



HUNTERS POINT SHIPYARD BLOCK 56 11 Innes Court

December 2, 2020



Agenda

- Team Introductions
- Project Overview
- Design Overview
- Questions



Tom Kostosky, *Associate
Director of Real Estate
Development*

Sarah Graham, *Project
Manager*

Reggie Hairston, *Project
Manager*



Amy Bayley, *Vice President
Community Planning*

Sharon Christen, *Associate
Director of Permanent Supportive
Housing, Real Estate Development*

Fiona Ruddy, *Project Developer*

Simonne Moreno, *Assistant
Project Manager*



Fred Pollack, *Partner*

Pamela Goode, *Project
Architect*

Sophia Zhang, *Designer*



Elizabeth Kerman-Morris,
Partner

Toby Morris, *Partner*

Justin Mikecz, *Senior
Associate*

Orrin Goldsby, *Senior
Associate*



Norm Hayes, *Project Executive*

John Kugler, *Chief Estimator*



Elizabeth Colomello, *Senior Development Specialist*

Alok Vyas, *Urban Designer*

Jose Campos, *Manager of Planning and Design Review*

Alicia Andrews, *Construction Specialist*

San Francisco Housing Development Corporation



- San Francisco Housing Development Corporation (SFHDC) builds racial and economic equity in low- and moderate-income communities of color in the Bayview-Hunters Point neighborhood and across San Francisco through the production and preservation of affordable housing, creating pathways for financial empowerment, generating community and economic development, and providing high-quality supportive services.
- SFHDC was founded over 30 years ago by African American community leaders from Western Addition and Bayview Hunters Point neighborhoods and is a registered 501 (c) (3) non-profit organization.
- SFHDC envisions a San Francisco where healthy and safe housing is available to everyone regardless of race or income, where all residents see a vibrant future in their neighborhoods, and where all individuals are connected to opportunities to thrive economically, physically, and emotionally.

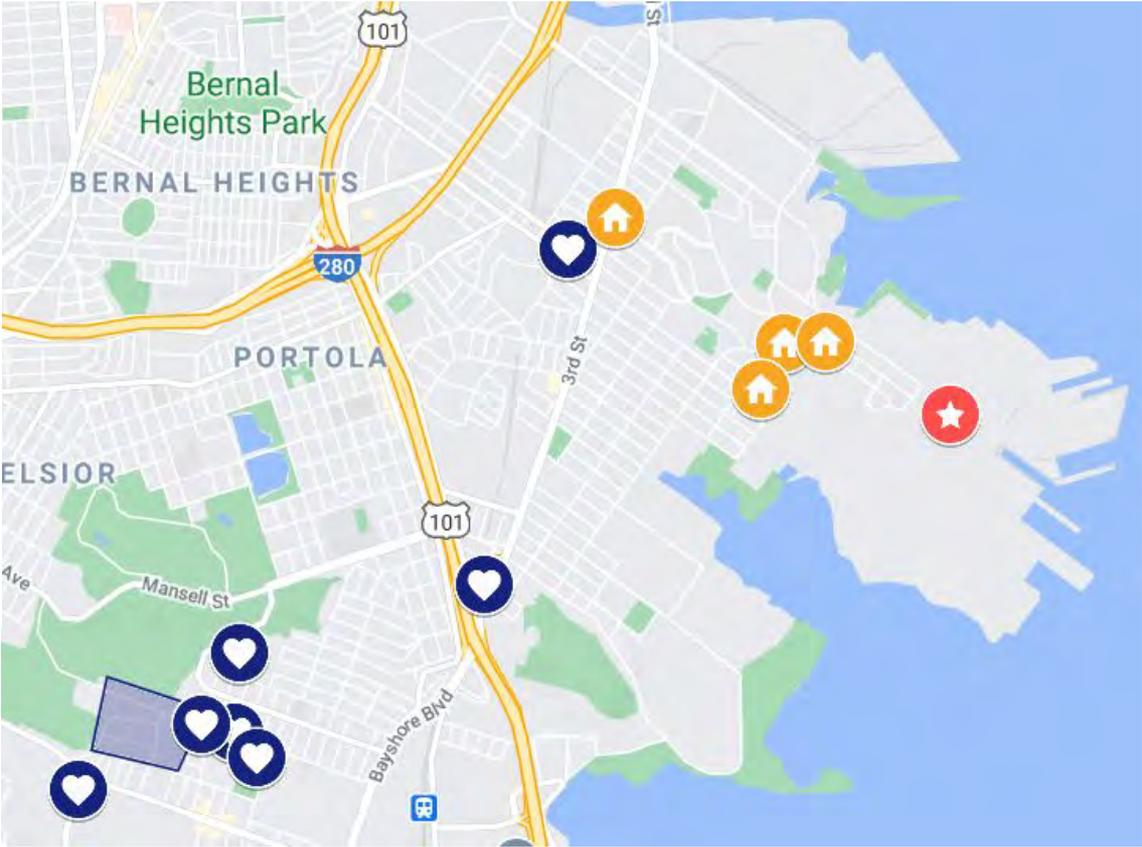
Mercy Housing California



- Mercy Housing California (Mercy) is a California-based nonprofit housing development organization with the mission of creating and strengthening healthy communities.
- Mercy Housing California has created and preserved affordable housing for Californians for over 35 years.
- Today Mercy owns and manages 151 communities with over 10,300 homes statewide for more than 19,600 people.
- Mercy Housing Management Group (MHMG) will be the management agent for the property and is committed to providing quality property management services that reinforce the philosophy that all residents deserve respect, dignity, and a place to call home.

Neighborhood Experience

- ★ Block 56/11 Innes Ct
- ♥ All Hallows
- ♥ Bayview Hill Gardens
- ♥ Britton Courts
- ♥ Carter Terrace
- ♥ Casala
- ♥ Heritage Homes
- ♥ John King Senior Community
- ☆ Sunnydale
- 🏠 Hunters Point West
- 🏠 Hunters Point East
- 🏠 Westbrook Apartments
- 🏠 Bayview Commons Apartments



Development Overview

- Total Units: 73 (reserved for incomes 35-50% AMI)
 - Large Family (per replacement requirements)
 - 1 Family daycare
 - 1 Manager's unit
- Amenities:
 - Courtyard
 - Community room
- Parking:
 - Car parking – 0.6:1 ratio (44 spots)
 - Bike parking – 1:1 ratio (73 spots)

Who can rent homes at 11 Innes Court?

Here is an example of households that might rent here to explain what “affordable” means:



Cathy works as an in-home health aid and lives with her wife, Denise, who is disabled and unable to work. Cathy’s caretaker salary is less than \$3,000 a month. That is about 35% of the AMI. Cathy is what’s called **very low income**. Current rent is approximately \$785/mo for their studio apartment.



Eva is a social worker who lives with her husband Meeko, a cook, and their two children. They make less than \$5,300 a month. That is about 50% of the AMI. Eva is what’s called **low income**. Current rent is approximately \$1,441/mo for a 2 bedroom.



Hakeem grew up in the Bayview and is a new SFUSD teacher who lives with his wife and three kids. Their household makes around \$5,700 a month. Hakeem’s household is what’s called **moderate income**. Current rent is approximately \$1,601/mo for a 3 bedroom.

What does Area Median Income (AMI) Mean?

Only households that at specific income limits can rent affordable housing. All units at 11 Innes Court will be targeted to “Low Income” Residents at AMI lower than the City’s 100% AMI.

Area median income is the average of money people make in a city or town of a certain household size. The government looks at how much money everyone makes and they come up with the average number that is around the middle of what everyone makes. That is called the “area median income” or “AMI” for short. Affordable rent for a household is about 30% of total income.

San Francisco Examples for Income Ranges



Who can rent homes at 11 Innes Court?

Target Rents & Incomes	MOHCD Average Median Income	35%	50%
Studios	Income Max (2 person household)	\$35,900	\$51,250
	Estimated Monthly Rent (2020 est.)	\$785	\$1,121
2 Bedrooms	Income Max (4 person household)	\$44,850	\$64,050
	Estimated Monthly Rent (2020 est.)	\$1,009	\$1,441
3 Bedrooms	Income Max (6 person household)	\$52,000	\$74,300
	Estimated Monthly Rent (2020 est.)	\$1,121	\$1,601

Unit Mix

	# of Apts	MOHCD 35% AMI	MOHCD 50% AMI
Studio	4	0	4
1 Bdrm	18	3	15
2 Bdrm	31	8	23
3 Bdrm	16	3	13
4 Bdrm	2	0	2
5 Bdrm	1	0	1
Manager's Unit	1		
TOTAL	73	14	58
% of units		20%	80%

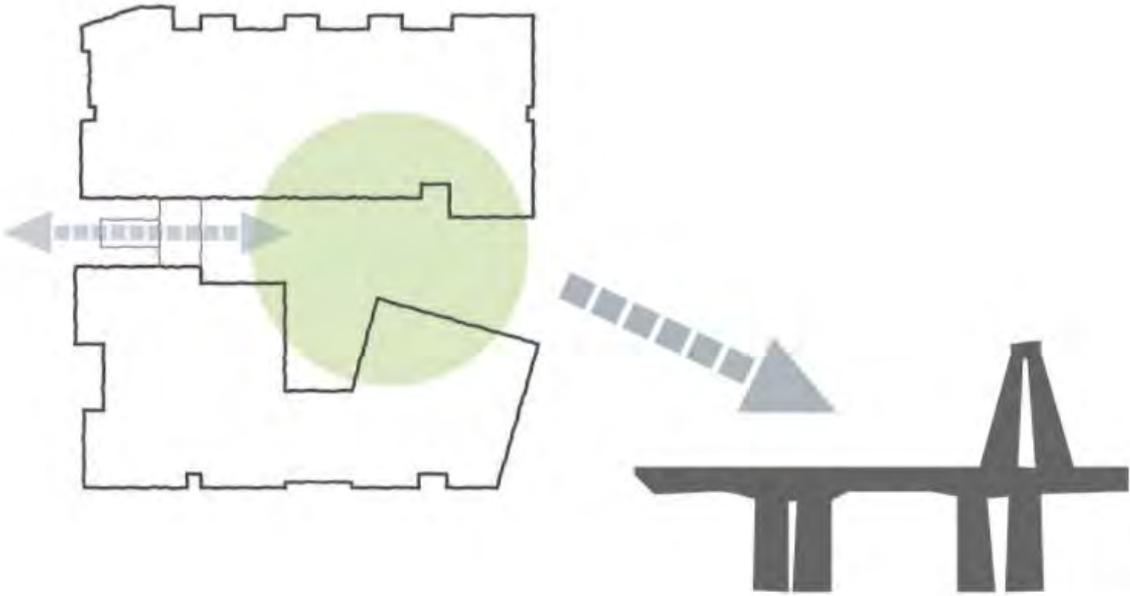
Staffing & Operating

- MHMG Property Management
 - 1 Property Manager
 - 1 Assistant Manager/Desk Clerk Hybrid
 - Maintenance and Janitorial
- SFHDC Resident Services
 - 1.0 FTE Service Coordinator





Design Overview | Design Concept

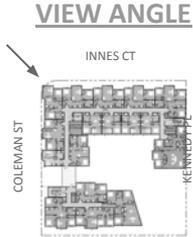


Graphic from original 2019 RFP concept, building design has changed since.

Design Overview



Design Overview | Massing Diagram

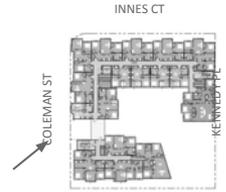


For Illustrative purposes only

Architectural Overview | Integrated Art Component/Main Entry



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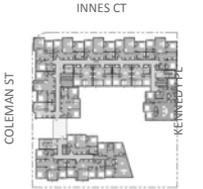


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Design Overview | Massing Diagram

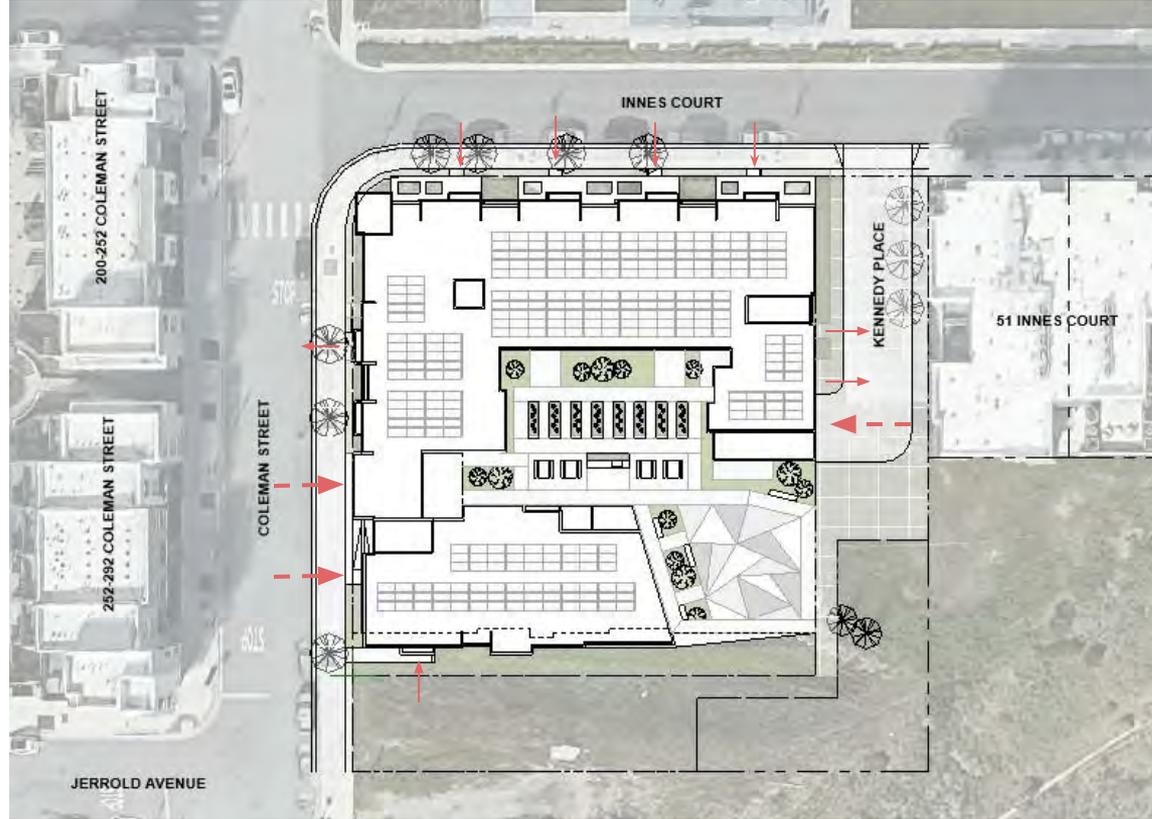


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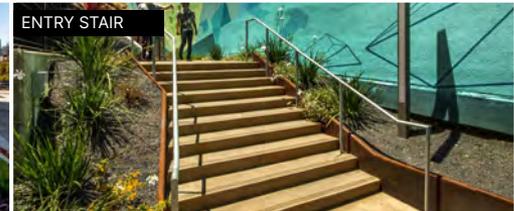
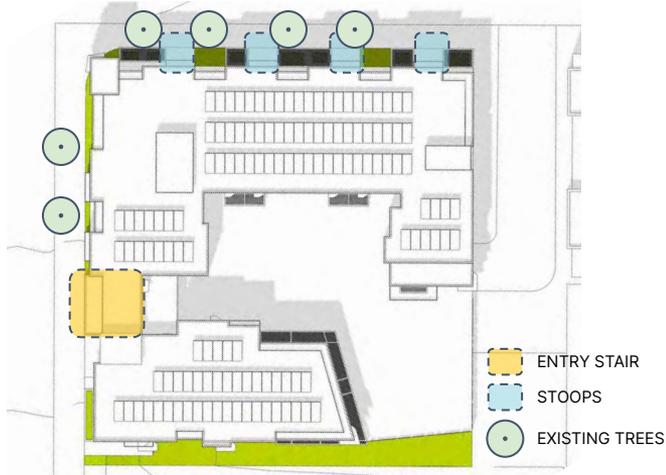


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Architectural Overview | Site Plan



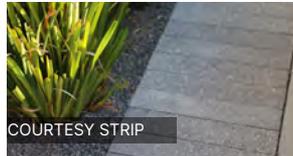
Architectural Overview | Initial Landscape Concept



PLANTINGS



MATERIALS



Architectural Overview | Initial Landscape Concept



PLANTINGS



MATERIALS



Design Overview | Ground Floor



PLAN LEGEND

- STUDIO
 - 1 BED / 1 BATH
 - 2 BED / 2 BATH
 - 3 BED / 1.5 OR 2 BATH
 - 4 BED / 2 BATH
 - 5 BED / 2 BATH
 - COMMON AREAS
 - UTILITY / SERVICES
 - PARKING
 - CIRCULATION
-
- VEHICLE ACCESS TO GARAGE PARKING
 - PEDESTRIAN ACCESS TO BUILDING
 - UNIT STOOP ENTRY
 - EGRESS EXIT

Design Overview | Podium Entry & Common Areas



Design Overview | Floors 3-5 Standard Layout



Design Overview | Coleman St.



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Design Overview | Coleman St.



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Design Overview | Innes Ct.



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Design Overview | Innes Ct.



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Timeline

- Anticipating a mid-2022 construction start
 - Will continue to update HOA and community on progress
 - Project website forthcoming
- Will be doing standard on-site pre-construction due diligence
 - Upcoming geotechnical work - December 5, 2020

Thank You!

