AvalonBay Communities + BRIDGE Housing

Mission Housing | Habitat for Humanity | Pacific Union Development Corporation
First Draft of Community Plan

- Up to 1,100 Homes
  - apartments
  - for-sale dwellings
  - 50% Affordable / Workforce

- Shared Public Garage
  - sized to meet City College Demand
  - potential for additional 200 Apartments for SF Educators

- 4.2 Acres of Open Space

- Childcare Center
  - for up to 100 Children
Welcoming Public Realm

A central park with direct links to all the surrounding neighborhoods. Gateway elements link this shared open space to Ocean Avenue, City College and potentially at Westwood Park.
The heart of the Reservoir site is dedicated to walking and biking with a multiplicity of walking routes into the site and through the site. Multiple connections to transit and community facilities on Ocean Avenue, and a major shared bike boulevard adjacent to City College.
Managed Auto Circulation and Parking

Auto circulation and parking is organized around the perimeter, efficiently delivering vehicles to below grade parking and preserving the large pedestrian priority zone.

A shared use parking garage serves both new residents and City College staff and students.
Neighborhood Fit

Achieving neighborhood “fit” requires a distinct response at each adjacent use. Townhome neighborhood proposed adjacent to homes on Plymouth Avenue, scaling up to the academic buildings at City College and framing views to Mt. Davidson and the Pacific Ocean
Deep Sustainability

Sustainability, Social Equity and Integrated Management

Apply the principles of Eco-Districts
Putting it all together

Aerial view of site from southeast
Public Realm
Reservoir Park looking towards City College
Reservoir Park looking West
Brighton Greenway
Working Roofscape
Balboa Gateway Plaza looking towards Mount Davidson
Shared + Managed Parking

Potential Partnership with CCSF:
Up to 200 new apartments for SF Educators
Shared + Managed Parking
- **BRIDGE Housing** is a 35 year old, SF based nonprofit with humble beginnings but has grown to over $2 billion in assets.

- **Co-Master Developer with Avalon Bay.** BRIDGE will curate the 50% of all homes to be affordable to Low and Moderate income families.

- BRIDGE has brought on two high quality nonprofit collaborators in **Mission Housing and Habitat for Humanity**.

- Extensive experience building and managing Moderate, Workforce and Mixed-income housing

- Successful current track record in SF with a large scale master plan, informed by a **5 year community outreach effort**.

- **Long term owner and property manager with a presence in the Mission, Excelsior and Ingleside neighborhoods.**

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Commitment to Affordable Housing
Our team will create a new San Francisco neighborhood, which like the most vibrant neighborhoods in the city accommodates a diversity of households and families with a wide range of incomes. These 1,100 new homes will be a step toward alleviating our housing crisis.

<table>
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<th>Market-Rate Apartments</th>
<th>Market-Rate Townhouses</th>
<th>Low-Income Apartments</th>
<th>Low-Income Habitat Units</th>
<th>Moderate-Income Apartments</th>
<th>“Additional” Affordable Rentals</th>
<th>“Additional” Moderate-Income Habitat Units</th>
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Affordability Strategy
Commitment to the Neighborhood
Since 1971, Mission Housing has coordinated delivery of services that stabilize and empower residents

- Extensive community outreach and input from design through programming
- Lead Agency conducting Balboa Park Upper Yard community engagement
- Services and benefits for all income levels throughout development and neighborhood
- Experience in cultivating additional partners
WHY THIS TEAM...
- We Listen First, then Design
- Most Diverse Set of Skills and Expertise = Most Creative
- Long Term Commitment to this neighborhood
- Experience Collaborating with Educational Institutions
- Nonprofit Developers in Leadership Role