

PROJECT OVERVIEW

2000-2070 Bryant Street has resubmitted a completely reimagined project that includes dedicating 1/3 of its land – valued at **\$26 million** – to the Mayor’s Office of Housing and Community Development for construction of affordable housing. Combined, the project could construct up to 318 units of housing, 41% of which would be affordable to low-income families. 2000 Bryant also features 11,000 square feet of ground floor PDR and arts space, including six ground floor “flex units” for artisans and makers to live and create their wares. A new mid-block passage has also been added.

PROJECT ATTRIBUTES

Affordable Housing

- Dedication of 1/3 of the project land to the City/ Mayor’s Office of Housing and Community Development at no cost for construction of a 100% affordable housing development
- The land has a market value of approximately \$26 million dollars
- The Affordable Housing site will result in the construction of up to 132 homes affordable to low-income families
- Replacement of three vacant rent-controlled units on-site
- Altogether, the project will include 318 new homes, up to 41% of which will be affordable to low and moderate-income families

PDR/Arts Space

- The project will contain up to 11,000 square feet of ground floor PDR/arts space
- Six ground floor flex units are proposed along Florida Street for occupancy by artisans and makers able to live, create and sell their work in the same space

Continued on reverse

BY THE NUMBERS

TOTAL UNITS ON SITE:

318

% OF AFFORDABLE:

41%

(previous 16%)

TOTAL # OF AFFORDABLE UNITS:

132

VALUE OF 1/3 LAND DEDICATION:

\$26 million

2070 BRYANT/MOH:

129 units

@ **100% affordable**

2000 REDESIGNED:

186 + Replacement of 3 rent control units on site

NEW PDR/ARTS SPACE:

Approx. 11,000 s/f

FEES TO CITY:

\$2.6 million

Neighborhood Friendly Design

- Mid-block pedestrian mews connecting Florida and Bryant Street
- Generous car share and bicycle parking exceeding required amounts
- Sidewalk bulb-outs, landscaping and street furniture
- 7,000 square feet of ground floor and neighborhood serving retail, trade shop and restaurant space
- Elimination of 10 curb-cuts and driveways
- 41 new street trees

Impact Fees to be Paid

- Over \$1.3 million for the Eastern Neighborhoods Infrastructure Impact Fee
- Over \$350,000 in School Fees
- Over \$750,000 for Transportation Sustainability Fee
- Over \$200,000 for the Child Care Impact Fee

Tenant Relocation

- All previous tenants choosing to remain in business have successfully relocated with assistance from the Nick Podell Company
- The businesses that relocated remained in San Francisco, two in the Mission
- Despite the offer of significant relocation assistance, Innermission decided to cease operations in early 2016

Rental Subsidies

- Provided Innermission \$175,000 in free rent over 2+ years off their already low rent of .90 cents a foot for their space