

## Bill Sorro Community



Mercy Housing California was selected by the San Francisco Redevelopment Agency to redevelop the current Hugo Hotel site at 200 Sixth Street. It is anticipated that the existing building will be replaced by a 9-story structure with 67 units of affordable family housing and approximately 2,315 sq. ft. of ground floor neighborhood serving retail space. The proposed new building will include: 8 Studios, 24 1- Bedroom, 25 2- Bedroom, and 10 3-Bedroom apartments. Fourteen of the units will serve low income adults with developmental disabilities and will be financed using the HUD 811 program. The remaining 53 units will serve low income families with incomes at 40% and 50% of AMI. The development will have on-site professional property management (the Mercy Housing Management Group) whose on-site staff will consist of a property manager, janitor, and maintenance person. Mercy Housing California will employ a Resident Services Coordinator to assist residents in connecting to social service resources throughout San Francisco. Mercy also anticipates that its successful Motivational Achievement Together (MAT) program (operated for the last 10 years at nearby Columbia Park Apartments) for youth aged 13 years and under will be expanded at 200 Sixth Street, with MAT providing afterschool, educationally enriched programming to youth 13-18 years of age. The Arc of San Francisco will provide services for the residents with developmental disabilities living in the HUD 811 subsidized units. The South of Market Child Care Center will utilize an office and the community room on the second floor of 200 Sixth Street for a Sixth Street satellite location for their Family Resource Center providing parenting classes and family case management to SOMA residents.

For the commercial spaces, the prominent corner space is planned to be a high quality neighborhood-serving restaurant providing moderately-priced ethnic cuisine. Mercy is also working with the United Playaz to explore the possibility of locating a youth led café. Mercy will work with Urban Solutions to market the retail spaces and anticipates that the commercial tenants will utilize the Six on Sixth program to fund Tenant Improvements within the spaces.

The affordable rental housing units are anticipated to be affordable to households with incomes at or below 50% of the San Francisco unadjusted Area Median Income. Those income and rent MAXIMUMS for 2014 are:

[www.mercyhousing.org](http://www.mercyhousing.org)

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1500 South Grand Avenue • Suite 100 • Los Angeles, CA 90015 • 213.743.5820 • Fax: 213.743.5828

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*Mercy Housing is sponsored by communities of Catholic Sisters.*

Income Definition	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
50% OF MEDIAN Income limits **	\$34,000	\$31,100	\$43,700	\$48,550	\$52,450	\$56,350	\$60,200
<b>RENTS</b>	<b>0 Bedroom/Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>			
Maximum Rent – including utilities ** At 50% AMI	\$850	\$971	\$1,093	\$1,214			

\*\*MEDIAN income maximum amounts and maximum rents **change annually**. These amounts are presented here just for reference and will not be the final rent structure for the residential units.

The building will be built to a high level of sustainable building standards and comply with the city's Green Building ordinance. The project will seek Green Points Rating and achieve a point total of at least 100 points.

### Timeline:

- Summer, 2013: EIR certified, Conditional Use and Variance approvals by SF Planning Commission
- November, 2014: Start of construction
- December, 2016: Construction completion

### Developer

Mercy Housing California (MHC) is a California-based, non-profit housing development corporation with the mission of creating and strengthening healthy communities through the provision of quality, affordable, service-enriched housing for individuals and families who are economically poor. MHC has a strong, 30 year presence in San Francisco reflected in its 32 housing developments for families, senior, and persons with special needs. MHC's portfolio includes approximately 7,940 units in 128 California properties in operation that date from 1974 to the present with an additional 5,021 units currently in development throughout California. MHC is an affiliate of Mercy Housing, Inc. (MHI), a national non-profit housing development, management and resident services organization sponsored by eleven congregations of women religious.

**FOR MORE INFORMATION** about this residential development, please contact Amy Bayley, RSM, at (415) 355-7148 or [abayley@mercyhousing.org](mailto:abayley@mercyhousing.org).

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