



# 555 Larkin

HOPE SF OFFSITE  
OPPORTUNITY



EQUAL HOUSING  
OPPORTUNITY



# New HOPE SF Offsite Opportunity

- At the end of October, you will be receiving an interest survey for a new affordable housing community at 555 Larkin St, in the Tenderloin neighborhood of San Francisco
- Current Potrero Hill households have the right to a new replacement unit. Moving to 555 Larkin would constitute exercising that right to a new replacement unit.
- **Moving to 555 Larkin is completely voluntary!**

**Located at  
corner of Turk St.  
and Larkin St.**

**8 Floors with  
Elevator**

**108 affordable  
apartments**

**27 HOPE SF  
Set-Aside Units**

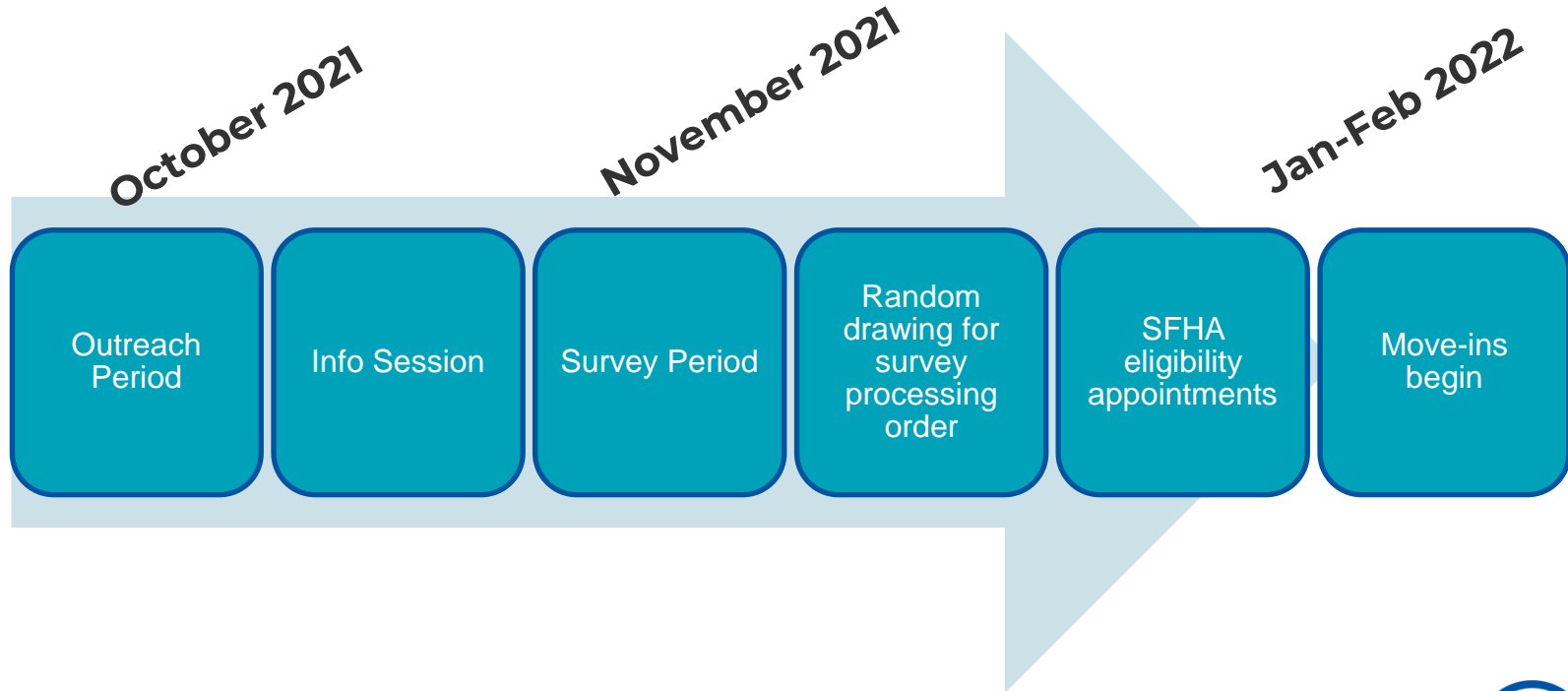
**ADA-Accessible**



Unit Type	30% AMI	40% AMI	50% AMI	Rent
1-BD	1	1	1	Approx. 30% of household's gross monthly income
2-BD	7	4	8	
3-BD	2	1	2	

**555 Larkin Street**

# Anticipated Timeline: 555 Larkin



**All Adult Household members** (18 and over or emancipated minors) **must attend an in-person intake** with management after being selected from the lottery.

# Application Process

## Household Information:

- Photo ID (for each adult household)
- Social Security Card (for all members)
- Birth Certificate for minors

## Housing History:

- 2 Years Rental History with Landlord names, addresses, phone and/or fax numbers

## Income Related:

- 3 Months Consecutive Paystubs
- Recent Benefit Letters (Social Security/SSI, Disability, Unemployment, etc.)
- Most recent Tax Returns (with all W-2s)

## Asset Related:

- Bank Statements (checking, savings, CDs, etc.)
- Pensions, IRA, 401K, Retirement, Insurance award documents



### **Criminal Screening:**

- Only “directly-related” convictions and unresolved arrests;
- Copies provided to you with 14-day response period

### **Rental History:**

- No Eviction in the past 3 years OR
- No more than 2 in the past five years

# Screening Criteria

Qualified applicants with criminal history **will be considered** for housing in compliance with Article 49 of the San Francisco Police Code: **FAIR CHANCE ORDINANCE**

All other qualifications will be decided BEFORE housing providers know anything about prior arrest or conviction records. The following are off-limit categories:

- Arrests that did not result in conviction
- Juvenile record
- An infraction
- A conviction more than 7 years old
- Participation in a diversion or deferral judgment program
- Expunged, judicially dismissed, invalidated or otherwise inoperative convictions

Note: TNDC will run a credit check on applicants. This credit check is not used to filter applicants, only to confirm that applicants do not own property.

TNDC Property Management &  
Tenant & Community Services  
onsite

Large community room with  
warming kitchen

Onsite laundry room

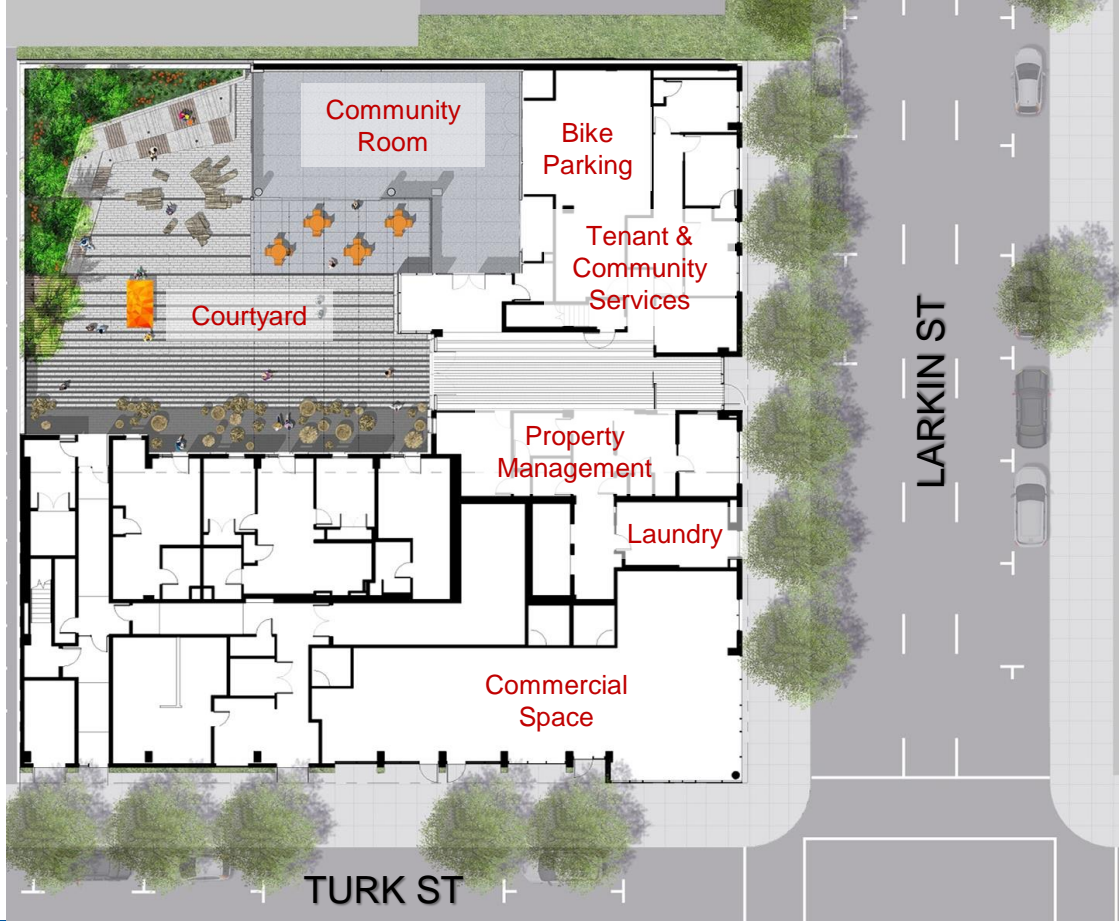
Indoor bicycle parking

1,300 SF rooftop urban farm

4,800 SF residential courtyard

800 SF landscaped roof deck

No car parking



# Building Amenities



# NEIGHBORHOOD AMENITIES



## LEGEND

### Transit

1. Civic Center Station
2. #19 & #31 Bus Lines
3. #49 Bus Line
4. #27 Bus Line
5. #5 Bus Line
6. #38 Bus Line
7. UC Hasting Parking Garage
8. Civic Center Parking Garage

### Schools

9. Compass Children's Center (Preschool)
10. Wu Yee Children's Services (Preschool)
11. Tenderloin Community Elementary School

### Grocery/Market

12. Trader Joe's
  13. Dalda's
  14. Heart of the City Farmer's Market
- (Note: there is Safeway located just off the map at 1335 Webster)

### Medical Facilities

15. Walgreens
16. CVS
17. CMPC Van Ness Hospital

### Parks

18. Turk Hyde Mini Park
19. Tenderloin Children's Playground
20. Helen Diller Civic Center Playground

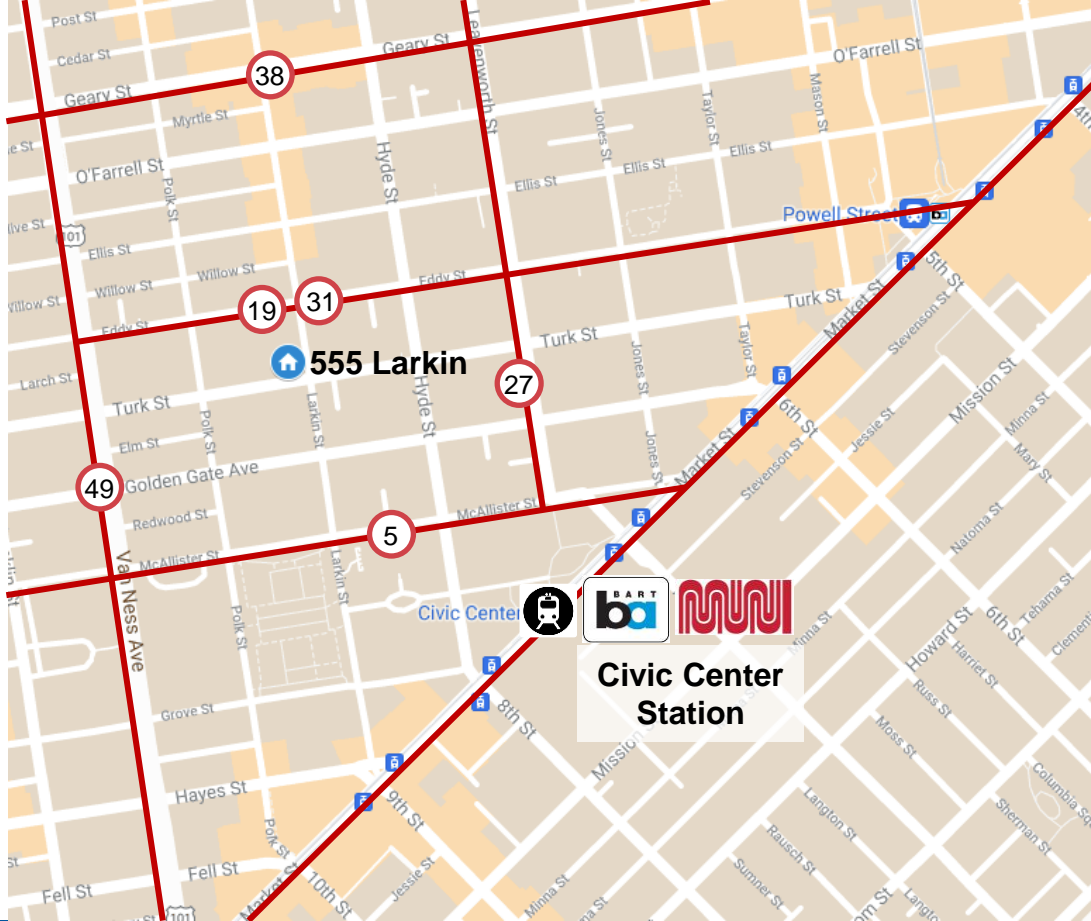
### Family Services Providers

21. Tenderloin After-School Program
22. 826 Valencia Tenderloin Center
23. Compass Family Services
24. Tenderloin People's Garden
25. Cross-Cultural Family Center
26. Southeast Asian Development Center

### Other Amenities

27. SF Public Library (Main Branch)
28. Asian Art Museum
29. Little Saigon Cultural District





Walk  
Score

98

Transit  
Score

100

Bike  
Score

94

# Transportation Near 555 Larkin



Link: <https://tinyurl.com/555Larkin>

# Virtual Building Tour



**Building Entrance**





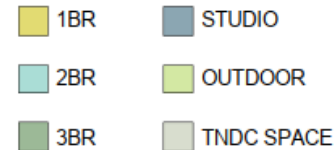
# Community Room



# Resident Courtyard

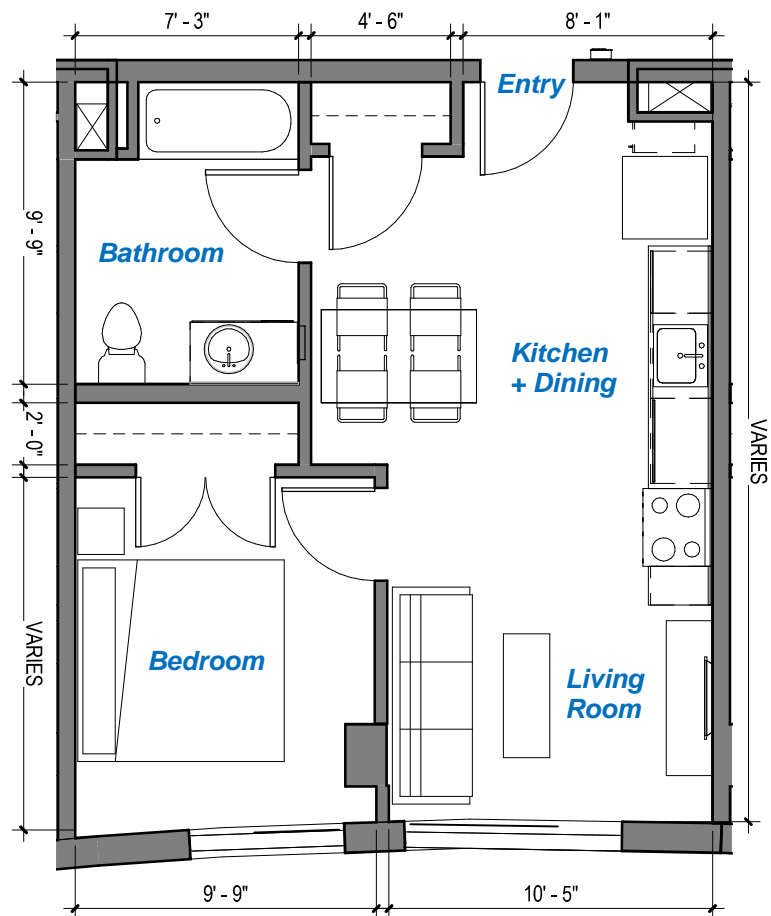
# Typical Floor Plan

- Layout repeats on all 7 residential levels
- 15 units per floor
- HOPE SF units include 1-, 2-, and 3-bedroom units (no studios)



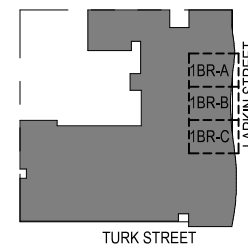


**535 - 575 SQUARE FEET  
(DEPENDING ON LOCATION AND FLOOR)**



1 BEDROOM-A,B,C (X08, X10, X12)

CURVED FACADE VARIES  
BETWEEN UNITS & FLOORS



KEY PLAN

**X08  
X10  
X12**

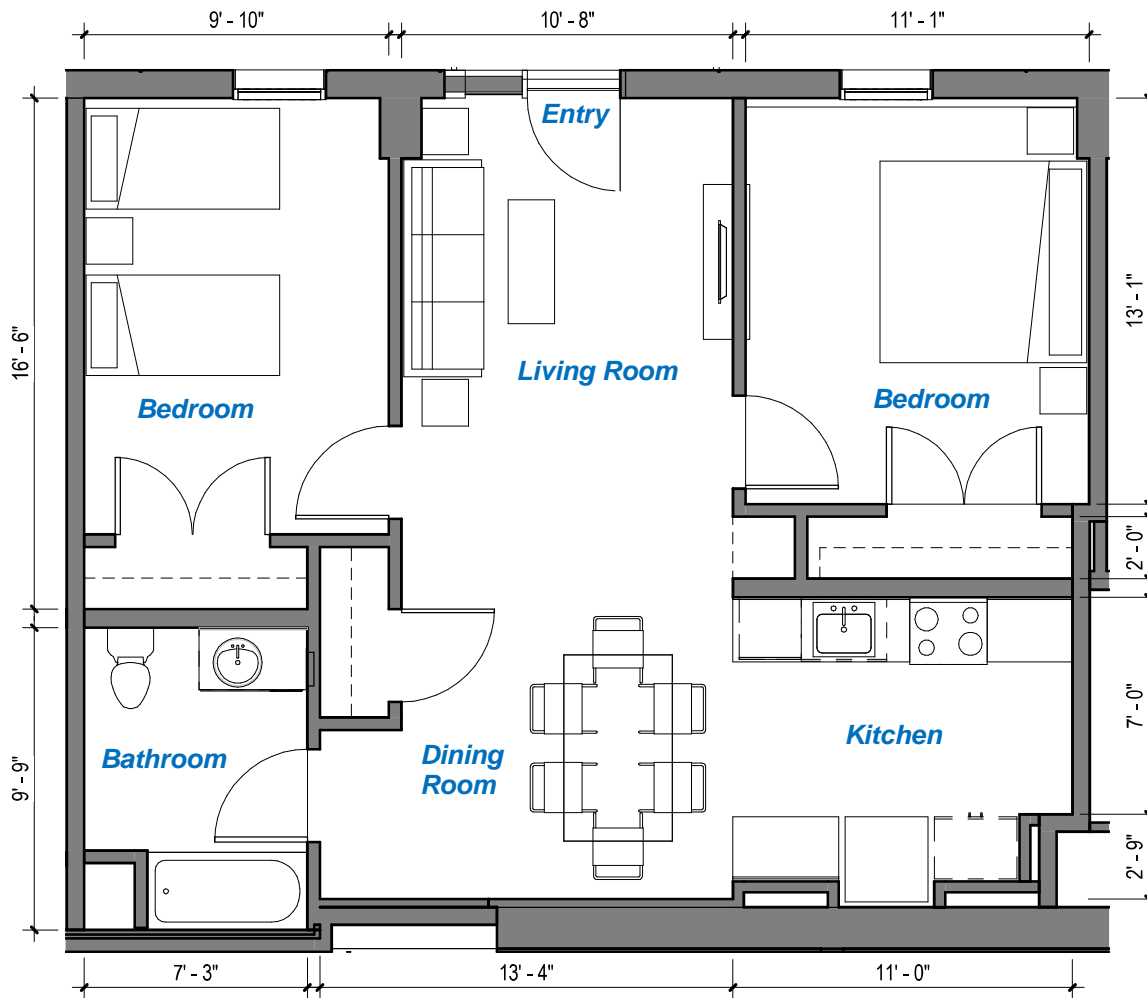


**555 LARKIN**

**LEVEL 2-7**

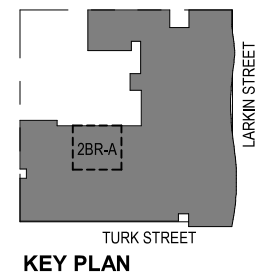
**1 BEDROOM-A,B,C**





2 BEDROOM-A (103)

**920 SQUARE FEET**



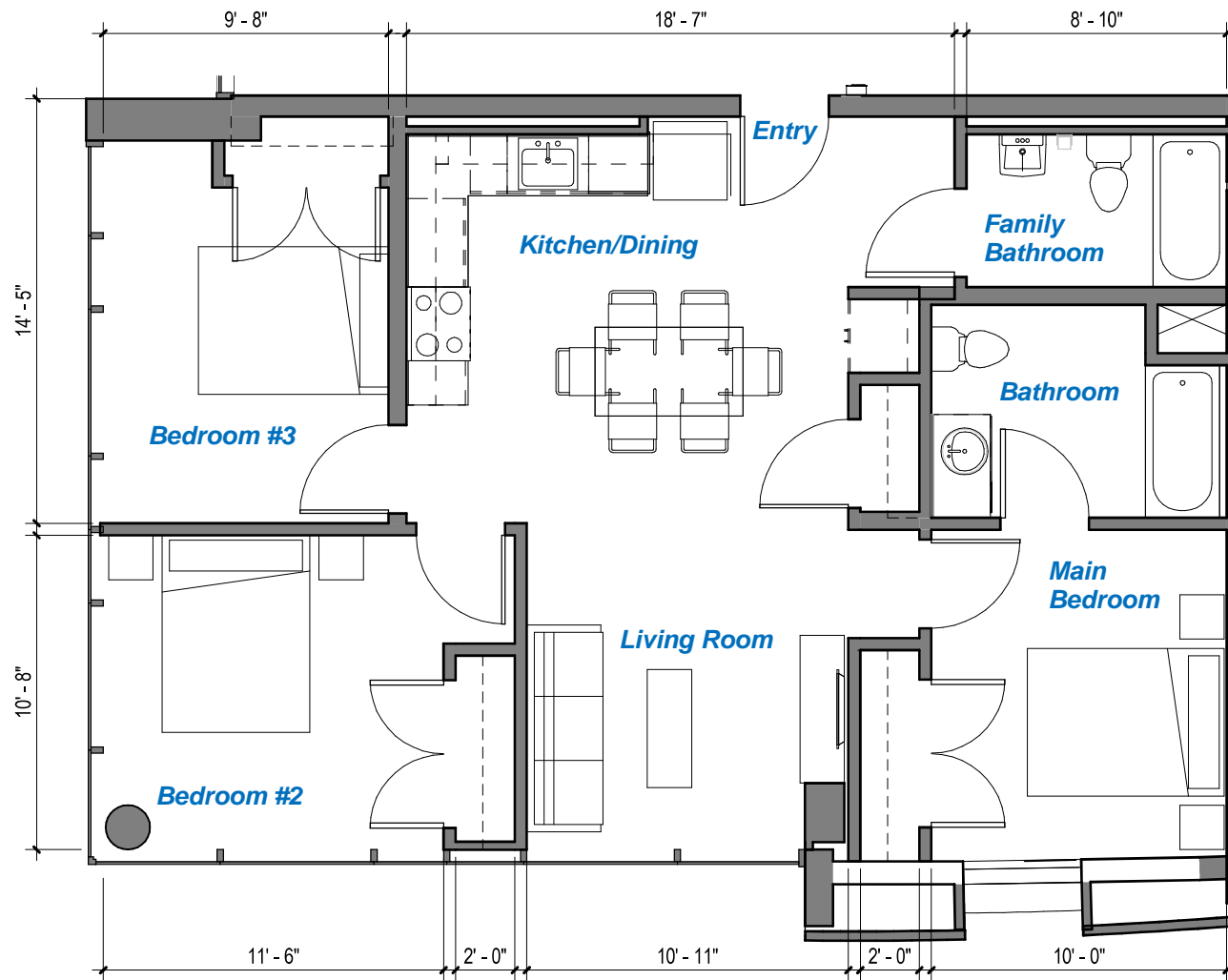
**KEY PLAN**



**555 LARKIN**

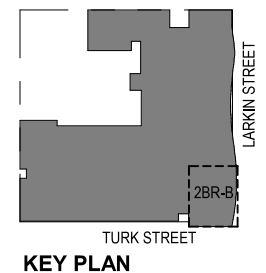
**LEVEL 1 2 BEDROOM-A**

**103**



2 BEDROOM-B (207, 307)

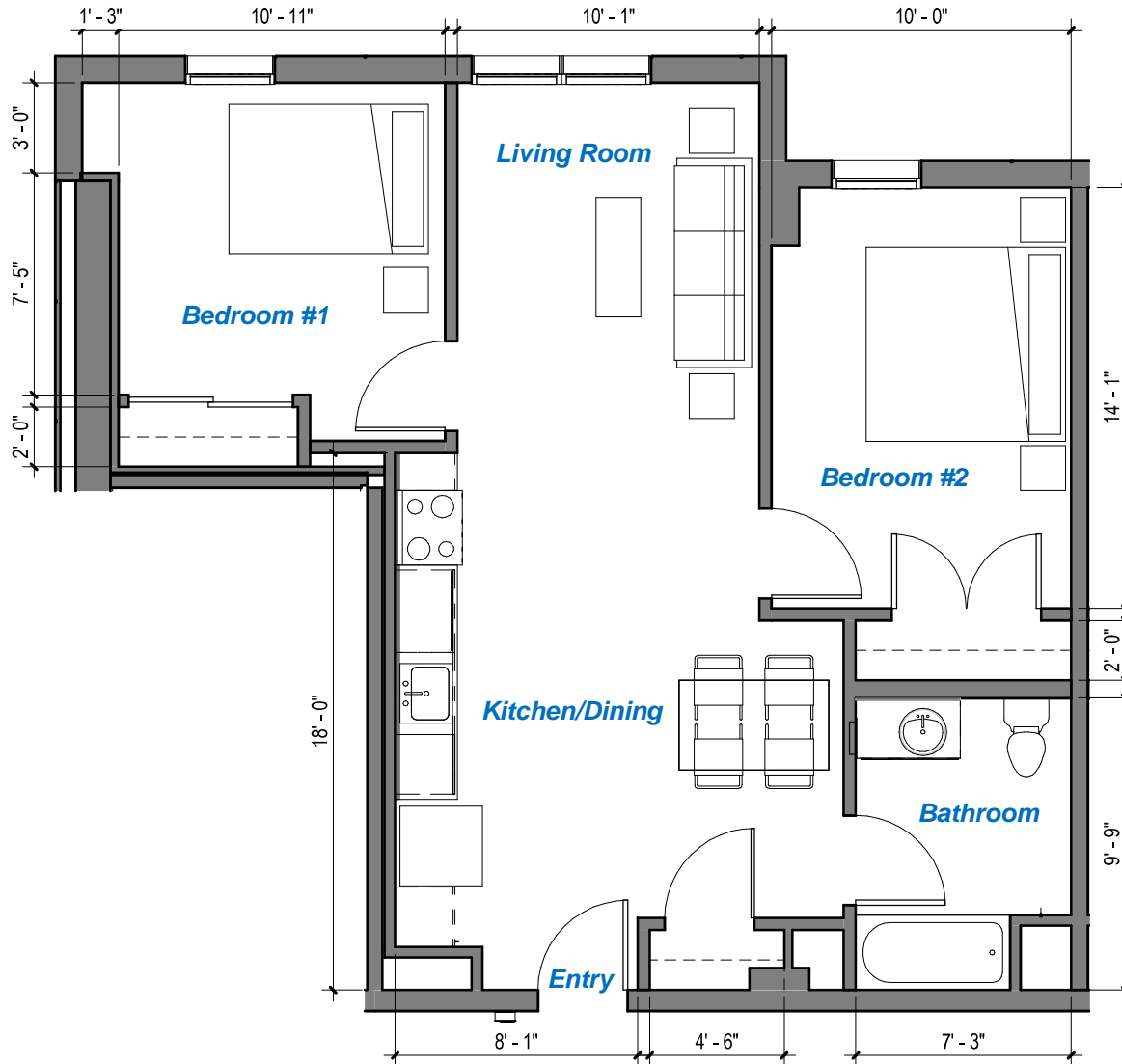
**1035 SQUARE FEET**



**555 LARKIN**

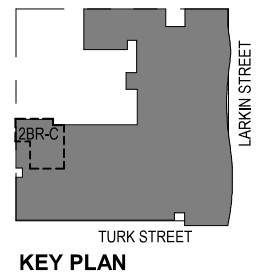
**LEVEL 2-3 2 BEDROOM-B**

**207  
307**



2 BEDROOM-C (X01)

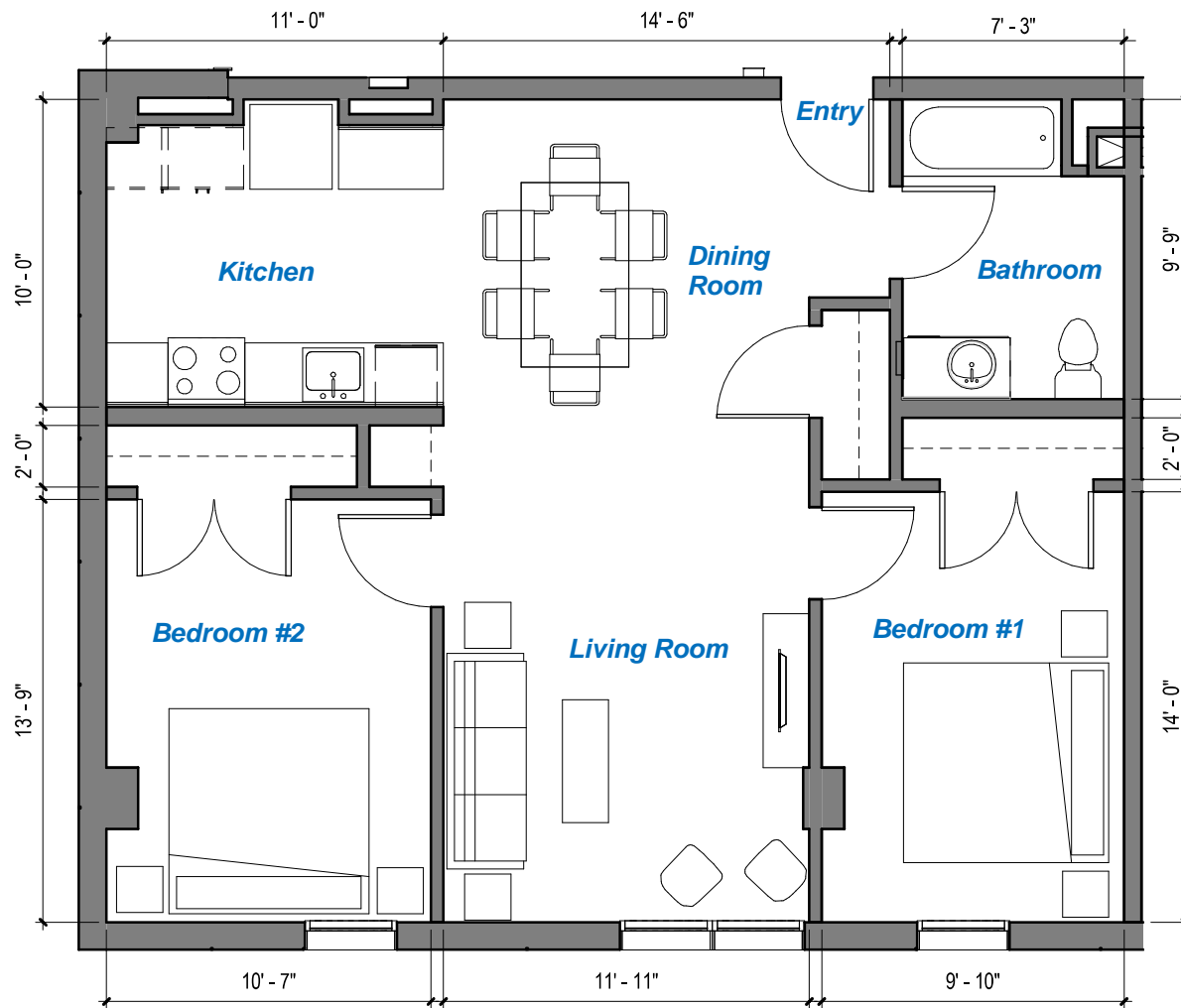
**856 SQUARE FEET**



**555 LARKIN**

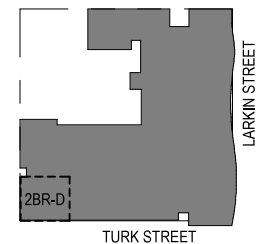
**LEVEL 2-7 2 BEDROOM-C**

**X01**



2 BEDROOM-D (X02)

**963 SQUARE FEET**



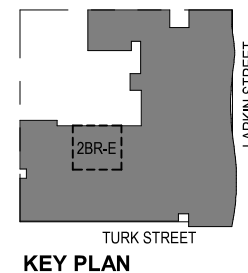
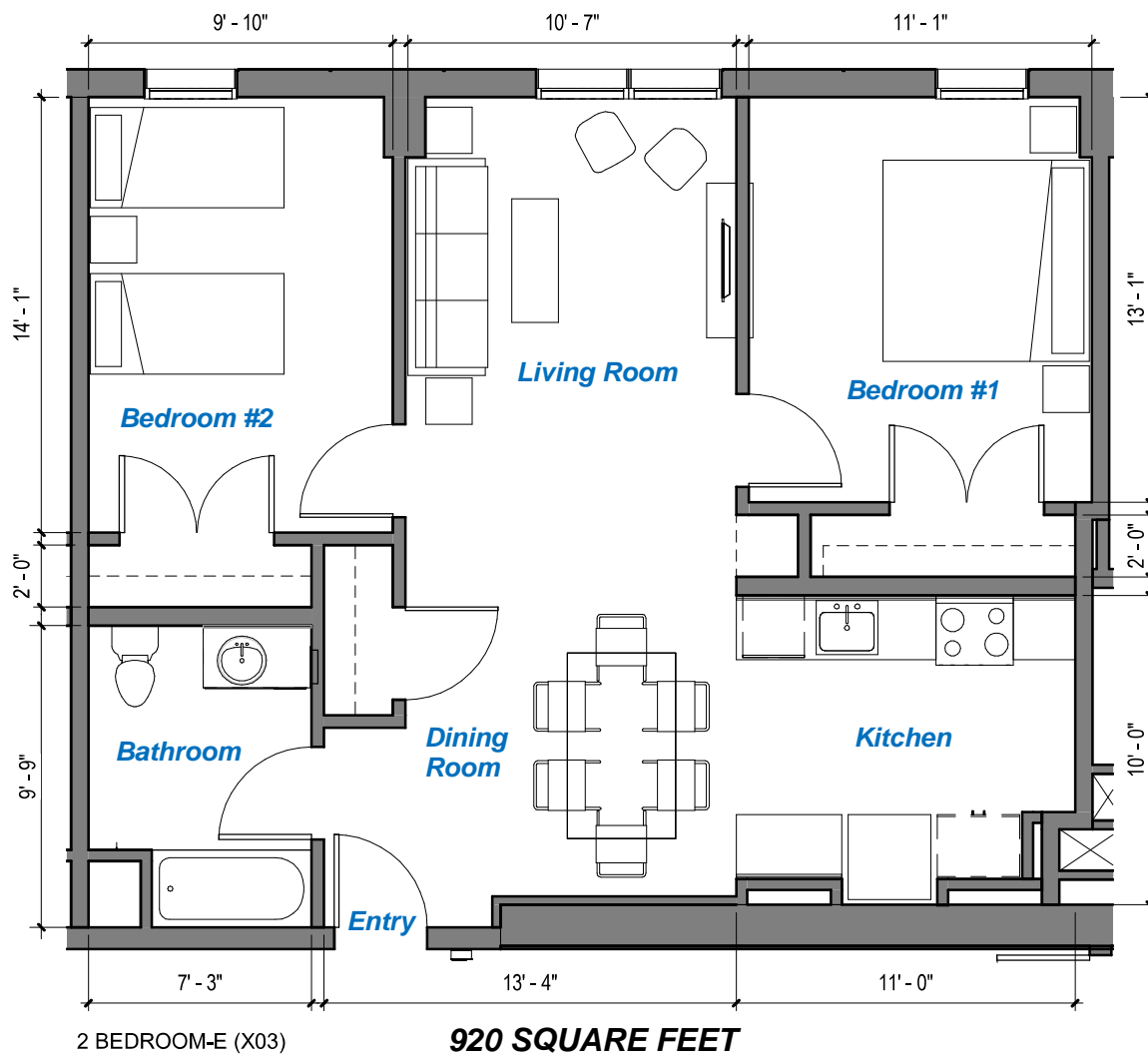
**KEY PLAN**



**555 LARKIN**

**LEVEL 2-7 2 BEDROOM-D**

**X02**

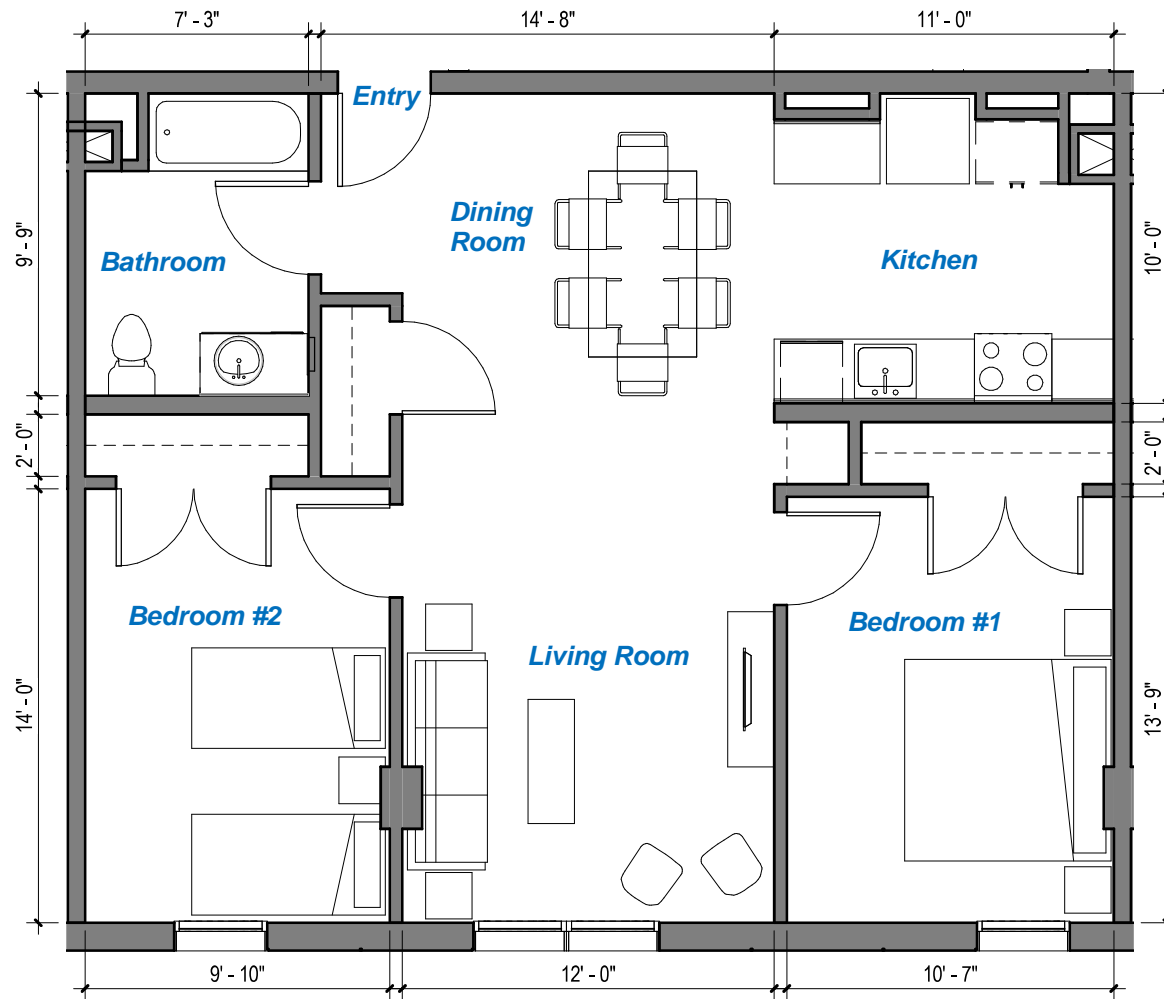


**555 LARKIN**

**LEVEL 2-7**

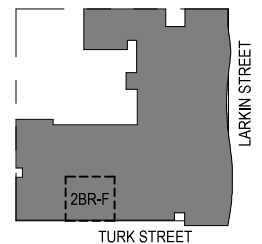
**2 BEDROOM-E**

**X03**



2 BEDROOM-F (X04)

**946 SQUARE FEET**



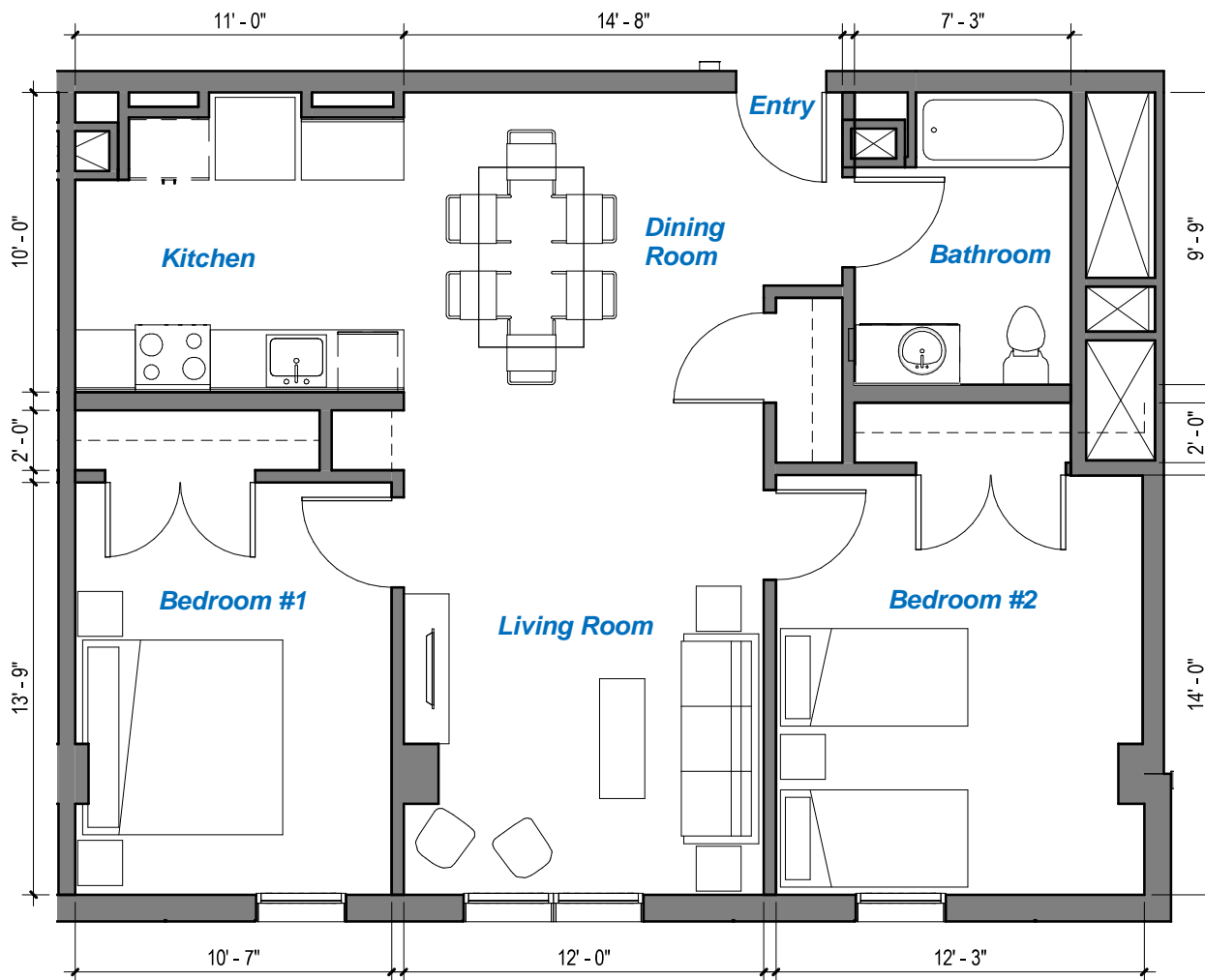
**KEY PLAN**



**555 LARKIN**

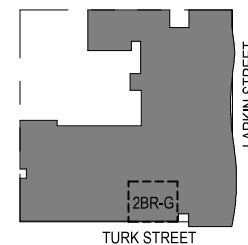
**LEVEL 2-7 2 BEDROOM-F**

**X04**



2 BEDROOM-G (X06)

**985 SQUARE FEET**



**KEY PLAN**

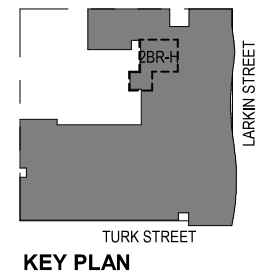
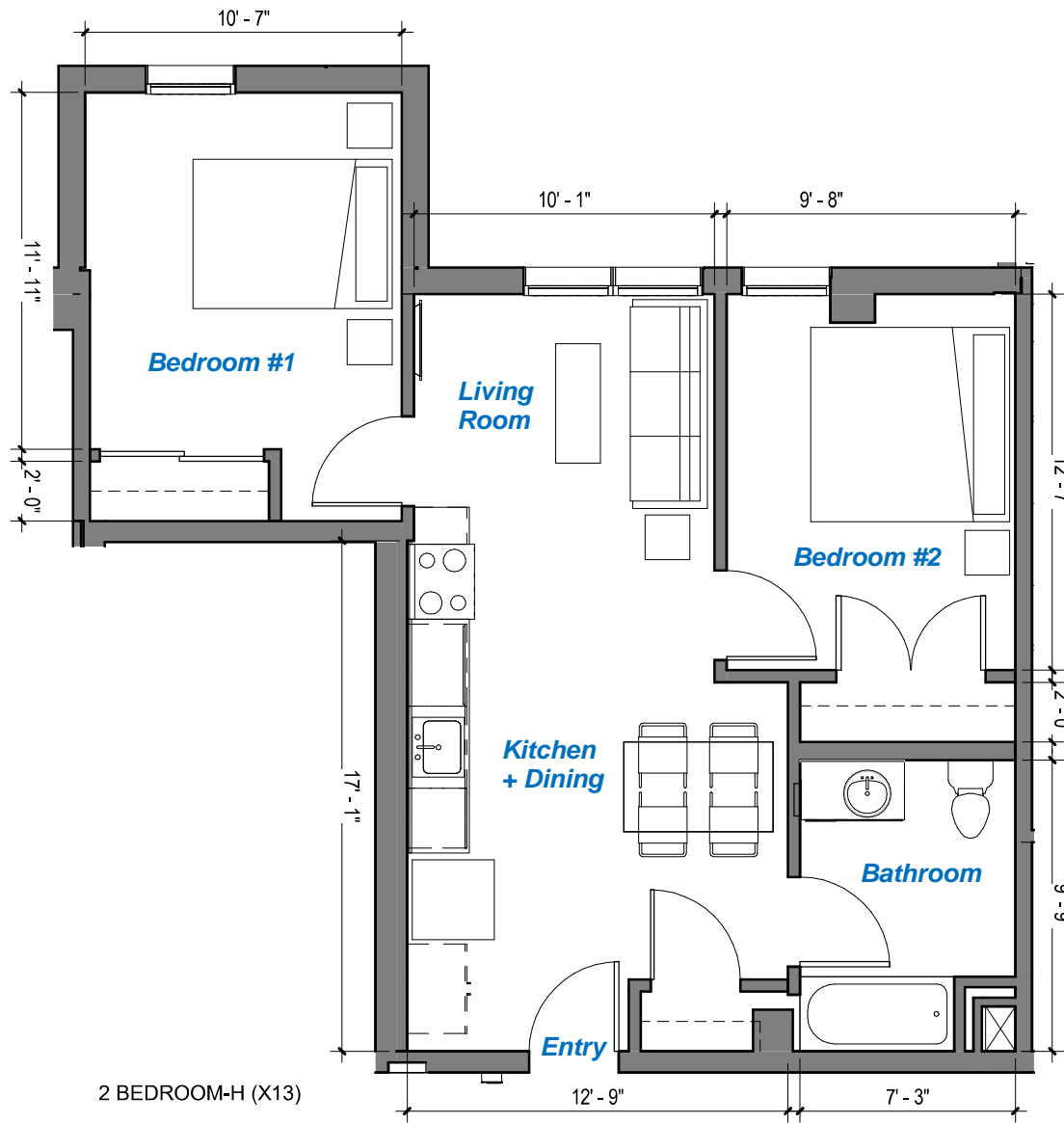


**555 LARKIN**

**LEVEL 2-7 2 BEDROOM-G**

**X06**



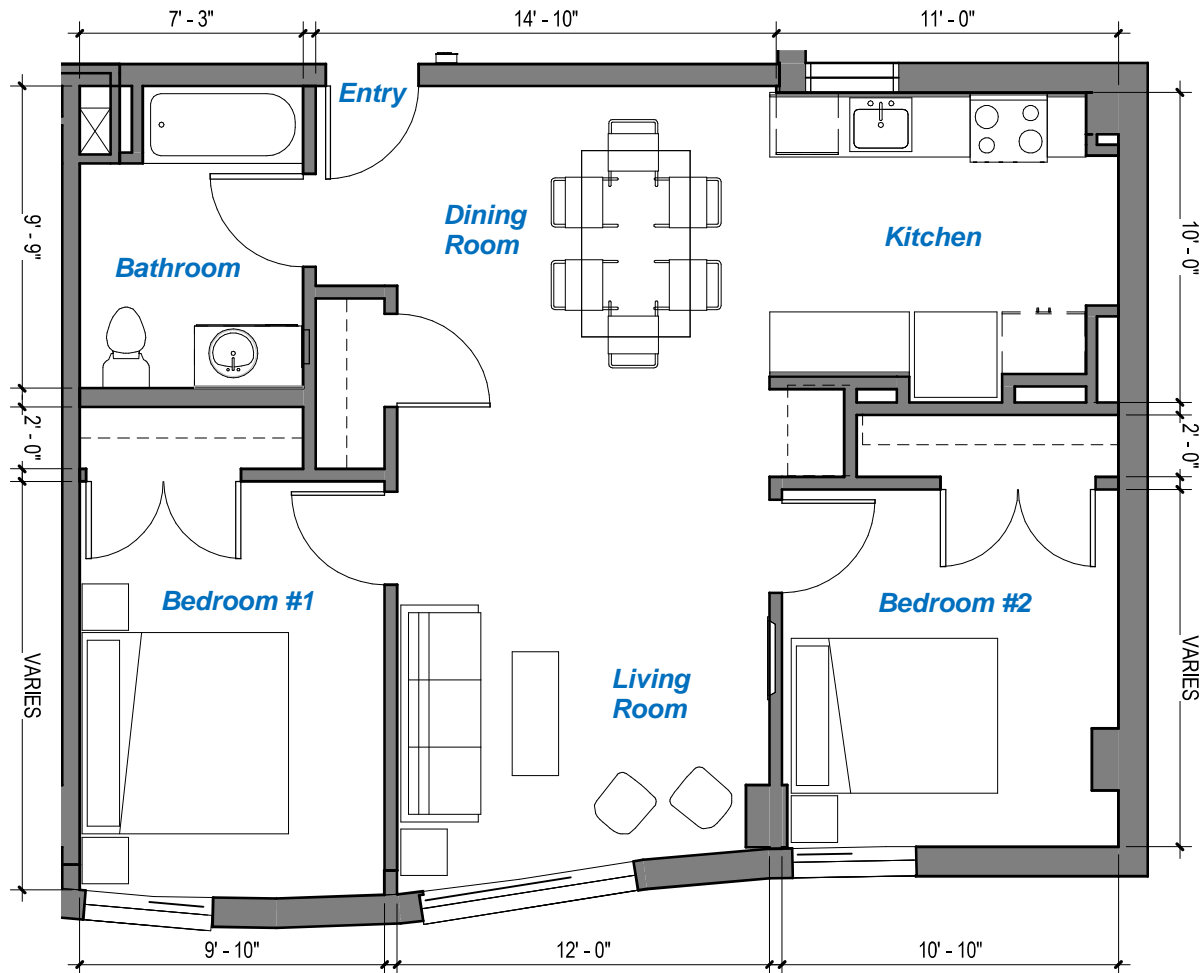


**555 LARKIN**

**LEVEL 2-7 2 BEDROOM-H**

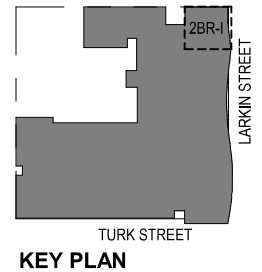
**X13**

**905 - 929 SQUARE FEET  
(DEPENDING ON LOCATION AND FLOOR)**



2 BEDROOM-I (X14)

CURVED FACADE VARIES  
BETWEEN FLOORS

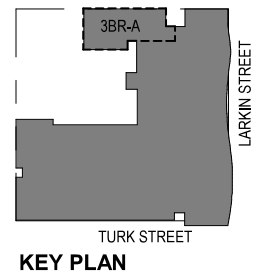
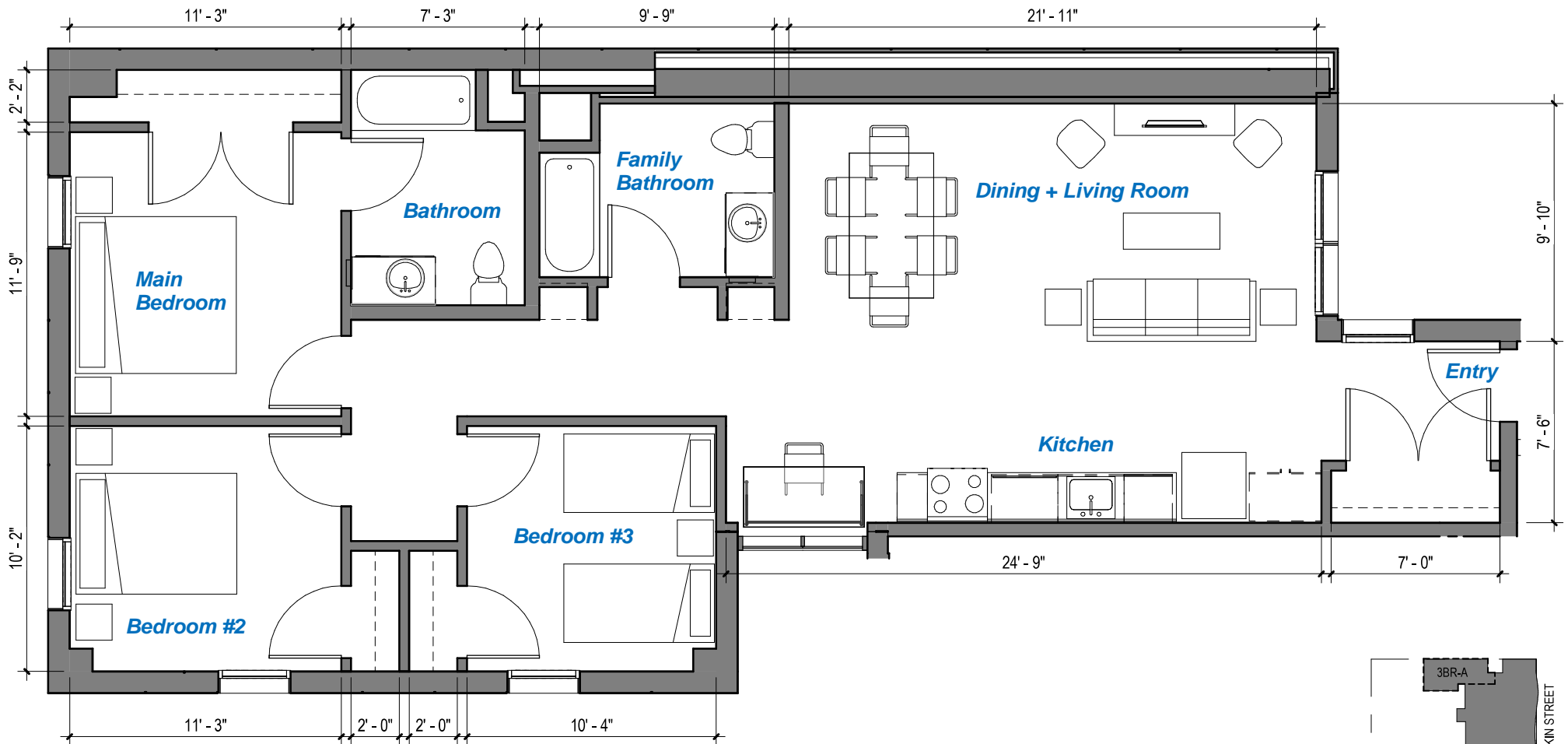


555 LARKIN

LEVEL 2-7

2 BEDROOM-I

X14

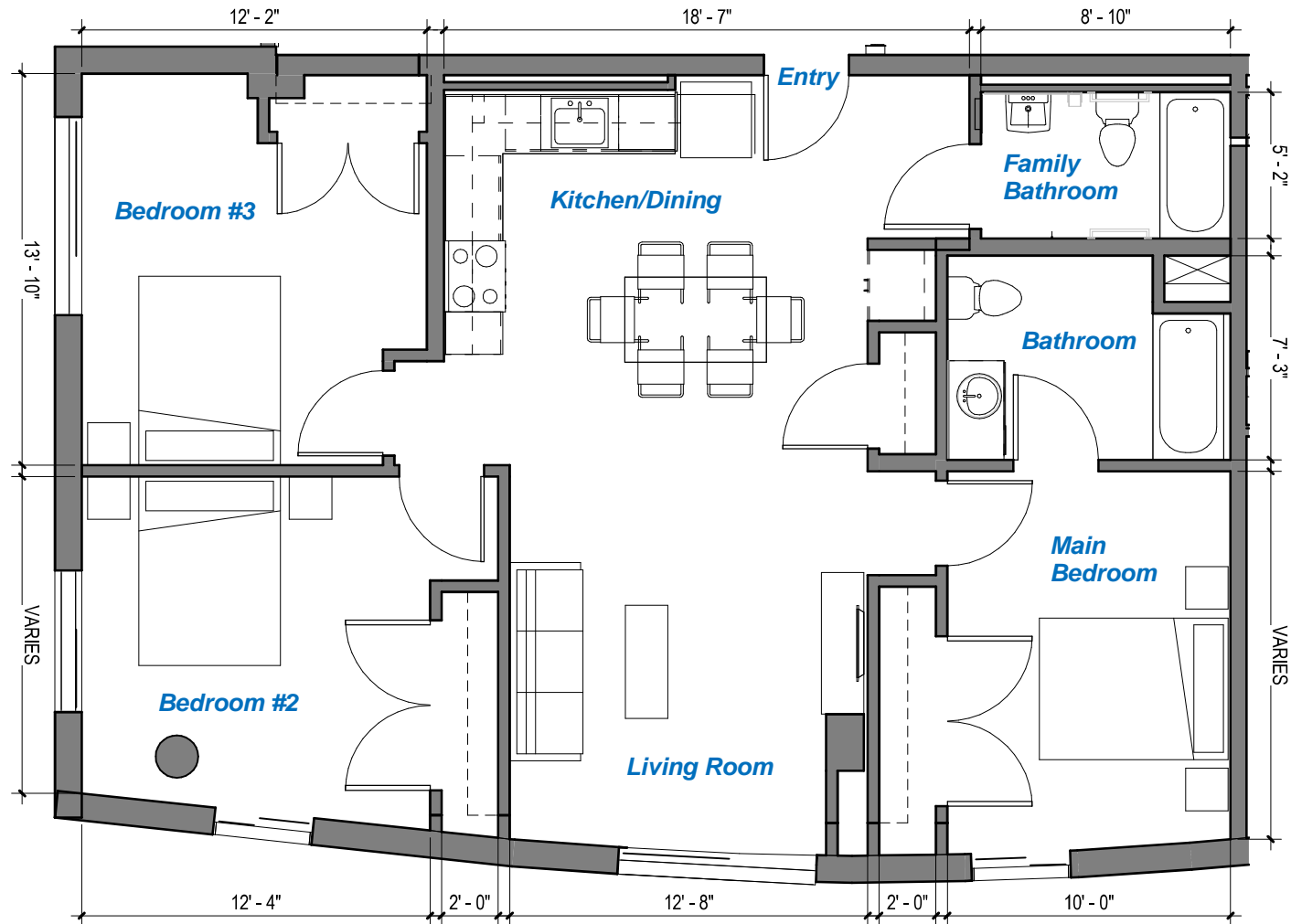


555 LARKIN

LEVEL 2-7

3 BEDROOM-A

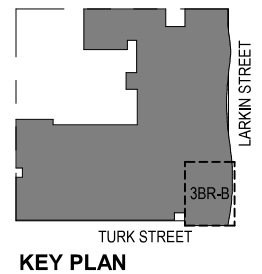
X15



3 BEDROOM-B (X07)

**1182 SQUARE FEET**

CURVED FACADE VARIES  
BETWEEN FLOORS



**555 LARKIN**

**LEVEL 4-7**

**3 BEDROOM-B**

**X07**

KITCHEN CABINETS:  
GRANDVIEW, SLATE ON MAPLE

KITCHEN COUNTERTOPS:  
GRANITE

BATHROOM COUNTERTOPS:  
WHITE CULTURED MARBLE

LUXURY VINYL FLOORS:  
KARNDEAN, WARM ASH

PAINTED WALLS:  
SHERWIN WILLIAMS, COTTON WHITE

ALUMINIUM WINDOW FRAMES:  
DARK BRONZE

# Typical Unit Finishes



REFRIGERATOR:  
WHIRLPOOL, ENERGY STAR



KITCHEN HOOD:  
BROAN, ENERGY STAR



ELECTRIC RANGE:  
GENERAL ELECTRIC



DISHWASHER (ONLY AT 2 & 3 BEDS)  
WHIRLPOOL, ENERGY STAR



KITCHEN FAUCET:  
AMERICAN STANDARD, FAIRBURY



KITCHEN SINK:  
ELKAY, DAYTON STAINLESS STEEL

# Typical Unit Appliances

# For More Information:

## **SFHA Survey or Process:**

- Kendra Crawford, [crawfordk@sfha.org](mailto:crawfordk@sfha.org)

## **555 Larkin – Construction or Leasing Questions:**

- Margo Rodriguez, [mrodriguez@tndc.org](mailto:mrodriguez@tndc.org)

## **Help with Survey & Leasing Documents:**

- Alyssa Nickell, [anickell@shanti.org](mailto:anickell@shanti.org)