

FAQs About 3300 Mission Street

NEW AFFORDABLE HOUSING IN MISSION BERNAL



THE PROJECT

Who is the project team?

The project development team includes non-profits and city agencies with strong ties to the neighborhood, including Bernal Heights Housing Corporation, Tabernacle Community Development Corporation, Mitchelville Real Estate Group, Mayor's Office of Housing and Community Development and San Francisco Housing Accelerator Fund.

How does the new proposed design compare to what was in the building before?

The previous three-story building included 22 Single Residence Occupancy (SRO) units and six "tourist hotel rooms." These units did not include individual bathrooms or kitchens. While the final design and required amenity space have not been finalized, the new proposal will transform the existing 9,200 square-foot building into a modern six-story, mixed-use development, with up to 35 studio units of affordable housing with private bathrooms and kitchen prep areas, a residential community space, and neighborhood-serving commercial/retail on the ground floor. The redevelopment will preserve the existing three-story façade and will connect with the six-story structure; the interior of the building is unsalvageable.

The proposed building is six stories tall. How is this allowed under zoning?

The State Density Bonus Law was recently amended to incorporate a density bonus specifically for 100% affordable housing projects. The law automatically provides affordable projects with three additional stories of height above the height limit, as well as incentives and concessions to reduce project costs, and unlimited waivers from development standards. As compared to the previous building, 3300 Mission Street proposes

three additional floors for residential development and ground floor commercial/ retail and property management space. This project is proposing six floors, to include one floor of commercial/retail and property management space.

Why won't there be any family units (2- or 3-bedroom) in the new development?

The triangular shape of the parcel means that to meet both San Francisco Housing Code requirements, as well as the criteria for Federal Low-Income Housing Tax Credits and State Density Bonus Law eligibility, the site is not suitable for larger family units. If larger units were constructed, there would have to be fewer units, and this would mean the project would not be eligible for critical state and federal funding programs.

How large are the studio units?

Each studio unit will be a minimum of 225 square feet and feature its own private bathroom and food prep area.

Will there be a bar or other industry commercial space on the ground floor to replace the 3300 Club that was there previously?

The team is determining the size of commercial space that will be available on the ground floor and whether some of the building's mechanical systems can be moved to a basement. These logistics will determine the viability of what can occupy the ground-floor commercial space.

Will on-site supportive services be provided to residents?

While this site will support those who are able to live independently without case management, the project sponsors and property management team will provide informational and referral services

to support resource connection and housing sustainability, as well as tenant engagement for all residents.

Will car or bicycle parking be provided for the residents?

The project proposes 35 bicycle spaces and 0 car parking spaces. 3300 Mission Street is in one of the city's most pedestrian- and transit-friendly corridors.

AFFORDABILITY

Who will live in this building?

The proposed development will provide affordable housing for single adults, or small households. The current proposal restricts rent levels for households earning between 30% and 80% of Area Median Income (AMI), which equates to \$34,600 to \$92,250 per year for a two-person household or \$30,250 to \$80,700 for a single adult in San Francisco in 2023.

Will residents of Bernal be given priority for the units?

Consistent with the policy of the Mayor's Office of Housing and Community Development and the project sponsor's mission, approximately 40% of the apartments will be prioritized for households who live in District 9 or within a ½ mile radius around the property or have been displaced from housing in San Francisco, expanding access and opportunities for families priced out of the neighborhood.

Will people who were displaced by the June 2016 fire have first preference for the new units?

Our team is working with the Mayor's Office of Housing and Community Development to evaluate if the tenants displaced by the fire meet the criteria to apply for affordable units at 3300 Mission Street.

TIMELINE

Is the project team using state laws to expedite processing?

We are considering using state laws such as AB-2011 or SB-35 that expedite the approval of 100% affordable housing projects as we redevelop 3300 Mission Street. In general, for projects with fewer than 150 units, expedited review requires the Planning Department to complete a thorough review within 60-90 days.

What is the project timeline?

We are embarking on a predevelopment phase beginning in September 2023 that will provide ample opportunities for community engagement. Although we plan to begin construction in December 2024 and deliver 35 new units of affordable housing to Mission Bernal in fall 2025. We are in the early stages of the development process and timing is subject to change.

How can I learn more about the project?

Our project team looks forward to collaborating with the community of 3300 Mission Street to ensure the project is a welcome addition to the neighborhood. As pre-development begins, we encourage neighbors, previous tenants, and other community members to contact the development team at 3300Mission@bhnc.org to learn about upcoming community meetings and be informed as we work to bring new affordable housing to Mission Bernal. You can also visit our website at www.bhnc.org.



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