

*Overview of Existing Presidio of San
Francisco Residential Programs and
Revenue*

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BACKGROUND

There are 1,089 housing units located in the Presidio and approximately 100 former dormitory or barracks buildings that are currently in use. All but ten of the housing units have two or more bedrooms. Approximately 300 homes in the Presidio were built before World War II and most are single family or duplex units. These historic units are contributing features to the Presidio's National Historic Landmark designation and, as such, are subject to the requirements of Section 106 of the National Historic Preservation Act. Post-War multi-family units represent the remainder of the housing stock.

The John Stewart Company (JSCo.) is the agent currently under contract with the Presidio Trust to oversee all aspects of marketing, leasing, and managing these residential units. The Presidio Trust, through its Operations Department, is currently responsible for all maintenance and repairs to the existing units.

PROGRAMS

One of the Presidio Trust's primary goals is to provide a spectrum of housing options for those who work here. We expect that this will reduce traffic, improve environmental quality and create a vibrant community within the park. To achieve this and to ensure housing affordability for a wide array of employees, the Presidio Trust has developed the following discount programs, representing nearly 20% of the existing housing stock:

1. **The Preferred Rental Program.** This program accounts for 125 or 20% of the units in the following five neighborhoods:
 - Quarry
 - MacArthur
 - Sanches
 - Baker Beach
 - South Baker Beach

The program reaches full-time Presidio-based employees whose household incomes do not exceed 100% of the area median, adjusted for household size. Tenants pay 30% of combined household income for rent, including utilities. The

total set-aside is broken out as follows, with income levels assuming a 4-person household:

- 5% of the units for households at or below 30% of median (up to \$33,950)
- 50% of the units for households between 31% and 60% of median (up to \$67,860)
- 45% of the units for households between 61% and 100% of median (up to \$113,100)

Minimum rents are adjusted annually according to HUD guidelines.

2. **Public Safety Housing Programs** represent 40 units for full-time Presidio-based fire fighters and U.S. Park Police officers. Participants pay either 25% or 30% of individual salary for rent, including utilities.

These programs are available in the same areas the Preferred Rental Program, with the additions of the West Washington and North Fort Scott neighborhoods.

3. **Housing units for small households.**

- **24 single-room-occupancy units at Building 1028** (“Letterman Apartments”) are leased to lower-income Presidio-based employees. Monthly rents range from between \$475-\$525, depending on income levels. First priority is given to households earning up to 50% of the area median income (\$39,600 for a one-person household and \$45,250 for a two-person household).
- Another 34 units may become available at Letterman Apartments.

Leasing Data.

As of March 2003, 970 units were leased through the John Stewart Company.

- 18 units were leased to Department of Defense (DoD) households.
- 246 (or 28% of the non-DoD) units were leased to Presidio-based employees.
- The current occupancy rate as of March 2003 was 97%.

REVENUE

- The Trust expects to generate \$23 million in gross residential revenues from the existing housing.

- Overall average rent per unit is \$2,536/month.

Note: The Presidio Trust manages and maintains all of these programs in combination with the Jonn Stewart Company. The programs will not apply to the housing developed as part of the PHSH project.

PRESIDIO NEIGHBORHOOD
RENTAL RATES

Baker Beach Apartments*

2BD/1BA start at \$1,725
3BD/1BA start at \$1,895
4BD/2BA start at \$2,320

Baker Beach*

2BD/1BA start at \$1,825
4BA/2BA start at \$2,195

**Sanches Apartments &
Townhouses***

2BD/1BA start at \$1,950
3BD/1.5BA start at \$2,295
4BD/2BA start at \$2,580

**Quarry Apartments &
Townhouses***

2BD/1BA start at \$1,950
3BD/1.5 BA start at \$2,295
4BD/2 BA start at \$2,580

West Washington Townhouses

3BD/1.5BA start at \$1,975
4BD/2.5BA start at \$2,500

North Ft. Scott Townhouses

3BD/1 full & 2 half BA start at \$2,300
4BD/2.5BA start at \$2,600

MacArthur Townhouses*

4BD/2BA start at \$2,195

Upper Portola Townhouses

3BD/1BA start at \$2,750
4BD/2BA start at \$2,580

East Washington Duplexes South

4BD/2BA start at \$3,145

Riley Row Duplexes

2BD/1BA start at \$2,475
3BD/1BA start at \$3,300

Ruckman Terrace

1 BD/1BA start at \$1,395
2BD/1BA start at \$2,475

Presidio Terrace

4BD/2.5 BA start at \$4,250

Portola & Liggett Duplexes

3BD/1BA start at \$3,680

Simonds Loop Duplexes

4BD/3BA start at \$4,500
5BD/3BA start at \$6,450

Kobbe Terrace Duplexes/4-Plexes

3BD/1BA start at \$3,500
4BD/2BA start at \$4,500

Infantry Terrace

4BD/2.5 BA start at \$4,500

* Indicates neighborhoods that are eligible for the Preferred Renter Program.
Information is accurate as of March 11, 2003 and is subject to change.