



## 78 Haight Street – Market Octavia CAC Project Update

June 18, 2025



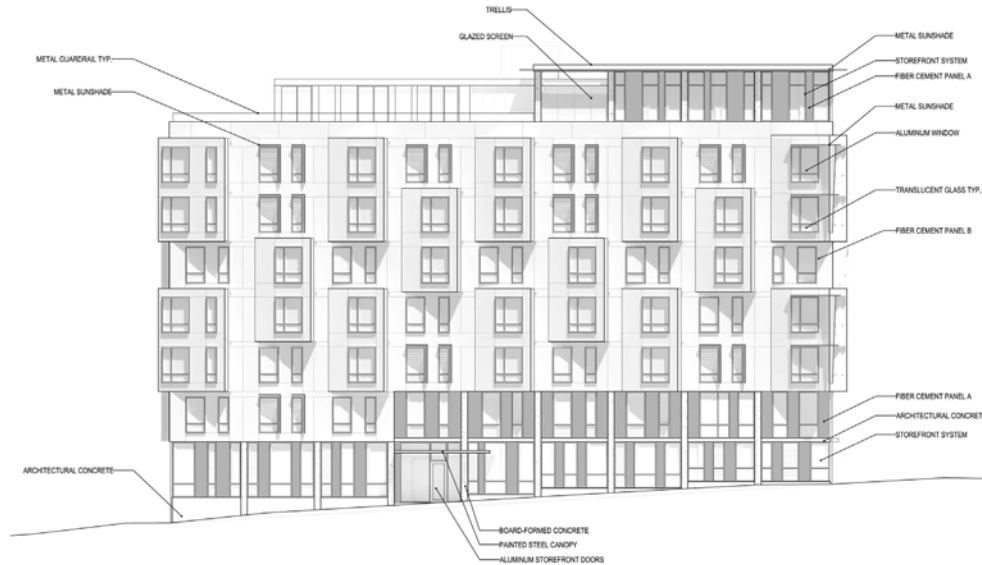
# Agenda

- Project Overview
- Project Update
- Project Schedule
- Marketing/Lease-Up



Unit Information			
Total # of Units	Unit Designation	Average Size	Size Range
Studio : 58	31 Gen Pop. / 27 TAY	310 SF	291 - 374 SF
1BR: 5	0 Gen Pop. / 5 TAY	470 SF	453 - 480 SF
3BR: 1	1 Gen Pop.	2,283 SF	2,283 SF

## Project Overview



- Family Daycare
- 24/7 Front Desk Clerk
- Onsite Property Management
- TAY community room
- Bike Parking
- Social Services for General Population and TAY



- LEED Gold certification
- Rooftop community room with garden deck & full kitchen
- On site laundry

## Building Amenities







- Designed by Artist Kota Ezawa
- Solar film applied to 21 solar panels
- Installation is underway

# Project Schedule

Task	Timing
Construction Re-Start	March 2024
Applications Open (DAHLIA)	June 2025
Construction Completion	September 2025
Tenant Move-In	October 2025

# Affordability Restrictions

MAXIMUM INCOME PER PERSONS IN HOUSEHOLDS		
Income Definition	 PER	 PER
40 % of Median	\$54,160	\$61,920
50 % of Median	\$67,700	\$77,400
NOTE: This property will also be subject to more restrictive TCAC income limits.		

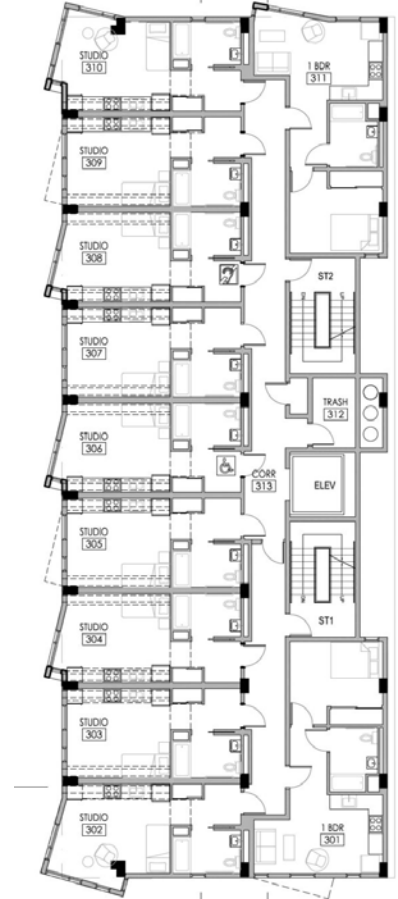
APARTMENT MIX AND RENTAL INCOME					
#UNITS	BEDROOM COUNT (AMI)	SQUARE FEET	TENANT-PAID RENT	MIN ANNUAL HOUSEHOLD INCOME REQUIRED	DEPOSIT REQUIRED
31	Studio	291-374 SF	\$1,272-\$1,610	\$30,528-\$38,640	\$1,272-\$1,610



# Marketing and Lease Up

## Targeted Outreach Efforts

Certificate of Preference (COP) holders from Western Addition  
Displaced Tenants  
Neighborhood Preference (D6)  
Live or work in San Francisco  
U.S. Military Veterans





**tndc.org**

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