

General Principles

- Central SoMa Plan envisions almost 9,000 units – 33% affordable
- All affordable housing and fees must be spent in SoMa
- Bulk of fees to support 100% affordable housing come from Jobs-Housing Linkage Fees generated by large, key-site office projects
- Housing Sustainability District provides that a project with on-site inclusionary will receive 120-day ministerial approval, provided that prevailing wage or skilled and trained workforce provisions are in place
- Funding for Small Sites Program (to stabilize at-risk rent controlled buildings in SoMa) is also desired.

Projected available sites for affordable housing development in SoMa

| | |
|--|------------------|
| • 801 Brannan St. | 150 Units |
| • 5 th and Howard | 200 Units |
| • 88 Bluxome | 105 Units |
| • 160 Frelon | 85 Units |
| • 725 Harrison | 140 Units |
| • Flower Mart offsite parcel | 90 units |
| • “Small Sites” (at-risk rent-controlled units) | 50 Units |
| TOTAL | 820 units |

Available Ctrl. SoMa Housing Fees from Key Sites

- **Total estimated fees (JHL and In-Lieu) from key sites: \$211 M**
- Projected funds availability (assuming projects begin construction 1 year after entitlements):
 - 2020: \$170 M
 - 2022: \$23 M
 - Post 2022: \$18 M

Estimated Development Schedule

Units open in 2023:

801 Brannan

5th and Howard

160 Frelon

725 Harrison

Small Sites

Units open in 2025

Flower Mart Offsite Parcel

88 Bluxome