

888 POST STREET

BUDGET & FINANCE COMMITTEE

FEBRUARY 12, 2020

San Francisco and The Bay Area are in the midst of a housing affordability crisis

The unsheltered population has increased 19%

• Over 1,000 Transitional Aged Youth (ages 18-24) are experiencing homelessness in San Francisco,

83% of young people experiencing homelessness are unsheltered

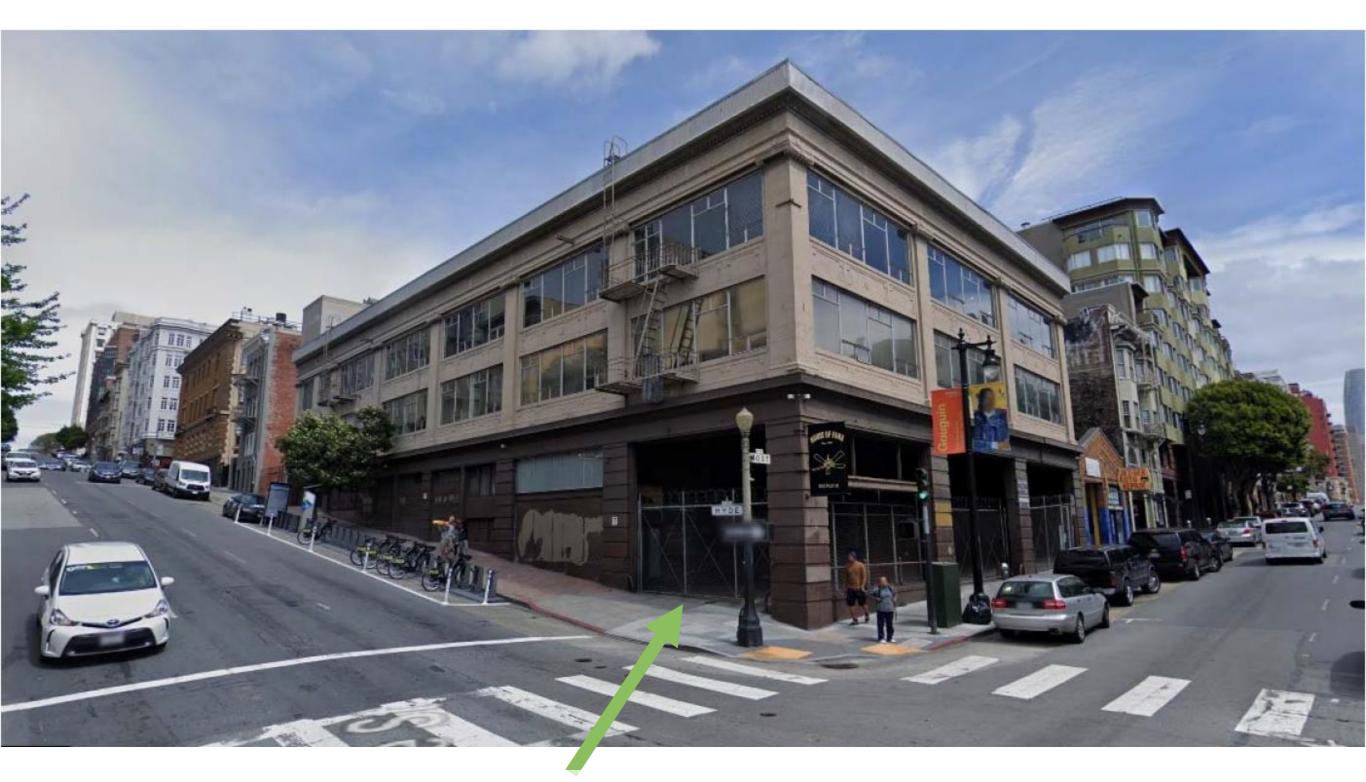
- The proposed Navigation Center:
 - Dedicated space for young people (ages 18-24)
 - Non-profit provider who is familiar with the community
 - Approximately 75 beds
 - Low-threshold, high-service model
- Co-located with subtenants that provide complementary services
 - Goodwill Industries on ground floor

HSH's Community Engagement Process Included:

- Two small neighborhood stakeholder meetings
- Mailed written notice and information posted on HSH website
- Two large community input forums
 - January 9, 2020
 - January 23, 2020

Community commitments moving forwards

SITE OVERVIEW – 888 POST FROM THE CORNER OF POST AND HYDE STREETS



Goodwill vehicular entrance

SITE OVERVIEW – 888 POST FROM HYDE STREET



Navigation Center pedestrian access

► The proposed Lease (33,980 sq. ft.):

20-year term; \$44.16 per sq. ft./yr. (NNN) @ 3%/yr. (Subtenants to sublease from City at same rate per sq. ft)

City's capital cost contribution is <u>capped at \$5M</u> (Landlord responsible for capital costs above that amount)

The Purchase Option:

Exercisable at any time from now until August 2022

► **\$29M** – fixed

Not advantageous to buy until property has been delivered by Landlord after landlord costs contributed

THANK YOU

