

HOPE SF OFFSITE OPPORTUNITIES

1990 Folsom

and

88 Broadway



During the week of 11/23, you will receive a letter from the San Francisco Housing Authority (SFHA) that will include an interest survey for two new affordable housing communities in San Francisco:

- **1990 Folsom** in the Mission District
- **88 Broadway** on the Embarcadero



San Francisco Housing Authority

Client Placement Housing Department

1990 FOLSOM AND/OR 88 BROADWAY APARTMENTS LEASE UP SURVEY

Date Received:

Staff Initials:

PLEASE PRINT CLEARLY. RETURN TO chiltone@sfha.org or 1815 EGBERT AVE. SAN
FRANCISCO, CA 94124

HEAD OF HOUSEHOLD _____ PHONE # _____

MAILING ADDRESS _____ APT # _____

CITY STATE, ZIP _____

FOR STATISTICAL PURPOSES ONLY

Ethnicity of Head: ☐ Hispanic/Latino ☐ Non-Hispanic/Non-Latino

Race of Head: ☐ Asian ☐ White ☐ African American/Black ☐ Native American/Alaskan Native ☐ Native Hawaiian/ Other Pacific Islander

HOUSEHOLD FAMILY MEMBERS

Last & First Name	Date of Birth	Age	Sex M/F	Gross Monthly Income	Source (Wages, Child Support, SS, SSI, TANF, Family contributions, etc.)	Social Security #	Relation to Head
							Self

Does your household currently or previously reside/d at Potrero Hill Apartments?

☐ Yes ☐ No

LOCATION PREFERNCES. YOU MAY SELECT ONE OR BOTH SITES.

88 Broadway

☐ Yes ☐ No

1990 Folsom

☐ Yes ☐ No

REASONABLE ACCOMMODATION

Does your household require a Reasonable Accommodation due to disability in order to complete the survey process? Please list: _____

☐ Yes ☐ No

Do you or a member of your household need an accessible unit or a unit with accessible feature(s)?

☐ Yes ☐ No

Please list accessible features required: _____

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD and any owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper use of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person, who knowingly or willingly requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the **Social Security Act at 208(a)(6), (7)(8). Violation of these provisions are cited as violations of 42 U.S.C. 408 (a) 6), (7) and (8))

Head of Household's Signature

Date

Current Potrero Hill households have the right to a new replacement unit. Moving to 1990 Folsom or 88 Broadway would constitute exercising that right to a new replacement unit.



Moving to either building is completely voluntary!

Casa Adelante – 1990 Folsom



8 Floors
w/Elevator

143 Affordable
Apartments

36 HOPE SF
Set-Aside Units

ADA-Accessible



# of Units	Unit Size	AMI Level	Rent
7	1-BD	50%	Approx. 30% of household's gross monthly income
23	2-BD	50%	
6	3-BD	50%	

BUILDING AMENITIES

TNDC Property Management
and Resident Services Onsite

Active Ground floor with
Community Serving Agencies

Community Room

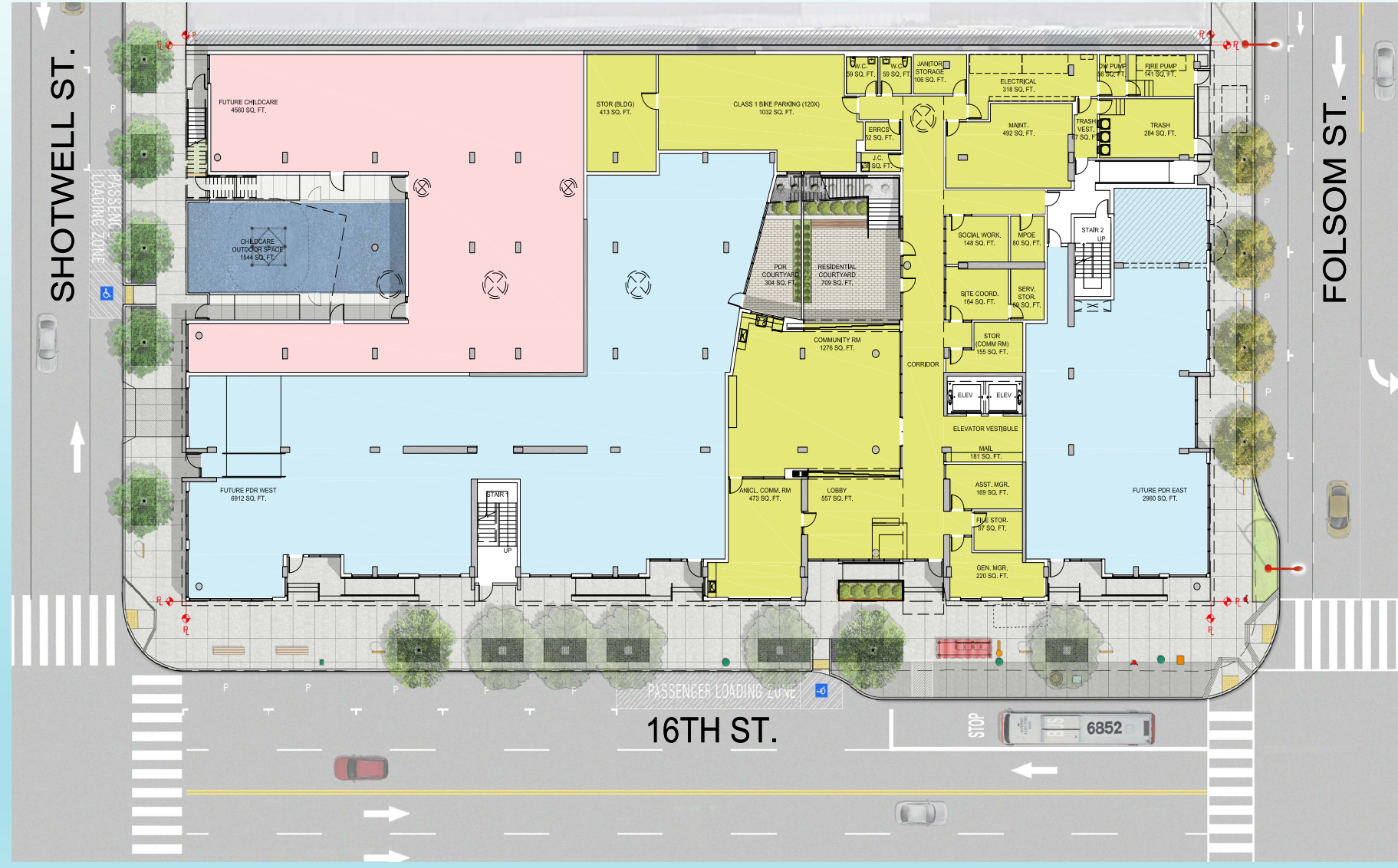
Courtyard & Rooftop Garden

Onsite Childcare Center

Onsite Laundry Facility

Bike Parking

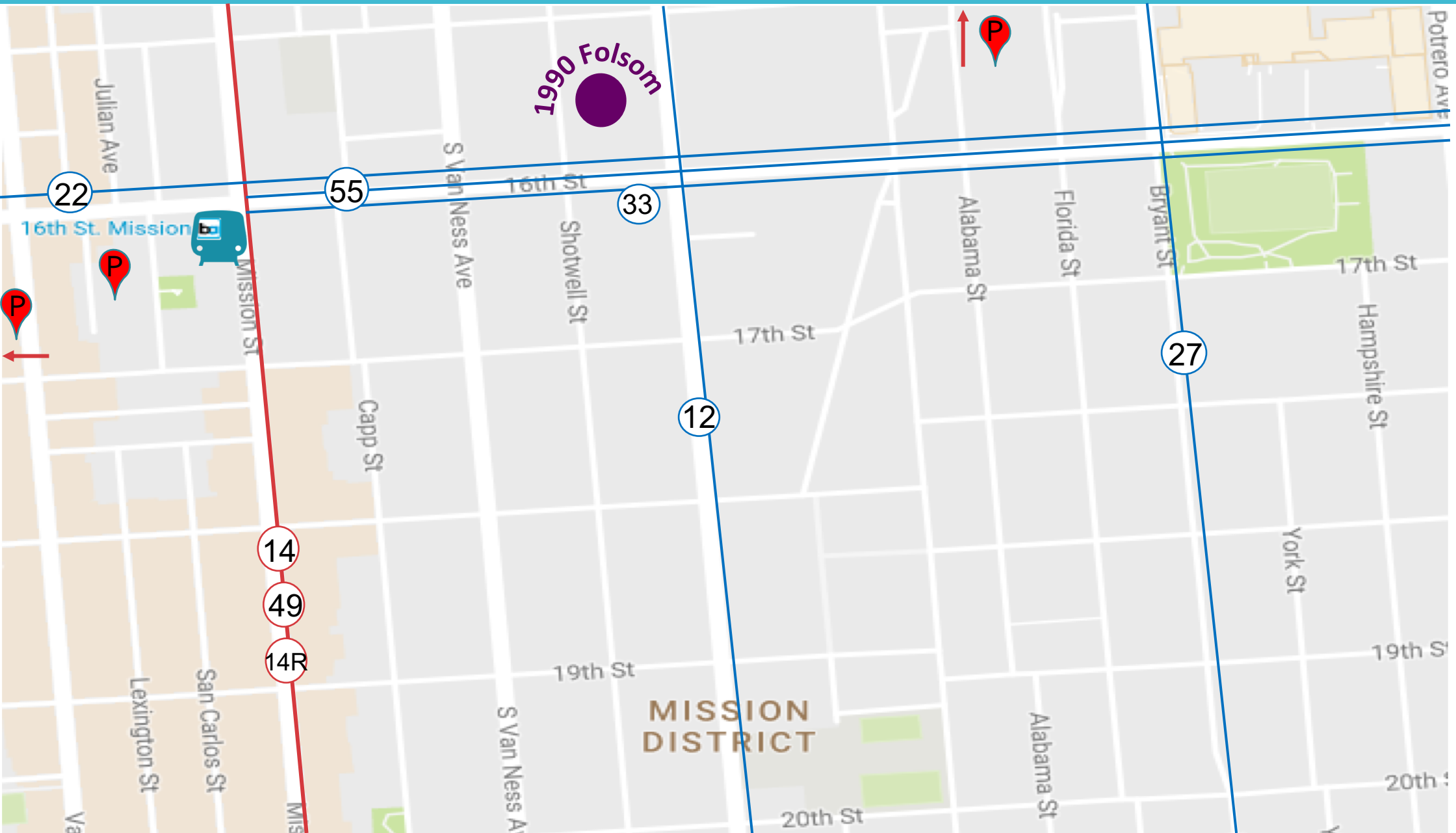
No Car Parking



Neighborhood Amenities



Transportation near 1990 Folsom



Walk
Score

98

Transit
Score

96

Bike
Score

99

Building Overview



Front Entrance



Building colors & inspiration





RESIDENTIAL RECEPTION AND LOBBY
Casa Adelante 1990 Folsom



LMS^A

RESIDENTIAL COMMUNITY ROOM
Casa Adelante 1990 Folsom



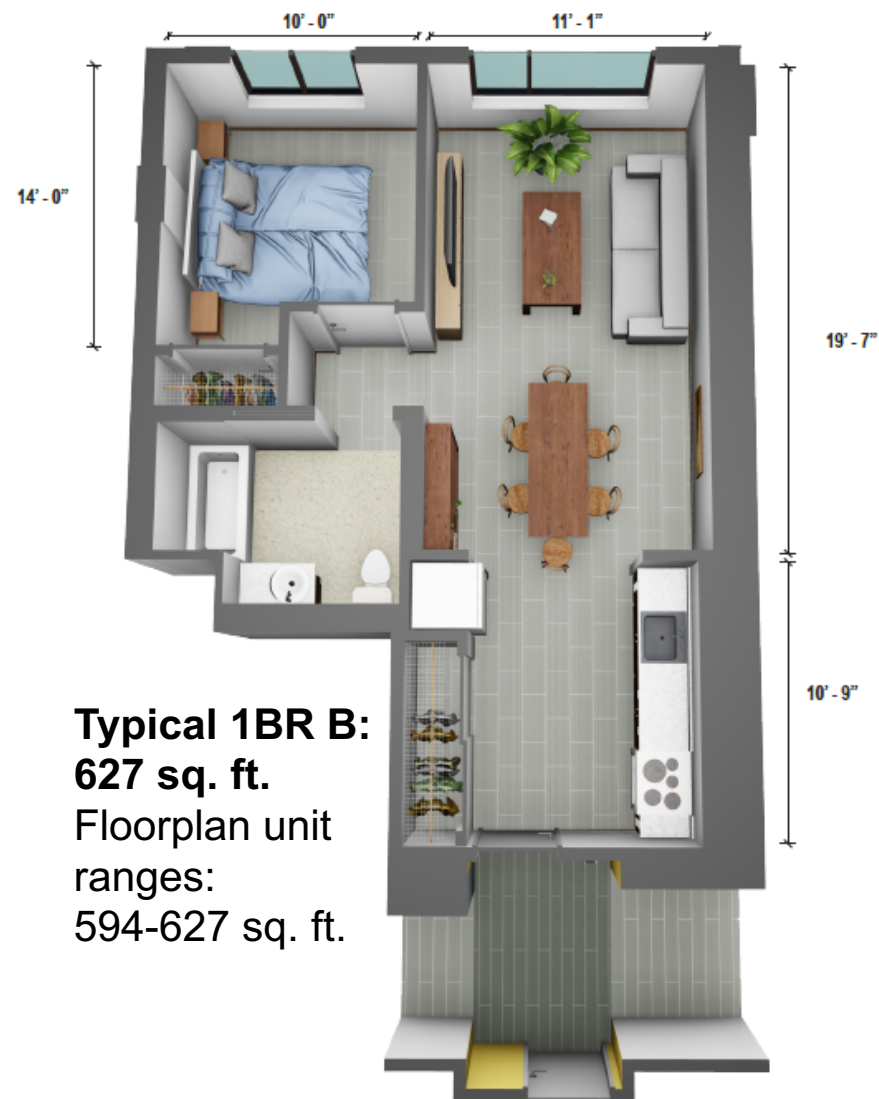
ELEVATORS AND MAILBOXES
Casa Adelante 1990 Folsom

Unit Layouts: 1 Bedroom

Typical 1BR A: 591 sq. ft.
Floorplan unit ranges: 498-564 sq. ft.



TYPICAL 1BR A (UNIT 421 SHOWN)
Casa Adelante 1990 Folsom



Typical 1BR B: 627 sq. ft.
Floorplan unit ranges:
594-627 sq. ft.

TYPICAL 1BR B (UNIT 417 SHOWN)
Casa Adelante 1990 Folsom

Unit Layouts: 2 Bedroom

Typical 2BR A:
881 sq. ft.
Floorplan unit
ranges:
777-817 sq. ft.



TYPICAL 2BR A (UNIT 421 SHOWN)
Casa Adelante 1990 Folsom

Unit Layouts: 2 Bedroom



Typical 2BR B: 931 sq. ft.
Floorplan unit ranges: 833-857

TYPICAL 2BR B (UNIT 315 SHOWN)
Casa Adelante 1990 Folsom

Unit Layouts: 3 Bedroom

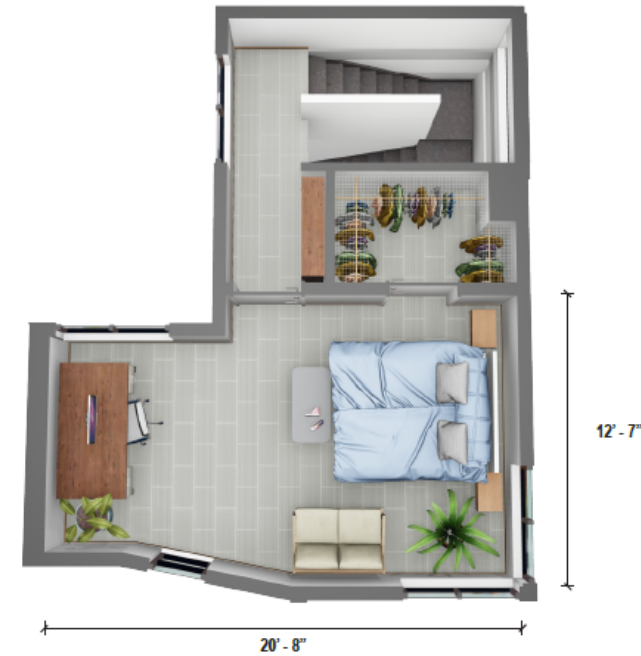
In-building Typical 3BR: 1120 sq. ft.
Floorplan unit ranges: 1032-1075 sq. ft.



TYPICAL 3BR (UNIT 405 SHOWN)
Casa Adelante 1990 Folsom

3BR Townhomes: 1285 sq. ft.

Unit Layouts: 3 Bedroom Townhomes



ALUMINUM WINDOW FRAMES:
STATUARY BRONZE

ENGINEERED QUARTZ COUNTERS:
PENTAL QUARTZ ANTIQUE WHITE

VINYL BATHROOM FLOORS:
COSMOS RX ENCORE HALO

TEXTURED PAINTED WALLS:
SHERWIN WILLIAMS COTTON WHITE

LUXURY VINYL FLOORS
TAS TANDEM SCOTNEY

SHAKER STYLE CABINETS:
BEECHWOOD JAVA

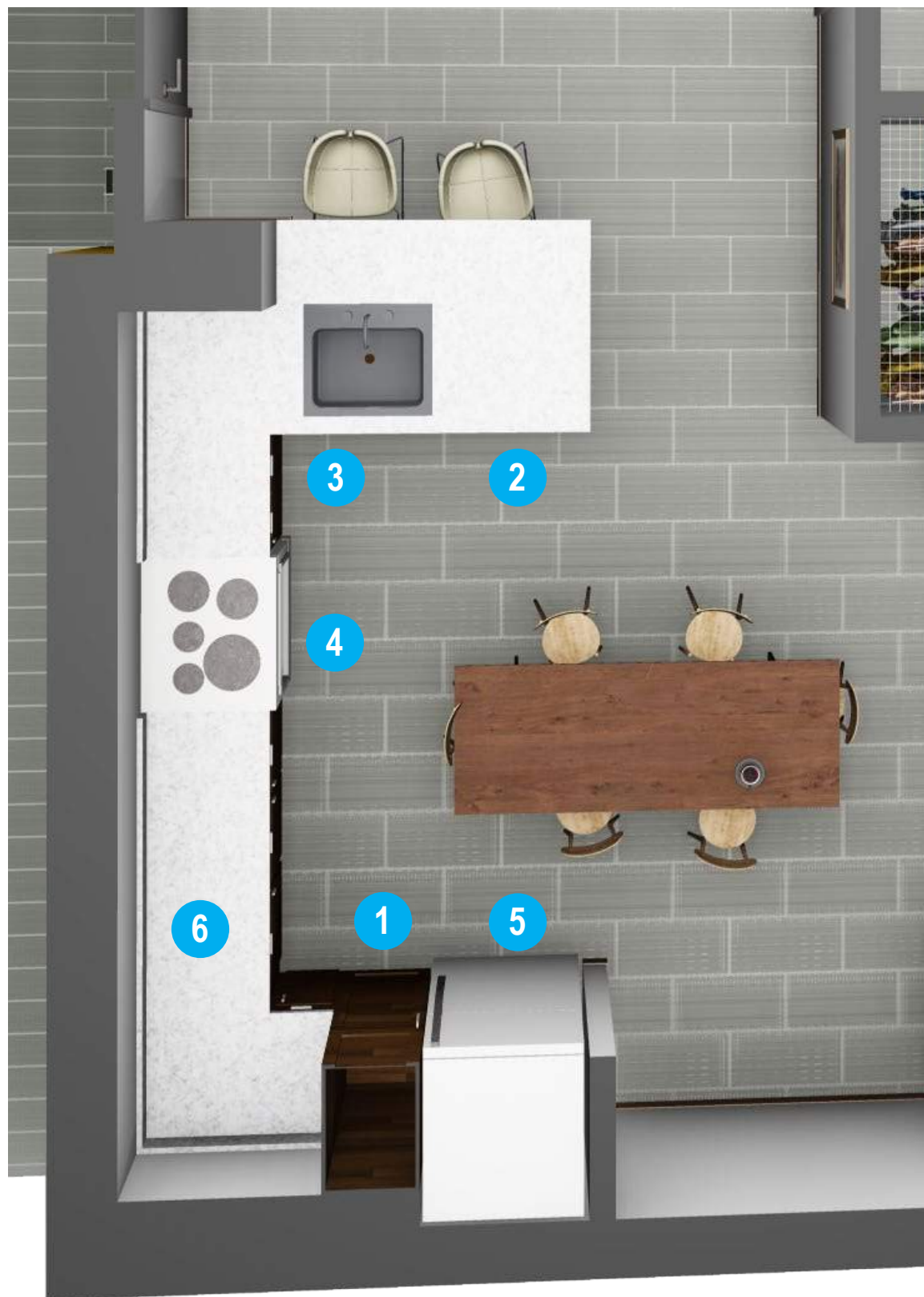
UNIT ENTRY CORRIDOR FLOOR:
MANNINGTON NATURES PATH VIA PASSO

MAIN CORRIDOR FLOOR:
MANNINGTON NATURES PATH VIA SENTIERO










TYPICAL UNIT FINISHES

Casa Adelante 1990 Folsom



*KITCHEN LAYOUTS VARY BY UNIT TYPE. SEE UNIT PLAN

 <p>SHAKER STYLE CABINETS: BEECHWOOD JAVA</p>	 <p>DISHWASHER: WHIRLPOOL ENERGY STAR</p>	 <p>REFRIGERATOR: GENERAL ELECTRIC ENERGY STAR</p>
 <p>KITCHEN FAUCET: AMERICAN STD COLONY PRO</p>  <p>KITCHEN SINK: ELKAY STAINLESS CELEBRITY</p>	 <p>RANGE AND OVEN: WHIRLPOOL ELECTRIC</p>  <p>COUNTERTOPS: ENGINEERED QUARTZ PENTAL ANTIQUE WHITE</p>	

TYPICAL UNIT KITCHEN APPLIANCES AND FIXTURES

Casa Adelante 1990 Folsom



 <p>TOILET: KOHLER CIMMARON</p> <p>1</p>	 <p>SHOWER VALVE (ADAPT UNITS): DELTA MONITOR 13 SERIES</p> <p>2</p>	 <p>SHOWER VALVE (MOBILITY UNITS): CHICAGO FAUCET HANDHELD</p> <p>5</p>
 <p>BATHROOM SINK FAUCET: CHICAGO FAUCET</p> <p>3</p>	 <p>MEDICINE CABINET: BASCO PR SERIES</p> <p>4</p>	 <p>BATHTUB: KOHLER VILLAGER</p> <p>6</p>
 <p>BATHROOM SINK: KOHLER PENNINGTON</p>		

*BATHROOM LAYOUTS VARY BY UNIT TYPE. SEE UNIT PLAN

TYPICAL UNIT BATHROOM FIXTURES

Casa Adelante 1990 Folsom

Broadway Cove

88 Broadway
HOPE SF OFFSITE OPPORTUNITY





BROADWAY
COVE



Broadway Cove, located at 850 Front St. and managed by the John Stewart Company, offers 125 affordable apartments with 31 units set aside for HOPE SF residents. Some units are built out to accommodate residents with hearing or mobility impairments.

No. of Units	Unit Size	AMI Level	Rent
4	1 BDRM	50%	Approx. 30% of household's gross income.
2	1 BDRM	60%	
11	2 BDRM	50%	
4	2 BDRM	60%	
7	3 BDRM	50%	
3	3 BDRM	60%	

Community Amenities

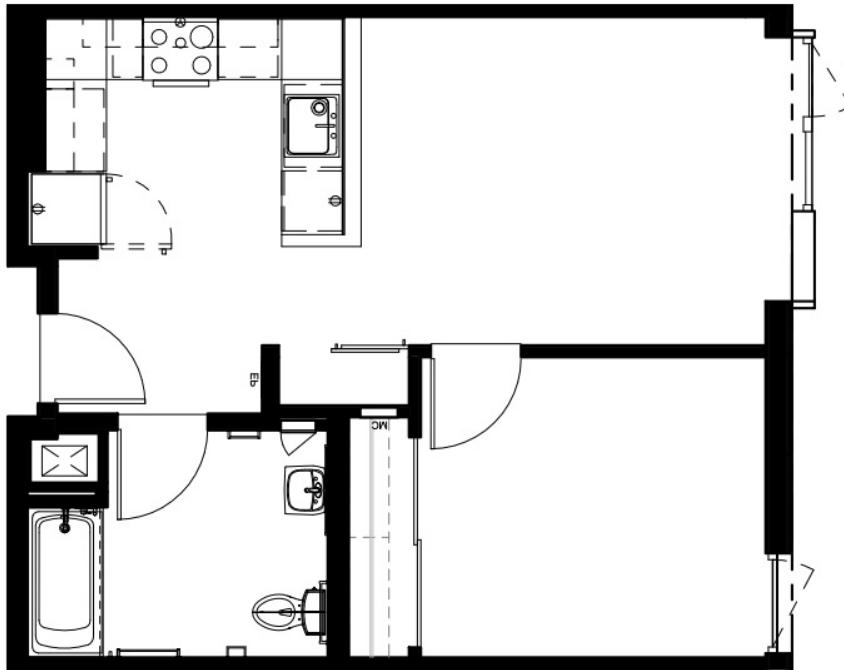


- Community Room with Kitchen
- 2nd Floor Courtyard
- Onsite Laundry Facilities
- Onsite Management
- Onsite Childcare Facility
- Elevator serviced building
- ADA accessible building
- Bike Parking
- Within walking distance to Embarcadero BART station and various MUNI lines
- No car parking

BROADWAY COVE

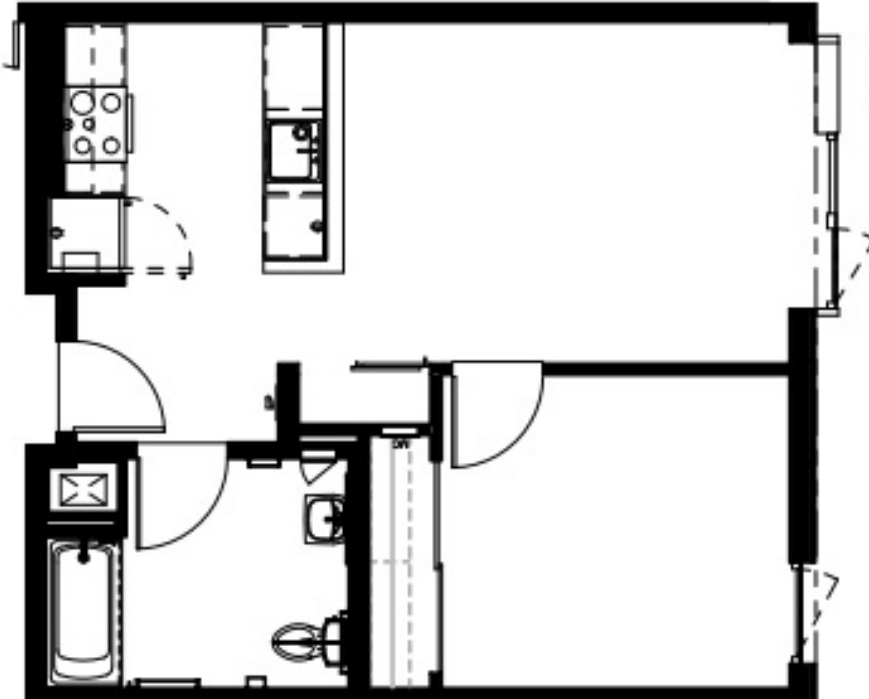
One Bedroom Layout A

- approx. 565 sq ft

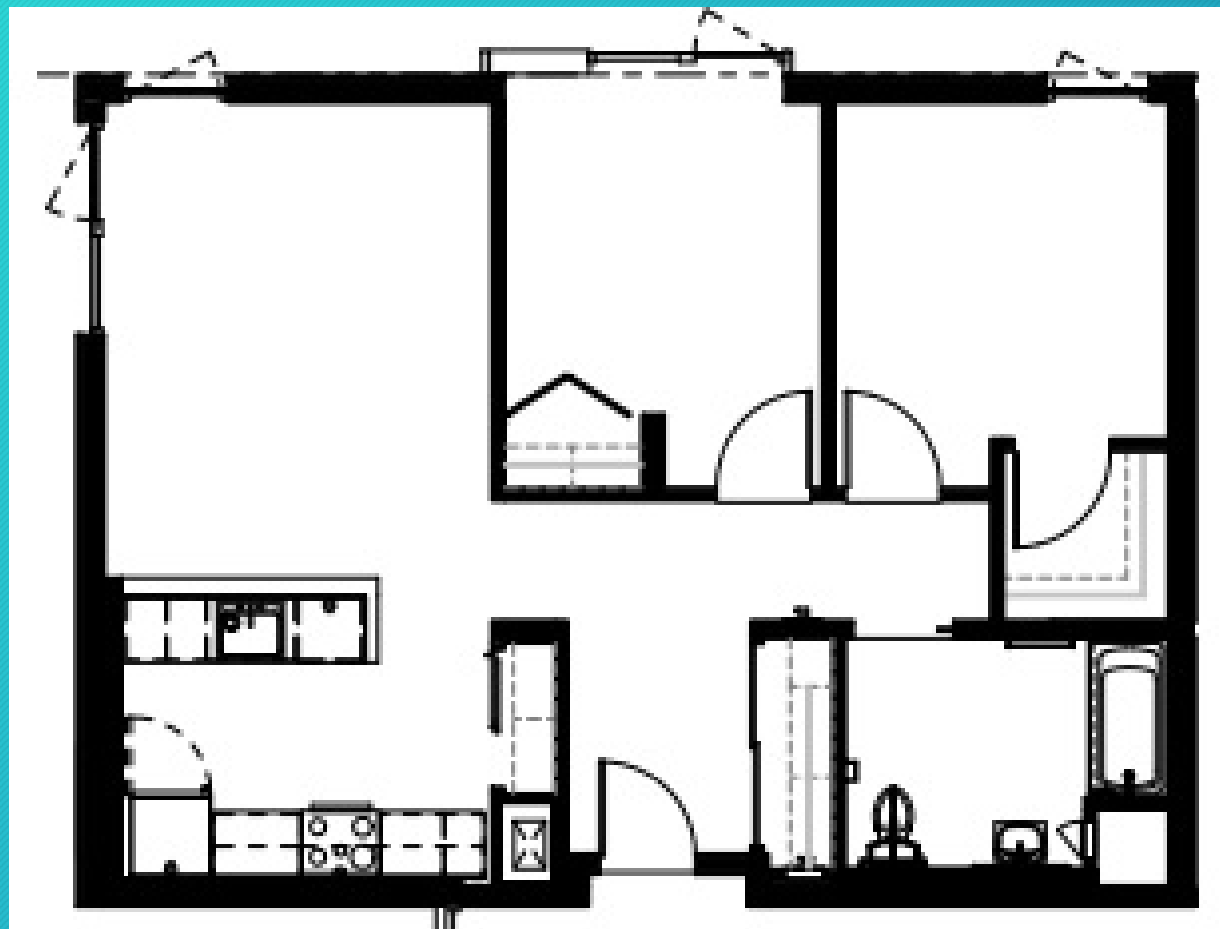


One Bedroom Layout B

- approx. 598 sq ft



BROADWAY COVE



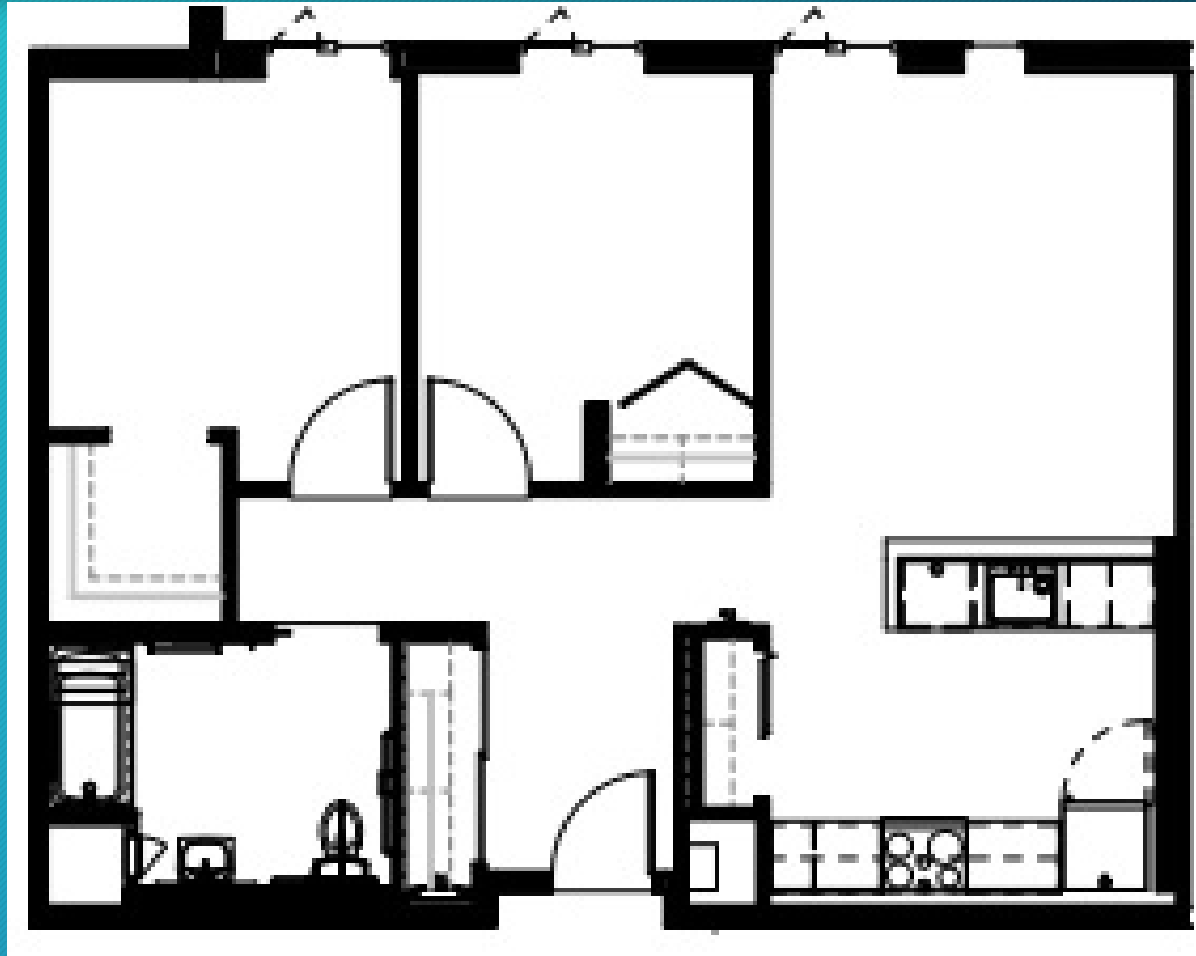
Two Bedroom Layout A

- Approx. 876 sq ft

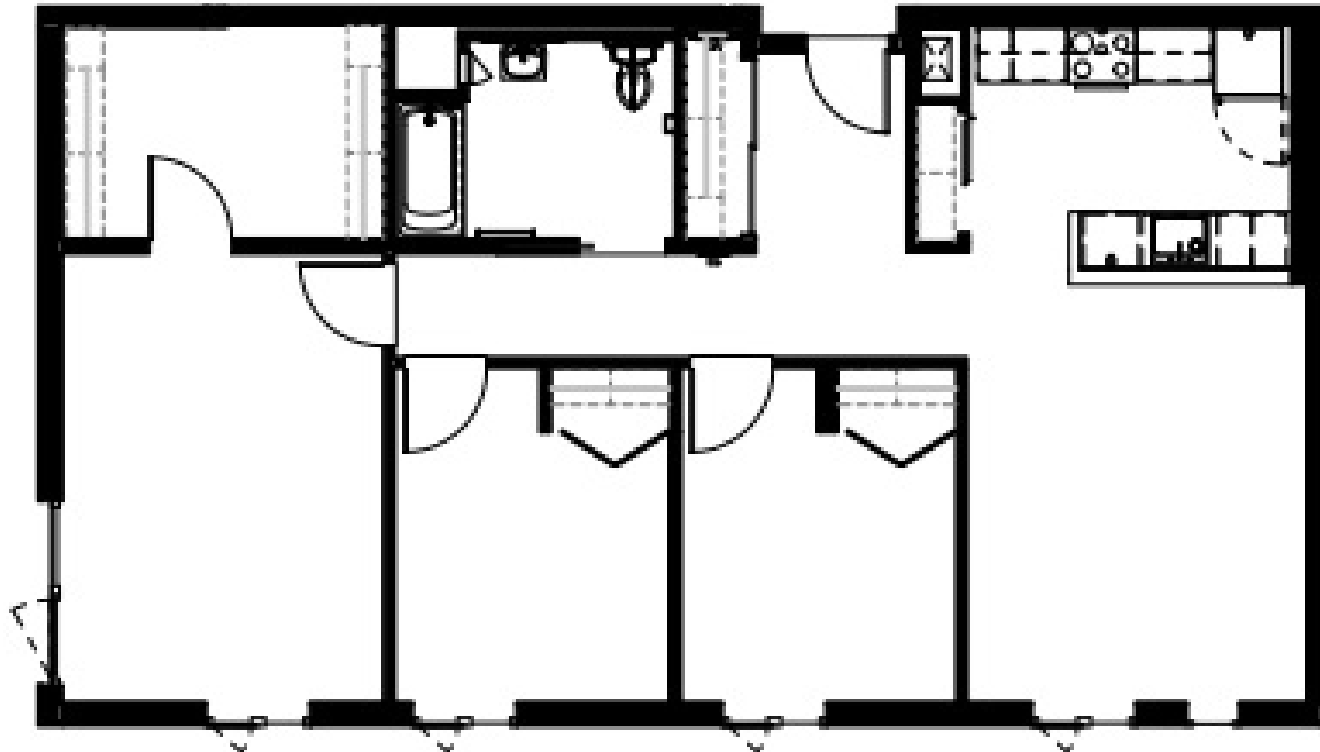
BROADWAY COVE

Two Bedroom Layout B

- Approx. 919 sq ft



BROADWAY COVE



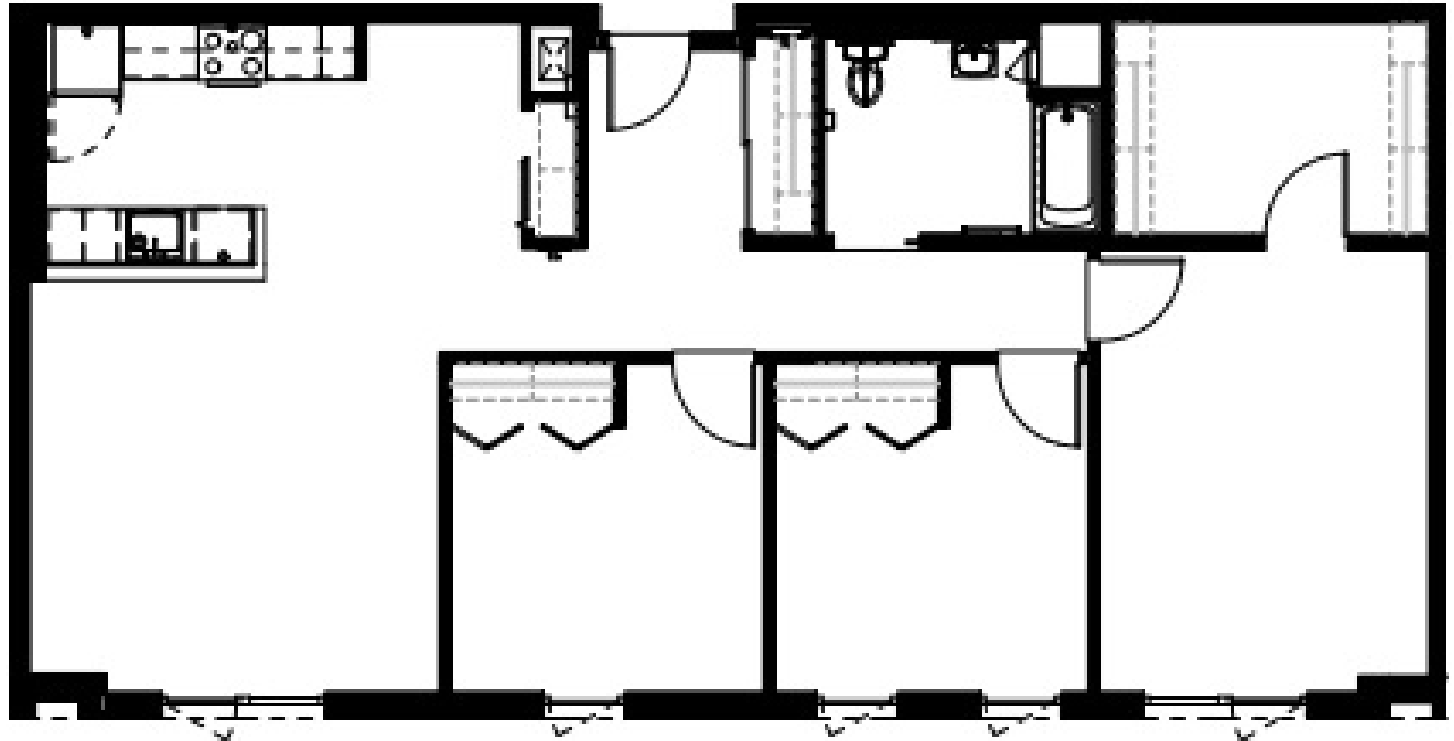
Three Bedroom Layout A

- Approx. 1198 sq ft

BROADWAY COVE

Three Bedroom Layout B

- Approx. 1347 sq ft



BROADWAY COVE



Unit countertop

Sequel Quartz - Classic
White



Kitchen cabinet

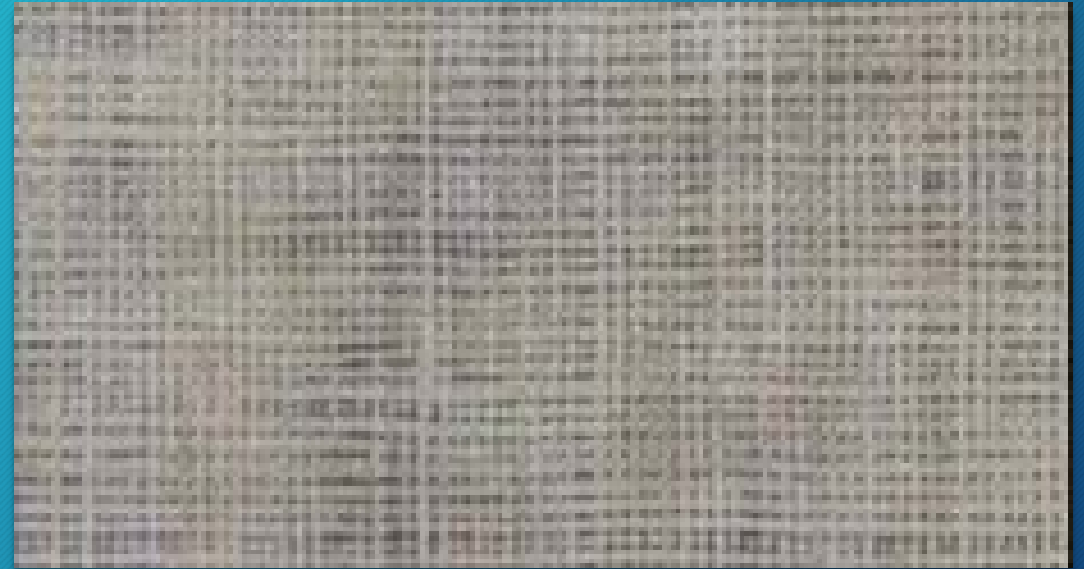
Metro - "Toffee"



Kitchen & Bathroom Cabinet Pulls

Satin Chrome

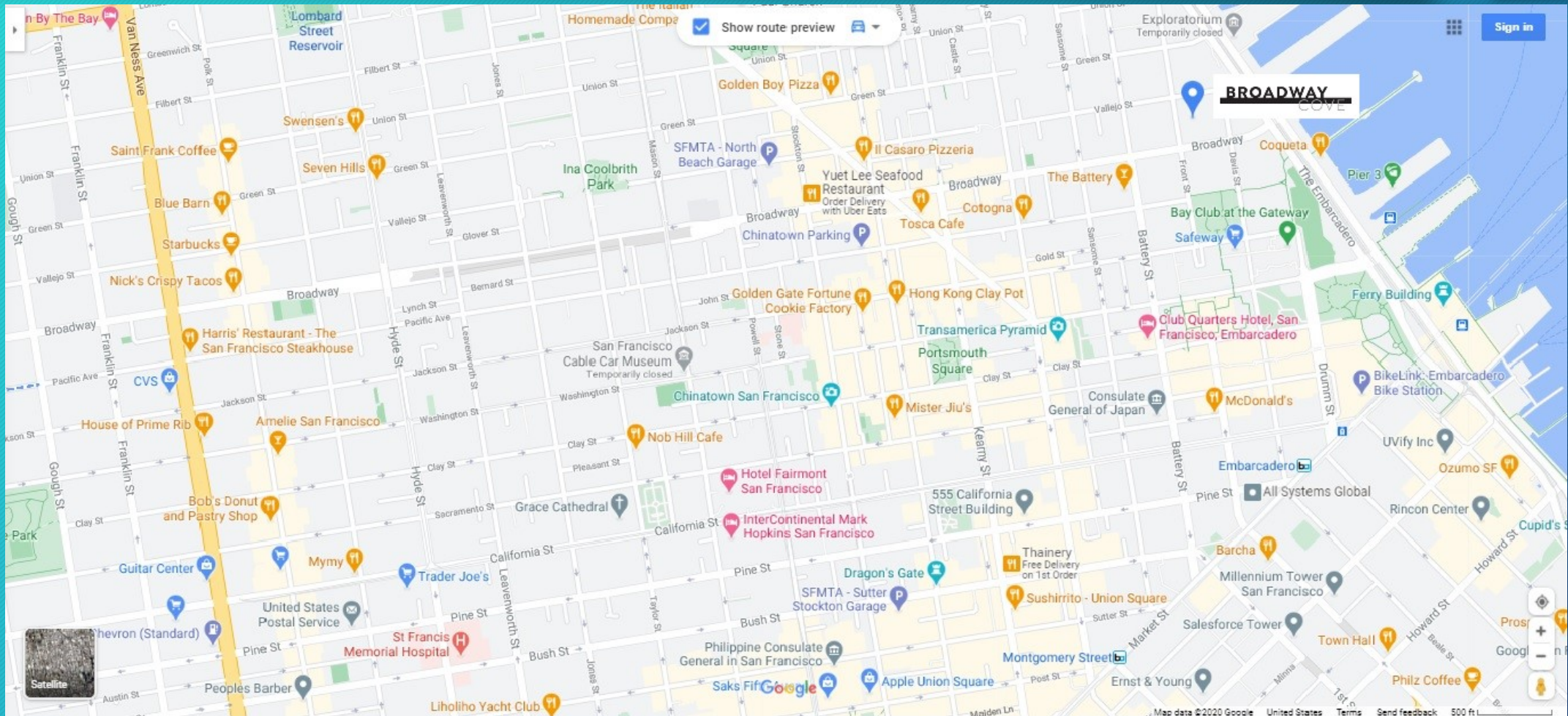
BROADWAY
COVE



Living Room/Kitchen/Hall Flooring

BROADWAY

COVE



ANTICIPATED TIMELINE

1990 Folsom/88 Broadway

Nov/Dec 2020

Survey period
begins

Winter 2021

Random
drawing for
survey
processing
order

Processing
order mailed to
applicant

Winter/Spring 2021

Appointment
letter for
processing
mailed

SFHA eligibility
appointments

Spring/Summer 2021

Pest inspection

Moving benefits
appointment

Move-ins begin

Application & Screening Processes

Broadway Cove –
88 Broadway
(BRIDGE/JSCo)

- **A BRIDGE property**
- Same application & screening processes as if a resident were moving to an onsite replacement unit in Potrero

Casa Adelante –
1990 Folsom
(TNDC/MEDA)

- **NOT a BRIDGE property**
- Processes will be similar, with some differences
- Criminal background check (similar to SFHA)
- Credit check (won't look @ credit score)



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

1990 Folsom Screening Criteria

Qualified applicants w/ criminal history **will be considered** for housing in compliance w/ **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

For more information

SFHA Survey or Process:

- Elizabeth Chilton, 415.715.2221, chiltone@sfha.org

Casa Adelante - 1990 Folsom, Construction or Leasing:

- Margo Rodriguez, 415-358-3951,
mrodriguez@tndc.org

Broadway Cove Construction or Leasing:

- Romina Oribello, 415-674-3080,
broadwaycove@jsco.net

Help with Survey & Leasing Document Compilation:

- Mady Martin, 415-828-8213, mmartin@shanti.org