

John Burton Foundation Housing Complex

June 2015

Booker T. Washington Community Service Center (BTWCSC) is developing a mixed use affordable housing project / Community Center in partnership with the John Stewart Company, with Equity Community Builders serving as development manager. The proposed project will have 50 units of housing, including 25 units targeted to Transition Age Youth (TAY).

The developers will demolish BTWCSC's existing outdated community center to construct housing on the corner of Presidio and Sutter, containing 50 units of affordable housing in 5 stories. The 25 TAY units will be targeted to homeless youth and emancipating foster youth, with wrap around services provided by First Place for Youth. The housing will be located adjacent to a new Community Center, which will contain a state-of-the-art gymnasium, with educational, social and recreational services for youth, families and seniors in the Western Addition and beyond. Planned programs include a youth radio program, computer center, childcare, afterschool program, and other services.

The housing and Community Center will be built as an integrated building, located in separate condominiums, and will be financed separately. The housing is estimated to have a total development cost of \$29.5 million, utilizing City sources totaling around \$12.2 million, HCD Infill Infrastructure grant, HCD MHP for Youth, 4% tax credits and multifamily revenue bonds. The sponsor received a bond allocation of \$15 million from CDLAC on May20, 2015 and plans to close and start construction in August 2015. BTWCSC and the John Stewart Company will be co-GPs of the new LP owner of the housing, BTW Housing Partners, L.P. and BTWCSC will own the Community Center.

