

3333 California Street
A New Prado **Uber Luxury Enclave** on the Westside

11/12/19: Submitted
during Public Comment
supporting the appeal

The Three Projects Listed on Prado Website

- 38 Dolores St: **81 luxury rental condos**
- 2130 Post: **converted into 71 luxury apartments**
- 1266 9th **15 luxury upper floor apartments**



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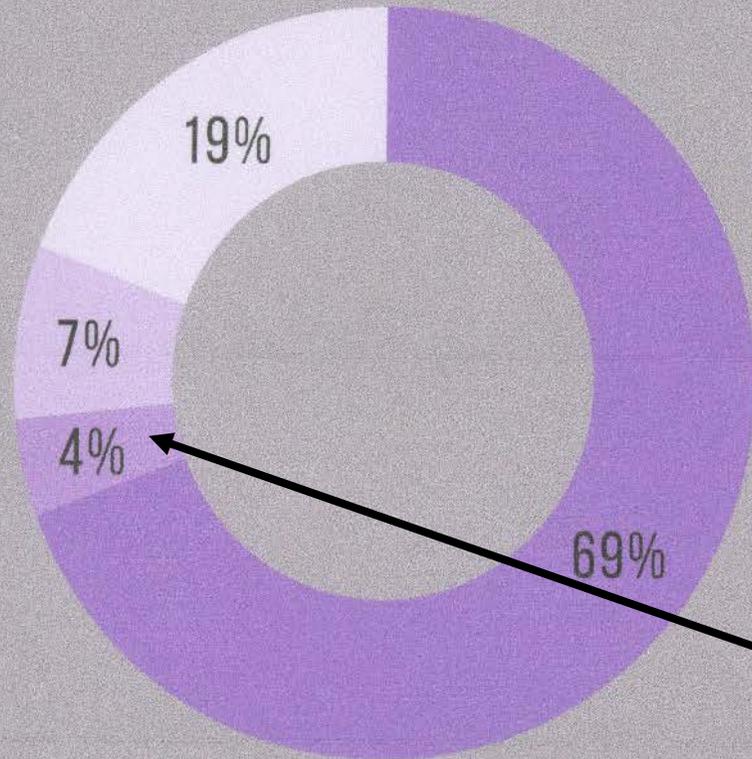


ZERO Affordable Moderate-Income Family Units

	LOCAL RENTS				INCOMES		
APT. SIZE	TODAY'S MONTHLY RENT(\$)	QUALIFYING INCOME(\$) at 35%		JOB TITLE	ANNUAL SALARY(\$)	AFFORD TO RENT	
1 BDR	3,555	121,886		Police Officer	83,000-121,000	BARELY	
2 BDR	4,739	162,480		Teacher	55,000-93,000	NONE	
3 BDR	6,250	214,286		Fire Fighter	61,000-139,000	1 BDR	
4 BDR	7,448	255,360		Nurse Anaesthetist	\$104,000	NONE	
				Union Carpenter	\$65,200(avg)	NONE	
				Union Electrician	\$106,600(avg)	NONE	
NOTE: Used 35% of Income for rent.							
HUD recommends 30%		30%					
1 BDR		142,200					
2 BDR		189,560		100% Annual Median Income	94,700-family of 2	NONE	
3 BDR		250,000			106,550-family of 3	NONE	
4 BDR		297,920			118,400-family of 4	NONE	
				120% Annual Median Income	113,650-family of 2	NONE	
					127,850-family of 3	NONE	
					142,100-family of 4	1 BDR ONLY	
150% OF MEDIAN	\$124,350	\$142,050	\$159,850	\$177,600	\$191,800		
175% OF MEDIAN	\$145,100	\$165,750	\$186,450	\$207,200	\$223,750		
200% OF MEDIAN	\$165,800	\$189,400	\$213,100	\$236,800	\$255,700		

Moderate Income Housing - **4%** of Actual Production The Most Underserved Portion of San Francisco's Population

ACTUAL PRODUCTION, 2015-2022



San Francisco will meet its 2022 **Low/Very Low-Income Housing Goals in approx. 2030**

It will not meet its 2022 **Moderate Income Housing Goals until 2045!**

The State Department of Housing and Community Development, along with the Association of Bay Area Governments set the regional housing needs allocation or RHNA targets for housing production in every county in the Bay Area. Sixty percent of RHNA targets are required to be affordable to households with varying incomes. Over 28,000 net new housing units have been allocated to San Francisco for the years 2015-2022. The number of units produced as of 2017 are shown in the pie chart.

