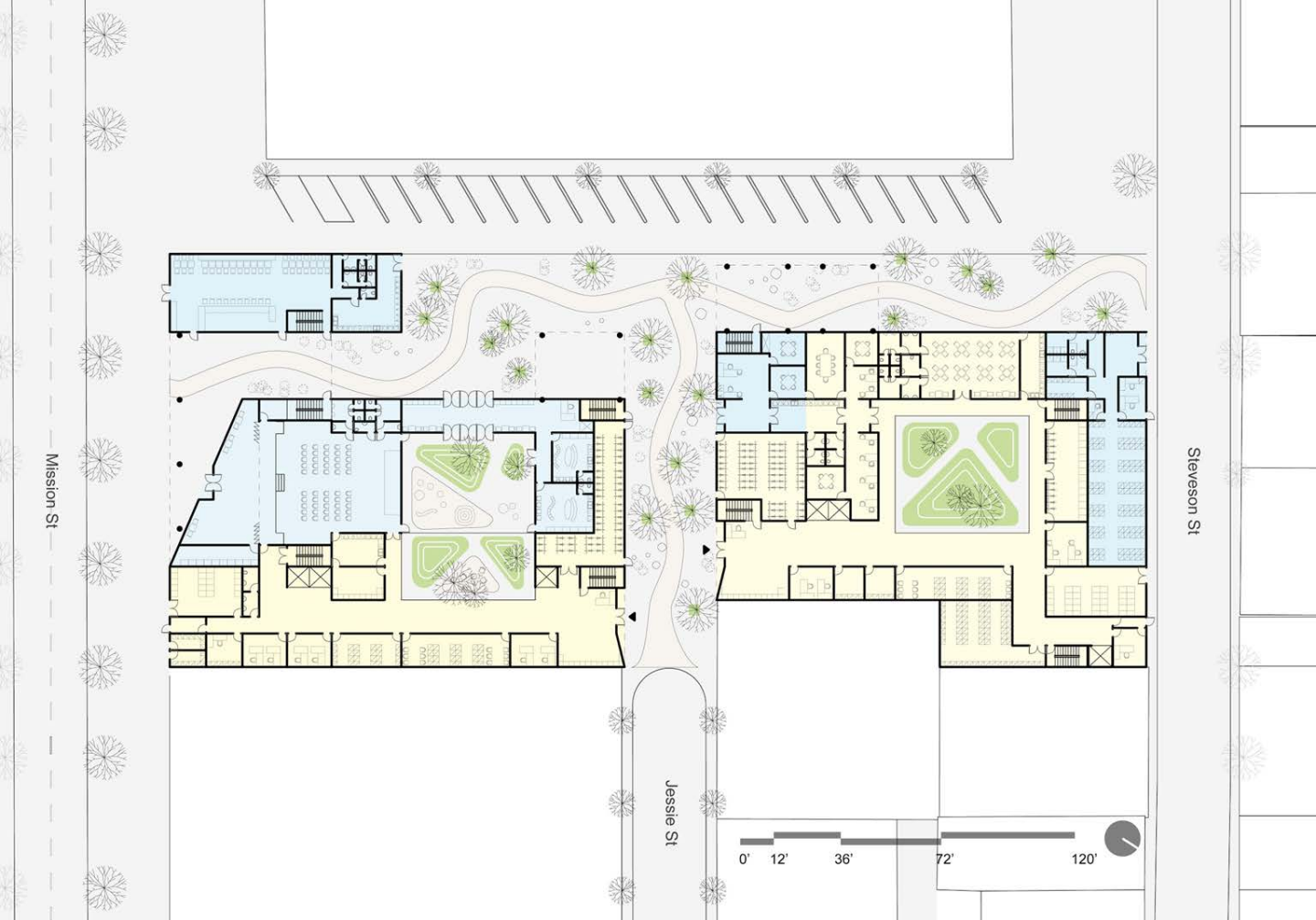
COMMUNITY PATHWAY

KEYSTONE COMMONS

TEAM 6



PERSPECTIVE @ JESSIE



GROUND FLOOR PLAN- PROGRAM



LOBBY @ BUILDING A+B

KEYSTONE COMMONS

TEAM 6



RESIDENTIAL COURTYARD @ BUILDING C+D

KEYSTONE COMMONS

TEAM 6



SECOND FLOOR PLAN



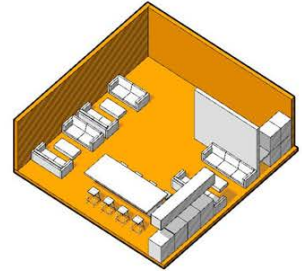
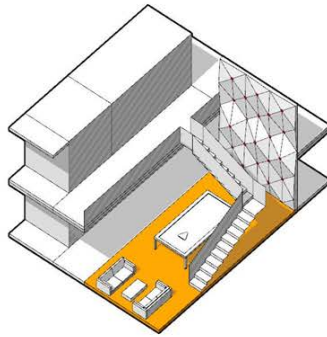
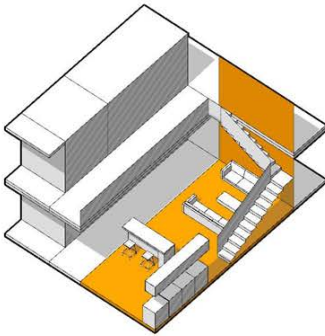
RESIDENTIAL ROOF GARDEN @ BLD A+B

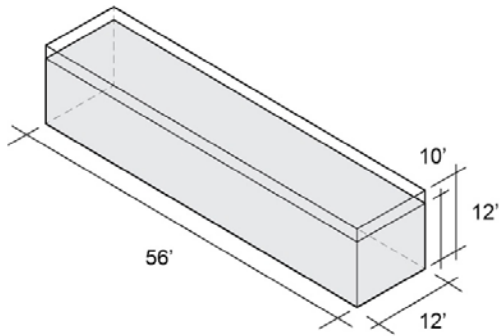
KEYSTONE COMMONS

TEAM 6

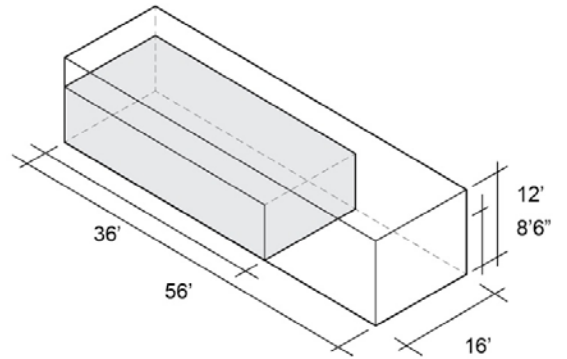


A-A' SECTION





12x56x12



16x36x8.5

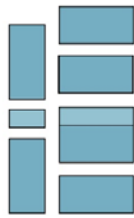
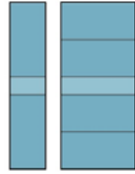
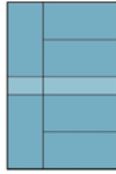
Studio 12x25



2-Bedroom 24x25



1-Bedroom 12x25+12x12



12x56x12

Suite 16x36



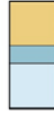
Suite 16x36



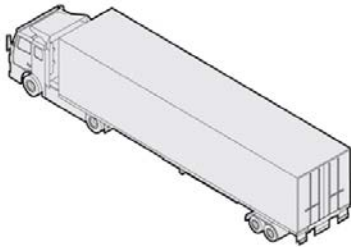
Studio 16x15



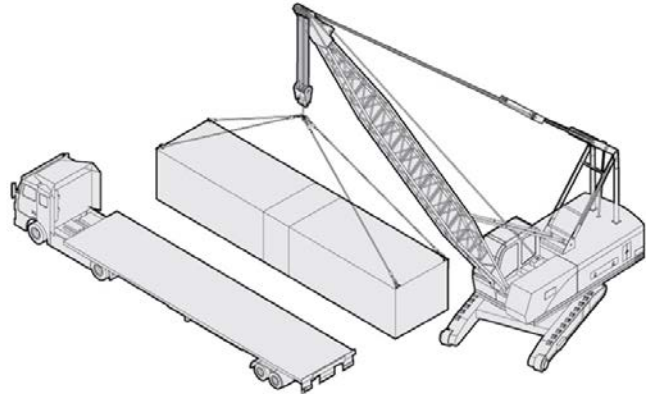
Studio 16x15



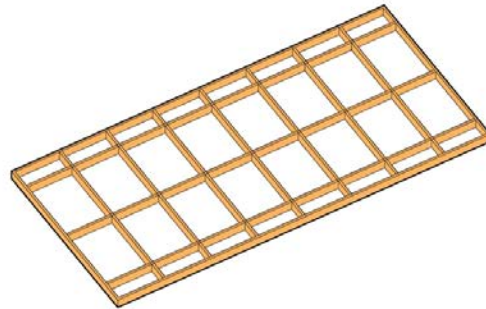
16x36x8.5



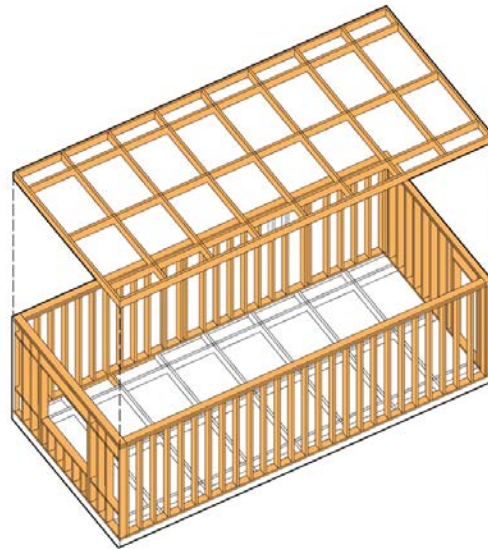
Transportation



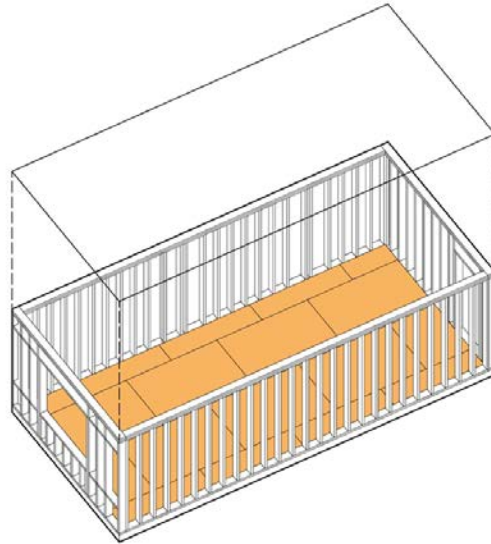
Site Installations



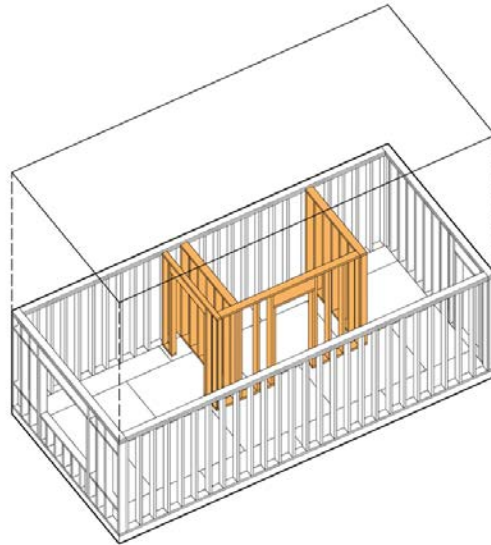
Floor panel assembled



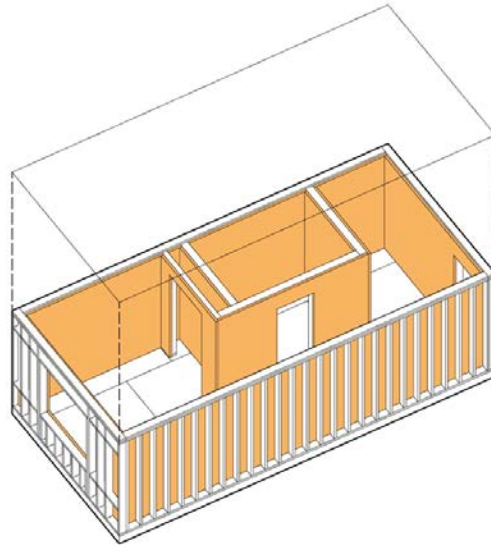
Side and ceiling panels assembled



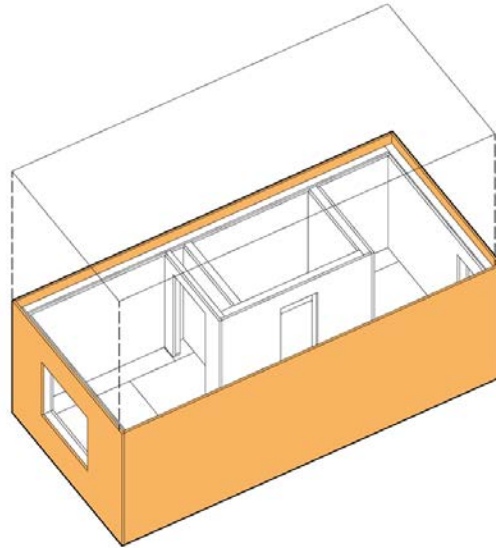
Floor sheathing installed



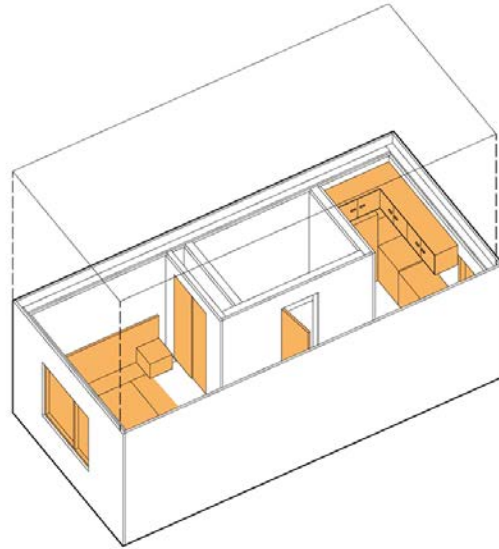
Interior partitions framed out



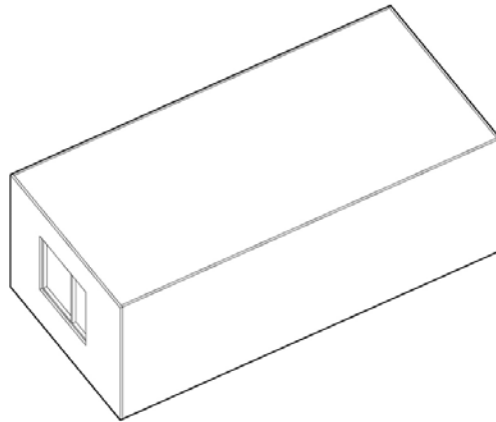
Gypsum wall board installed



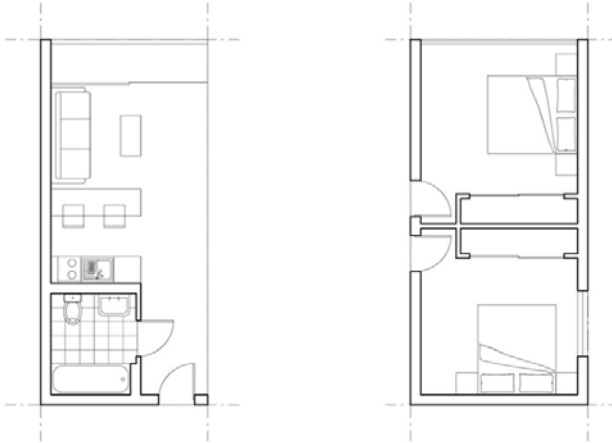
Insulation and exterior sheathing applied

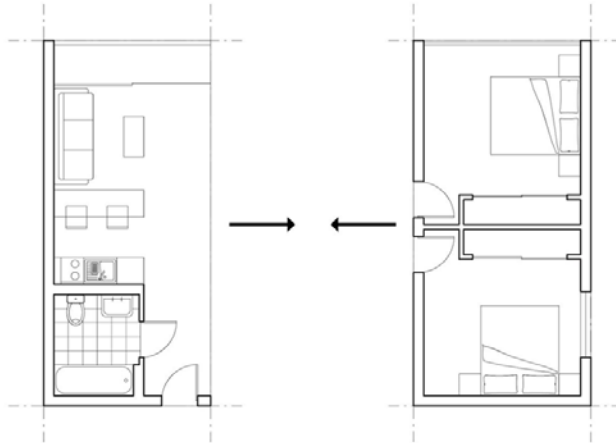


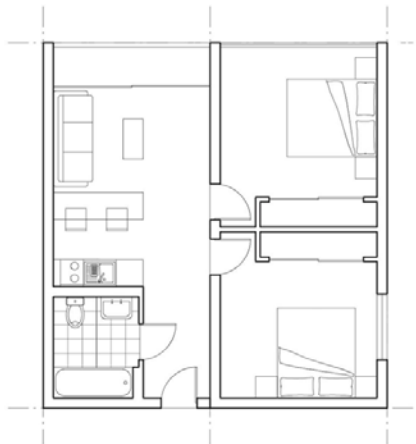
Doors and windows installed
Millwork and interior finishes applied



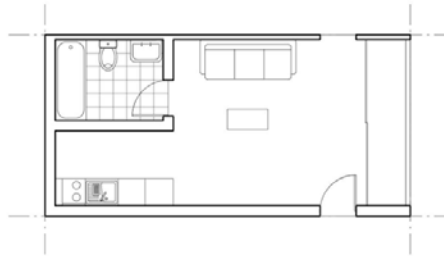
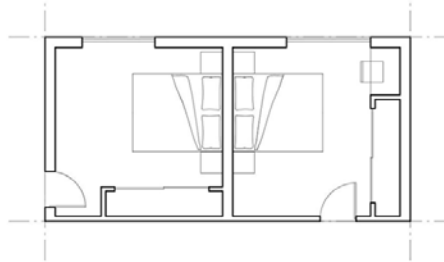
Final check before wrapping

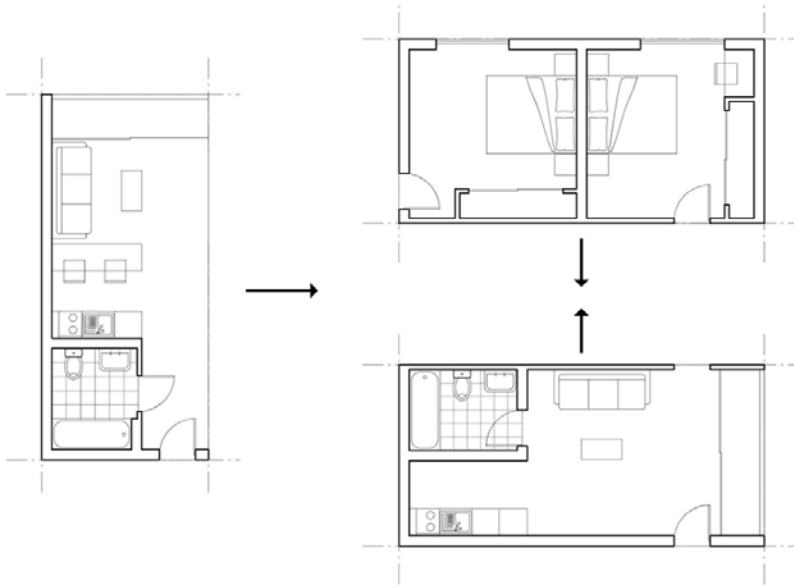


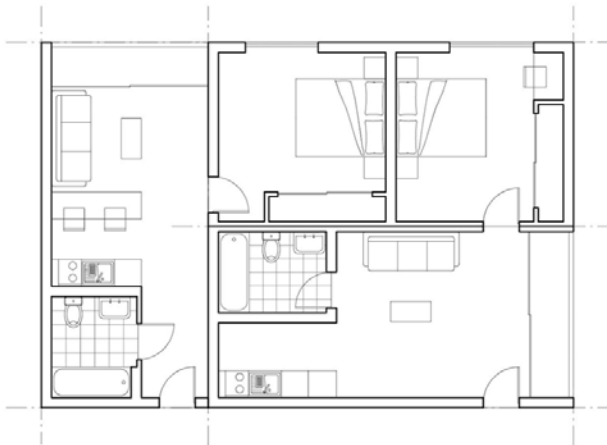


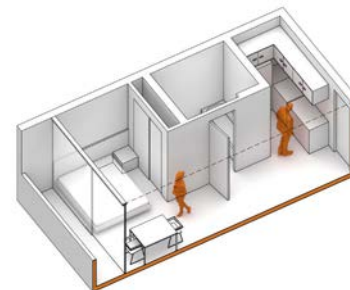
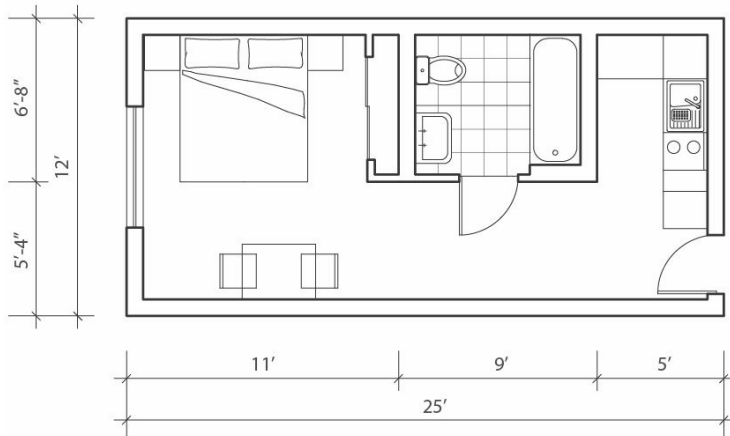


MODULAR SYSTEM - 2-BEDROOM









Studio

Area: 300 sf

Number: 211

Target People: Veterans, Transitional-aged
Youths

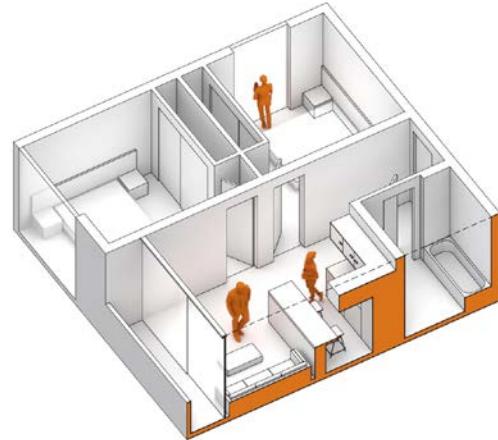
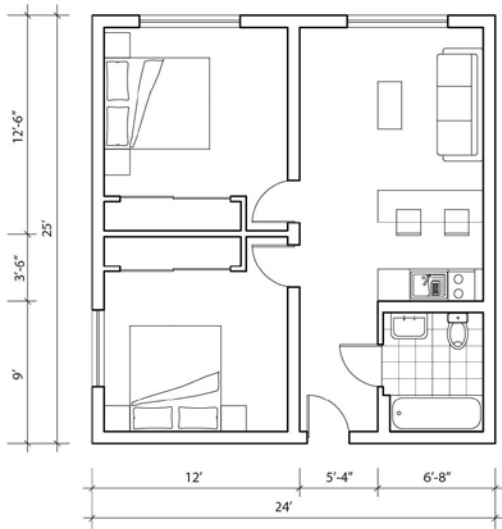
Total Square Footage: 63,300 sf



INTERIOR PERSPECTIVE @ STUDIO

KEYSTONE COMMONS

TEAM 6



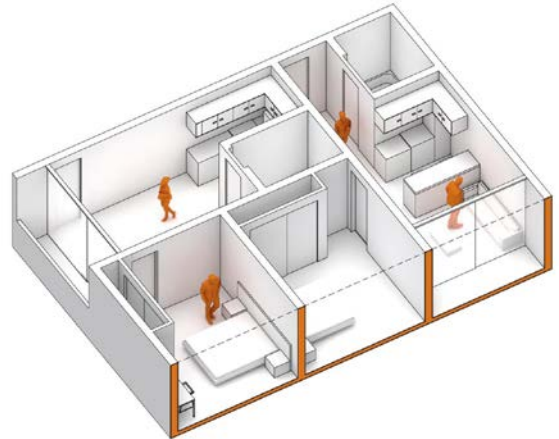
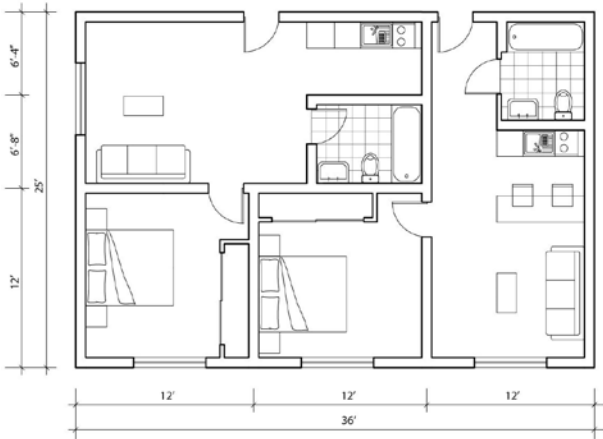
2-Bedroom

Area: 600 sf

Number: 43

Target People: Transitional-aged Youths

Total Square Footage: 25,800 sf



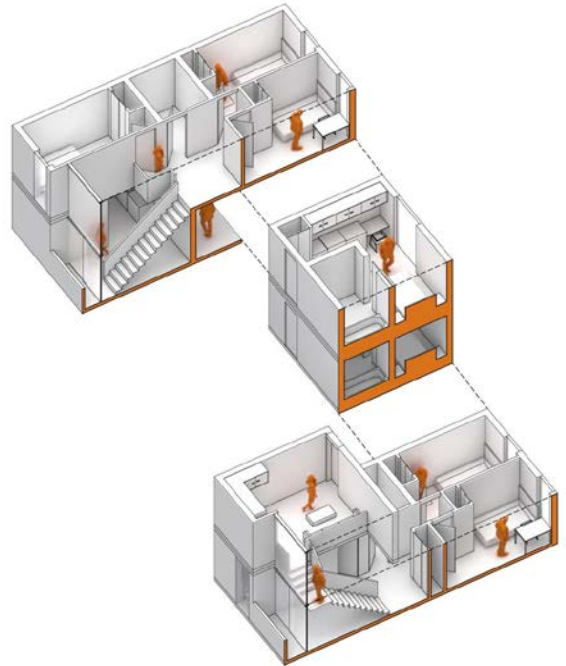
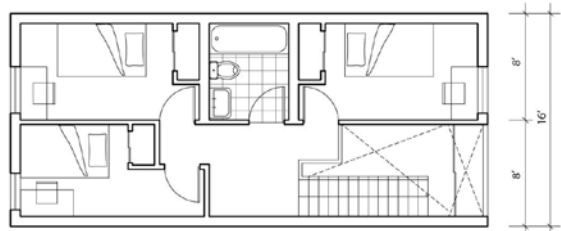
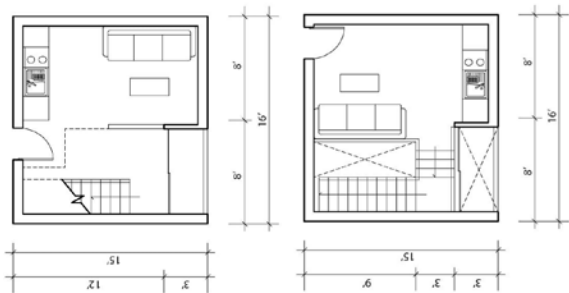
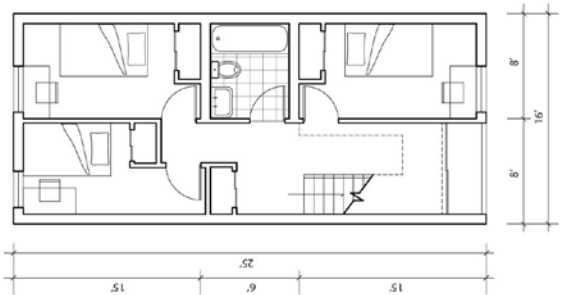
1-Bedroom

Area: 600 sf

Number: 43

Target People: Transitional-aged Youths

Total Square Footage: 25,800 sf



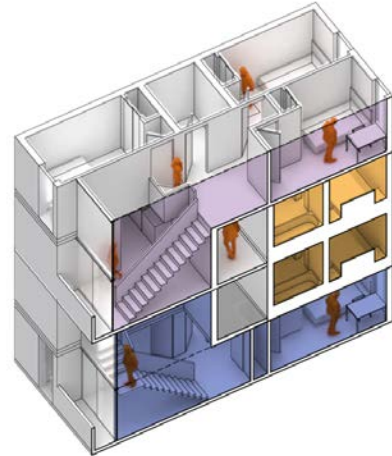
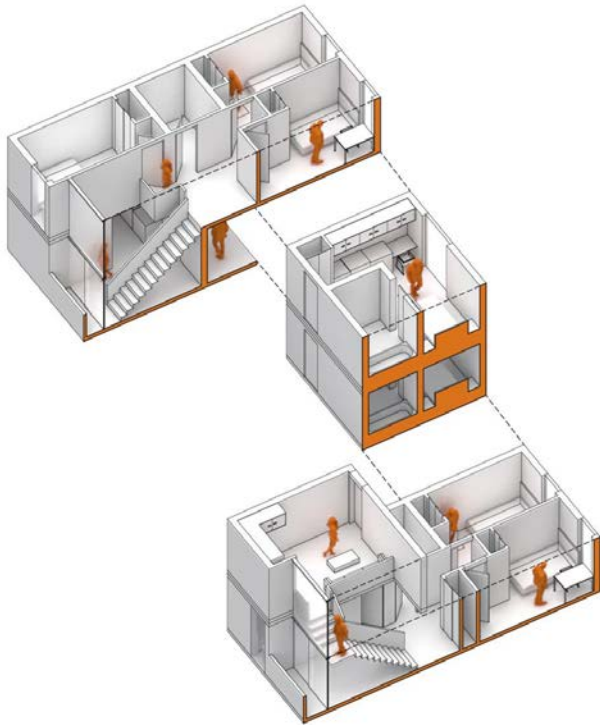
3-Bedroom Suite

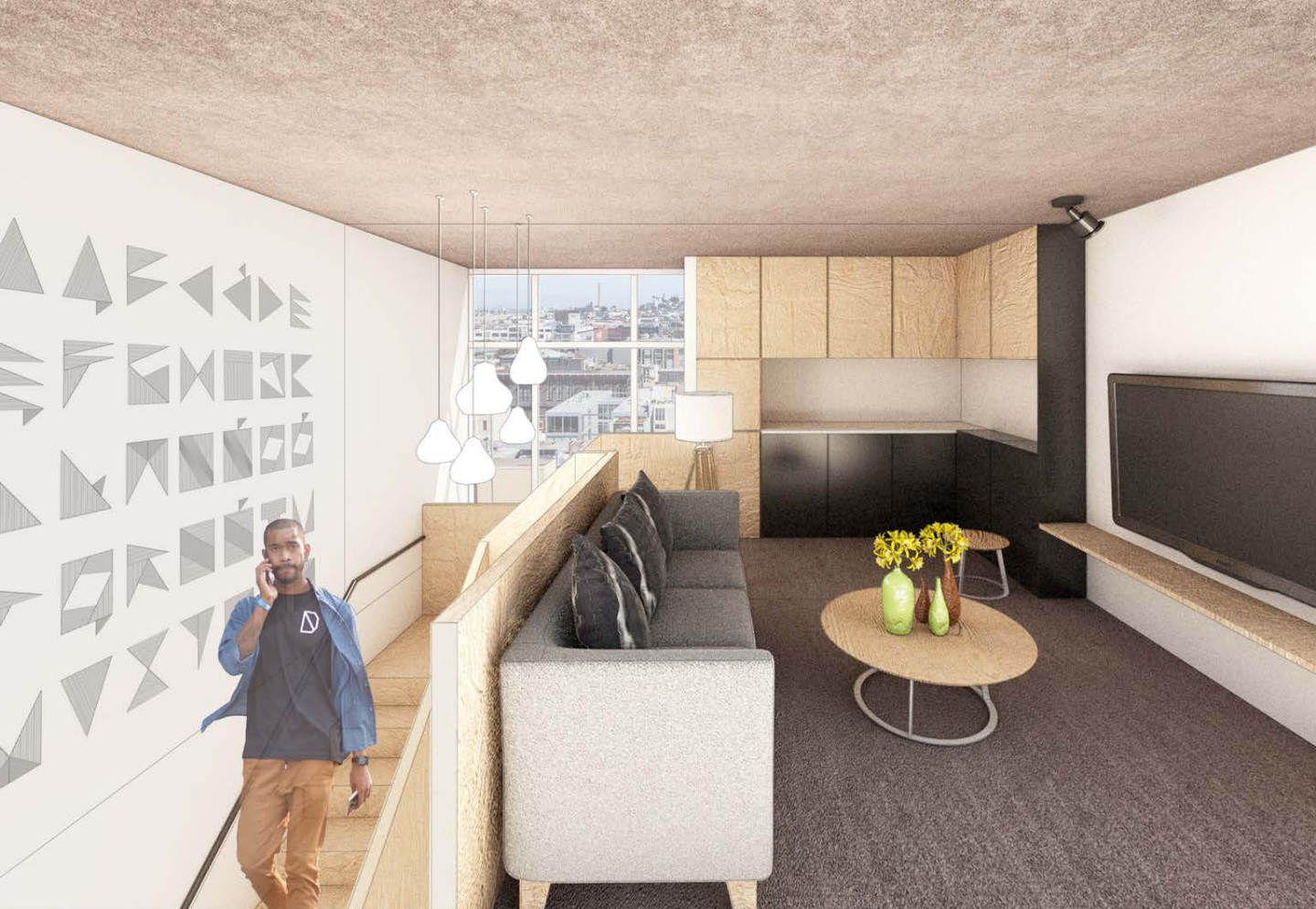
Area: 816 sf

Number: 24

Target People: Transitional-aged Youths

Total Square Footage: 19,584 sf





INTERIOR PERSPECTIVE @ 3-BEDROOM SUITE



Area: 34,200 sf
 Studio: 90
 2 Bedroom: 12



Development Costs

Construction

\$75.4 M

Architecture & Engineering

\$5.3 M

Construction Expenses

\$6.6 M

Financing Fees & Expenses

\$4.5 M

Soft Costs

\$2.9 M

Developer & Impact Fees

\$4.9 M

Reserves

\$2.1 M

Sources

	Permanent	Construction
Tax-Exempt Bond	\$23.1 M	\$69.2 M
Affordable Housing & Sustainable Communities	\$18 M	-
No Place Like Home	\$8.6 M	\$8.6 M
Federal Home Loan Bank	\$1.3 M	-
MOHCD	\$14 M	\$14 M
LIHTC Equity (4% credits)	\$36.8 M	\$5.5 M

TOTAL

\$101.8 M

\$97.3 M

Annual Operating Expenses

Property Management & Maintenance	\$2.5 M
Resident & Community Services	\$1.1 M
Total Operating Costs	\$3.7 M

Total Operating Costs per Unit \$14,070

Supported by:

- Rental income, including VASH vouchers
- Local Operating Subsidy Program
- \$300k/year in grants



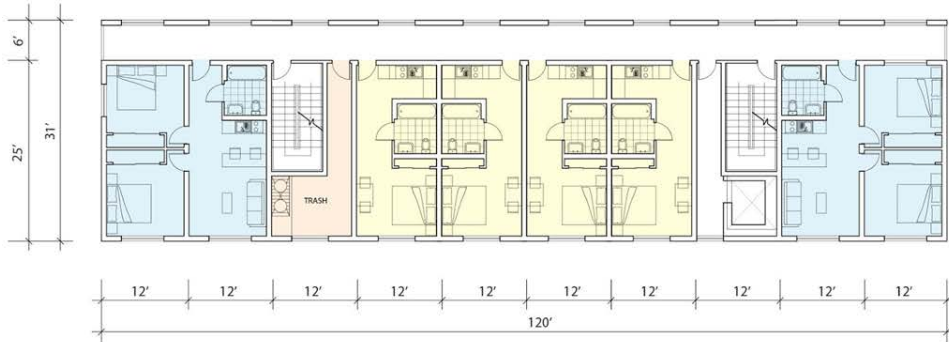
Thank You!



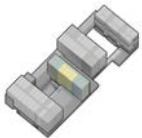
Area: 34,200 sf
 Studio: 90
 2 Bedroom: 12



STANDARD FLOOR PLAN - BUILDING A



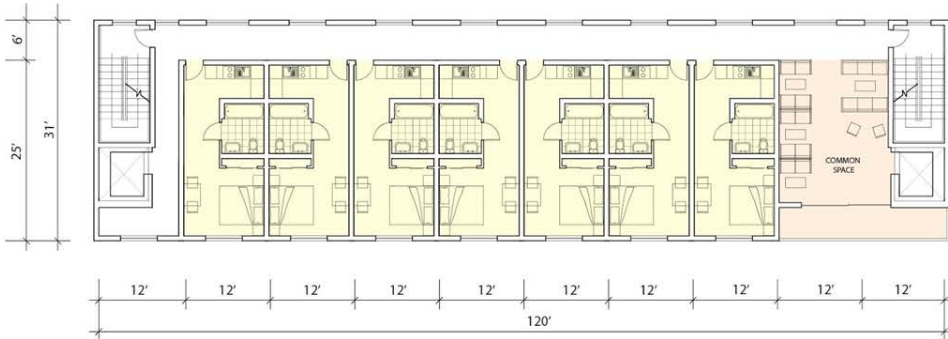
Area: 16,800 sf
 Studio: 32
 2 Bedroom: 12





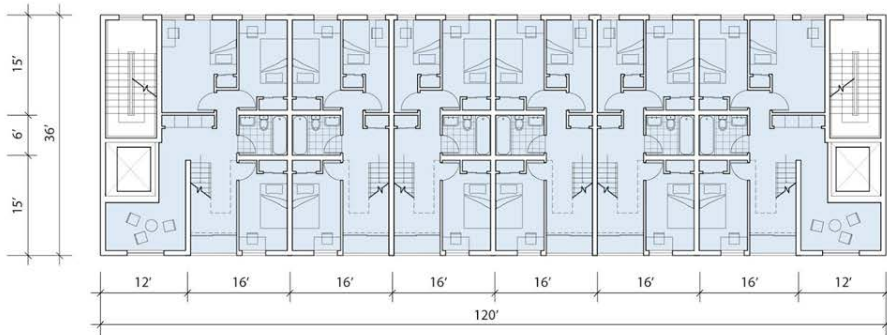
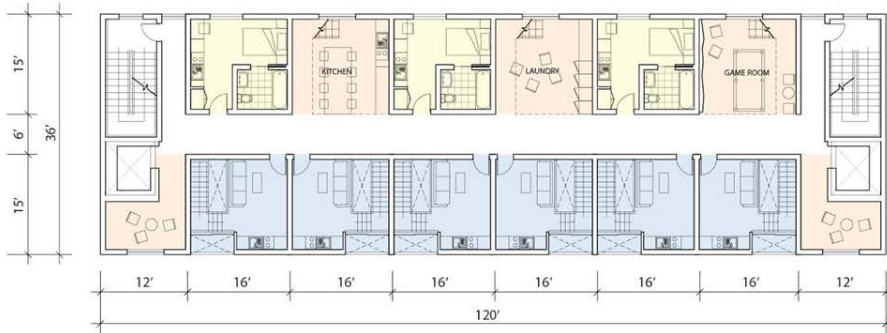
Area: 34,500 sf
 Studio: 89
 1 Bedroom: 13





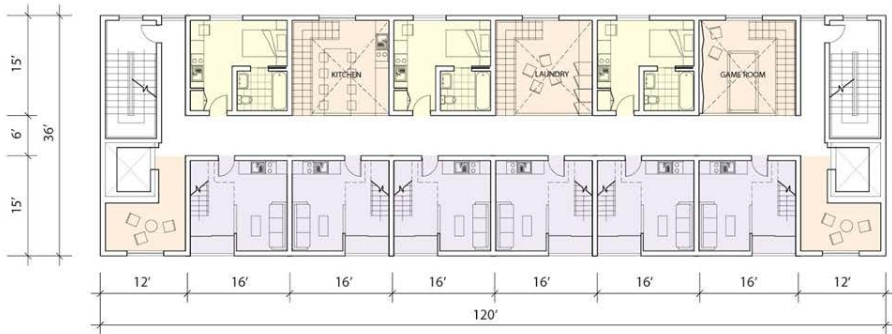
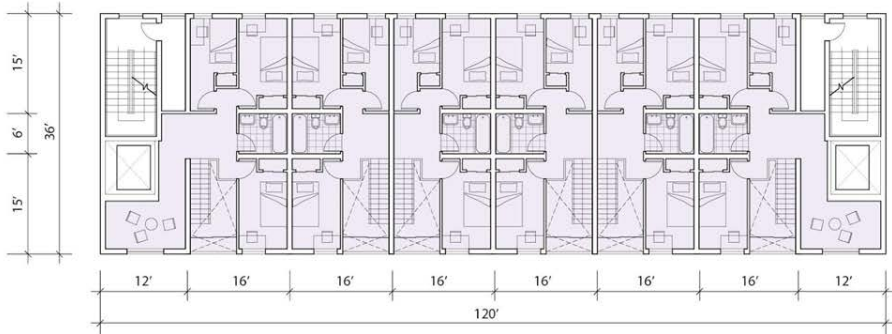
Area: 16,800 sf
 Studio: 32





Area: 13,184 sf
 3-Bedroom Suite: 24
 Studio: 3





Area: 13,184 sf
 3-Bedroom Suite: 24
 Studio: 3

