



*Campus Housing
Academic and Mixed-Use
Development Opportunity*

March 8, 2018
&
March 14, 2018



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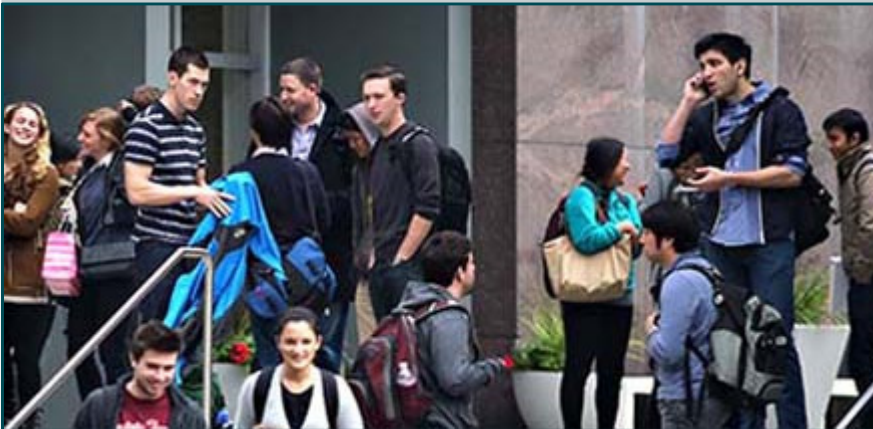


SHORTFALL OF CAMPUS HOUSING STOCK

impedes recruitment and retention of students, faculty and staff

DEMAND FOR CAMPUS HOUSING

among students is soaring according to several indicators. Demand increases all correlate with rapidly rising off-campus housing rents



San Francisco is home to over **30** public and private colleges and universities with an estimated **120,000** students

An ongoing housing shortage exists for students in San Francisco, and the San Francisco Housing Action Coalition estimates that 40,000 to 50,000 of the City's 120,000+ college students struggle to locate affordable off-campus housing every year

GREAT ACADEMIC INSTITUTIONS

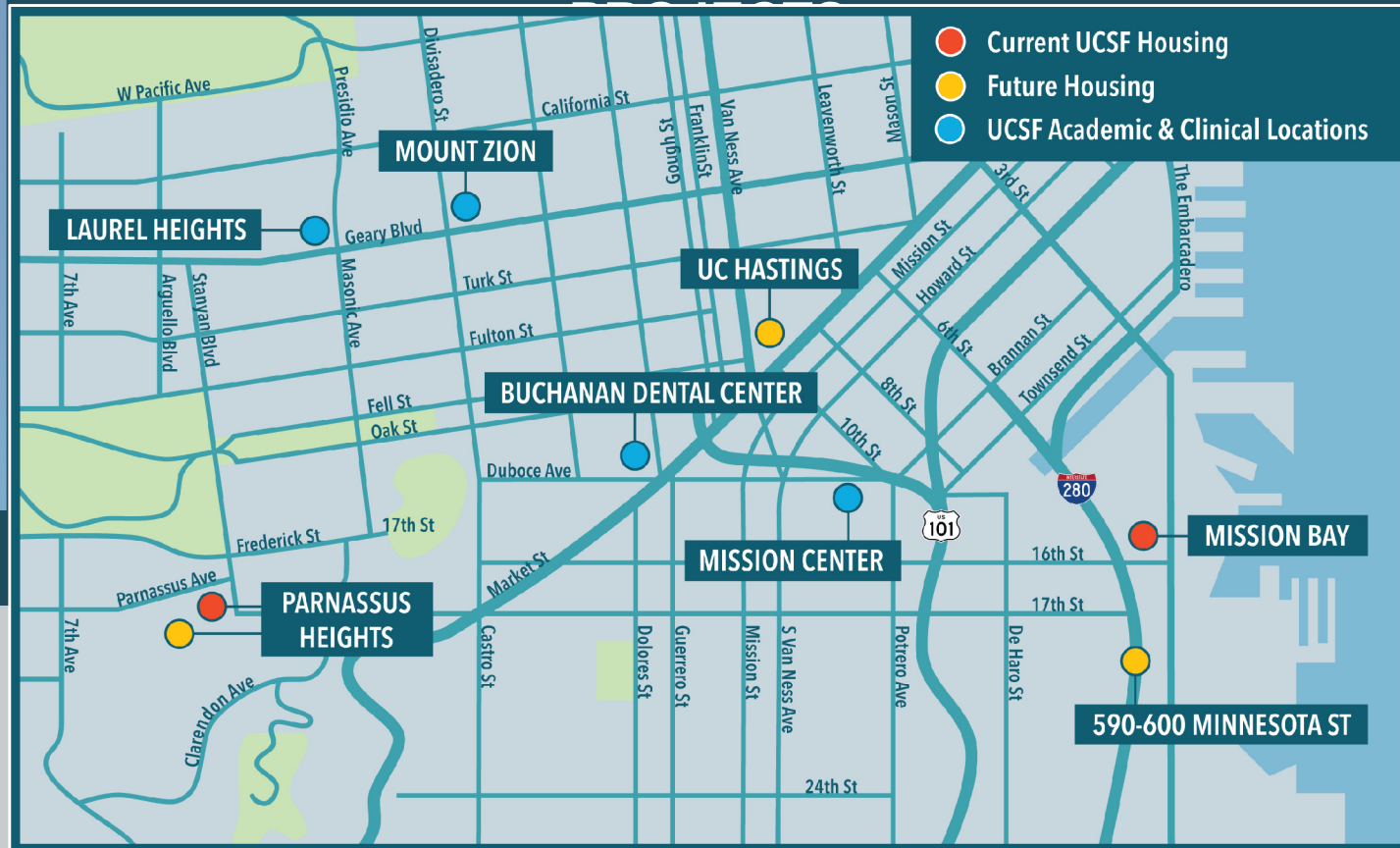
contribute positively to the environment and communities surrounding them. UC Hastings seeks to develop a vibrant academic village in the heart of San Francisco, co-mingling graduate professional students in law, medicine and business. Over the next decade, UC Hastings will build and rehabilitate a substantial portion of its campus pursuant to its Long Range Campus Plan.



“Not only are we going to be where we have always been in terms of being a national preeminent institution, but I want to go well beyond that,”

- UC Hastings Chancellor and Dean David L. Faigman

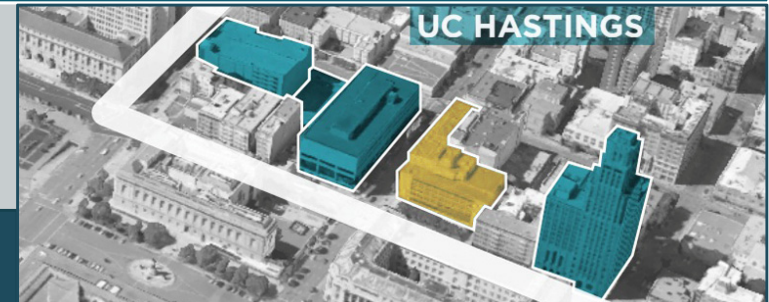
STUDENT HOUSING : CURRENT & FUTURE



100 MCALLISTER

- UC Hastings is seeking a developer or team of developers to construct and/or renovate its campus facilities
- UC Hastings is willing to consider proposals for one or both project sites, but has a preference for a consolidated development partner to develop and operate both of the facilities over the term of the ground lease

198 MCALLISTER & 50 HYDE STREET



PROJECT PARTICIPANTS OVERVIEW



As the landowner, UC Hastings is the lead agency overseeing development

UCSF intends to lease approximately 40% of units on the UC Hastings campus for UCSF students, faculty and trainees



UC Hastings is exploring other jointly beneficial partnerships with prominent higher educational institutions and community stakeholders



Community oriented uses to enhance the campus experience include the YMCA of San Francisco and The Legal Services Hub

UC Hastings was founded in 1878 as the law department of the University of California and, as such, was the first UC law school and the first law school in California. UC Hastings, as the land owner is leading the development effort.



UCSF focuses exclusively on health sciences at the graduate level and enrolls over 6,391 students and trainees (post-doctoral students, clinical residents and clinical fellows) per academic year.

Founded in 1853, the YMCA of San Francisco operates under a rich history of building community. Currently, the Y of SF has 14 YMCA branches, 54 school and community-center based after school programs, and 120 program sites.



The Legal Services Hub would accommodate a variety of nonprofit legal services organizations maximizing shared platform and space and sharing opportunities.

PROJECT DEVELOPMENT OBJECTIVES



- **Academic Village:** develop a vibrant academic village to provide a framework for interdisciplinary living and work space for students, trainees, and faculty members
- **Affordability:** provide campus housing that is below market rate
- **Safety:** structures must comply with University of California Seismic Policy
- **Flow:** encourage effective circulation and social interaction
- **Community Activation:** work with community partners to create active campus frontages and programmatic opportunities to bring members of the community on-site
- **Sustainability:** development will comply with University of California Sustainable Practices Policy
- **Cash Flow:** UC Hastings seeks to grow net operating revenues, including ground rent revenues



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333 GOLDEN GATE

Construction from 2018-2019 to
Replace Academic Facilities at
198 McAllister

2

198 MCALLISTER

Construction Begins Following
Completion of 333 Golden Gate



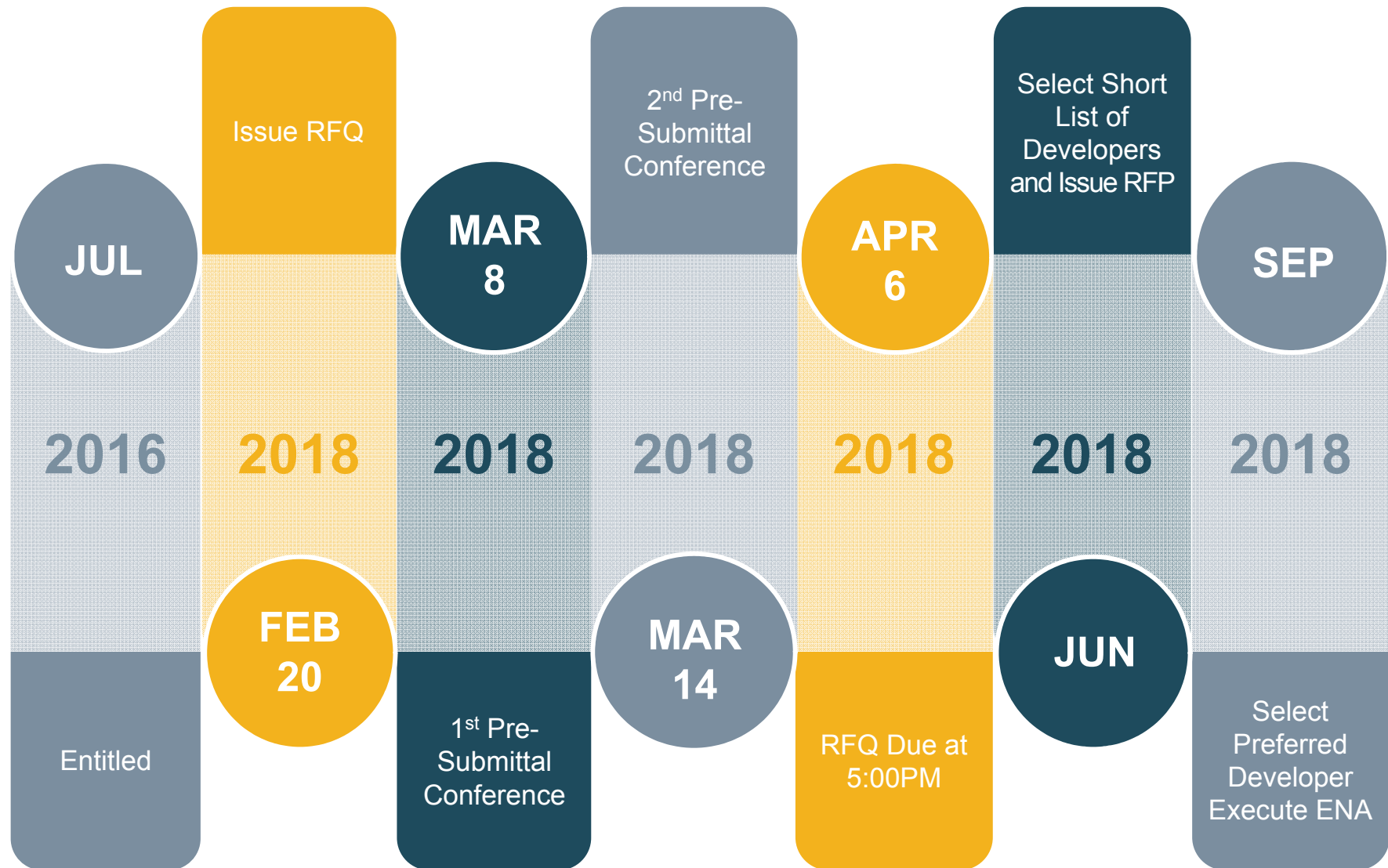
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100 McAllister

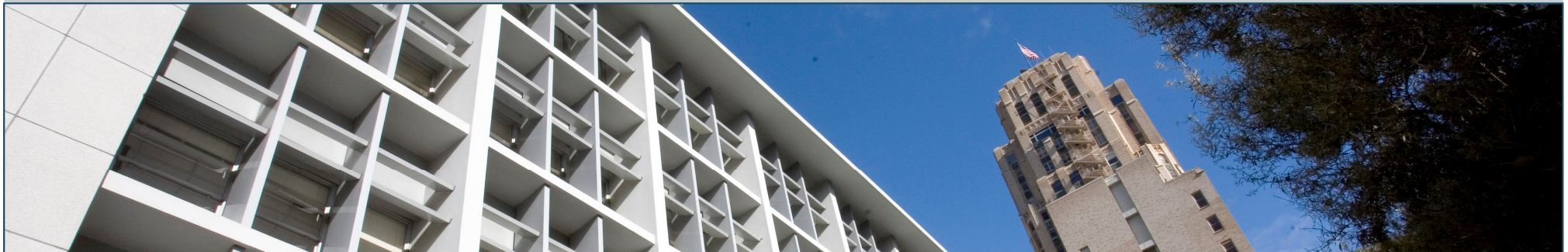
Renovation Begins Following
Completion of 198 McAllister

RFQ & RFP TIMELINE & PROCESS *



* Preliminary timeline subject to change

- **Understanding** of the opportunity, the local context, and the quality and thoughtfulness of the proposed project concept(s) and the approach to financing, delivery, and operational strategy
- **The approach** to achieving the vision for the Academic Village and experience working in collaboration with community partners to successfully implement a common vision
- **Experience** with ground leases and a willingness to enter into a ground lease with UC Hastings as the lessor
- **Breadth**, depth and quality of relevant experience
- **Level**, quality, and experience of proposed key individuals
- **Evidence of capacity** to provide necessary capital for this project, and disclosure of current uncommitted equity capital on hand, lines of credit available, and estimates of how much debt and equity could be made available for this project



DEVELOPMENT OPPORTUNITY



333 GOLDEN GATE is an 11,962-square foot parcel where an approximately 57,000-gsf new academic building, which will replace the existing academic building at 198 McAllister Street, is scheduled to begin construction in April 2018.

A design-build process with a team led by Clark Construction and SOM is underway with the completion of construction anticipated at the end of 2019. Classes in the new building anticipated to commence in Fall 2020.



198 MCALLISTER & 50 HYDE STREET, an existing four-story, 137,000-gsf structure constructed in 1953 that serves as the primary academic facility for UC Hastings. Site will be razed and developed to include a 14-story tower providing approximately 592 student and faculty housing units.



UC Hastings is currently seeking a consolidated development partner to develop 198 McAllister and operate the asset over the term of a ground lease. The potential project program is shown to the right.

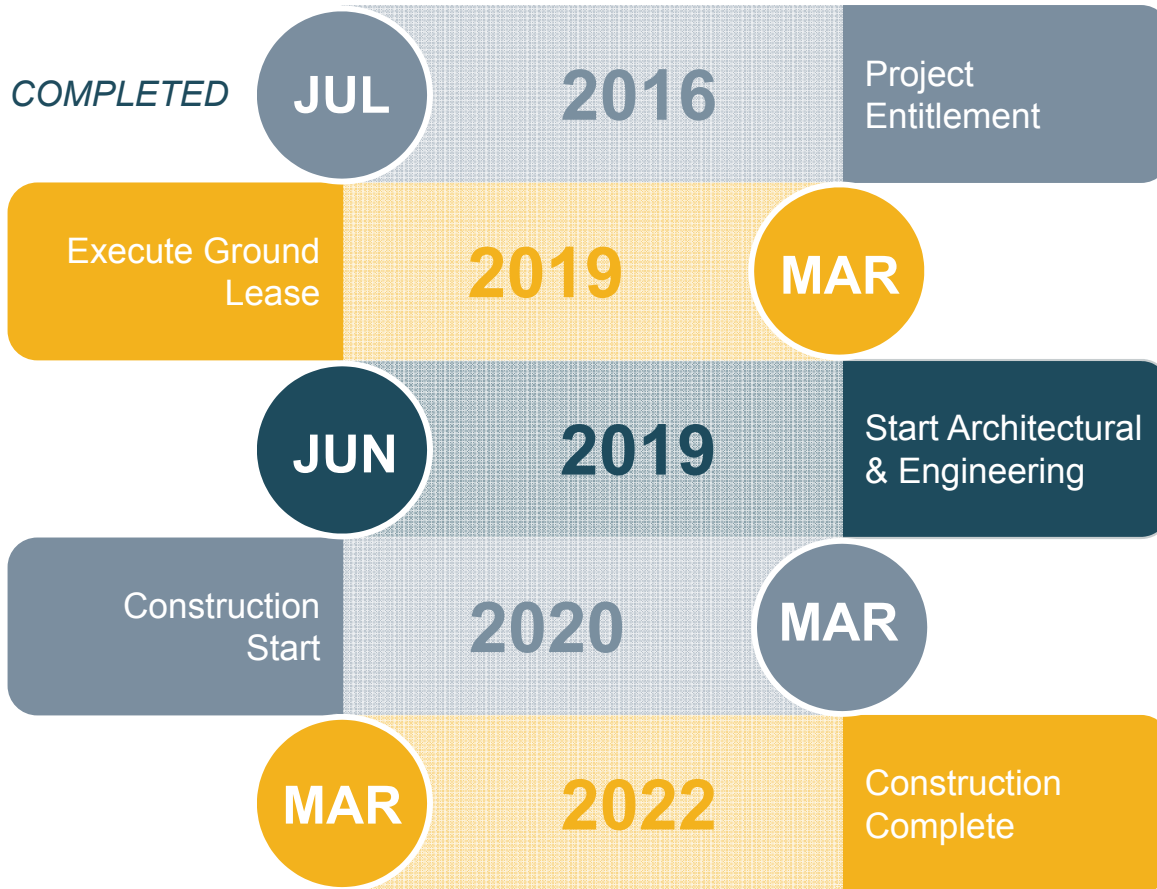
198 MCALLISTER PROPOSED PROGRAM*

Preliminary Program	Gross Square Feet
Student/Faculty Housing	295,540
Administrative & Other Amenities	27,375
YMCA	39,255
Total Gross Square Feet	362,170

Unit Mix	Total Units
Efficiency (Students)	246
Studio (Students)	302
2 Bedroom (Students)	20
1 Bedroom (Faculty)	12
2 Bedroom (Faculty)	12
Total Units	592

* Based on potential program as reflected in the FEIR

POTENTIAL PROJECT TIMELINE *



**Draft timeline subject to change and revision*

The redevelopment of the existing buildings at 198 McAllister Street and 50 Hyde Street are to be demolished to allow for development of a new campus housing project on the combined sites.

YMCA seeks to incorporate a 39,000-square foot facility at 198 McAllister. The YMCA would offer a new wellness, recreation and community services facility with aquatics, team sports, and multipurpose spaces. The YMCA would also partner with the legal and medical students and faculty to provide clinics and workshops that would benefit both students and the community members who participate.





100 MCALLISTER STREET, known as McAllister Tower, is a 27-story, 249,000-gross-square-foot structure constructed in 1929. The iconic Tower, originally conceived as a church and hotel, serves as campus housing with 252 units, and administrative and multipurpose/support space.

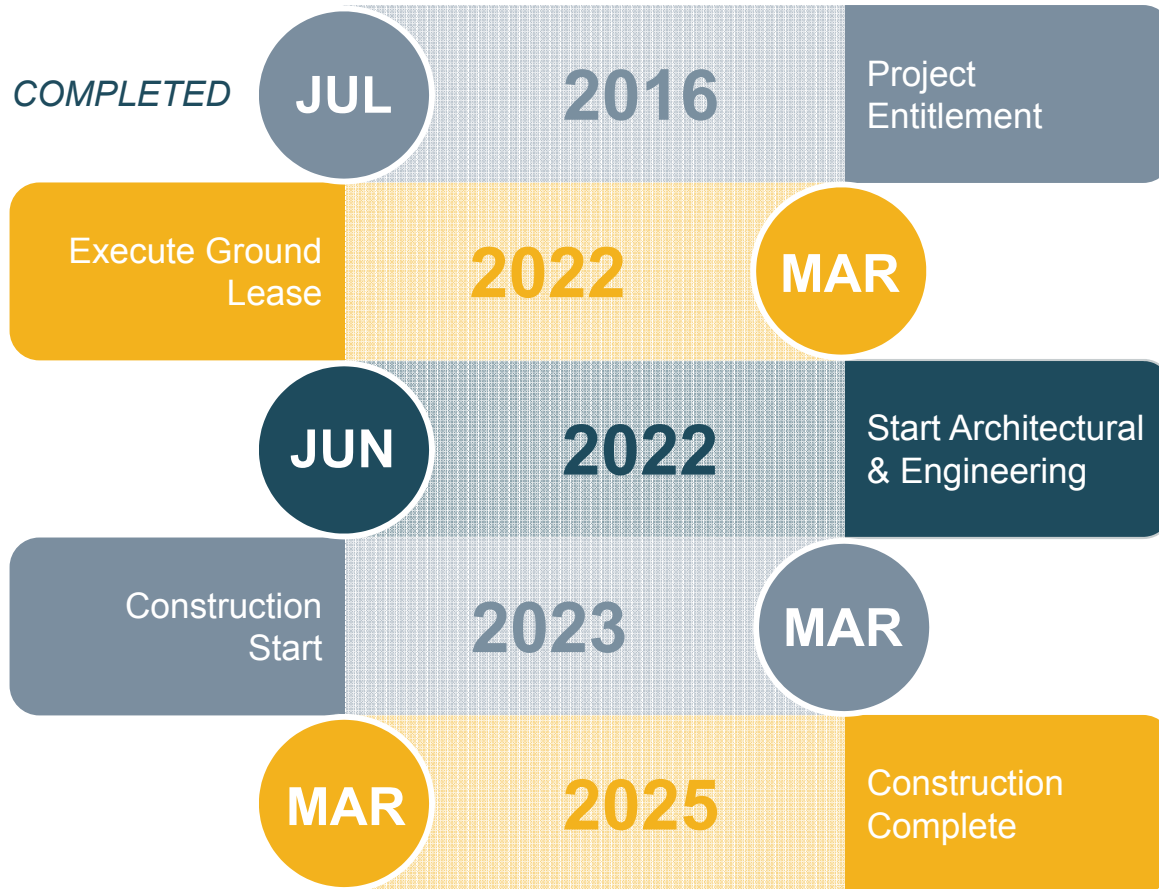
100 MCALLISTER PROPOSED PROGRAM*

<u>Preliminary Program</u>	<u>Gross Square Feet</u>
Student/Faculty Housing	145,428
Academic Space	67,797
Amenity Space	11,781
Administrative & Other	50,604
Total Gross Square Feet	275,610

<u>Unit Mix</u>	<u>Total Units</u>
Efficiency (Students)	83
Studio (Students)	104
2 Bedroom (Students)	51
1 Bedroom (Faculty)	8
2 Bedroom (Faculty)	10
Total Units	256

* Based on potential program as reflected in the FEIR

POTENTIAL PROJECT TIMELINE



**Draft timeline subject to change and revision*

UC Hastings is currently seeking a consolidated development partner to reposition 100 McAllister and operate the asset over the term of a ground lease.

THE RENOVATION of the historic Tower at 100 McAllister would yield approximately 276,000 square feet of space. The programming of these buildings will include student, trainee, and faculty/staff housing, academic space, administrative offices, and selected community-oriented uses, including non-profit legal services organizations.

An important dimension of the academic village concept is collaborating with academic and community organizations such as the YMCA and non-profit legal services organizations to enhance the experience of students, faculty, and local residents.



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape. Several buildings are highlighted with semi-transparent yellow and blue overlays. The yellow highlights include a prominent skyscraper (the Los Angeles City Hall) and a large, modern building complex. The blue highlights include several other skyscrapers in the background. The background shows a hilly cityscape under a clear blue sky.

SUMMARY OF DEAL STRUCTURE

- Unsubordinated Ground Lease among UCH & Developer
- Reversion of Physical Improvements to UCH at End of Ground Lease Term
- UCH and other institutions to master lease select units at pre-determined rent and term
- Ground lease terms to be negotiated

Q&A

