

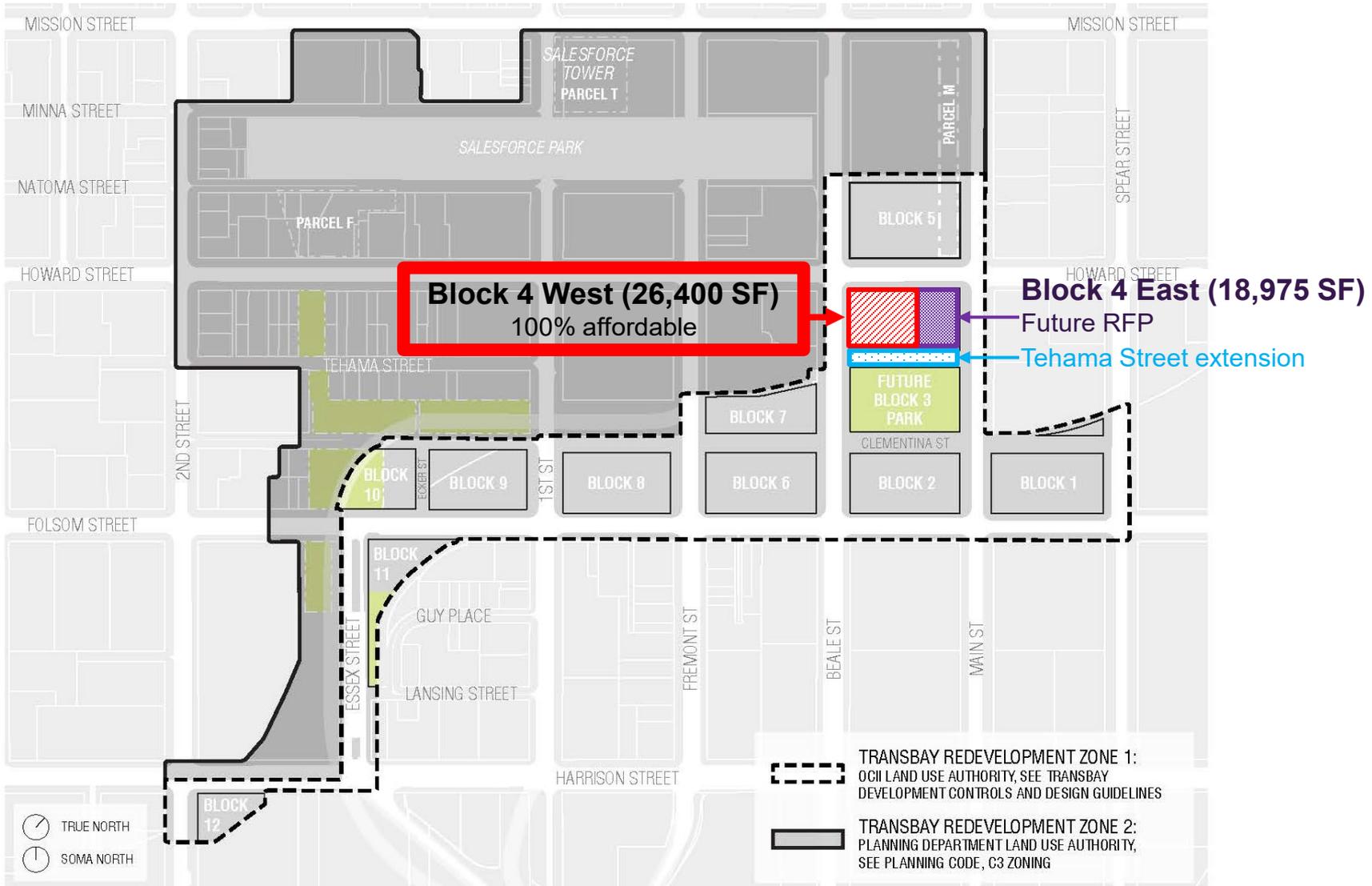


Transbay Block 4 West  
Affordable Housing with Supportive Services

**Exclusive Negotiations Agreement and  
Predevelopment Loan Agreement**

Transbay Citizens Advisory Committee  
528 Folsom Street  
Thursday, February 12, 2026

# Site Location



# Background

- **February 2025:** Development approach and RFP presented to Transbay CAC
- **May 2025:** Info Memo to Commission and subsequent OCII issuance of a Request for Proposals (“RFP”) for Transbay Block 4 West
- **July 2025:** Proposals due
- **August 2025:** Evaluation, interviews, and scoring
- **October 2025:** Evaluation panel recommendation presented to Transbay CAC and Commission

# Transbay Block 4 West Development Team

<b>Lead Developer</b>	Mercy Housing
<b>Co-Developer</b>	Young Community Developers
<b>Architect</b>	Kennerly Architecture & Planning / SCB (joint venture)
<b>Services Provider</b>	Mercy Housing, Episcopal Community Services
<b>Property Manager</b>	Mercy Housing
<b>Vision</b>	<ul style="list-style-type: none"><li>• Approximately 314 units for families</li><li>• Prioritize Certificate of Preference (COP) holders by designing with input from COP holders and implementing inclusive lease-up and service strategies</li><li>• Create a vibrant, intergenerational community with shared spaces where residents of all ages can thrive and feel supported.</li><li>• Promote micro-communities within the building to prioritize resident well-being</li><li>• Features and open spaces with elements serving a wide variety of ages and interests</li></ul>

# Preliminary Program

Residential Units	Approximately 314 total units in a single building
Populations Served	Families: 40-60% AMI Families experiencing homelessness: 30-50% AMI
Unit Types	80 one-bedroom (25%) 156 two-bedroom (50%), includes two manager's units 78 three-bedroom (25%), includes one manager's unit
Commercial	4,200 SF
Parking	<ul style="list-style-type: none"> <li>• No vehicular parking</li> <li>• Secured Class I bicycle parking</li> </ul>
Resident amenities/ community spaces	<p>Amenities to be determined throughout predevelopment and may include:</p> <ul style="list-style-type: none"> <li>• Open spaces and roof terraces</li> <li>• Community room with kitchen</li> <li>• Multi-purpose rooms (e.g., teen hangout, homework, fitness)</li> <li>• Property management and resident services offices</li> <li>• Lobby with package lockers</li> </ul>
Streetscape Improvements	Howard Street, Beale Street, and Tehama Street sidewalks and streetscape improvements
Tehama Improvements	Roadway, crosswalks, sidewalks, and related streetscape improvements, designed and constructed in accordance with City standards.

# Exclusive Negotiations Agreement (ENA)

- **Performance Deposit:** \$10,000
- **Term:** 36 months, may extend up to additional 12 months
- **Anticipates:** Option to Ground Lease
- **Design Review and Document Approval Procedures**
- **Performance Milestones**

# Predevelopment Loan Agreement

- **Loan Amount:** \$5,000,000
- **Terms:**
  - 3% simple interest rate
  - Conversion to permanent loan at construction closing
- **Loan Committee:** approval anticipated on March 6, 2026
- **Loan Conditions**

# Tentative Development Schedule

<b>Timeframe</b>	<b>Action</b>
Q4 2026/Q1 2027	Schematic Design finalized Transbay CAC & OCII Commission – Schematic Design approval
Q4 2028	Construction start
Q4 2030	Construction completion

# Questions?

- Contact: Jasmine Kuo
  - Questions/comments/meeting requests
  - Email: [Jasmine.Kuo@sfgov.org](mailto:Jasmine.Kuo@sfgov.org)

Thank you!