Casa Adelante 2205 Mission Educator Homeownership

Community Meeting
June 15, 2023
<table>
<thead>
<tr>
<th>1. Introduction of Project Team</th>
<th>1. Presentación del Equipo de Proyecto</th>
</tr>
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<tbody>
<tr>
<td>2. How Did We Get Here?</td>
<td>2. ¿Cómo llegamos aquí?</td>
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<td>4. Timeline</td>
<td>4. Cronograma</td>
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<td>5. Vision and Design</td>
<td>5. Visión y Diseño</td>
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<td>7. Questions, comments &amp; feedback</td>
<td>7. Preguntas, Comentarios y retroalimentación</td>
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</tbody>
</table>
Project Team
Equipo del Proyecto

- Developer / Desarrollador
  - Mission Economic Development Agency (MEDA)
- Architects / Arquitectos
  - Gelfand Partners Architects
- General Contractor JV / Contratistas
  - Guzman Construction Group
  - Marinship Development Inc.
- Owner’s Representative / Representate
  - Armando Vazquez
- Financial Consultant / Consultor Financiero
  - Jason Vargas
How we got here
Como llegamos aquí?

- Over 8,000 Latinos have been displaced from the Mission in the last decade
  - Más de 8,000 Latinos han sido desalojados de la Mission en la última década
- From 2011 to 2015, 908 eviction notices have been served in the Mission*
  - Desde 2011 a 2015, 908 noticias de desalojo en la Mission*
- SFUSD has a turnover rate of about 10% each year
  - SFUSD tiene una tasa de rotación de alrededor del 10% cada año

MEDA’s Response

2004 Housing Opportunities Program

2012 Mission Promise Neighborhood

2014 Community Real Estate established to reverse displacement

2,032 units Preserved + Produced

GAP: Affordable Homeownership Opportunities for Educators

*Source: SF Rent Board - Fuente: (Junta del Control de Renta SF)
2018 Purchase 2205 Mission

Architectural Rendering of future Casa Adelante 2205 Mission
Project Goals & Overview
Casa Adelante 2205 Mission

Project Description:
● Nine-story building
● Sixty three (63) for-sale homes
  ○ 45 - 2-bedroom
  ○ 17 - 3-bedroom
  ○ 1 - family child care (FCC) unit that will provide child care within a caregiver's home
● 80% - 130% AMI ($80K - $130K)
● 2,302 sq. ft of ground floor commercial community space
The estimated project timeline outlined above is subject to change. La línea del tiempo descrita anteriormente está sujeta a cambios.
Vision and Design

Diseño y Vision

Architectural Rendering of Casa Adelante 2205 Mission

Commercial Front of Casa Adelante 2205 Mission
Vision and Design

GROUND FLOOR PLAN
Vision and Design con’t
Construction Timeline and Logistics

Start of inspections & permits needs from neighbors.  
July 2023

Start of Demolition  
October 2023

End of Construction  
June 2025
Construction Timeline and Logistics

Logistics

- Neighbor License Agreements
- White Board & Community Updates
- Mission street parking lane will be for deliveries from large trucks.
- 18th street parking lane will be for concrete delivery and pumping concrete into the project.
- We will provide a covered pedestrian pathway around the project.
- A crane will be setup in the courtyard to remove materials from the trucks and place onsite.
Construction Timeline and Logistics
Ways to Stay Connected

Email us: 2205mission@medASF.org
Community Interest Form: bit.ly/3J3uHkn

Scan the QR for this information!
Future Opportunities!

- Meeting with the teachers
- Meeting with the street vendors
- Community Meeting for construction updates, building art opportunities
Thank you!
Gracias!!

Rooted in San Francisco’s Mission District, the Mission Economic Development Agency (MEDA) is advancing a national equity movement by building Latino prosperity, community ownership and civic power.
Questions?

www.medasf.org | @medainsf
## Homebuyer Resources

<table>
<thead>
<tr>
<th>Agencies</th>
<th>Program Name</th>
<th>Down Payment Asst.</th>
</tr>
</thead>
<tbody>
<tr>
<td>TND</td>
<td>Teacher’s Next Door</td>
<td>Up to $20,000</td>
</tr>
<tr>
<td>CHDC</td>
<td>Neighborhood Lift</td>
<td>Up to $25,000</td>
</tr>
<tr>
<td>FHLB</td>
<td>WISH</td>
<td>Up to $29,000</td>
</tr>
<tr>
<td>FHLB</td>
<td>Middle Income Down payment Assistance</td>
<td>Up to $50,000</td>
</tr>
<tr>
<td>*Section 8</td>
<td></td>
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# Unit Prices

<table>
<thead>
<tr>
<th>AMI Levels for 2205 Mission</th>
<th>Number of 2 BR Units</th>
<th>Unit Sale Prices</th>
<th>Number of 3 BR Units</th>
<th>Unit Sale Prices</th>
<th>Total Unit #</th>
<th>Proposed MOHCD Educator NOFA Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% AMI</td>
<td>25</td>
<td>$465,000</td>
<td>6</td>
<td>$516,000</td>
<td>31</td>
<td>$8,266,667</td>
</tr>
<tr>
<td>105% AMI</td>
<td>0</td>
<td>$667,000</td>
<td>3</td>
<td>$735,000</td>
<td>3</td>
<td>$800,000</td>
</tr>
<tr>
<td>120% AMI</td>
<td>11</td>
<td>$788,000</td>
<td>0</td>
<td>$865,000</td>
<td>11</td>
<td>$2,933,333</td>
</tr>
<tr>
<td>130% AMI</td>
<td>10</td>
<td>$869,000</td>
<td>8</td>
<td>$953,000</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total Units</td>
<td>63</td>
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</table>

Total Units: 63

AVG Unit Sizes: 2 BR: 715 sqft | 3 BR: 920 sqft
## Household Income Levels

<table>
<thead>
<tr>
<th>AMI Levels for 2205 Mission</th>
<th>Family of 4</th>
</tr>
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<tbody>
<tr>
<td>80% AMI</td>
<td>$106,550</td>
</tr>
<tr>
<td>105% AMI</td>
<td>$139,850</td>
</tr>
<tr>
<td>120% AMI</td>
<td>$159,850</td>
</tr>
<tr>
<td>130% AMI</td>
<td>$173,150</td>
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