

**Citywide Affordable Housing Loan Committee**

Mayor's Office of Housing and Community Development  
Department of Homelessness and Supportive Housing  
Office of Community Investment and Infrastructure  
Controller's Office of Public Finance

850 Turk Street

\$5,000,000

**Preliminary Gap Funding Commitment**

Evaluation of Request for:	Preliminary Gap Loan
Loan Committee Date:	August 16, 2024
Prepared By:	Andrew Strong, Project Manager
MOHCD Asset Manager:	Michael McLoone
MOHCD Construction Manager:	Brendan Dwyer
Sources and Amounts of New Funds Recommended:	\$1,127,212 - Housing Trust Fund \$457,089 - Van Ness Special Use District \$3,415,699 - Market Octavia \$5,000,000 Total
Sources and Amounts of Previous City Funds Committed:	Not Applicable ("N/A")
NOFA/PROGRAM/RFP:	2024 NOFA for New Affordable Rental Family Housing on State-Owned Land
Applicant/Sponsor(s) Name:	MidPen Housing Corporation

**EXECUTIVE SUMMARY**

**Sponsor Information:**

Project Name:	850 Turk Street	Sponsor(s):	MidPen Housing Corporation
Project Address (w/ cross St):	850 Turk Street (between Gough & Franklin) San Francisco, CA 94102	Ultimate Borrower Entity:	MP Turk Street Associates, L.P.

**Project Summary:**

In May 2021, the State of California through Department of General Services (“DGS”) and California Department of Housing and Community Development (“HCD”) selected MidPen Housing to develop two State-owned sites in San Francisco located at 850 Turk and 750 Golden Gate Avenue. In total, these San Francisco State Lands sites propose to deliver 262 affordable units.

850 Turk Street is a proposed 92-unit multifamily affordable housing development built on top of a parking garage podium and is sponsored by MidPen Housing (the “Sponsor”). The proposed 8-story building will contain 28 studios, 16, one-bedrooms, 21 two-bedrooms (including 1 manager’s unit), and 27 three-bedrooms. The units will be rent restricted at 40% - 80% MOHCD AMI (“Project”).

On July 22, 2024, MidPen received a preliminary funding award for the Project under the \$5 million Notice of Funding Availability (NOFA) to develop affordable rental housing for families on state-owned land. The Sponsor is requesting a \$5,000,000 preliminary gap loan commitment. The Project has maintained its Difficult to Develop Area (“DDA”) status, as determined by HUD. This status allows qualifying projects a 30% basis boost in both the 4% and 9% tax credit programs, which translates to approximately \$17MM in additional tax credit equity for the Project. Turk’s DDA status was set to expire on 12/31/23; however, TCAC allowed projects losing their DDA status in 2024 to maintain their eligibility for the basis boost if CDLAC received a complete application for the project by 12/15/23. Sponsor submitted an application that was certified as complete, allowing the Project up to 730 days (i.e. by 12/30/25) for applicants and sponsors to secure and issue bonds.

The Project will be constructed on land that was used for State Employment Development Department (“EDD”) employee parking. The State is requiring this parking to be replaced. The Project will include a parking garage at grade providing 30 spaces for EDD employees but will contain no residential parking. The Sponsor will create two separate air parcels to differentiate the parking garage from the rest of the Project. These parcels have been approved by the City and the State is working to complete their approvals by the end of August 2024. This way 850 Turk Street’s total development cost and corresponding bond request includes only the affordable housing development and not the parking garage costs. The Project anticipates applying for tax credits in August 2024. If awarded, the Sponsor expects to start construction in April 2025, complete construction in February 2027, and complete lease up August 2027.

**Project Description:**

Construction Type:	Type I	Project Type:	New Construction
--------------------	--------	---------------	------------------

Number of Stories:	8 (Tower, 85' or 7 stories)	Lot Size (acres and sf):	0.43 acres / 18,900 sf
Number of Units:	92	Architect:	David Baker Architects
Total Residential Area:	98,719 sf	General Contractor:	Cahill Contractors
Total Commercial Area:	N/A	Property Manager:	MidPen Property Management Corporation
Total Building Area:	98,719 sf	Supervisor and District:	Sup. Stefani (2)
Land Owner:	California State Department of General Services		
Total Development Cost (TDC):	\$98,866,753	Total Acquisition Cost:	N/A
TDC/unit:	\$1,074,639	TDC less land cost/unit:	\$1,074,297
Loan Amount Requested:	\$5,000,000	Request Amount / unit:	\$54,348
HOME Funds?	N	Parking?	N (no parking for residents), 30 for required State employee parking, which is excluded from Project budget.

**PRINCIPAL DEVELOPMENT ISSUES**

- **Parking garage long term ownership and maintenance.** The State will continue to own the land and ground lease 850 Turk Street to MP Street Associates L.P. for the affordable housing portion of the project and Mid-Peninsula New Communities, Inc for the replacement parking garage portion of the project for \$1 per year each. The state will create two deeds in August 2024: one for the affordable housing parcel and one for the parking parcel. Ground leases will record at construction closing in April 2025. This is a new ownership and leasing structure for MOHCD funded projects. Discussed in Section 3.3.1.
- **Parking Garage Property Taxes.** In order for the State to maintain their property tax exemption on the parking garage, the Sponsor intends to prove that the State maintains beneficial ownership of the garage despite MidPen’s involvement in its development. MidPen vetted this approach with the San Francisco Assessor’s Office in October 2023 and they agreed in theory, but await review of site control and parking lease documents to ensure that MidPen has no beneficial ownership. If taxes are required, the State would be responsible to pay them. Discussed in Section 6.1.

**SOURCES AND USES SUMMARY**

Permanent Sources	Amount	Per Unit	Terms	Status
MOHCD/OCII	\$5,000,000	\$54,348	55 yrs @ 3% / Res Rec	This Request
Permanent Loan	\$5,605,037	\$60,924	17 yrs (30 yr am) @ 6.05%	Not Committed
AHSC	\$22,000,000	\$239,130	55 yrs @ 3% / Res Rec	Committed
IIG	\$1,317,000	\$14,315	5 yrs @ 0% / Res Rec	Committed
LGMG	\$7,760,753	\$84,356	55 yrs @ 0%	Committed
Deferred Developer Fee	\$9,756,322	\$106,047		Committed
GP Equity	\$100	\$1		Committed
Tax Credit Equity	\$47,427,541	\$515,517	TC Equity: \$0.995	Not Committed
<b>Total</b>	<b>\$98,866,753</b>	<b>\$1,074,639</b>		

Permanent Uses	Amount	Per Unit	Per SF
Acquisition	\$31,500	\$342	\$0.32
Hard Costs	\$68,487,976	\$744,435	\$693.77
Soft Costs	\$17,462,977	\$194,933	\$181.67
Reserves	\$457,119	\$4,969	\$4.63
Developer Fee	\$11,956,322	\$129,960	\$121.11
<b>Total</b>	<b>\$98,866,753</b>	<b>\$1,074,639</b>	<b>\$1,002</b>

## 1. BACKGROUND

### 1.1. Project History Leading to This Request.

On January 15, 2019, Governor Gavin Newsom signed Executive Order (EO) N-06-19 which allows housing production on excess state-owned properties (Excess Sites). The EO authorizes the Department of General Services (DGS) and Department of Housing and Community Development (HCD) to identify and prioritize excess site properties for multifamily affordable housing projects with a minimum of 50% of the units affordable at 80% HCD AMI.

In May 2021, through a competitive procurement, the State of California through DGS and HCD selected MidPen to develop two State-owned sites in San Francisco located at 850 Turk and 750 Golden Gate Avenue. DGS required that parking be replaced for State employees on both sites.

The site at 850 Turk is proposed to contain 30 spaces for EDD employees and contain no residential parking. The parking garage will be built at grade. While the Project's ground floor will consist of the parking garage and affordable housing amenity spaces and look and feel like a cohesive building, the team is working to create two separate air parcels. This way 850 Turk Street's total development cost and corresponding bond request is only reflective of the affordable housing development and not unnecessarily inflated by the parking garage.

850 Turk is a 92-unit development was designed to consist of 28 studios, 16 one-bedrooms, 21 two-bedrooms (including 1 manager's unit), and 27 three-bedrooms. The Project is at 70% Construction Documents (CDs) and has an approved Site Permit through DBI.

In June 2022, MidPen was awarded \$10,000,000 in Local Government Matching Grants from HCD. Of the \$10 million, \$2,239,247 will be used to construct the EDD-replacement parking and the remaining \$7,760,753 will be contributed to the affordable housing development. In August 2022, MOHCD, on behalf of MidPen, applied for HCD Infill Infrastructure Grant funds under the IIG-2019 Large Jurisdiction Qualify Infill Area (QIA) program. In February 2023 MOHCD was awarded \$8,091,600 in IIG funds to be used toward developing EDD-replacement parking and necessary project infrastructure on both 850 Turk Street and 750 Golden Gate Phase 1 and 2. 850 Turk Street will utilize \$2,817,000 of these grant funds; \$1.5M (\$50k/parking stall) will be used to build the EDD-replacement parking garage and the remaining \$1,317,000 will be used for the affordable housing-related infrastructure.

In April 2023, MidPen applied for Affordable Housing and Sustainable Communities (AHSC) funds and, in September 2023, was awarded \$22,000,000 for the development of affordable housing at 850 Turk Street. The Project applied for CDLAC/TCAC in April 2024, but was unsuccessful due to the need for highly competitive state tax credits. This MOHCD preliminary gap commitment allows the project to reapply in August 2024 without the need for state credits which significantly increased the Project's changes of securing 4% tax credits. If awarded, the Sponsor expects to start construction in April 2025, complete construction in February 2027, and complete lease up August 2027.

1.2. Applicable NOFA/RFQ/RFP. (See Attachment E for Threshold Eligibility Requirements and Ranking Criteria)

On May 23, 2024, MOHCD issued a \$5 million Notice of Funding Availability (NOFA) to develop affordable rental housing for families on state-owned land in San Francisco. The goal was to facilitate, economize, and streamline the development process. Out of two developer teams that responded, only one met the minimum qualifications. The selection was made through a competitive process evaluated by a panel of four MOHCD staff with expertise in affordable housing finance, asset management, community development/resident services, and construction. 850 Turk Street project was recommended for a loan of up to \$5 million, subject to underwriting by MOHCD and approvals by the Citywide Affordable Housing Loan Committee and the Board of Supervisors.

1.3. Borrower/Grantee Profile. (See Attachment B for Borrower Org Chart; See Attachment C for Developer Resume and Attachment D for Asset Management Analysis)

1.3.1. Borrower. MP Turk Street Associates, L.P., a California limited partnership (“Partnership”), has been formed to act as the borrower and own and manage the Project. The general partners of the Partnership are Midpen Housing Corporation (to be replaced with equity investor at construction financing close) and MP Turk Street LLC.

1.3.2. Joint Venture Partnership. MidPen and Tishman Speyer are in a joint venture partnership to develop the two Excess Sites projects at 850 Turk Street and 750 Golden Gate Avenue. Tishman Speyer will serve as a co-developer, providing their expertise navigating entitlement options, IIG and AHSC requirements, and design and construction processes, but will not be party to either projects’ borrowing, ownership, or Partnership entities. The parties have entered into a Development and Co-Funding Agreement dated March 1, 2022, for the development of the Excess Sites. MidPen is paying Tishman Speyer 20% of their developer cash fee for their development services as outlined in the Development and Co-Funding Agreement.

1.3.3. Demographics of Board of Directors, Staff and People Served.

	Gender Identity	Race
MidPen Housing Corp Board	73% Female 17% Male	Asian: 27% African American: 13% White: 47% Hispanic or Latino: 13%
MidPen Housing Corp All Staff	58% Female 42% Male	Asian: 17% African American: 9% White: 23% Native Hawaiian/Other Pacific Islander: 1% Hispanic or Latino: 42% Not Specified: 8%

MidPen Housing Corp Dev Staff	78% Female 22% Male	Asian: 24% African American: 4% White: 41% Hispanic or Latino: 18% Not Specified: 13%
-------------------------------	------------------------	---

1.3.4. Racial Equity Vision. The principles of diversity, equity, inclusion, and belonging (DEIB) are core to the founding of MidPen and integrated into all facets of the organization. In 2018, MidPen began work with The Winters Group, a globally recognized DEIB consultant, to formally create a culture of diversity, equity, inclusion, and belonging at MidPen. MidPen committed to changing hiring requirements to eliminate minimum educational requirements, modifying screening questions and other practices that could inadvertently screen out BIPOC applicants. MidPen is working to expand representation among senior leadership and committed to increasing BIPOC representation in senior leadership and Board of Directors. Based on this strategy, as of January 2021, MidPen's Board of Directors is more than 50% BIPOC.

In addition, MidPen Housing formed its own Collective Voices for Equity Council ("the Council") to embed, monitor, and celebrate DEIB principles at MidPen. The Council is comprised of MidPen staff throughout the organization; each member of the Council was selected through an extensive nomination and interview process because of their passion for both DEIB work and MidPen's mission. Meeting monthly, the Council engages in intensive learning and intense conversations to develop a solid framework to engage, educate, and ultimately embed DEIB into everything MidPen does internally and externally.

The Council's racial equity vision statement includes the following:

- To cultivate a diverse workforce that represents the communities MidPen serves
- To increase cultural appreciation among MidPen employees and throughout MidPen's communities
- To create an environment where every person feels valued, included, and that they belong
- To ensure that all MidPen employees and residents have equal opportunities to advance in their lives

1.3.5. Relevant Experience. MidPen is currently developing San Francisco's first educator housing development, Shirley Chisholm Village, located in the Sunset neighborhood. Shirley Chisholm Village is projected to finish construction in August 2024. 750 Golden Gate Avenue Phase 1 is another educator housing development in San Francisco. MOHCD awarded this development funds in July 2023 and the project will commence construction in December 2024.

MidPen has developed and operated over 100 communities with more than 8,700 rental units for working, low-income families, seniors, and special needs households in the Bay Area since it was formed in 1970. Currently, MidPen has

797 units entitled and 321 units under construction. MidPen Housing also includes MidPen Property Management and MidPen Resident Services which will provide property management and Resident services once the project is in operations.

1.3.6. Project Management Capacity. Staff members assigned to 850 Turk Street are:

Joanna Carman, Senior Vice President and Co-Head of Development. (10% of time dedicated to 850 Turk Street) – Joanna has over 10 years of affordable housing experience and has been at MidPen since 2019. She has contributed to the development of over 1,000 affordable homes for families and seniors in California. She has experience working in San Francisco in a former role at the Bernal Heights Neighborhood Center, project managing their RAD deals at Holly Courts and Alemany. She's currently leading the development of all phases of 750 Golden Gate Avenue.

Lisa Howlett, Senior Project Manager (50% of time dedicated to 850 Turk Street)- Lisa joined MidPen in 2018 and played an integral role in the predevelopment of the Shirley Chisholm Village project. She also managed the predevelopment activities for 750 Golden Gate Avenue, securing all gap financing, between May 2021 and November 2023. Lisa currently manages Foon Lok East, a recently completed 124-unit new construction project in Oakland.

Allison Vogt, Associate Project Manager (50% of time dedicated to 850 Turk Street) - Allison joined MidPen in mid-2022 after working as a city planner for 7 years. Allison also works on the 203-unit VTA Capital Development in San Jose and is assisting the Business Development team with an acquisition in Half Moon Bay.

Jeremy Bachrach, Senior Director, Acquisitions and Development, joined Tishman Speyer in 2018 and currently oversees multiple development projects in San Francisco and Los Angeles. This includes leadership of the Santa Monica Collection, eight multifamily sites in Downtown Santa Monica, and the residential and horizontal infrastructure components of Mission Rock, a 28-acre mixed use development in San Francisco. He also serves as the Tishman Speyer representative on multiple LIHTC projects which are being developed in conjunction with MidPen Housing. Previously he was responsible for entitling, developing and negotiating joint ventures for other multifamily and commercial sites in San Francisco. Prior to Tishman Speyer, Jeremy worked in Acquisitions at the Prado Group, a San Francisco-based developer, and at PGIM Real Estate Finance. During his time at PGIM, he underwrote over \$3.0B in affordable housing senior financing, and focused on mixed income and mixed use projects with a variety of capital sources including: LIHTCs, Tax-Exempt Bonds, and Section 8.

1.3.7. Past Performance. There are no identifiable past performance issues. This will be MidPen's third development in San Francisco, following Shirley Chisholm Village and 750 Golden Gate Phase I. Shirley Chisholm is in the process of



completing construction and beginning their lease up process. Lease up is anticipated for Fall 2024. 750 Golden Gate Phase I is currently in predevelopment.

1.3.7.1. City audits/performance plans. There are no performance issues associated with the Sponsor.

1.3.7.2. Marketing/lease-up/operations. There are no marketing or lease up performance issues, and planning related to MidPen’s first San Francisco project, Shirley Chisholm Village, is going well.

2. SITE (See Attachment E for Site map with amenities)

Site Description	
Zoning:	RM-4 (Residential Mixed, High Density)
Maximum units allowed by current zoning (N/A if rehab):	95 units
Number of units added or removed (rehab only, if applicable):	N/A
Seismic (if applicable):	Not within an area of Seismic Hazard for Landslide or Liquefaction
Soil type:	Soils at the site are characterized as Class D, Urban Land, indicating clayey soils with very slow infiltration rates, a high-water table or are near to an impervious layer. The Environmental Database Resources, Inc. (EDR) report identifies the geology in the general area of the target property as Upper Mesozoic rocks from the Mesozoic era in the category of Eugeosynclinal Deposits.
Environmental Review:	Phase I – 12/5/2021 Phase II – 11/8/2022 (revised) CEQA Class 32 Exemption – 4/8/2022
Adjacent uses (North):	North (on Eddy Street) - four- to eight-story multifamily residential buildings
Adjacent uses (South):	South (across Turk Street) - developed with four- to seven-story buildings including senior apartments, a hostel, multifamily residential use, and an EDD office building
Adjacent uses (East):	East (directly adjacent) – gas station and vacant lot
Adjacent uses (West):	West (directly adjacent) - three-story private middle school (Chinese American International School [CAIS])
Neighborhood Amenities within 0.5 miles:	Parks: James P. Lang Athletic fields, Jefferson Square Park Medical Clinics: San Francisco Community Health Center Tenderloin, BAART Community Healthcare, North East Mid-Cal Services, CPMC Van Ness Campus Pharmacy: Walgreens

	Supermarket: Safeway Library: SF Public Library Main Branch Schools: Civic Center Secondary School, Tenderloin Community Elementary School
Public Transportation within 0.5 miles:	Muni: 38,19,5 BRT/Rail: 38R, 49, Muni Rail Lines at Van Ness
Article 34:	Article 34 authorization granted May 18, 2022.
Article 38:	Article 38 approval granted February 29, 2024
Accessibility:	14 units, or 15%, will be mobility accessible; 10 units, or 10%, will have Hearing and Visual Aid features; 92 units, or 100%, will be adaptable
Green Building:	The Project will meet at least minimum requirements for GreenPoint rating
Recycled Water:	Exempt
Storm Water Management:	Preliminary Storm Water Control Plan approved September 26, 2023. Comments to be addressed in Final Storm Water Control Plan in 2024.

2.1. Description. 850 Turk Street is a mid-block, infill site that is generally rectangular with a 21' foot slope change from north to south. The total site area is 0.43 acres, or roughly 18,900 square feet. 850 Turk Street land is owned by DGS and currently houses a single-story parking structure that includes parking on the ground floor at grade and one story up that will be demolished prior to construction. The parking garage and lot are used by EDD for employee parking and will continue to be used for parking until construction commences.

2.2. Zoning. Since 850 Turk Street is a State-owned site, DGS exercised State Sovereignty which allowed the Sponsor to bypass local planning and zoning ordinances. The Project's CEQA process required a Class 32 Exemption which received State approval in April 2022. The CEQA approval serves as the Project approval, and there is no separate entitlement needed. While State Sovereignty allowed the team to bypass San Francisco planning and zoning requirements, the Sponsor has worked to ensure that the design for the Project aligns with the SF Planning Code and fits in well with the neighborhood context.

2.3. Local/Federal Environmental Review. Since this is State-owned site, DGS exercised State Sovereignty and issued a Class 32 CEQA Exemption in April 2022. The appeal period expired on May 13, 2022.

2.4. Environmental Issues.

- Phase I/II Site Assessment Status and Results. Phase I assessment was completed on 12/5/2021. The assessment identified the presence of Recognized Environmental Conditions related to historic uses on Site (dry cleaner and gas station, with no evidence that gas tanks remain on the Site). Specifically, potential contamination from historic uses poses a vapor intrusion risk.

Phase II assessment was completed on 2/17/22 and determined that the former use as a fueling station does not pose a threat to future uses on the Site;

however, soil vapor samples for chloroform and tetrachloroethene resulting from the historic dry-cleaning use exceed residential Environmental Screening Levels (ESLs). Additional investigation was completed to determine if soil vapor contaminants may require mitigation against vapor intrusion for future site uses. No vapor mitigation has been recommended, but as a proactive measure, a chemically treated vapor barrier will be integrated into the building waterproofing membrane and installed on the Project's ground floor during construction. Sampling showed soil detections of lead, arsenic, hexavalent chromium, and benzo(A)pyrene above residential soil ESLs. The found concentration require implementation of protective measures during construction (e.g., placement of clean soil for landscape areas, worker protection during construction, soil management procedures for offsite disposal). The Sponsor met with SF DPH in November 2022 prior to enrolling in the city's Maher program January 9, 2023. A construction Site Mitigation Plan (SMP) that incorporates measures to mitigate the abovementioned health risks was drafted in Q1 2024 and approved by SF DPH in May 2024. The Sponsor has \$65K budgeted for the soil management plan and associated environmental work.

- Potential/Known Hazards. The Soil Vapor Survey conducted during the Phase II assessment detected chemical contaminants (chloroform and tetrachloroethene) that could pose a vapor intrusion risk. As mentioned above, quantities of lead, arsenic, hexavalent chromium, and benzo(A)pyrene found on site. Please see section above for site assessment and mitigation plan status.

- 2.5. Adjacent uses and neighborhood amenities. 850 Turk Street is located close to local (MUNI) and regional (BART) transit, neighborhood schools, several health clinics, grocery stores, and a public library. The neighborhood is also rich in services that future 850 Turk Street residents could access at little to no cost, such as the Boys & Girls Club, Hospitality House and Hamilton Families, etc.
- 2.6. Green Building. 850 Turk Street is currently designed to be certified LEED Platinum. The development will use low VOC paints, adhesives, sealants, coatings, FloorScore or CRI flooring, and advanced filters for ventilation systems. As communicated by the SF Department of Public Health, periodic heat waves and unhealthy air are the two greatest climate risks facing downtown San Francisco, and they disproportionately impact low-income and communities of color. Due to heat risk, 850 Turk Street will have air conditioning in the common areas and in units. Increasing site permeability, reflectivity and planting will also help to mitigate the heat island effect at the site. Heat pump technology will dramatically reduce the cost burden for heating on residents.

### 3. COMMUNITY SUPPORT

- 3.1. Prior Outreach. MidPen has identified key stakeholders, including the Hayes Valley Neighborhood Association, District 5 Supervisor Dean Preston, and the facilities team at the Chinese American International School. In 2021, MidPen hosted one-on-one meetings with each stakeholder to identify known issues on the site and surrounding area as well as to understand any barriers to community engagement in the neighborhood. MidPen met with District 2 Supervisor Catherine Stefani in 2023 to discuss the project since it is now located in District 2 due to redistricting. Working

with David Baker Architects, MidPen used information from these stakeholder meetings to tailor a community outreach program that could address local language needs, meet at optimal times of day and week, and adhere to local customs or preferences regarding food, childcare, etc. In December 2021, MidPen held an initial community meeting and walking tour of the area to introduce the project and the development team and to collect feedback on components of the development that are important in the context of the surrounding neighborhood. A second in-person community meeting took place in May 2022 to engage with stakeholders, share high-level site planning progress, and collect feedback on ground floor programming and exterior building materials.

- 3.2. Future Outreach. Since general community outreach to date has been positive, MidPen will shift its focus to potential future residents. MidPen will work with Cahill to create a construction-specific outreach plan. Typically, MidPen notices neighbors within the 300' radius and directs them to their project-specific website where they post updates and provide contact info for questions and concerns.

Additionally, MidPen will continually update the 850 Turk Street project-specific website to ensure that neighbors can stay up to date on the project and an avenue to reach project staff to provide ongoing feedback.

- 3.3. 1998 Proposition I Citizens' Right-To-Know. Chapter 79 of the City's Administrative Code requires public noticing (Prop I) for initial City-funding made to any new construction project. A Notice of Intent to Approve Funding for Affordable Housing Development will be posted by February 2025.

#### 4. DEVELOPMENT PLAN

- 4.1. Site Control. MidPen entered into an Option to Lease Agreement with the State of California which is the current owner of the 850 Turk Street site. The Option to Lease Agreement serves as current evidence of site control. A 99-year Ground Lease with the State will be executed at construction loan closing.

- 4.1.1. Proposed Property Ownership Structure. The State will own the land and ground lease 850 Turk Street to MP Turk Street Associates L.P. (for the affordable housing portion of the project) and Mid-Peninsula New Communities, Inc. (for the replacement parking garage portion of the project) for \$1 per year each. The L.P. and Inc. will own the improvements. Due to State ownership, the City will not own the land as a ground lessor under a long-term ground lease structure. However, the land will be publicly owned by the State in perpetuity with long-term affordability provisions provided by the Excess Sites Program (EO N-06-19) which include a minimum 50% restricted affordable units consistent with Government Code 14671.2.

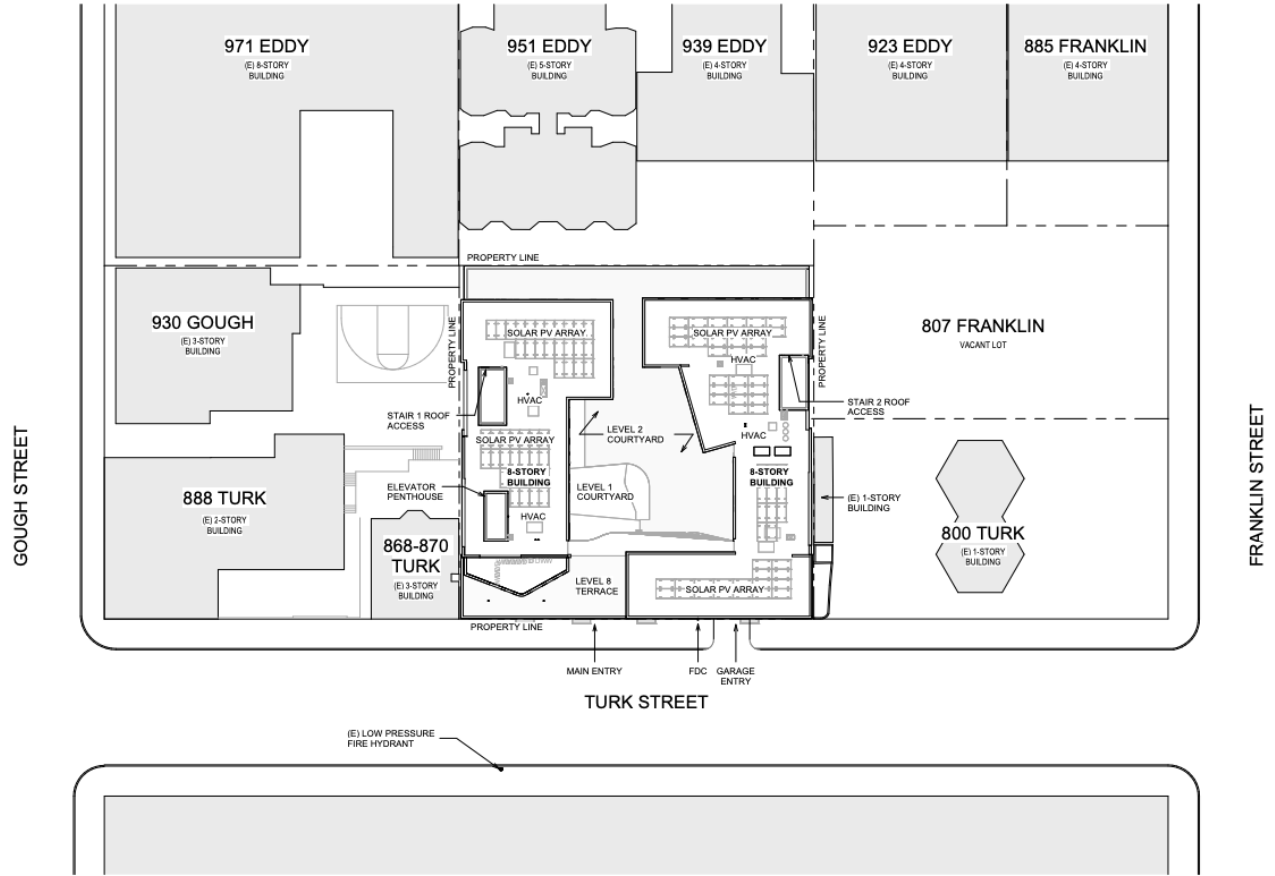
The Sponsor will create separate air rights subdivisions for the affordable housing and replacement parking parcels. After consulting with DPW Mapping, they submitted a Record of Survey (ROS) in March 2024 that DPW approved in June 2024. Staff is currently working with the City and DGS to have this map recorded in August 2024. When the map records, the State will need to execute deeds to itself creating the parcels by exempt conveyance and putting them in

the chain of title. The State will create two deeds in summer 2024: one for the affordable housing parcel and one for the parking parcel. These parcels have been approved by the city and the State is working to complete their approvals by August 2024. MOHCD is confident given the current pace of these conversations that this will be completed by construction closing. Ground leases will record at construction closing in April 2025.

4.2. Proposed Design. 850 Turk Street will be an 8-story, Type I building served by two elevators. The building design stays under 85 feet for cost effectiveness and maximizes livable area in a mid-rise building configuration. The ground floor primarily houses 30 replacement parking stalls for EDD as well as common and amenity spaces for residents, while floors 2-8 will house residential units. Floor 2 will also include an outdoor landscaped courtyard sitting on top of the concrete podium. Floor 8 will include a laundry room and rooftop viewing deck. The laundry room will contain 10 washers and dryers which meets TCAC requirements. Shared indoor and outdoor amenities are incorporated to encourage socialization, promote wellness, and create a thriving and active family community. The Project design follows a contemporary architectural style and utilizes different materials, textures, and colors to increase the richness of the urban environment.



850 Turk facade renderings.



850 Turk site plan.

Residential SF:	98,719
Parking SF*:	9,216
<b>Building Total SF:</b>	<b>107,935</b>

\*While the parking garage is structurally integral to the Project, it will not be accessible or usable by residents. EDD will lease the space back for their use.

Square footages by unit types are listed below:

Unit Type	TCAC Minimum	850 Turk Street (Avg)	850 Turk Street unit type percentage greater than TCAC minimums
Studio	None	319	n/a
1-BR	450	513	14%
2-BR	600	744	24%
3-BR	900	978	8.6%

All parking at the Project will be dedicated to California EDD employees. There will be a one-way entry drive on Turk Street provided for EDD staff and a total of 30

replacement parking spaces. The parking plan was presented to EDD for approval in December 2023 and received no substantive comments.

#### 4.3. Construction: Supervisor/Construction Representative's Evaluation.

The 850 Turk site slopes upward from the Turk frontage to the rear of the lot, requiring significant soil removal and a tall retaining wall, which add substantial costs compared to a flat lot. The building design uses the lot efficiently with a simple massing. However, there is a five-story-tall void at the entrance, which could have been filled in to add four more units.

The Project includes two courtyards at ground level, one on the podium, and another on the eighth floor, providing more outdoor spaces than typical for a project of this size.

These factors contribute to the Project's higher hard costs—8% more per unit, 1% more per bedroom, and 8% more per square foot—compared to similar projects in the MOHCD/OCII portfolio and pipeline. Permitting is well underway, and all necessary permits are expected to be approved in time. The permanent power application is proceeding smoothly and is currently on track, but there's a risk of cost changes or scheduling challenges until the final design is approved by PG&E/PUC.

Although bidding isn't complete and the Guaranteed Maximum Price (GMP) is not set, the risk of significant pricing discrepancies is low, as escalation has mostly stabilized.

The Sponsor has a construction estimate of \$66,127,684 from Cahill based on 50% construction documents (CDs). Of this amount, \$3,572,215 is allocated to the parking structure, which is not included in the housing budget. Therefore, the housing portion of the project is currently budgeted at \$62,555,469.

MidPen is currently holding \$2,671,075 for design, bid, and plan review contingencies, which are expected to be removed at the time of final GMP pricing. They are also budgeting a \$3,261,322 owner's hard cost contingency, which will remain but may be adjusted in the final development budget.

#### 4.4. Commercial Space. N/A.

4.5. Service Space. The Project is anticipated to provide on-site offices for Resident Services staff and a learning center. The Project anticipates 1.0 FTE Services Coordinator and 60 hours of adult education, health and skill building classes annually.

4.6. Interim Use. The site is currently owned by DGS and used as employee parking for the EDD. The State intends to continue using it as such until shortly before construction commences.

4.7. Infrastructure. Infrastructure will include demolition, trenching and utility work estimated at approximately \$800,000. This infrastructure work to support the affordable housing will be paid for through a portion of the IIG funds and includes the

eligible uses of water and sewer utilities, bike parking, site clearance, grading and demo, sidewalk and streetscape work and environmental remediation.

Additionally, MidPen is developing a parking garage to replace the EDD parking lot, with a total cost of \$3,572,215, which is currently excluded from the housing budget. The costs are broken down as follows: \$1.1 million for site work (earthwork and shoring), prorated at 45% based on the garage's share of the ground floor; \$1.6 million for structures, including structural concrete, steel, waterproofing, sheet metal, metal framing, fire protection, and doors, mostly prorated by gross square footage (GSF) unless specific unit prices are provided; and \$300,000 for below-the-line items (General Contractor/General Requirements, Overhead & Profit, Bond, Insurance, etc.), also prorated by GSF.

4.8. Communications Wiring and Internet Access. MidPen intends to design the building following MOHCD's Communications Systems Standards.

4.9. Marketing, Occupancy, and Lease-Up

The preferences for the units subject to the standard initial marketing and occupancy preferences are as follows:

MOHCD Preference	Applicant Category
1	Certificate of Preference (COP) Holders
2	Displaced Tenants Housing Preference (DTHP) Certificate Holders (20%)
3	Neighborhood Preference (25%)*
4	Live or Work in San Francisco
5	All Other Applicants

\*Due to this Project receiving state funding for AHSC, the Neighborhood Preference set aside is reduced to 25% of available units, instead of 40%.

4.10. Relocation. Not Applicable.

5. DEVELOPMENT TEAM

Development Team			
Consultant Type	Name	SBE/LBE	Outstanding Procurement Issues
Architect	David Baker Architects	N	N/A
Landscape Architect	Form/Work	Y	N/A
General Contractor	Cahill Contractors	N	N/A
Owner's Rep/Construction Manager	Precision Construction Management Services, Inc.	N	N



Financial Consultant	California Housing Partnership	N	N
Legal	Gubb & Barshay	N	N
Property Manager	MidPen Property Management Corporation	N	N/A
Services Provider	MidPen Resident Services Corporation	N	N/A

Additional design and engineering consultants under MidPen that are either State and/or SF SBE/LBE certified include: Vivian Vloz, specifications; Carlile Macy, civil engineer; Rollo & Ridley, geotechnical engineer; Martin Ron, survey; Urban Design Consulting Engineers, joint trench; CDIM, environmental assessment; Bright Green Strategies, green building; Wilson Ihrig & Associates, acoustical consultant; and The Concord Group, market study. Roughly 22% of MidPen consultants to date are SBE.

5.1. Procurement Plan. Prior to receiving an IIG award from the State in February 2022, the Project had not received any MOHCD funding and was therefore not subject to the City’s Contract Monitoring Division (CMD) requirements for Small Business Enterprise (SBE) and Local Business Enterprise (LBE) contracting. While MidPen maintained an internal goal for 20% SBE/LBE for all contracts, the IIG award triggers MOHCD’s SBE policy for this Project. CMD has approved the Procurement Plan for this Project, which outlines a commitment to meet or exceed 20% SBE program participation for professional services contracting and 20% SBE program participation for construction period services.

CMD permitted MidPen to retain consultants that were contracted to serve on the Project before it received the IIG award. Their architect was selected via an RFP which closed on September 2, 2021. Currently, 22% of pre-development contracts are executed with SBE/LBE firms.

The procurement process for the General Contractor was a targeted but open RFP originally for both SF State Lands sites (850 Turk Street and 750 Golden Gate Avenue). Four bids were received and Cahill was ultimately selected based on their capacity and ability to develop two large infill projects consecutively.

The procurement process for the Construction Manager was sole sourced Precision Construction prior to the IIG award.

The procurement process for the architect was a closed RFP prior to the IIG award.

5.2. Opportunities for BIPOC-Led Organizations. For Shirley Chisholm Village, the Sponsor targeted a goal of hiring 20% local and small businesses and prioritized hiring Minority Business Enterprises/Women-owned Business Enterprises consultants. Since 2018, MidPen has collected extensive data from vendors across its portfolio to certify them as small, minority, women, veteran, or disabled owned businesses, and is working to add new and diverse vendors to that pool. Currently 16% of the Sponsor’s vendors meet this designation across over 150 properties in 11 counties across the Bay Area. At their Menlo Park development in collaboration with the U. S. Department of Veteran Affairs, over 50% of the project vendors are women-, minority- or veteran-owned businesses. The Sponsor has already begun to proactively cultivate relationships with businesses owned by traditionally

disadvantaged individuals and to break down barriers in contracting with the Sponsor.

In addition to hiring women-, minority-, and veteran-owned businesses directly, the Sponsor has a strong track record of working with General Contractors to conduct outreach programs targeted toward local and small businesses. For example, the Sponsor teamed up with J.H. Fitzmaurice as the General Contractor for the Wood Street project in Oakland in 2019 due to their strong local Union shop relationships and their successful track record in complying with labor requirements. On that project, J.H. Fitzmaurice will ensure that 25% of the work performed or purchased is provided by Small Local Business Enterprises (SLBE), out of the overall minimum 50% to be performed by certified Local Businesses Enterprises (LBE).

Finally, on the Paseo Estero and Foon Lok West projects in Oakland, the Sponsor worked closely with their General Contractor to engage and hire local and small subcontractors, meeting the City of Oakland's hiring goals of 25% small local business and 50% local business.

MidPen is committed to furthering equity in the affordable housing industry and puts DEIB at the center of its developments. They have a commitment to hiring small, diverse, and locally owned businesses. MidPen's Development Team also has a dedicated working group that both works to expand and tracks engagement of minority- and women-owned businesses (MBE/WBE) and small and local businesses (SBE) firms in their projects. MidPen has worked with the San Francisco Contract Monitoring Division to set SBE hiring goals on 850 Turk Street and curated a diverse design team to help meet these goals. This project is currently meeting its 20% SBE hiring goal for professional services. Additionally, MidPen recently onboarded a DEIB Engagement Manager to assist all departments in advancing MidPen's DEIB initiatives. Key job functions involve driving supplier diversity, facilitating stakeholder sessions, analyzing community outreach outcomes, coordinating employee resource groups, and maintaining relationships with traditionally underrepresented community organizations. The 850 Turk Street team will engage their new DEIB Engagement Manager to continue to develop and foster relationships with BIPOC-led organizations for this development.

6. FINANCING PLAN (See Attachment F for Cost Comparison of City Investment in Other Housing Developments; See Attachment G and H for Sources and Uses)

6.1. Prior MOHCD/OCII Funding: N/A.

6.2. Disbursement Status. N/A.

6.3. Fulfillment of Loan Conditions. The project has had no previous MOHCD loans.

6.4. Proposed Permanent Financing

Permanent Sources Evaluation Narrative: The Borrower proposes to use the following sources to permanently finance the project:

- Permanent Loan (\$5,605,037): Lender California Community Reinvestment Corporation (CCRC), For MidPen’s round 1 TCAC application they provided a commitment for a 30-yr amortization/17 yr term with a DSCR of 1.2 and an interest spread of 6.05%. They have started discussions with them for round 2 and are also enquiring about a longer amortizing loan at 1.15 DCR.
- 4% Tax Credit Equity (\$47,427,541): Investor Wells Fargo assuming \$0.995 pricing. MidPen did not conduct a competitive procurement process and instead will be working with Wells Fargo as the tax credit investor given that they provided favorable terms.
- MOHCD Loan: (\$5,000,000): assuming a 3% interest rate and a 55-year term, residual receipts.
- AHSC Loan (\$22,000,000): assuming a 3% interest rate and a 55-year term, residual receipts.
- HCD IIG Grant (\$1,317,000): 0% interest loan to fund part of the infrastructure supporting the housing that will flow through City and will be part of the City loan.
- LGMG Grant (\$7,760,753): 0% interest HCD loan that will flow through MidPen
- Deferred Developer Fee (\$9,756,322): The Deferred Developer Fee is high solely to generate more equity. This Fee is generating roughly \$5M in equity. The investor’s tax attorneys do not see any risk for MidPen in showing the full deferred developer fee (DDF) even if it is not paid back by Year 15. The investor will not require MidPen to show it as GP Equity upfront, however MidPen will address any outstanding DDF as GP Equity when the investor exits the partnership.
- General Partner Equity (\$100): The minimum required by TCAC and an investor.

6.5.2 CDLAC Tax-Exempt Bond Application:

<b>CDLAC Self-Score</b>	
Opportunity Map Resource Level	Moderate
TCAC Housing Type (new construction only)	Family
Bond Allocation Request Amount	\$47,879,869
Total Self-Score (out of 120 points)	119
Tiebreaker Score	158.2%

Based on xx, the tiebreaker is/isn't considered competitive.

6.5.3 HOME Funds Narrative: N/A.

6.5.4 Commercial Space Sources and Uses Narrative: N/A.

6.4.1. Permanent Uses Evaluation:

Development Budget		
Underwriting Standard	Meets Standard? (Y/N)	Notes
Hard Cost per unit is within standards	Y	\$744,435/unit Construction costs are 5% higher than comparable projects.
Construction Hard Cost Contingency is at least 5% (new construction) or 15% (rehab)	Y	Hard Cost Contingency is 5.2%
Architecture and Engineering Fees are within standards	Y	The architecture and design fees total \$958,900, architect subconsultant fees of \$355,100 and third party design consultants including design build subs totaling \$1,235,000.
Construction Management Fees are within standards	Y	Construction management fees are estimated at \$250,000 for preconstruction and construction period services.
Developer Fee is within standards, see also disbursement chart below	Y	Project management fee: \$1,100,000 At risk fee: \$1,100,000 Deferred fee: \$9,756,322 GP equity: \$100 Total fee: \$11,956,422
Consultant and legal fees are reasonable	Y	Legal fees are budgeted at \$505,000.
Entitlement fees are accurately estimated	Y	Entitlement fees are estimated at \$1,786,365 and include impact fees.
Construction Loan interest is appropriately sized	Y	Construction loan interest is estimated at \$7,839,744
Soft Cost Contingency is 10% per standards	N	Soft Cost Contingency is 5%
Capitalized Operating Reserves are a minimum of 3 months	Y	Capitalized Operating Reserve is equal to 3 months

6.5.5 Developer Fee Evaluation: The milestones for the payment of the developer fee to the sponsor are specified below

Total Developer Fee:	\$11,956,422	
Project Management Fee Paid to Date:	\$0	
Amount of Remaining Project Management Fee:	\$1,100,000	
Amount of Fee at Risk (the "At Risk Fee"):	\$1,100,000	
Amount of Commercial Space Developer Fee (the "Commercial Fee"):	\$0	
Amount of Fee Deferred (the "Deferred Fee"):	\$9,756,322	The Deferred Developer Fee is high solely to generate more equity and minimize the state credit ask. This Fee is generating roughly \$5M in equity.
Amount of General Partner Equity Contribution (the "GP Equity"):	\$100	
<b>Milestones for Disbursement of that portion of Developer Fee remaining and payable for Project Management</b>	<b>Amount Paid at Milestone</b>	<b>Percentage Project Management Fee</b>
Construction close	\$770,000	70%
Permanent Conversion	\$220,000	20%
Project close-out	\$110,000	10%
<b>Milestones for Disbursement of that portion of At-Risk Fee remaining and payable for Project Management</b>	<b>Amount Paid at Milestone</b>	<b>Percentage At-Risk Fee</b>
Qualified Occupancy (95% Leased up and Draft Cost Certification Audit)	\$220,000	20%
Permanent Loan Closing/Conversion (Final Cost Certification Audit)	\$550,000	50%
Project Close Out: Placed-In-Service	\$330,000	30%

application, 100% lease-up; City approval of sponsor's project completion report and documents; and, City acceptance of final cost certification		
--	--	--

7. PROJECT OPERATIONS (See Attachment I and J for Operating Budget and Proforma)

7.1. Annual Operating Budget. At \$11,995 annual operating costs per unit are lower than comparable projects. See comparisons accounting for escalation below. MidPen's lower operating costs are the result of several factors. MidPen is projecting lower utilities expenses in part due to the all-electric nature of this building, which isn't the case for all previous MOHCD projects. MidPen also streamlines their staffing for this building, decreasing their FTE requirements The Project has no rental subsidies and appropriately sizes the replacement reserve at \$500/unit according to MOHCD's Underwriting Guidelines. MOHCD staff will work with the Sponsor to make sure expenses are appropriate as the project moves forward.

Project	850 Turk	Senator Residence	Church Street Apartments	Mary Elizabeth Inn
Number of Units	92	89	93	92
Annual Operating Costs per Unit Accounting for 3.5% escalation per year to compare to 2027 anticipated costs	\$11,995	\$18,331	\$14,052	\$21,031

EDD will have maintenance and operational responsibility for the parking spaces and drive aisles via a lease back. Per the state's requirement, MidPen will enter a 99-year ground lease with DGS for the entire property and then lease back the garage portion to EDD under a separate 99-year lease, that will address operating responsibilities of the parking garage. The Sponsor will develop the parking garage but the State will operate and maintain it. MidPen will have no beneficial interest in the garage and is still negotiating the lease documents with the State entities with the intent to execute at construction closing.

Regarding property taxes, the current plan is to prove that the State maintains beneficial ownership of the garages despite MidPen's involvement in the construction of the garage. By demonstrating this the State will be able to maintain their property tax exemption as a public body. MidPen vetted this approach with the San Francisco Assessor's Office in October 2023 and they agreed in theory, but await review of a site control and parking lease documents to ensure that MidPen has no beneficial ownership. If taxes are required, the State would be responsible to pay them.

Funding for the parking at the Project will come entirely from the Infill Infrastructure Grant (IIG) award and the Local Government Matching Grant (LGMG) award. No

MOHCD funds will be used to develop parking and there are no direct MOHCD funds in this Project.

**7.2. Annual Operating Expenses Evaluation.**

Operating Proforma		
Underwriting Standard	Meets Standard? (Y/N)	Notes
Debt Service Coverage Ratio is minimum 1.1:1 in Year 1 and stays above 1:1 through Year 17	Y	DSCR is 1.15 at Year 1 and 1.2 at Year 17.
Vacancy rate meets TCAC Standards	Y	Vacancy rate is 5%
Annual Income Growth is increased at 2.5% per year or 1% for LOSP tenant rents	Y	Income escalation factor is 2.5%
Annual Operating Expenses are increased at 3.5% per year	Y	Expenses escalation factor is 3.5%
Base year operating expenses per unit are reasonable per comparables	Y	Total Operating Expenses are \$11,995 per unit
Property Management Fee is at allowable <a href="#">HUD Maximum</a>	Y	Total Property Management Fee is \$64,423 or \$58 PUPM
Property Management staffing level is reasonable per comparable	Y	Proposed staffing:  1 FTE Community Manager 1 FTE Maintenance Tech 1 FTE Services Coordinator 0.1 FTE Director/Manager
Asset Management and Partnership Management Fees meet standards	N	Annual AM Fee is \$26,009/yr Annual PM Fee averages \$32,724/yr over 12 years starting in year 4
Replacement Reserve Deposits meet or exceed TCAC minimum standards	Y	Replacement Reserves are \$500 per unit per year
Limited Partnership Asset Management Fee meets standards	Y	Sponsor is showing \$5,000/year without escalation.

- *MidPen will contract out security and janitorial services.*

**7.3. Capital Needs Assessment & Replacement Reserve Analysis. Not Applicable.**

**7.4. Income Restrictions for All Sources.**

<b>UNIT SIZE</b>		<b>MAXIMUM INCOME LEVEL</b>	
<b>LOTTERY</b>	<b>No. of Units</b>	<b>MOHCD</b>	<b>TCAC</b>
Studio	8	40% MOHCD AMI	30% TCAC AMI
Studio	12	60% MOHCD AMI	40% TCAC AMI
Studio	8	70% MOHCD AMI	50% TCAC AMI
<b>Sub-Total</b>	<b>28</b>		
1 BR	5	40% MOHCD AMI	30% TCAC AMI
1 BR	5	50% MOHCD AMI	40% TCAC AMI
1 BR	3	70% MOHCD AMI	50% TCAC AMI
1 BR	3	80% MOHCD AMI	60% TCAC AMI
<b>Sub-Total</b>	<b>16</b>		
2 BR	6	40% MOHCD AMI	30% TCAC AMI
2 BR	6	60% MOHCD AMI	40% TCAC AMI
2 BR	4	70% MOHCD AMI	50% TCAC AMI
2 BR	4	80% MOHCD AMI	60% TCAC AMI
<b>Sub-Total</b>	<b>20</b>		
3 BR	6	40% MOHCD AMI	30% TCAC AMI
3 BR	9	60% MOHCD AMI	40% TCAC AMI
3 BR	6	70% MOHCD AMI	50% TCAC AMI
3 BR	6	80% MOHCD AMI	60% TCAC AMI
<b>Sub-Total</b>	<b>27</b>		
<b>STAFF UNITS</b>			
2 BR	1		
<b>TOTAL</b>	<b>92</b>		
<b>PROJECT AVERAGE</b>		<b>47.4%</b>	<b>42%</b>
<b>AVERAGE FOR LOTTERY UNITS ONLY</b>		<b>47.4%</b>	<b>42%</b>

**7.5. MOHCD Restrictions.**



<b>Unit Size</b>	<b>No. of Units</b>	<b>Maximum Income Level</b>
Studio	8	40% of Median Income
1 BR	5	40% of Median Income
2 BR	6	40% of Median Income
3 BR	6	40% of Median Income
1 BR	5	50% of Median Income
Studio	12	60% of Median Income
2 BR	6	60% of Median Income
3 BR	9	60% of Median Income
Studio	8	70% of Median Income
1 BR	3	70% of Median Income
2 BR	4	70% of Median Income
3 BR	6	70% of Median Income
1 BR	3	80% of Median Income
2 BR	4	80% of Median Income
3 BR	6	80% of Median Income
2 BR	1	Manager's Unit

## 8. SUPPORT SERVICES

### 8.1. Services Plan.

At 850 Turk Street, MidPen Resident Services will provide onsite services available to all residents for no charge. Potential services to be offered to adults and youth at the property include but are not limited to: parent education, benefits acquisition, exercise and nutrition, health and wellness through lifestyle adjustments, financial literacy, asset management, and an After School Program for school-age youth living at the property. When the property is leased up, MidPen Services will further evaluate needs of the residents and develop services programming to best serve their needs. MidPen utilizes needs assessments to understand residents' needs and deliver tailored programs at each MidPen community resulting in higher resident impact and success.

For the services programming presented, MidPen anticipates one full-time Services Coordinator working directly with residents and coordinating any necessary support from other MidPen divisions. MidPen draws from extensive, success-proven, adaptable programming options, including a research-based academic after school program that goes beyond homework help and delivers capacity-building curricula. Results from MidPen's regularly conducted needs assessments will drive program implementation as well as community partnership opportunities, to ensure that residents are provided opportunities through individual and family strengthening programs.

8.2. Services Budget. The services budget is sized at \$1,313 PUPY and funded through operating expenses for roughly 1.0 FTE services coordinator.

8.3. HSH Assessment of Service Plan and Budget. N/A There are no LOSP units included in this project.

## 9. STAFF RECOMMENDATIONS

### 9.1. Proposed Loan/Grant Terms

<b>Financial Description of Proposed Loan</b>	
Loan Amount:	\$5,000,00 preliminary gap loan
Loan Term:	57 years
Loan Maturity Date:	2081
Loan Repayment Type:	Residual Receipts
Loan Interest Rate:	3%
Date Loan Committee approves prior expenses can be paid:	August 16, 2024

### 9.2. Recommended Loan Conditions

1. Sponsor must provide MOHCD with detailed monthly updates via the MOH Monthly Project Update, including on:
  1. Community outreach completed, and
  2. Outcomes achieved related to racial equity goals
2. Sponsor must provide operating and development budgets that meet MOHCD Underwriting Guidelines and MOHCD Commercial Space Underwriting Guidelines.
3. Sponsor will include MOHCD as necessary in negotiations with DGS and EDD and provide monthly updates on the status.
4. Sponsor must provide MOHCD with a services plan and proposed staffing levels that meet MOHCD underwriting standards prior to gap loan approval. Any changes to the current proposed staffing will need to be presented to MOHCD at least 90 days prior to gap loan approval.
5. Sponsor will share with MOHCD staff any Value Engineering documentation, including but not limited to Value Engineering logs, budgets, and design documents. Additionally, the sponsor must provide MOHCD with information outlining cost containment, efficiencies, and innovation strategies.
6. Sponsor shall make a good faith effort to negotiate with the current permanent lender for a loan with a 35 to 40-year amortization period at a 1.15 debt coverage ratio (DCR). If the sponsor is unable to secure these terms with the current lender, they must actively shop the debt to potential new lenders to achieve the same or better loan conditions.
7. Sponsor must provide MOHCD with a detailed construction cash flow and the related interest calculations from the cash flow at least 60 days before closing.

8. The sponsor must provide MOHCD with construction due diligence items no later than 60 days from closing. These items include, but are not limited to, a subcontractor bid leveling and analysis, final Guaranteed Maximum Price (GMP)/Schedule of Values (SOV), SOV qualifications, construction insurance documents (including general contractor insurance certificates, builder's risk form, and payment and performance bond form), and a construction contract.
9. Sponsor must provide initial draft marketing plan within 12 months of anticipated TCO, outlining the affirmative steps they will take to market the project to the City's preference program participants, including COP Holders, Displaced Tenants, and Neighborhood Residents, as well as how the marketing is consistent with the Mayor's Racial Equity statement and promotion of positive outcomes for African American San Franciscans.
8. Sponsor must provide quarterly updated response to any letters requesting corrective action.
9. Sponsor to provide MOHCD a copy of the parking garage development cost allocation, operating plans, agreements, air parcel approvals and related documentation, and budget.
10. Sponsor to provide MOHCD with an AHP analysis and if competitive, will apply in 2025.

## 10. LOAN COMMITTEE MODIFICATIONS

### LOAN COMMITTEE RECOMMENDATION

*Approval indicates approval with modifications, when so determined by the Committee.*

APPROVE.     DISAPPROVE.     TAKE NO ACTION.

DocuSigned by:

*Daniel Adams*

Date: 8/19/2024 | 9:06 AM PDT

E09C20545F78457...  
Daniel Adams, Director  
Mayor's Office of Housing and Community Development

APPROVE.     DISAPPROVE.     TAKE NO ACTION.

DocuSigned by:

*Elizabeth Hewson*

Date: 8/16/2024 | 4:31 PM PDT

4FDD57FBFA564EF...  
Elizabeth Hewson for Salvador Menjivar, Director of  
Housing  
Department of Homelessness and Supportive Housing

APPROVE.     DISAPPROVE.     TAKE NO ACTION.

DocuSigned by:

*Elizabeth Colomello*

Date: 8/19/2024 | 2:05 PM PDT

2BF262B60E9C425...  
Elizabeth Colomello for Thor Kaslofsky,  
Executive Director  
Office of Community Investment and Infrastructure

APPROVE.     DISAPPROVE.     TAKE NO ACTION.

DocuSigned by:

*Vishal Trivedi*

Date: 8/16/2024 | 4:43 PM PDT

63D9B405CF594FE...  
Vishal Trivedi for Anna Van Degna, Director  
Controller's Office of Public Finance

- Attachments:
- A. Project Milestones/Schedule
  - B. Borrower Org Chart
  - C. Developer Resumes
  - D. Asset Management Analysis of Sponsor
  - E. Threshold Eligibility Requirements and Ranking Criteria
  - F. Site Map with amenities
  - G. Elevations and Floor Plans, if available
  - H. Comparison of City Investment in Other Housing Developments
  - I. Predevelopment Budget
  - J. Development Budget
  - K. 1<sup>st</sup> Year Operating Budget
  - L. 20-year Operating Pro Forma

### **Attachment A: Project Milestones and Schedule**

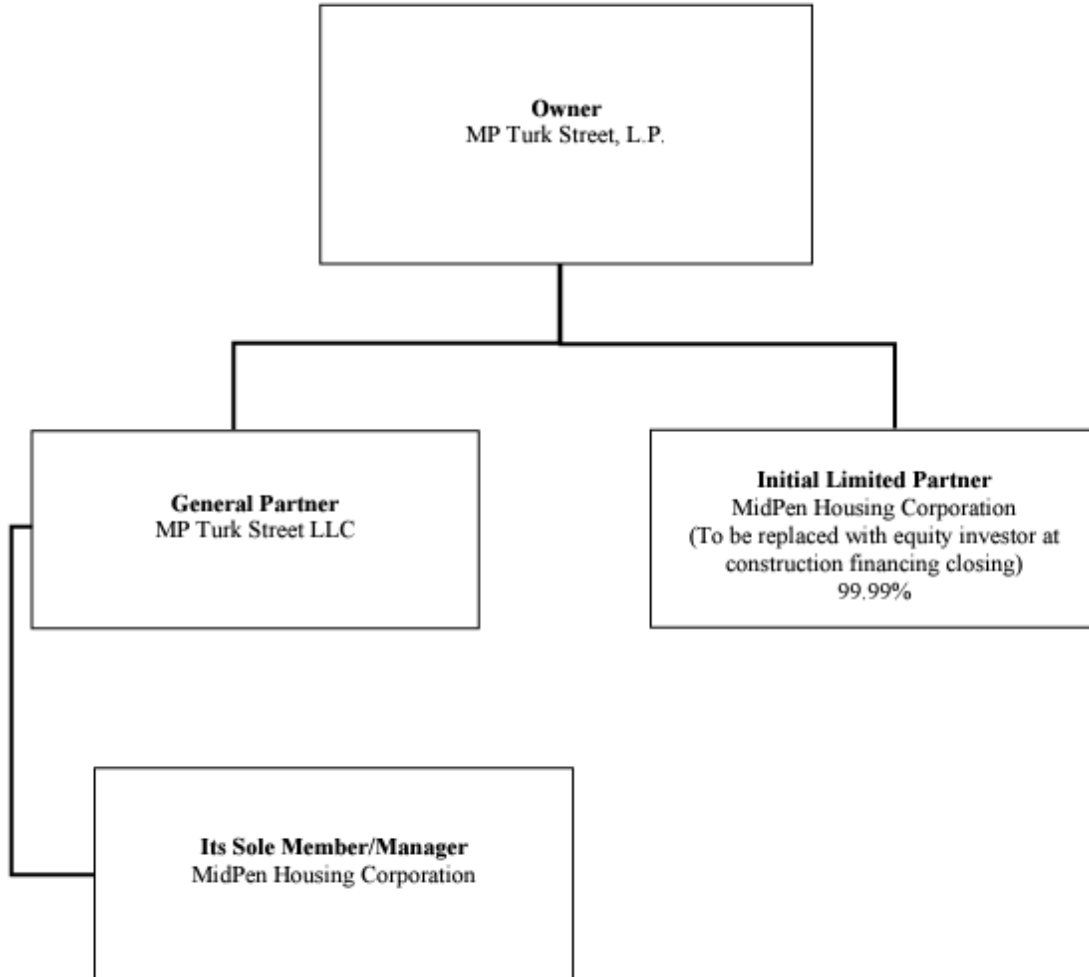
No.	Performance Milestone	Estimated or Actual Date	Notes
A.	Prop I Noticing (if applicable)	<u>August 2024</u>	
1	Acquisition/Predev Financing Commitment	<u>August 2024</u>	
2.	Site Acquisition	<u>December 2022</u>	
3.	Development Team Selection		
a.	Architect	<u>September 2021</u>	
b.	General Contractor	<u>July 2022</u>	
c.	Owner's Representative	<u>March 2022</u>	
d.	Property Manager	<u>May 2021</u>	
e.	Service Provider	<u>May 2021</u>	
4.	Design		
a.	Submittal of Schematic Design & Cost Estimate	<u>January 2023</u>	
b.	Submittal of Design Development & Cost Estimate	<u>May 2023</u>	
c.	Submittal of 50% CD Set & Cost Estimate	<u>November 2023</u>	
d.	Submittal of Pre-Bid Set & Cost Estimate (75%-80% CDs)	<u>July 2024</u>	Bid Set will ready July 2024, but bid/cost estimate will be later following a tax credit award (see #9 below)
5.	Commercial Space	<u>N/A</u>	
a.	Commercial Space Plan Submission	<u>N/A</u>	
b.	LOI/s Executed	<u>N/A</u>	
6.	Environ Review/Land-Use Entitlements		
a.	SB 35 Application Submission	<u>N/A</u>	
b.	CEQA Environ Review Submission	<u>April 2022</u>	
c.	NEPA Environ Review Submission	<u>N/A</u>	
d.	CUP/PUD/Variiances Submission	<u>N/A</u>	
7.	PUC/PG&E		
a.	Temp Power Application Submission	<u>April 2023</u>	Draft temp power contract received June 2024

b.	Perm Power Application Submission	<u>January 2023</u>	Draft Supply Agreement approved December 2023 and final anticipated July 2024
8.	Permits		
a.	Building / Site Permit Application Submitted	<u>December 2022</u>	<u>Approved October 2023</u>
b.	Addendum #1 Submitted	<u>February 2024</u>	
c.	Addendum #2 Submitted	<u>February 2024</u>	
9.	Request for Bids Issued	<u>January 2025</u>	
10.	Service Plan Submission		
a.	Preliminary	<u>August 2024</u>	
b.	Final	<u>November 2024</u>	
11.	Additional City Financing		
a.	Preliminary Gap Financing Application	<u>July 2024</u>	
b.	Gap Financing Application	<u>N/A</u>	
12.	Other Financing		
a.	HCD Application	<u>May 2022,</u> <u>August 2022,</u> <u>April 2023</u>	<u>LGMG</u> <u>IIG</u> <u>AHSC</u>
b.	Construction Financing RFP	<u>March 2024</u>	<u>Wells Fargo selected ahead of R1 TCAC application</u>
c.	AHP Application	<u>N/A</u>	
d.	CDLAC Application	<u>August 2024</u>	
e.	TCAC Application	<u>August 2024</u>	
f.	Other Financing Application	<u>N/A</u>	
g.	LOSP Funding Request	<u>N/A</u>	
13.	Closing		
a.	Construction Loan Closing	<u>April 2025</u>	
b.	Conversion of Construction Loan to Permanent Financing	<u>December 2027</u>	
14.	Construction		

a.	Notice to Proceed	<u>April 2025</u>	
b.	Temporary Certificate of Occupancy/Cert of Substantial Completion	<u>February 2027</u>	
15.	Marketing/Rent-up		
a.	Marketing Plan Submission	<u>August 2026</u>	
b.	Commence Marketing	<u>November 2026</u>	
c.	95% Occupancy	<u>August 2027</u>	
16.	Cost Certification/8609	<u>December 2027</u>	
17.	Close Out MOH/OCII Loan(s)	<u>December 2027</u>	

**Attachment B: Borrower Org Chart**

OWNER/BORROWER: MP Turk Street Associates, L.P.  
MANAGING GENERAL PARTNER: MP Turk Street LLC  
SOLE MEMBER/MANAGER: MidPen Housing Corporation  
DEVELOPER: MidPen Housing Corporation





## **Attachment C: Development Staff Resumes**

As an organization MidPen's experience in San Francisco is relatively new, with our first SF project, Shirley Chisholm Village currently nearing construction completion and underway with lease up. Golden Gate Avenue Phase I was also awarded MOHCD funding in July of 2023 and will close on financing and start construction in December 2024. The staff responsible for the development, financing, and construction of the 850 Turk Street project however, each have extensive experience working on innovative and complex projects in San Francisco in coordination with SF MOHCD.

Joanna Carman, Senior Vice President and Co-Head of Housing Development at MidPen, is responsible for the oversight of MidPen's Development Team. With over 10 years of experience in Affordable Housing, she has contributed to the development and rehabilitation of over 1,000 affordable homes for families and seniors in California. Joanna joined MidPen in 2019 as the Director of Housing Development, where she supervised a team that handles all aspects of real estate development for MidPen in the Central Coast region, including project finance, building design, and construction. Under Joanna's leadership, the team advanced innovative developments and expanded our impact in the region. She enjoys working collaboratively with City and County partners to bring more affordable housing and resources to their communities. Joanna joined MidPen after 4 years with Eden Housing, Inc, where she served most recently as Associate Director of Development in Northern California. Prior she was a Project Manager at Bernal Heights Neighborhood Center where she led the team's effort in two Rental Assistance Demonstration (RAD) developments.

Lisa Howlett, Senior Project Manager, joined MidPen in early 2018 bringing broad experience in the nonprofit sector and affordable housing development. Lisa currently manages Foon Lok East, a 124-unit new construction project in Oakland. Lisa played an integral role in the pre-development of the Shirley Chisholm Village and 750 Golden Gate Avenue projects. Prior to MidPen, Lisa worked at BRIDGE Housing Corporation, assisting in the occupied rehabilitation of seven Rental Assistance Demonstration (RAD) developments in San Francisco. Lisa worked closely with MOHCD, BRIDGE's Resident Services department and on-site service providers to bring much needed supportive services to these longtime residents.

Allison Vogt, Associate Project Manager, joined MidPen in mid-2022 after working as a city planner for 7 years. Most recently, Allison worked for the planning consulting firm PlaceWorks, writing Housing Elements for jurisdictions across the State, including the Bay Area jurisdictions of Windsor, Santa Rosa, and notably Emeryville, which was awarded first place in the Best Practices Category by the Northern California American Planning Association for its certified Housing Element. During her time at Placeworks Allison also supported the California Department of Housing and Community Development in administering the Accelerating Housing Production grant program, developing statewide technical assistance for cities and counties to implement recent State housing laws and increase housing production. Prior to her position at PlaceWorks, Allison worked as a planning consultant for the City of Stockton where she processed private development applications from intake to public hearing. Allison recently supported in the construction closing of 176-unit 1178 Sonora Court development in Sunnyvale in December 2023.

### **Attachment D: Asset Management Evaluation of Project Sponsor**

MidPen's Asset Management team consists of 14 experienced professionals, including Kyle Attenhofer, Vice President of Asset Management. MidPen's diverse portfolio of over 127 affordable properties averaging 70 units are divided amongst the Asset Managers by region. Asset Management Analysts support each Manager and their portfolio, which ranges in size from 15 to 40 properties. Total budget for Asset Management operations is \$2.4M annually. Costs are not allocated on the basis of region or location. Each property is within a portfolio and assigned to an Asset Manager, each supported by the team and its infrastructure.

Since MidPen is both the general partner and the sponsor developer throughout the lifecycle of each project, the Asset Managers each work closely with the project Managers during the development/construction process on through the transition of the property to stabilized operations. The transition of the property to Asset Management is seamless due to the team's involvement from inception and familiarity of the project history and structure. MidPen is fully capable of taking on new assets and has been growing the asset management team over the past few years. Below is a table showing MidPen's Asset Management staffing with job titles, FTEs, and status of each position.

<b>Job Title</b>	<b>FTE</b>	<b>Status of Position</b>
VP, Asset Management	1	Filled
Director of Asset Management	1	Filled
Associate Director of Asset Management and Real Estate Transactions	1	Filled
Senior Asset Manager	1	Filled
Asset Manager	3	Filled
Associate Asset Manager	1	Filled
Lead Asset Management Analyst	1	Filled
Asset Management Analyst	3	Filled
Asset Manager, Real Estate Transactions	1	Filled
Corporate Budget Manager	1	Filled
<b>Total</b>	<b>14</b>	

## **Attachment E: Threshold Eligibility Requirements and Ranking Criteria**

### SELECTION PROCESS, MINIMUM CAPACITY AND EXPERIENCE REQUIREMENTS, SELECTION CRITERIA AND SCORING, AND SUBMITTAL REQUIREMENTS OVERVIEW

#### **A. SELECTION PROCESS**

MOHCD staff will review all submittals for completeness and satisfaction of minimum experience and capacity requirements (see Section B below). If a submittal does not meet minimum experience and capacity requirements, the Respondent may submit an appeal to MOHCD staff on technical grounds only.

A Selection Panel will be appointed by the Director of MOHCD composed of persons with expertise in the areas of development, affordable housing financing, property management and resident supportive services, and which may also include asset management, construction management, Arts Commission staff, and community representatives.

The Selection Panel will review all qualified responses (see Section C below) and may interview top-scoring Respondents, at which time Respondents will be asked to present and explain the major characteristics of their submittal, particularly as they relate to the Scoring Criteria, and respond to questions from the Selection Panel.

After any interviews have been completed, the Selection Panel will determine the final ranking of all responses and present this ranking to the Director. The Selection Panel's scoring of each proposal will be done by consensus and will be final.

The Director will then select Project(s) for this funding pool and advise the Mayor of these selections. MOHCD and the selected applicants will enter into acquisition and predevelopment loan agreements with milestone requirements established in accordance with the terms of this NOFA. If MOHCD staff cannot enter into a loan agreement with a selected applicant that is in the best interest of the City, the MOHCD Director may terminate negotiations in his sole discretion. If the MOHCD Director terminates negotiations with a selected applicant, the MOHCD Director reserves the right, in his sole discretion, to (1) negotiate with the next highest ranked Respondent, or (2) reject any and all other proposals, in whole or in part, prior to award, and (3) may re- advertise the NOFA for the full or partial funding amount under such terms the MOHCD Director deems to be in the City's best interest. MOHCD reserves the right to appoint additional parties to the selected applicant team should it be determined that the team lacks representation necessary to the achievement of the goals of the NOFA.

#### **B. MINIMUM EXPERIENCE AND CAPACITY REQUIREMENTS**

Respondents must meet the following minimum development team characteristics, experience, and capacity requirements in order to qualify to be scored and ranked under this NOFA:

##### Minimum Development Team Characteristics

The proposed Development Team must include:

- A nonprofit developer (or developers) with experience developing permanent affordable housing for low-income households or a for-profit developer working in partnership with a nonprofit developer, of which one of the joint venture partners must have experience developing affordable housing (the "Developer"); the development team must have

demonstrated experience conducting effective community outreach and engagement.

- A property owner entity with experience owning housing for low-income communities.
- A property management entity with experience managing housing for families and affordable housing with HCD soft financing/regulatory agreements.
- A community-based, service-providing entity with experience providing culturally competent, and trauma-informed, services appropriate for families.

*Letters of Intent or Memoranda of Understanding from service providers and property management entities that are not affiliated with the developer must be submitted with the application. Place these documents in section 2 of your submission. Label the electronic files, for example, for the Developer, as "2.c. Property Manager LOI".*

Minimum experience must be demonstrated by identifying specific **Qualifying Projects** in which team members have participated, as further described below. The proposed Development Team must submit **Forms 4a-4d - Qualifying Project Forms**, to document how the Qualifying Project characteristics meet each of the experience categories below (developer, owner, property manager, service provider.)

To demonstrate the minimum required development team experience, each team should submit one project for each experience category. When appropriate, teams may submit the same project as evidence of experience across multiple experience categories or may use different projects to demonstrate experience across categories. In all cases, no more than four (4) total Qualifying Projects should be submitted.

*Qualifying Projects will not be scored; they are used to determine if the proposed Development Team meets the minimum development team experience required to develop the Site.*

---

For Developer and Owner, a **Qualifying Project** must have all of the following characteristics.

- The project must be new construction (not a requirement for Minimum Service Provision Experience) in a construction type appropriate for the proposed site development (not a requirement for Minimum Property Manager and Service Provision Experience).
- The project must include units for families (2+ bedrooms).
- The project must be financed in part with Low-Income Housing Tax Credits.

#### Minimum Developer and Owner Capacity Requirements

- a. **Minimum Developer Experience:** The proposed Developer must have completed within the past ten years at least **one** Qualifying Project. The definition of "completed" is having received Temporary Certificate of Occupancy by the date of the issuance of the NOFA. For joint-venture Development partners, the experience of either entity may suffice for the joint-venture partnership. A Memorandum of Understanding between joint-venture Development partners must be submitted with the application.

Furthermore, a Respondent can qualify for development experience by contracting with a development consultant for comprehensive project management services. Project management services should include financial packaging, selection of other consultants, selection of construction contractor and property management agent, oversight of architectural design, construction management, and consultation on major aspects of the development process. The contract for development services must be submitted with the NOFA response and must be acceptable to MOHCD.

- b. **Minimum Ownership Experience:** The proposed Project owner must have owned at least **one** Qualifying Project for at least five (5) years prior to the submittal deadline of this NOFA. For purposes of this requirement, the managing general partner of the tax credit partnership intended to take ownership of the completed Project and to provide asset management for the Project is the proposed "Owner".

In addition, each proposed Owner must provide evidence of experience with owning housing financed with Low Income Housing Tax credits. This experience does not have to be on the same project that satisfies the 5-year ownership requirement. If the

Selected Developer entity is not the same entity as the proposed Owner, MOHCD reserves the right to require that certain members of the Selected Developer remain active in the ownership for whatever length of time MOHCD deems necessary to ensure operating and financial stability.

- c. **Minimum Property Manager Experience:** The proposed property manager for the Project must have managed at least one Qualifying Project for at least 36 months. In addition, the Property Manager must provide evidence of experience managing housing financed with Low Income Housing Tax credits. The Property Manager must demonstrate effective strategies for working with service providers to collaborate on housing stability of residents.
- d. **Minimum Service Provision Requirements:** The proposed service provider(s) must have at least 36 months' experience providing supportive services within a Qualifying Project, services for family households in a residential setting. The proposed service provider(s) must demonstrate effective strategies for collaborating with property management on housing stability for residents. The proposed service provider(s) must have the infrastructure to supervise and train onsite staff and their supervisors.
- e. **Other Consultants:** For any Respondent team, the experience of key staff members or "other consultants" may be substituted for the experience of the organization as a whole as long as the staff member's or consultant's experience in other firms was substantive and involved responsibilities similar to what they are anticipated to perform as a member of the Respondent's team.

Note Regarding Experience: For any applicant team member, the experience of key staff members may be substituted for the experience of the organization as a whole as long as the staff members' experience in other firms was substantive and involved responsibilities similar to those that they are anticipated to perform during the proposed development of the Site. Any substitution should be clearly identified in **Attachment 4a-4d, Qualifying Project Forms**.

The proposed Developer and Owner must demonstrate the financial and staffing capacity to successfully complete the project and manage the asset in the long-term, as further described below.

- **Financial Capacity:** The proposed Developer (or Guarantor where another entity is providing required guarantees) must demonstrate its ability to obtain competitive financing, as evidenced by submitting the latest (2) years of either signed federal income tax returns (including schedules or attachments, if any); or audited financial statements (with management letters, if any). The proposed Developer must also submit **Attachment 5 – Financing Terms for Developer's Qualifying Project** documenting the equity pricing and debt terms for the Qualifying Project submitted under Minimum Developer Experience.

On a separate sheet, labeled 3.a.3, Developer/Guarantor should list all loans with MOHCD that have not converted to a permanent loan (e.g. predevelopment and construction loans). If a loan is anticipated but not yet executed (for example, sponsor was recently recommended for funding through a NOFA or RFQ), please list that as an “award”. For each loan, list the name of the project, the amount of the loan, and the date of expected permanent conversion.

- **Staffing Capacity:** The proposed Developer must document its capacity to successfully plan, design, and develop the Project, throughout the period of development, either through staff with appropriate experience and capacity, contracted services, or collaboration with other organizations. To document this, the proposed Developer must submit a written narrative **no more than one page** (in Times New Roman font, 12 font size, and 1-inch margins) to document the experience and capacity of key staff, their workloads, and the organizational structure for supporting staff. The proposed Developer must also submit **Attachment 6 – Projected Staffing Workload Form** to document the work assignments (existing or contemplated) associated with each staff person expected to work on the Project for Developer.
- **Asset Management Capacity:** The proposed Owner must document its capacity to successfully manage real estate assets in compliance with City regulatory agreements and restrictions. To document this, the proposed Owner must submit a recent Real Estate Owned (REO) schedule, stating the number of projects and average number of units/project currently in Owner’s asset management portfolio, proposed Owner’s current asset management staffing (noting job titles), FTEs, and status of each position (filled/vacant), and proposed Owner’s organizational chart.

**C. SELECTION CRITERIA AND SCORING**

Responsive submittals include all the required information listed above, and a background and a vision statement articulating the application of best practices for the successful development of affordable housing and the achievement of desired outcomes and goals.

All applications that meet the Minimum Experience and Capacity Requirements listed in Section IV.B and IV.C will be scored and ranked according to the extent to which their Experience and Vision meets the following selection criteria:

	<b>Category</b>	<b>Points</b>
<b>A.</b>	<b>EXPERIENCE:</b>	<b>40</b>
i.	<b>Developer (12 pts)</b> ► Experience with the following: <ul style="list-style-type: none"> <li>○ Completing projects on time and on budget</li> <li>○ Obtaining competitive financing terms</li> <li>○ Developing proposed type of construction</li> <li>○ Developing housing for low-income</li> </ul>	
	households, as applicable ► Building community support through outreach ► Current staff capacity and experience to take on this project type	

ii.	<b>Owner (6 pts)</b> <ul style="list-style-type: none"><li>▶ Track record successfully owning housing financed with Low-Income Housing Tax Credits</li><li>▶ Experience owning affordable housing for low-income households</li><li>▶ Effectiveness of current asset management structure and staffing, given portfolio size</li><li>▶ Capacity for assuming asset management of an expanded portfolio once the development is complete</li></ul>	
iii.	<b>Property Manager (10 pts)</b> <ul style="list-style-type: none"><li>▶ Experience managing property for low-income households</li><li>▶ Experience achieving high rates of housing retention</li><li>▶ Contributes to long-term sustainability of the development</li><li>▶ Achieves cost efficiencies in operations</li></ul>	
iv.	<b>Service Provider (4 pts)</b> <ul style="list-style-type: none"><li>▶ Experience providing access and delivering services to low-income households</li><li>▶ Experience linking residents to the City's safety net of services</li><li>▶ Works with property management to achieve high rates of housing retention</li><li>▶ Supports positive outcomes for residents around health and economic mobility</li><li>▶ If applicable, provides explanation for service contracts terminated prematurely within the last 5 years</li><li>▶ Capacity to attract and retain adequate staffing to take on this project</li></ul>	

v.	<b>Racial Equity (8 pts)</b> <ul style="list-style-type: none"><li>▶ Uses innovative approaches to engagement with groups negatively impacted by redevelopment of the neighborhood, including households destabilized by system trauma;</li><li>▶ Experience engaging with and providing housing to COP holders and neighborhood preference holders via DAHLIA and any innovative outreach efforts;</li><li>▶ Demonstrates commitment to racially diverse project development teams;</li><li>▶ Demonstrates experience with serving historically excluded communities of color;</li><li>▶ Describes experience providing access and implementing effective service delivery strategies to historically excluded communities of color.</li></ul>	
<b>B. VISION: 60</b>		
i.	<b>Site and Project Concept (20 pts)</b> <ul style="list-style-type: none"><li>▶ Proposes site whose location, size, configuration, and zoning support the development of affordable and permanent supportive housing, including ability to maximize unit yield in a cost-effective construction type and make use of entitlement expediting such as AB423 or other streamlining processes;</li><li>▶ Describes vision for a development program at this site, while best achieving the project goals, and includes:<ul style="list-style-type: none"><li>○ A residential program and other envisioned uses;</li><li>○ Indicates how the proposed uses and amenities will enhance the lives of the proposed target population and the surrounding neighborhood;</li></ul></li><li>▶ Indicates populations served by the programs and spaces (seniors, families, families experiencing homelessness, young adults, children etc.)</li></ul>	



ii.	<p><b>Community Engagement Strategy (10 pts)</b></p> <ul style="list-style-type: none"><li>▶ Describes community engagement strategy and includes:<ul style="list-style-type: none"><li>○ The team’s philosophy on community engagement;</li><li>○ Process for establishing and/or building positive relationships with surrounding neighbors and the larger community;</li><li>○ Efforts designed to engage all interested community members—particularly BIPOC members of the target populations—and including monolingual non-English speaking community members;</li><li>○ How the Development Team intends to comply with the City’s Language Access Ordinance.</li></ul></li><li>▶ Describes the Team’s approach to achieving entitlements for the project expeditiously and the approach to maintaining and building community relationships after entitlements have been achieved and the development is in operations.</li><li>▶ Indicates how particular community engagement strategy will address the historical exclusion of communities of color from quality housing, including but not limited to marketing to attract target populations.</li></ul>	
-----	--	--

iii.	<b>Services Delivery Strategy (5 pts)</b> <ul style="list-style-type: none"><li>▶ Describes the Development Team’s services delivery strategy and includes:<ul style="list-style-type: none"><li>○ The overall service philosophy;</li><li>○ The services goals of the proposed vision;</li></ul></li><li>▶ A brief description of the desired outcome of the services to be provided and innovative approaches to services provision, including the strategy of engaging residents and encouraging access to services;</li><li>▶ Describes how services for residents will be coordinated with the existing network of services in the neighborhood and community;</li><li>▶ Describes strategies used to help BIPOC tenants overcome barriers to accessing supportive services and income that mitigate the effects of poverty and lead to improved self-sufficiency;</li></ul>	
iv.	<b>Finance &amp; Cost Containment Approach (15 pts)</b> <ul style="list-style-type: none"><li>▶ Describes the Development Team’s financing approach to the project;</li><li>▶ Describes how project is strategically positioned to successfully compete for State funding resources, including funding from the CA Debt Limit Allocation Committee and Department of Housing and Community Development;</li><li>▶ Includes the Team’s process for structuring the project and controlling development costs;</li><li>▶ Includes innovative strategies intended to minimize MOHCD’s projected capital gap financing, including state subsidy resources;</li><li>▶ Describes any innovative (i.e. non-standard, routine or commonly used) direct or indirect cost-cutting strategies relevant to overall development, construction or operating expenses;</li><li>▶ Provides documentation of operating subsidy from non-City sources that can leverage a significant first mortgage;</li><li>▶ Includes proforma financials;</li><li>▶ Includes project design concept to fact check the financials.</li></ul>	

v.	<b>Racial Equity Strategy (10 pts)</b> <ul style="list-style-type: none"><li>▶ Explains how vision aligns with the primary goals of this NOFA set forth in the Introduction and Project Expectations;</li><li>▶ Proposes a substantive partnership that increases opportunity/capacity for growth of Emerging Developers (smaller organizations).</li></ul>	
<b>TOTAL POSSIBLE POINTS</b>		<b>100</b>

Projects must receive at least 70 points to proceed through the selection process.

#### D. SUBMITTAL REQUIREMENTS OVERVIEW

Using **Attachment 1 – Submittal Checklist and Minimum Qualifications Checklist**, check boxes of all items that will be submitted on each tab. Complete and submit **Attachment 2 - NOFA Registration Form**. All addenda, responses and additional information will be distributed to all parties who have submitted a registration form in accordance with Section IIB above.

##### 1. Minimum Development Team Characteristics

Submit **Attachment 3 - Respondent Description** to document the name of each organization, names of the organization’s Director (or equivalent position) and primary contact persons, and phone numbers and email addresses for each of the following:

- Lead Developer and Co-Developers (if applicable)
- Development Consultant (if applicable)
- Owner(s)
- Property Manager(s)
- Service Provider(s)

For each Lead Developer and/or Co-Developer, submit a current copy of the following documents:

- a. **Certificate of Good Standing** from the California Secretary of State
- b. **Certification of 501(c)(3) status** (for nonprofit corporations) from the Internal Revenue Service.

##### 2. Minimum Development Team Experience

Submit **Attachments 4a, 4b, 4c, and 4d– Qualifying Project Forms**, to document how the Qualifying Project characteristics meet each of the experience categories below (developer, owner, property manager, service provider.) The Development Team may submit more than one (1) Qualifying Project for each of the experience categories:

- a. Minimum Development Experience (Attachment 4a)

- b. Minimum Ownership Experience (Attachment 4b)
- c. Minimum Property Management Experience (Attachment 4c)
- d. Minimum Service Provision Experience (Attachment 4d)
- e. Minimum experience in incorporating principles of racial equity into development, management and service experience

To demonstrate the minimum required development team experience, each team should submit one project for each experience category. When appropriate, teams may submit the same project as evidence of experience across multiple experience categories or may use different projects to demonstrate experience across categories. In all cases, no more than five (5) total Qualifying Projects should be submitted. **Qualifying Projects will not be scored but are used to identify if the proposed Development Team meets the minimum development team experience required to develop the Site.**

### 3. Minimum Developer and Owner Capacity Requirements

- a. Financial Capacity
  - Latest two (2) years of either signed federal income tax returns (including schedules or attachments, if any); or audited financial statements (with management letters, if any).
  - **Attachment 5 – Financing Terms for Developer’s Qualifying Project** to document the equity pricing and debt terms for the Qualifying Project submitted under Minimum Developer Experience.
- b. Staffing Capacity
  - Description of Key Staff Experience – Provide written narrative of **no more than one page** (in Times New Roman font, 12 font size, and 1-inch margins) to document the experience and capacity of key staff, their workloads, and the organizational structure for supporting staff.
  - **Attachment 6 – Projected Staffing Workload Form**, documenting the work assignments (existing or contemplated) associated with each staff person expected to work on the Project for Developer.
- c. Asset Management Capacity
  - Proposed Owner’s recent **Real Estate Owned (REO) schedule**, documenting the number of projects and average number of units/project currently in Owner’s asset management portfolio.
  - Proposed Owner’s current **asset management staffing**, noting job titles, FTEs, and status of each position (filled/vacant).
  - Proposed Owner’s **organizational chart**. If the applicant is NOT the proposed owner, please indicate on a separate sheet what the proposed ownership structure will be and which entities (whether planned or already formed) will act as the Managing General Partners.
- d. Racial Equity Capacity
  - Demonstrate how developer has met the City’s minimum compliance standards for Equal Employment Opportunities on the **Qualifying Project**.

#### 4. Selection Criteria and Scoring

**Experience:** Provide written narrative of no more than six pages (in Times New Roman font, 12 font size, and 1-inch margins). Please label this file as “4a Experience.”

In **no more than six pages** of written narrative (in Times New Roman font, 12 font size, 1-inch margins), describe how each member of the Proposed Development Team has the most relevant experience for the successful development of the project.

**Describe how the Development Team has implemented lessons learned from past affordable housing experience.** Please note that Respondents are not limited to discussing the Qualifying Project(s).

Developer: Describe the Developer’s track record successfully developing high- quality affordable housing, including supportive housing. Discuss the Developer’s experience completing housing development projects on time and on budget, obtaining competitive financing terms, using HCD soft debt, developing type V/I or III/I construction, developing for low-income households through outreach for similar projects. Describe the experience and capacity of current staff to take on a project of this type.

Owner: Describe the Owner’s track record successfully owning housing financed with Low-Income Housing Tax Credits. Discuss the Owner’s experience owning affordable housing for low-income households and describe the Owner’s current asset management structure, staffing and portfolio, and its capacity for assuming asset management of an expanded portfolio once the development is complete. For purposes of this requirement, the managing general partner of the tax credit partnership intended to take ownership of the completed project and to provide asset management for the project is the proposed “Owner”.

Property Manager: Describe the Property Manager’s track record successfully managing high-quality affordable housing communities. Discuss the Property Manager’s experience providing management services for low-income households, including communities of color; experience achieving high rates of housing retention, implementing low barrier tenant selection policies, contributing to the long-term sustainability of the development, experience administering subsidies; and achieving cost efficiencies in operations.

Services Provider(s): Describe the Services Provider(s)’ track record delivering highly impactful services to residents in affordable and/or supportive housing developments. Discuss the Services Provider(s)’ experience delivering services to low-income households, including communities of color; linking residents to the City’s safety net of services; working with property management to achieve high rates of housing retention; and supporting positive outcomes for residents around health, economic mobility, and housing stability. If the Service Provider(s) have had any services contracts prematurely terminated in the last five years, include an explanation for each termination. Discuss strategies for eliminating barriers that prevent communities of color from accessing quality health care services, employment and educational opportunities.

**Vision:** Provide written narrative of no more than six pages (in Times New Roman font, 12 font size, and 1-inch margins). Please label this file as “4b Vision.”

In **no more than six pages** of written narrative (in Times New Roman font, 12 font size, 1-inch margins), describe the Proposed Development Team’s vision for the successful development of the project:

- a. *Program concept:* Describe how the Development Team’s proposed Project will maximize unit yield in a cost-effective construction type and make use of AB423 or other expedited entitlement and permitting processes. Describe the Development Team’s vision for a development program while best achieving MOHCD’s project expectations and goals. Indicate how the proposed uses and amenities will enhance the lives of the future residents and the surrounding neighborhood. Indicate particular groups served by the programs and spaces (tots, children, teens, young adults, adults, formerly homeless, etc.). Describe how the program will contribute to lowering barriers to persons of color seeking and retaining housing. Applicants should provide concept-level drawings and/or diagrams that indicate the Project approximate height, bulk, site layout, unit count, and commercial/common space use to print on 8.5” x 11” paper, no more than two pages. The purpose of these diagrams will be to confirm the anticipated unit yield at the site, and its conformance to existing zoning restrictions including any available density bonuses. This information does not constitute a formal design submission.
- b. *Financing and cost containment approach:* Describe the Development Team’s financing approach to the project, including the Team’s process for structuring the project and controlling development costs. Describe any innovative strategies intended to minimize MOHCD’s projected capital gap financing. Also, describe any innovative (i.e., non-standard, routine or commonly used) direct or indirect cost-cutting strategies relevant to overall development, construction or operating expenses. Please submit a completed MOHCD proforma.
- c. *Community engagement strategy:* Describe the Development Team’s community engagement strategy, including the team’s philosophy on community engagement and process for establishing and/or building positive relationships with surrounding neighbors and the larger community. Describe the Team’s approach to achieving entitlements for the project expeditiously and the Team’s approach to maintaining and building community relationships after entitlements have been achieved and the development is in operations. The strategy should include efforts designed to engage all interested community members, particularly BIPOC members of the target population, and including monolingual non-English speaking members of the community and how the Development Team intends to comply with the City’s Language Access Ordinance.
- d. *Services delivery strategy:* Describe the Development Team’s services delivery strategy, including the overall philosophy and model for providing services to targeted low-income and family populations, if applicable (including case management ratio and provision of amenities such as front desk clerks), the services goals of the proposed vision, a brief description of the desired outcomes of the services to be provided and innovative approaches to

services provision, including the strategy for engaging residents and encouraging access to services, and how services for residents will be coordinated with the existing network of services in the neighborhood and community.

- e. ***Racial Equity Strategy***: Please submit an overall statement regarding how the Development Team will incorporate the principles of racial equity in the development of the program concept, the community engagement strategy, services delivery strategy and marketing approach. Explain how the strategy aligns with the goals of this NOFA set forth in the Introduction and Project Expectations. Describe any substantive partnership that is part of the NOFA response that increases opportunity/capacity for growth of Emerging Developers (smaller organizations) in development roles. Explain how the Development Team's model removes barriers to intergenerational wealth, self-sufficiency and resiliency for persons of color, particularly COP holders, African American households and/or households in historically African American neighborhoods. Specifically, please describe the Developer team's level of racial equity awareness using the guidelines below:
- Understands and communicates that reducing racial inequities is mission critical;
  - Routinely collects, disaggregates, and analyzes data by race/ethnicity in programmatic and operational work;
  - Views diversity as a value-added feature of organizations, and enquires about the cultural competence of staff and grantees to work with diverse groups;
  - Has mechanisms for management accountability for equity, diversity, and inclusion;
  - Has mechanisms for staff accountability for equity, diversity, and inclusion;
  - Describes Development Team's present and future practices to meet MOHCD's racial equity goals as articulated in the racial equity goals of this NOFA;
  - Describes the Developer's experience with serving historically excluded communities of color;
  - Has experience providing access and implementing service delivery strategies to historically excluded communities of color;
  - Describes the demonstrated commitment to racially diverse project development and service teams.

**Note:** Additional documents submitted in this section four (4) will not be allowed, except as identified on the **Attachment 1: Submittal Checklist**:

- Evidence of Site Control
- Map of Neighborhood Amenities that are scored by CDLAC/TCAC
- MOHCD Application Proforma

- *Attachment I – CDLAC Self Score Worksheet*

---

#### 5. Evidence of Authority

Provide a certified corporate resolution of the applicant or, in the case of a partnership, the applicant's general partner, expressly authorizing the applicant to provide a response to this NOFA and, if selected by the City, to enter into negotiations with the City for the acquisition of the site.

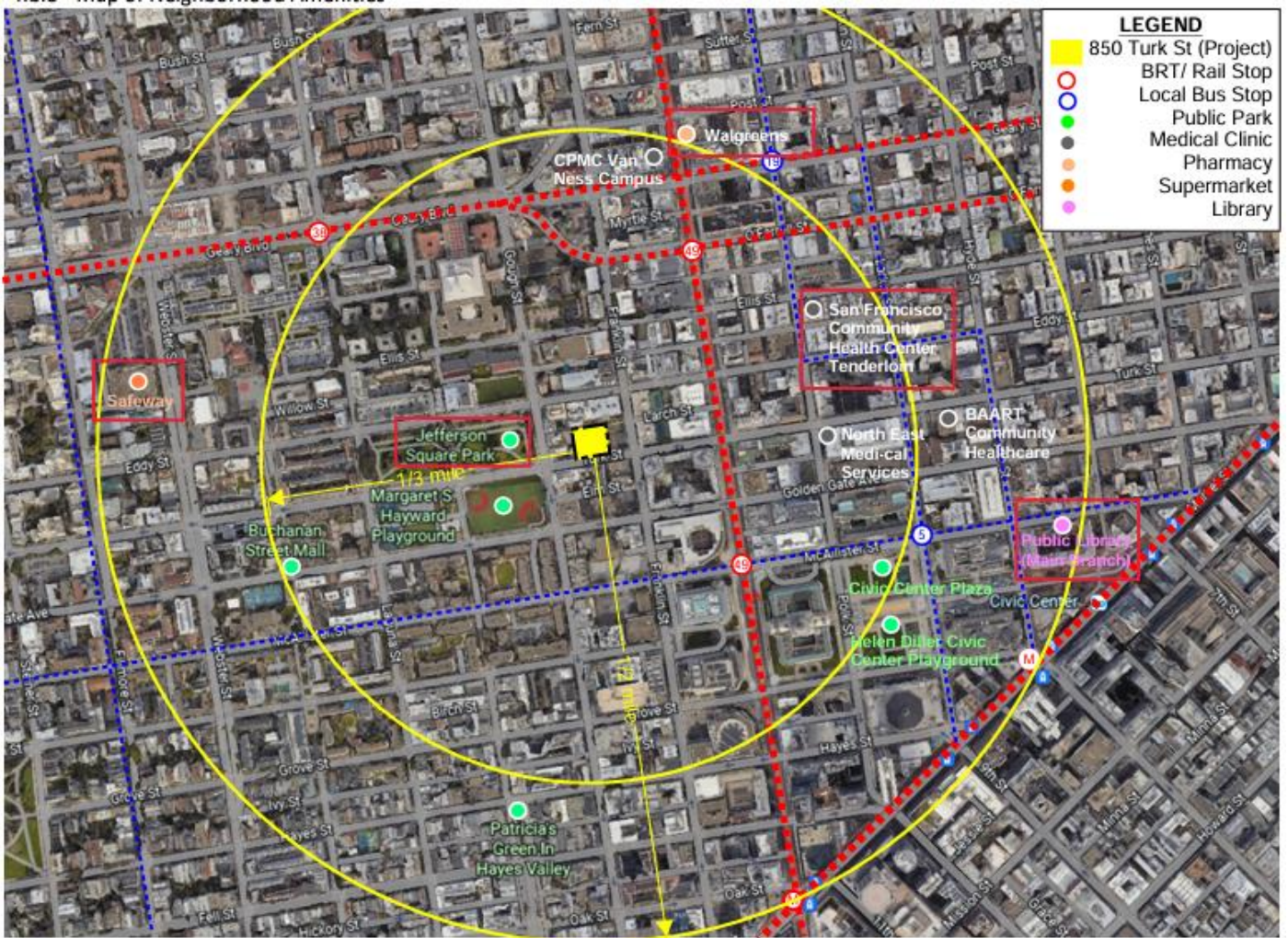
#### 6. Disclosure Form

Submit a completed and signed copy of **Attachment 7 – Disclosures**, which requires any respondent to this NOFA to disclose defaults, lawsuits, legal proceedings, bankruptcy filings or financial interests affiliated with MOHCD staff or Citywide Affordable Housing Loan Committee members. The individual who signs the form must be authorized to enter into legal agreements on behalf of the Respondent.

**Note Regarding Submittals:** Applicants may amend their response prior to the submission deadline. However, after the submission deadline, corrections are only allowed if immaterial and at the sole discretion of MOHCD.



### Attachment F: Site Map with amenities



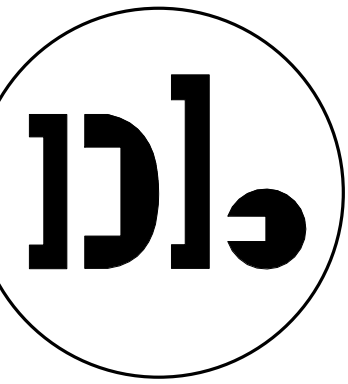
**Attachment G: Elevations and Floor Plans**

# 850 TURK ST



50% CD  
11/9/2023

## 850 TURK ST



**David Baker Architects**  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp



Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions	
Rev	Date

Set Title

### 50% CD PRICING SET

Drawing Title

## TITLE SHEET

Sheet No.

# G000

Date	11/09/2023
Project No.	22116

**GEOTECH ENGINEER**

Rollo & Ridley  
989 Sutter Street, Unit 4  
San Francisco, CA 94109  
T: 415.670.9123  
ATTN: Christopher Ridley, PE, GE  
christopheraridley@rolloandridley.com  
www.rolloandridley.com/

**ACOUSTICAL**

Wilson Ihrig  
5900 Hollis St, Suite T1  
Emeryville, CA 94608  
T: 510.658.6719  
ATTN: Deborah A. Jue, Principal  
djue@wilsonihrig.com  
www.wilsonihrig.com/

**SUSTAINABILITY / GREENPOINT RATER**

Bright Green Strategies  
820 Delaware Street,  
Berkeley, CA 94710  
T: 510.863.1109  
ATTN: Sharon Block, Director  
sharon@brightgreenstrategies.com  
www.brightgreenstrategies.com/

**JOINT TRENCH UTILITY DESIGNER**

Urban Design Consulting Engineers (UDCE)  
350 Townsend Street, Suite 409  
San Francisco, CA 94107  
T: 415.658.5850  
ATTN: Dana Hymel, Project Manager  
dhymel@urbandesigence.com  
www.urbandesigence.com

**WATERPROOFING**

Simpson, Gumpertz & Heger (SGH)  
1999 Harrison Street, Suite 2400  
Oakland, CA 94612  
T: 415.495.3700  
ATTN: Daniel Gibbons, Principal  
dggibbons@sgh.com  
www.sgh.com/

**PLUMBING ENGINEER**

O'Brien Mechanical, Inc.  
1515 Galvez Avenue  
San Francisco, CA 94124  
T: 415.695.1800  
ATTN: Mario Mendoza, P.E.  
mariom@obmi2.com

**STRUCTURAL ENGINEER**

DCI Structural Engineers  
135 Main Street, Suite 1800  
San Francisco, CA 94105  
T: 415.781.1505  
ATTN: Jordan Hague, Principal  
jhague@dc-engineers.com  
www.dci-engineers.com

**MECH & ELEC ENGINEER**

Emerald City Engineers  
21705 Highway 99  
Lynnwood, WA, 98036  
T: 425.741.1200  
ATTN: Matt Brooks, P.E.  
mbrooks@emeraldcityeng.com  
ATTN: (Elec) Matthew Bihis, P.E.  
mbihis@emeraldcityeng.com

**LANDSCAPE ARCHITECTS**

Form/Work Landscape Architecture  
2585 University Ave  
San Diego, CA 92104  
T: 619.269.4423  
ATTN: Mike Vail, Principal  
mike@formwork-la.com  
www.formwork-la.com/

**CIVIL ENGINEER**

Carlile Macy  
15 Third Street  
Santa Rosa, CA 95401  
T: 707.542.6451  
ATTN: Rachelle Stewart, Project Engineer  
rstewart@carlilemacy.com  
www.carlilemacy.com/

**ARCHITECT**

David Baker Architects  
461 2nd Street, C127  
San Francisco, CA 94107  
T: 415.896.6700  
ATTN: Daniel Simons  
danielsimons@dbarchitect.com

**GENERAL CONTRACTOR**

Cahill Contractors  
425 California Street Suite 2200  
San Francisco, CA 94104  
T: 415.986.0600  
ATTN: Leadron Koo, Vice President  
lkoo@cahill-sf.com  
cahill-sf.com/

**APPLICANT / OWNER**

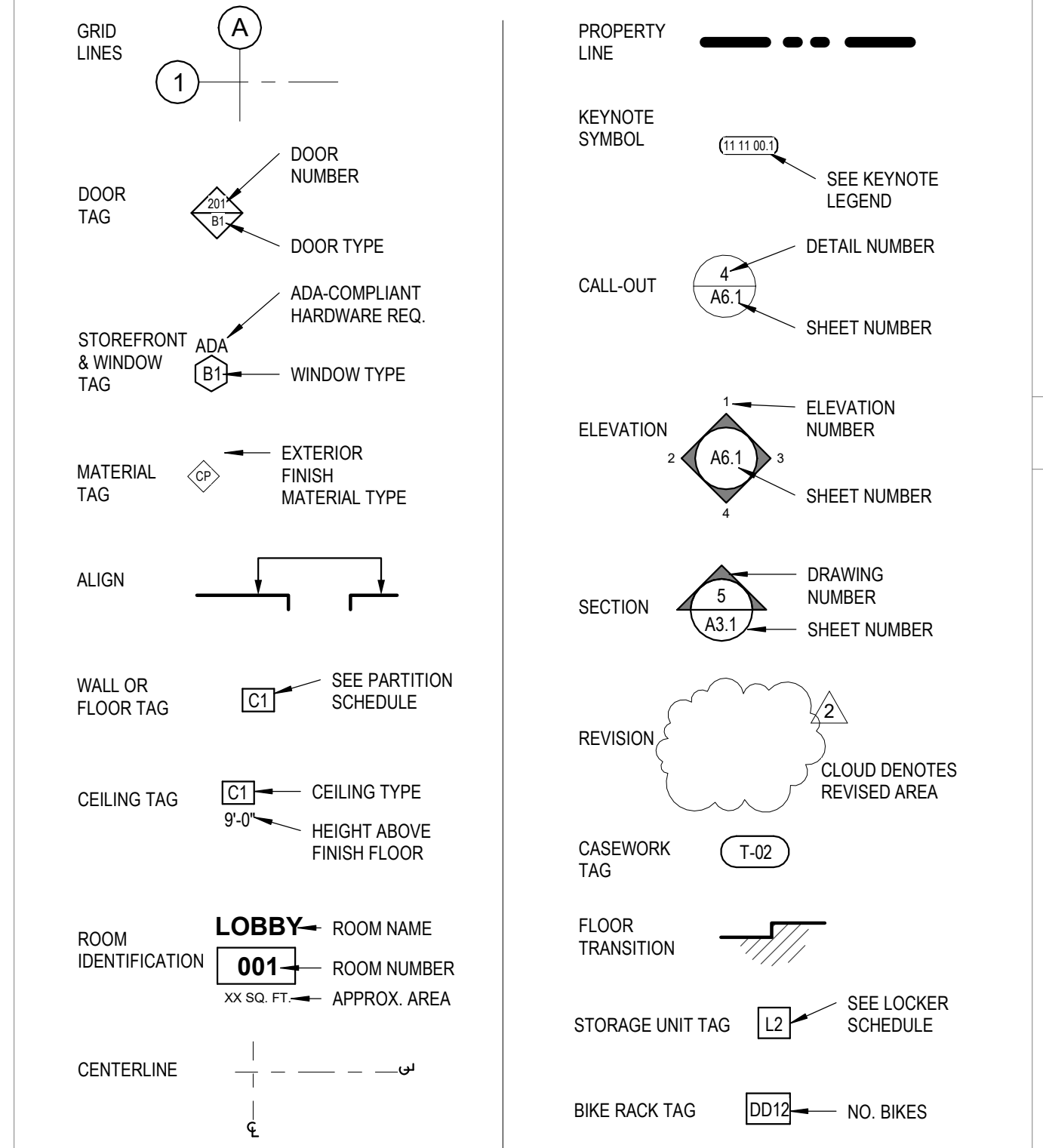
MidPen Housing  
1970 Broadway, Suite 100  
Oakland, CA 94612  
T: 650.339.5721  
ATTN: Lisa Howlett, Project Manager  
lhowlett@midpen-housing.org  
www.midpen-housing.org/

**TISHMAN SPEYER**

Tishman Speyer  
One Bush Street, Suite 500  
San Francisco, CA 94104  
T: 805.405.8610  
ATTN: Jeremy Bachrach, Senior Director  
jbackrac@tishmanspeyer.com

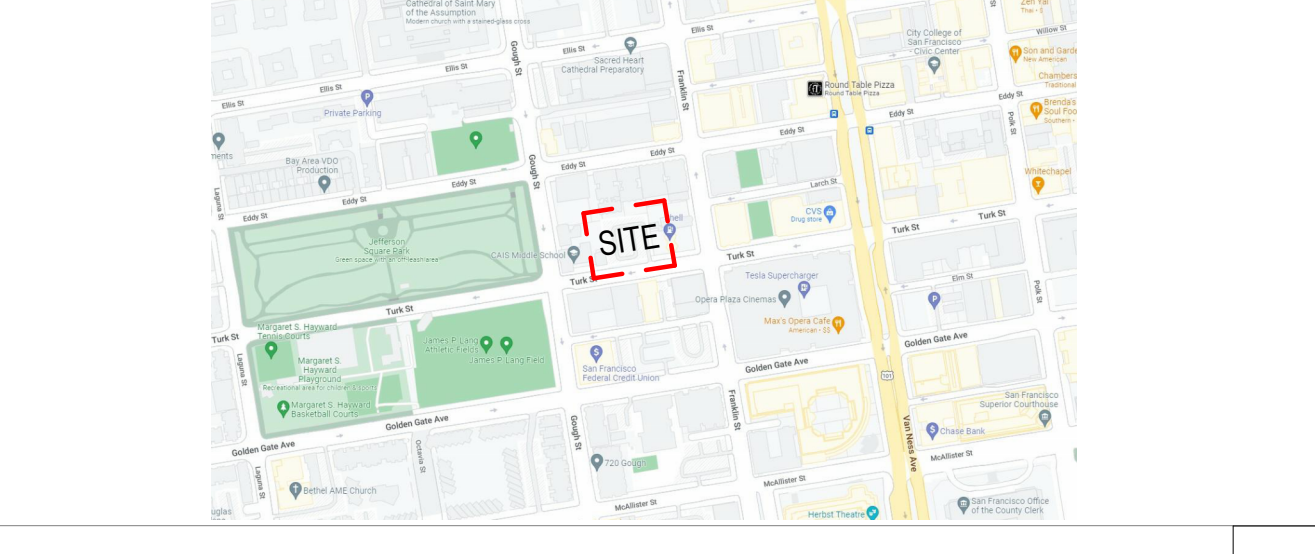
PROJECT TEAM

Table of abbreviations and their corresponding full names, organized in two columns. Includes terms like ANCHOR BOLT, AIR CONDITIONING, AMERICAN CONCRETE INSTITUTE, etc.



- 1. IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK; EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE APPLY THE MORE STRINGENT LOCATIONS.
- 2. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL; AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED, AND ALL CONTRACTORS ARE REQUIRED TO REVIEW THESE PLANS FOR ERRORS AND OMISSIONS, AND BRING THESE ERRORS AND OMISSIONS TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER; AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROXIMATE; AND IN ANY EVENT ALL CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY AND FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION, OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.
- 3. SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201; AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
- 4. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- 5. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- 7. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- 8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- 9. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- 10. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
- 11. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE, OR TOP OF CEMENT-BASED UNDERLAYMENT UNLESS OTHERWISE NOTED.
- 12. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- 14. PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING OR 16 GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.

ABBREVIATIONS



VICINITY MAP

ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES:

- 2019 CITY OF SAN FRANCISCO BUILDING CODE AMENDMENTS (BUILDING, FIRE, GREEN BUILDING, MECHANICAL, ELECTRICAL, PLUMBING)
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING CODE ACCESSIBILITY CODE - 2019 CALIFORNIA BUILDING CODE; CHAPTERS 10, 11A, 11B
- 2019 NFPA 72 (NATIONAL FIRE ALARM CODE)
- 2019 NFPA 13 (INSTALLATION OF FIRE SPRINKLER SYSTEMS)
- 1998 FAIR HOUSING ACT DESIGN MANUAL WILL BE USED TO COMPLY WITH FEDERAL FAIR HOUSING ACT, PART VI - ACCESSIBILITY GUIDELINES
- TITLE 19 CALIFORNIA ADMINISTRATION CODE
- 2012 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN

THE FUNCTIONALITY STANDARDS SET FORTH IN TITLE 7 OF THE CALIFORNIA CIVIL CODE (THE "RIGHT TO REPAIR ACT"). THE MANUFACTURER'S REQUIREMENTS OR RECOMMENDATIONS FOR ANY INCORPORATED PRODUCTS, AND ANY OTHER GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

APPLICABLE CODES

- 15. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

- 16. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

- 17. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.

- 18. PROVIDE FIRE-BLOCKING & DRAFTSTOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 2019 CBC SECTION 718, FIREBLOCKING & DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

- 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
- 2. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF WALLS UNDER THE STAIRS ARE UNFINISHED.
- 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

- 19. WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.

- 20. MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED.

- 21. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.

- 22. ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE RATED MIN. ONE HOUR, U.O.N.

- 23. DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.

- 24. CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER FOR INSPECTION OF BUILDING PAD, FOUNDATION EXCAVATION, DEPTH, BACK FILL MATERIALS, AND DRAINAGE AS APPLICABLE.

- 25. CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH ON THE ACCESSIBILITY SHEET ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

- 26. PENETRATIONS IN 1-, 2-, OR 3-HOUR FIRE-RATED ASSEMBLIES MUST BE PROTECTED WITH 1-, 2-, OR 3-HOUR FIRE-RATED ASSEMBLIES RESPECTIVELY.

- 27. PROVIDE EXIT SIGNS & FLOOR-LEVEL EXIT SIGNS, CONNECTED TO A SOURCE OF EMERGENCY BACKUP POWER, AT THE EXIT STAIRWAYS. OTHER LOCATIONS INDICATED IN THE DRAWINGS, AND AS REQUIRED PER CBC SECT. 1011.

- 28. PER 2019 CBC SECT. 803, THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED THAT IN TABLE 803.13.

- 29. ALL BLOCKOUTS IN SLABS, WALLS, FOOTINGS & P.T. SLABS SHALL BE PROVIDED, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.

GENERAL NOTES

# 850 TURK ST

850 TURK ST,  
SAN FRANCISCO, CA 94102

**PROJECT DESCRIPTION**  
THE SITE IS LOCATED AT 850 TURK ST, IN SAN FRANCISCO, CALIFORNIA CURRENTLY OCCUPIED BY A TWO STORY PARKING DECK. THE PROJECT PROPOSES A DEMOLITION OF THE PARKING DECK AND CONSTRUCTION OF A 8-STORY AFFORDABLE HOUSING MULTIFAMILY RESIDENTIAL BUILDING, CONSISTING OF 92 RESIDENTIAL UNITS, AND 29 COVERED PARKING SPACES ON LEVEL 1.

THE BUILDING WILL BE 8 STORIES AND WILL BE BUILT OF CONCRETE CONSTRUCTION. LEVEL 1 INCLUDES COMMON AREAS, OFFICE SPACE, UTILITY ROOMS, AND RESIDENTIAL SERVICE SPACES. THERE IS A PRIVATE COURT AT THE CENTER OF THE SITE. LEVELS 2 THRU 8 CONTAIN RESIDENTIAL UNITS AND INCLUDE A MIXTURE OF STUDIOS, 1-BEDROOMS, 2-BEDROOMS, AND 3-BEDROOM UNITS. THE PROJECT INCLUDES AN APPROXIMATELY 730 SF TERRACE AT LEVEL 8.

THIS IS PUBLIC HOUSING THAT WILL BE FUNDED WITH FINANCING PROVIDED BY THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (TCAC), THE CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE (CDLAC) AND THE FEDERAL HOME LOAN BANK ACT AFFORDABLE HOUSING PROGRAM (AHP).

PROJECT BLOCK & LOT ADDRESS: 850 TURK ST  
PARCEL BLOCK/ LOT: 0744, 06  
SITE AREA: 18,906.25 SF

ZONING INFORMATION  
ZONING DISTRICTS: N/A, STATE OWNED PARCEL

BUILDING INFORMATION  
NUMBER OF STORIES: 8  
USE: RESIDENTIAL OVER MIXED USE GROUND FLOOR  
OCCUPANCY TYPE: 7 STORIES OF R-2 OVER 1 STORY OF A-3, R-2, S-1, S-2, B  
CONSTRUCTION TYPE: TYPE IA

**STRUCTURAL INFORMATION**  
THE BUILDING WILL BE A 8 STORY POST-TENSIONED CONCRETE BUILDING.

**FIRE PROTECTION**  
AUTOMATIC SPRINKLER SYSTEM NFPA13.

**BUILDING CODE HEIGHT AND AREA**  
PER CBC TABLE 504.3 THE ALLOWABLE BUILDING HEIGHT FOR "R-2", "S-1", "S-2", "A-3", & "B" OCCUPANCY IS UNLIMITED  
PER CBC TABLE 504.4 THE ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE FOR "R-2", "S-1", "S-2", "A-3", "E", & "B" OCCUPANCY IS UNLIMITED  
PER CBC TABLE 506.2 AREA FACTOR FOR "R-2", "S-1", "S-2", "A-3", "E", & "B" OCCUPANCY IS UNLIMITED

AVERAGE GRADE PLANE:  
(103.41' + 125.6' + 125.5' + 104.6')/4 = 114.8'  
AVERAGE HEIGHT OF ROOF = 187'  
ACTUAL BUILDING HEIGHT = 187' - 114.8' = 72.2'

LEVEL OF FIRE DEPARTMENT ACCESS = 104'-0"  
HIGHEST OCCUPIED STORY = 175'-0"  
175'-0" - 104'-0" = 71'-0" (< 75'-0") TO TOP OF FINISH FLOOR AT HIGHEST OCCUPIED STORY

PLANNING CODE BUILDING HEIGHT: N/A

**ACCESSIBILITY REVIEW:**  
ACCESSIBILITY REVIEW FOR COMPLIANCE WITH CBC 2019 CHAPTER 11B TO BE CONDUCTED BY SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION. THIS PROJECT IS NOT FUNDED WITH FINANCING FROM THE SAN FRANCISCO MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT AND, AS SUCH, IS NOT SUBJECT TO REVIEW AND APPROVAL BY THE MAYOR'S OFFICE OF DISABILITY.

GROSS FLOOR AREA

NAME	GROSS FLOOR AREA
------	------------------

UNIT MIX

UNIT TYPE	COUNT	PERCENTAGE
STUDIO	28	(31%)
1 BEDROOM	16	(17%)
2 BEDROOM	21	(23%)
3 BEDROOM	27	(29%)
TOTAL	92	

ACCESSIBLE UNITS REQUIRED: 5 UNITS WITH MOBILITY FEATURES (5% OF TOTAL UNITS, PER CBC 2019 11B-233.3.1.1)

PROVIDED: 14 UNITS w/ MOBILITY FEATURES (15% OF TOTAL UNITS)

PROVIDED: 78 UNITS w/ ADAPTABLE FEATURES, PER CBC 2019 11B-233.3.1.2

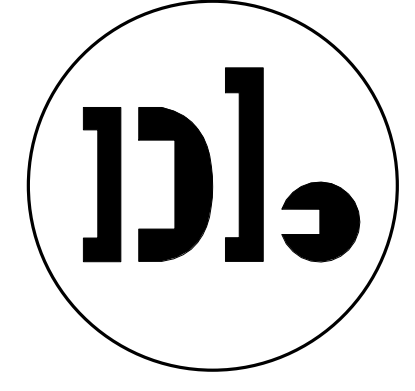
PROVIDED: 30 SPACES, INTENDED SOLELY FOR STATE USE BY OFF-SITE WORKERS (NO RESIDENTIAL USE OR ACCESS TO GARAGE)

BIKE PARKING REQUIRED: CLASS 1: 1 SPACE PER DWELLING UNIT = 92 SPACES  
CLASS 2: 1 SPACE PER 20 DWELLING UNITS = 5 SPACES  
PROVIDED: CLASS 1: 106 SPACES  
CLASS 2: 5 SPACES

111 TOTAL BIKE PARKING SPACES

PROJECT INFORMATION

# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp



Issuances

Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions

Rev	Description	Date
2	SITE PERMIT - REV. 2	08/31/2023

## 50% CD PRICING SET

Drawing Title

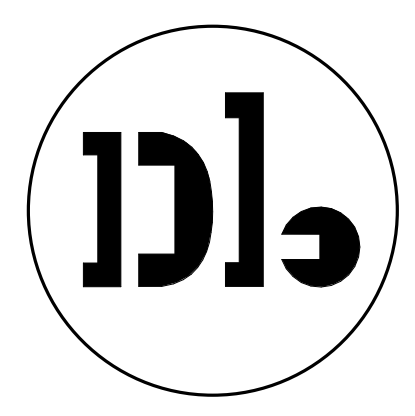
# PROJECT INFORMATION

Sheet No.

# G001

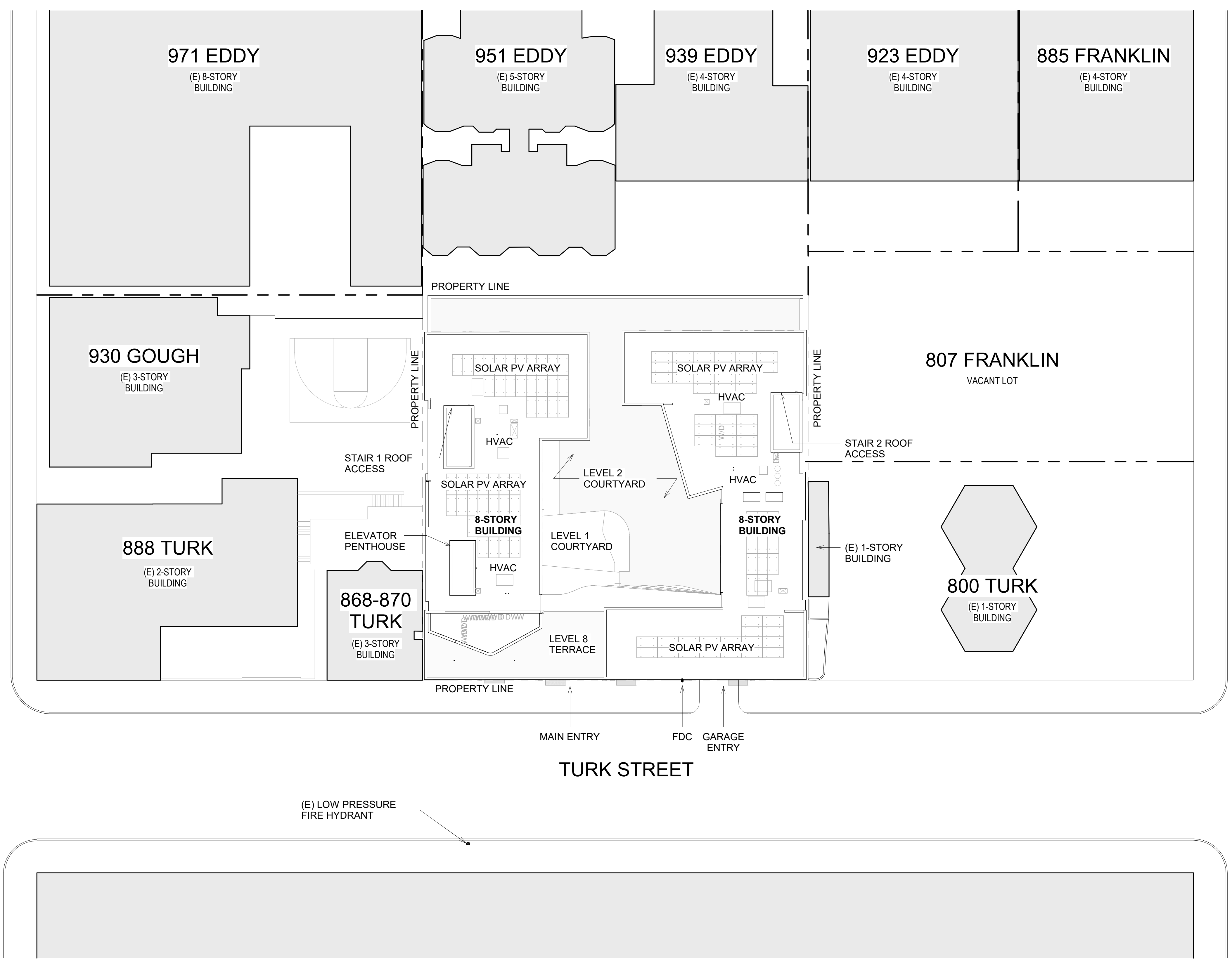
Date: 11/09/2023  
Project No.: 22116

# 850 TURK ST



**David Baker Architects**  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp



GOUGH STREET

FRANKLIN STREET

TURK STREET

Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

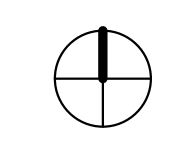
Revisions	
Rev	Date

Set Title  
**50% CD PRICING SET**

Drawing Title  
**SITE PLAN**

Sheet No.  
**A001**

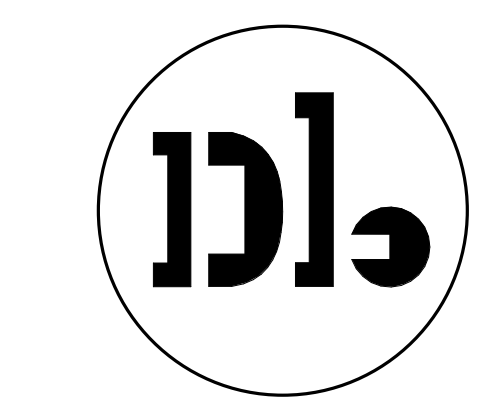
Date: 11/09/2023  
Project No.: 22116



1" = 20'-0"

SITE PLAN | 1

# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp

**PROGRESS PRINT**  
DATE PLOTTED:  
**NOT FOR CONSTRUCTION**

Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions		
Rev	Description	Date

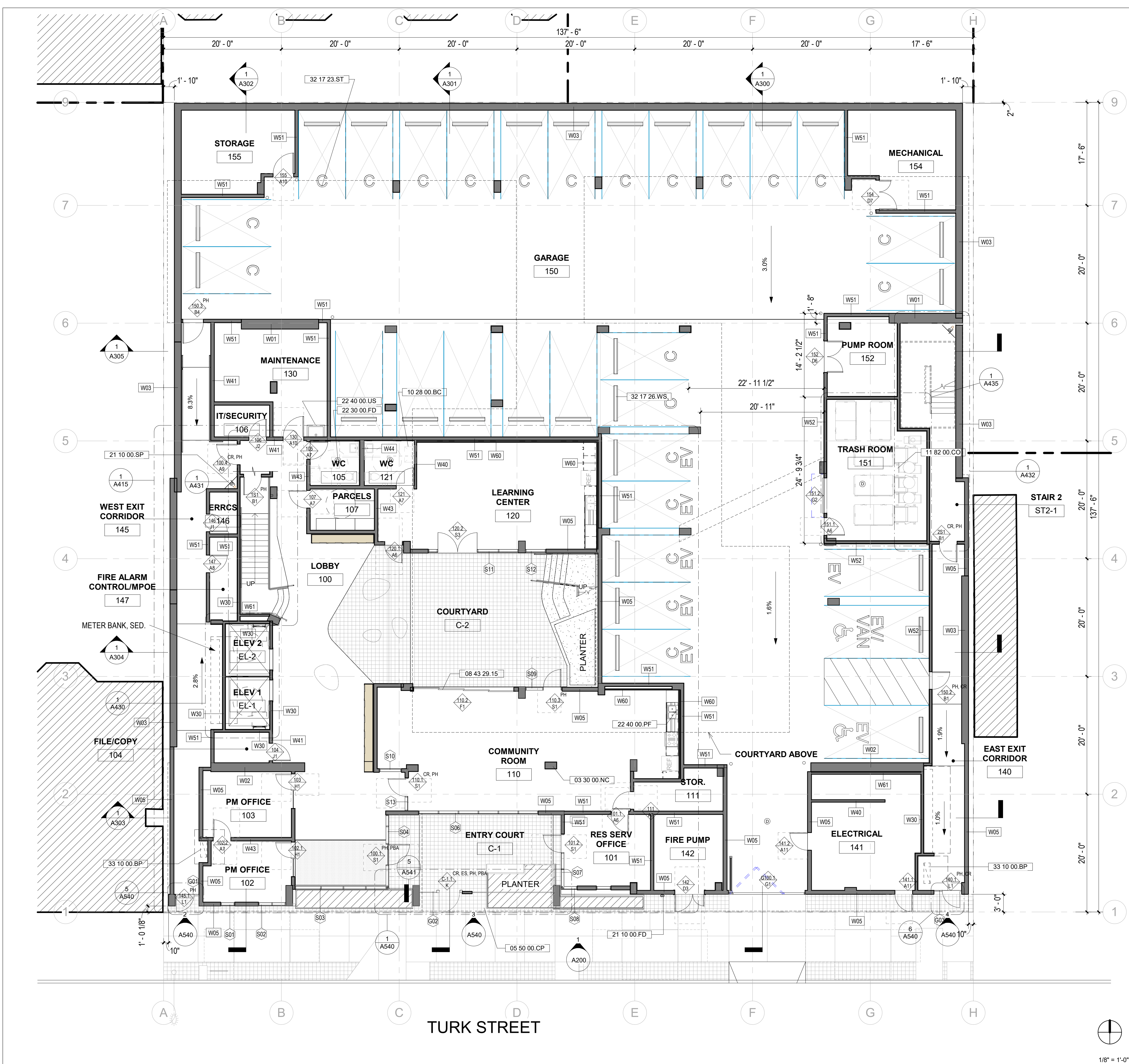
Set Title  
**50% CD PRICING SET**

Drawing Title  
**FLOOR PLAN - LEVEL 1**

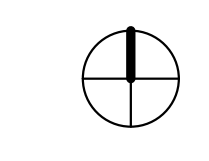
Sheet No.  
**A110**

Date: 11/09/2023  
Project No.: 22116

KEYNOTE LEGEND	
Key Value	Keynote Text
03 30 00.NC	NO CHAMFERS IN CONCRETE, TYP. UON
05 50 00.CP	CORTEN PLANTER
08 43 29.15	ALUMINUM-FRAMED SLIDING STOREFRONT
10 28 00.BC	BABY-CHANGING STATION
11 82 00.CO	TRASH ROOM COMPACTOR
21 10 00.SP	FIRE DEPARTMENT CONNECTION
21 10 00.SP	FIRE SUPPRESSION STANDPIPE
22 30 00.FD	FLOOR DRAIN/AREA DRAIN, SPD
22 40 00.PF	PLUMBING FIXTURE, SPD
22 40 00.US	UTILITY SINK, SPD
32 17 23.ST	STRIPING AND MARKINGS
32 17 26.WS	WHEEL STOP
33 10 00.BP	BACKFLOW PREVENTER, SPD



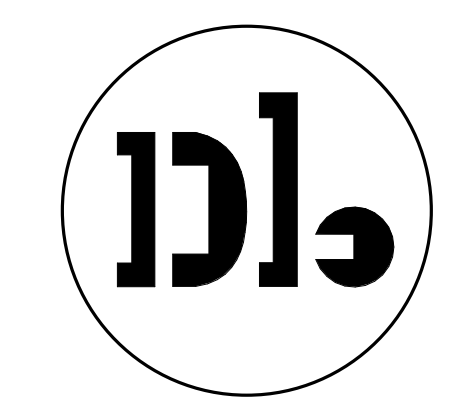
TURK STREET



1/8" = 1'-0"

FLOOR PLAN - LEVEL 1 1

# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp



Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions		
Rev	Description	Date

Set Title

## 50% CD PRICING SET

Drawing Title

## ENLARGED PLAN - LEVEL 1 COMMON AREAS

Sheet No.

# A415

Date: 11/09/2023  
Project No.: 22116

KEYNOTE LEGEND	
Key Value	Keynote Text
03 30 00.CS	CIP CONCRETE STAIR; SSD
05 50 00.CP	CORTEN PLANTER
10 55 00.MS	CUSTOM MAILBOX SURROUND
10 89 00.MS	CUSTOM MAILBOX SURROUND
11 30 00.MO	MICROWAVE OVEN
11 52 00.TV	TELEVISION AND MOUNT BRACKET
21 10 00.FD	FIRE DEPARTMENT CONNECTION
21 10 00.SP	FIRE-SUPPRESSION STANDPIPE
32 33 00.BN	PICNIC TABLES & BENCHES; SLD

Parcel Locker & Mail Area

Lounge Space

Lounge Space

Elevators (2)

Lobby

Total Square footage: 1,153

Lounge Space Square footage: 147

Parcel/Mail Area Square Footage: 220

Property Management Offices (2)

Square Footage: 315 (total)

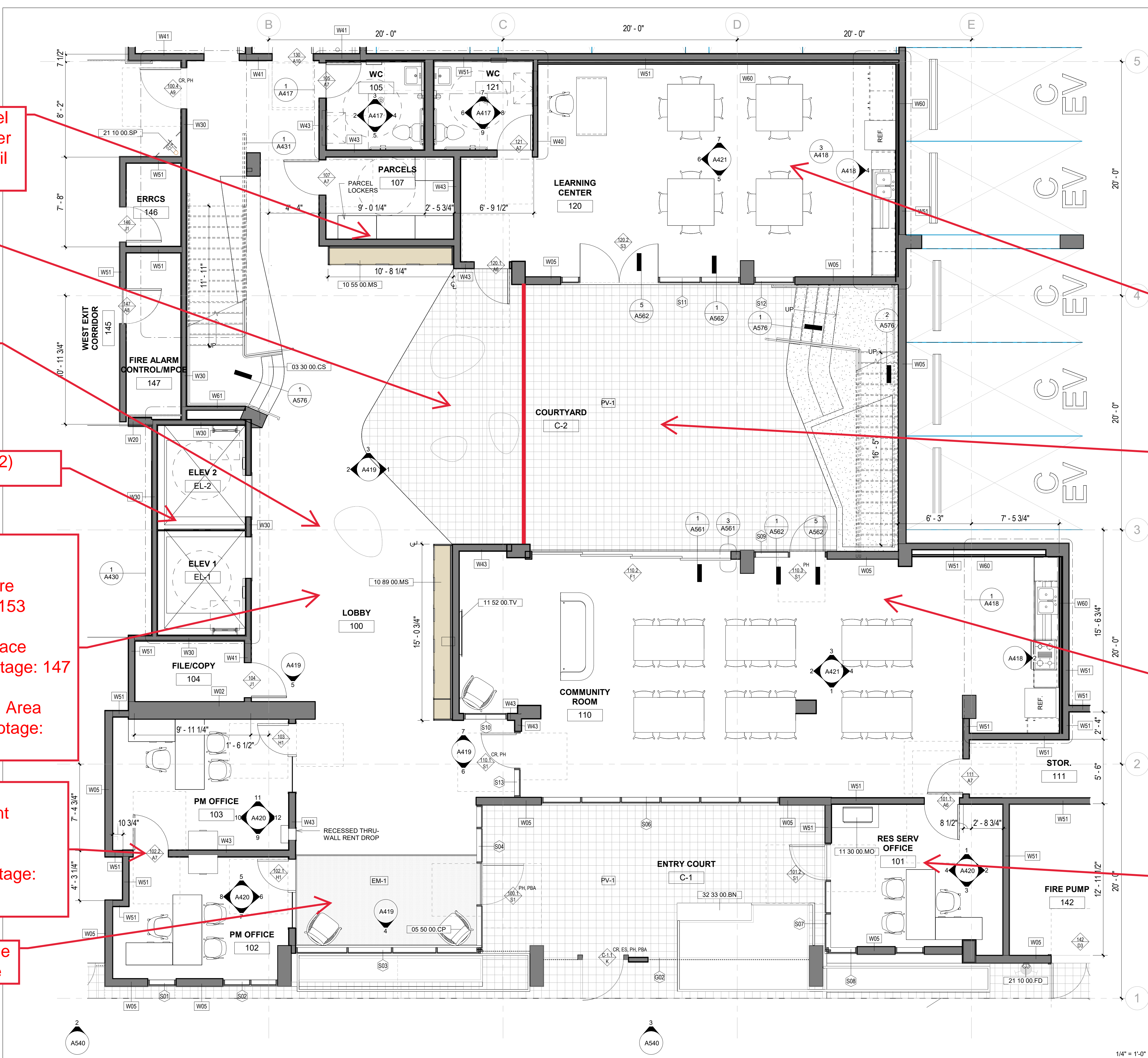
Lounge Space

Learning Center  
Square Footage: 627

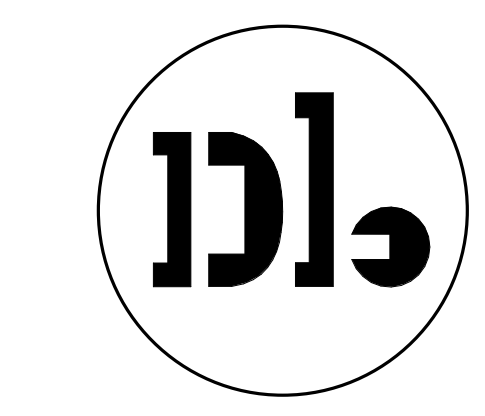
Level 1 Courtyard  
Total Square Footage: 981

Community Room  
Square Footage: 964

Resident Services Office  
Square Footage: 184



# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp



Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions		
Rev	Description	Date

Set Title  
**50% CD PRICING SET**

Drawing Title  
**FLOOR PLAN - LEVEL 2**

Sheet No.  
**A120**

Date: 11/09/2023  
Project No.: 22116

KEYNOTE LEGEND	
Key Value	Keynote Text
05 51 13.CF	STEEL STAIR WITH CONCRETE FILL
10 26 00.PG	PLASTIC CORNER GUARD
21 10 00.SP	FIRE-SUPPRESSION STANDPIPE
22 40 00.PF	PLUMBING FIXTURE: SPD

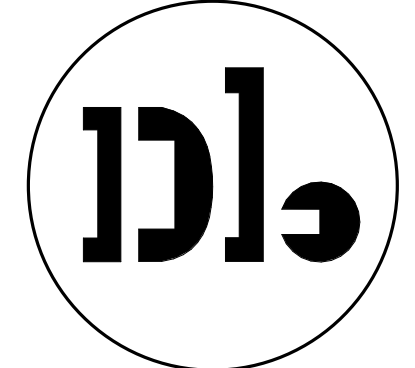
**Level 2 Courtyard**  
**Total Square Footage: 2,157**  
**Play Area Square Footage: 705**

**Bike Room**





# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp

**PROGRESS PRINT**  
DATE PLOTTED:  
**NOT FOR CONSTRUCTION**

Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions		
Rev	Description	Date

Set Title  
**50% CD PRICING SET**

Drawing Title  
**FLOOR PLAN - LEVEL 3**

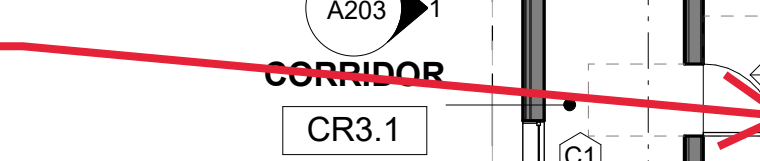
Sheet No.  
**A130**

Date: 11/09/2023  
Project No.: 22116

KEYNOTE LEGEND	
Key Value	Keynote Text
10 26 00.PG	PLASTIC CORNER GUARD

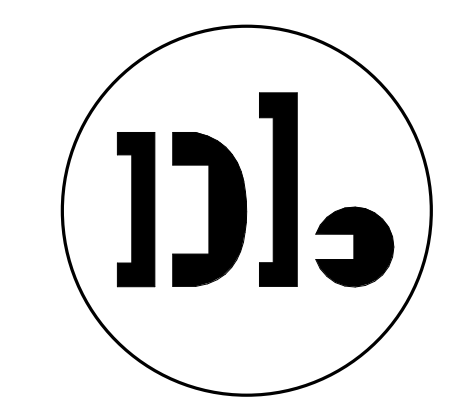


**Bike Room**



1/8" = 1'-0"

# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp

**PROGRESS PRINT**  
DATE PLOTTED:  
**NOT FOR CONSTRUCTION**

Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions	
Rev	Date

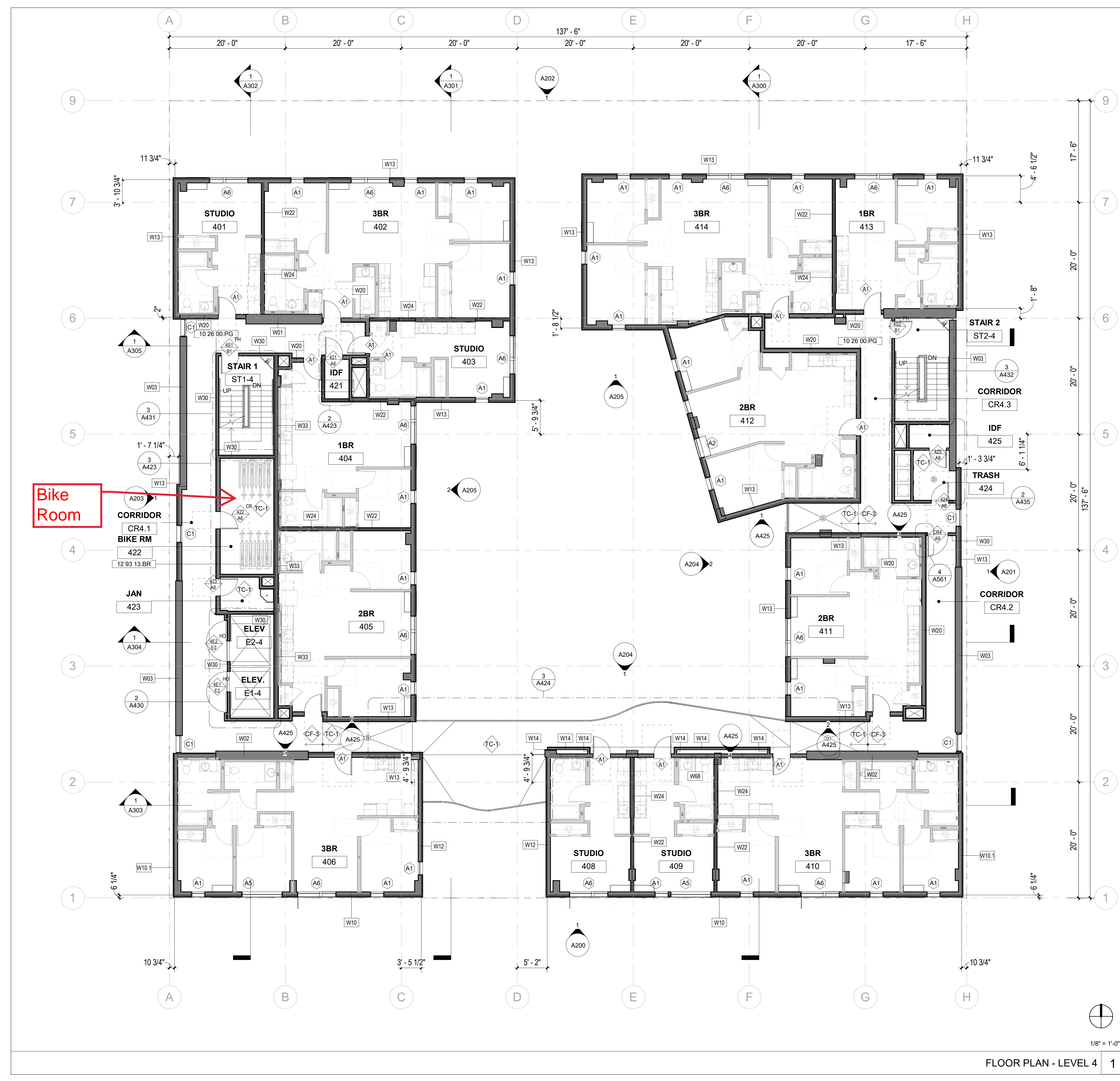
## 50% CD PRICING SET

### FLOOR PLAN - LEVEL 4

Sheet No.  
**A140**

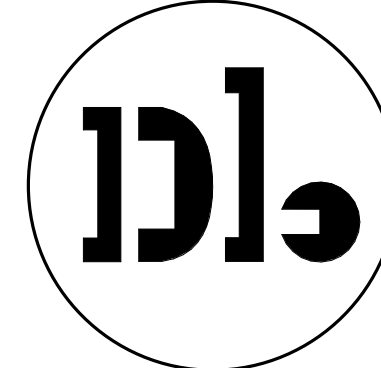
Date: 11/09/2023  
Project No.: 22116

KEYNOTE LEGEND	
Key Value	Keynote Text
10 26 00.PG	PLASTIC CORNER GUARD
12 93 13.BR	BICYCLE RACK SERVING RESIDENTS



1/8" = 1'-0"

# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp

**PROGRESS PRINT**  
DATE PLOTTED:  
**NOT FOR CONSTRUCTION**

Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions	
Rev	Date

Set Title  
**50% CD PRICING SET**

Drawing Title  
**FLOOR PLAN - LEVEL 5**

Sheet No.  
**A150**

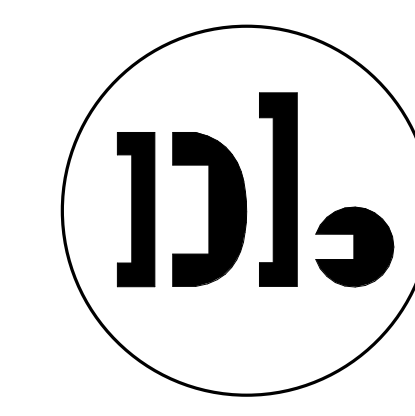
Date: 11/09/2023  
Project No.: 22116

KEYNOTE LEGEND	
Key Value	Keynote Text
10 26 00.PG	PLASTIC CORNER GUARD
12 93 13.BR	BICYCLE RACK SERVING RESIDENTS



1/8" = 1'-0"

# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp

**PROGRESS PRINT**  
DATE PLOTTED:  
**NOT FOR CONSTRUCTION**

Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions		
Rev	Description	Date

## 50% CD PRICING SET

### FLOOR PLAN - LEVEL 6

Sheet No.  
**A160**

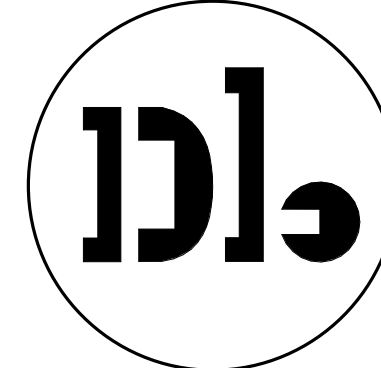
Date: 11/09/2023  
Project No.: 22116

KEYNOTE LEGEND	
Key Value	Keynote Text
10 26 00.PG	PLASTIC CORNER GUARD



1/8" = 1'-0"

# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp

**PROGRESS PRINT**  
DATE PLOTTED:  
**NOT FOR CONSTRUCTION**

Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions	
Rev	Date

## 50% CD PRICING SET

### FLOOR PLAN - LEVEL 7

Sheet No.  
**A170**

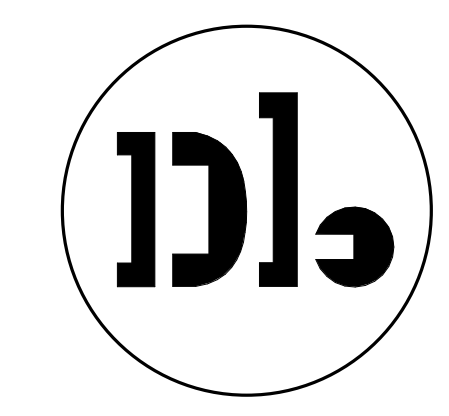
Date: 11/09/2023  
Project No.: 22116

KEYNOTE LEGEND	
Key Value	Keynote Text
05 52 00.SP	STEEL BAR PICKET RAILING



1/8" = 1'-0"

# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp

**PROGRESS PRINT**  
DATE PLOTTED:  
**NOT FOR CONSTRUCTION**

Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions	
Rev	Date

Set Title

## 50% CD PRICING SET

Drawing Title

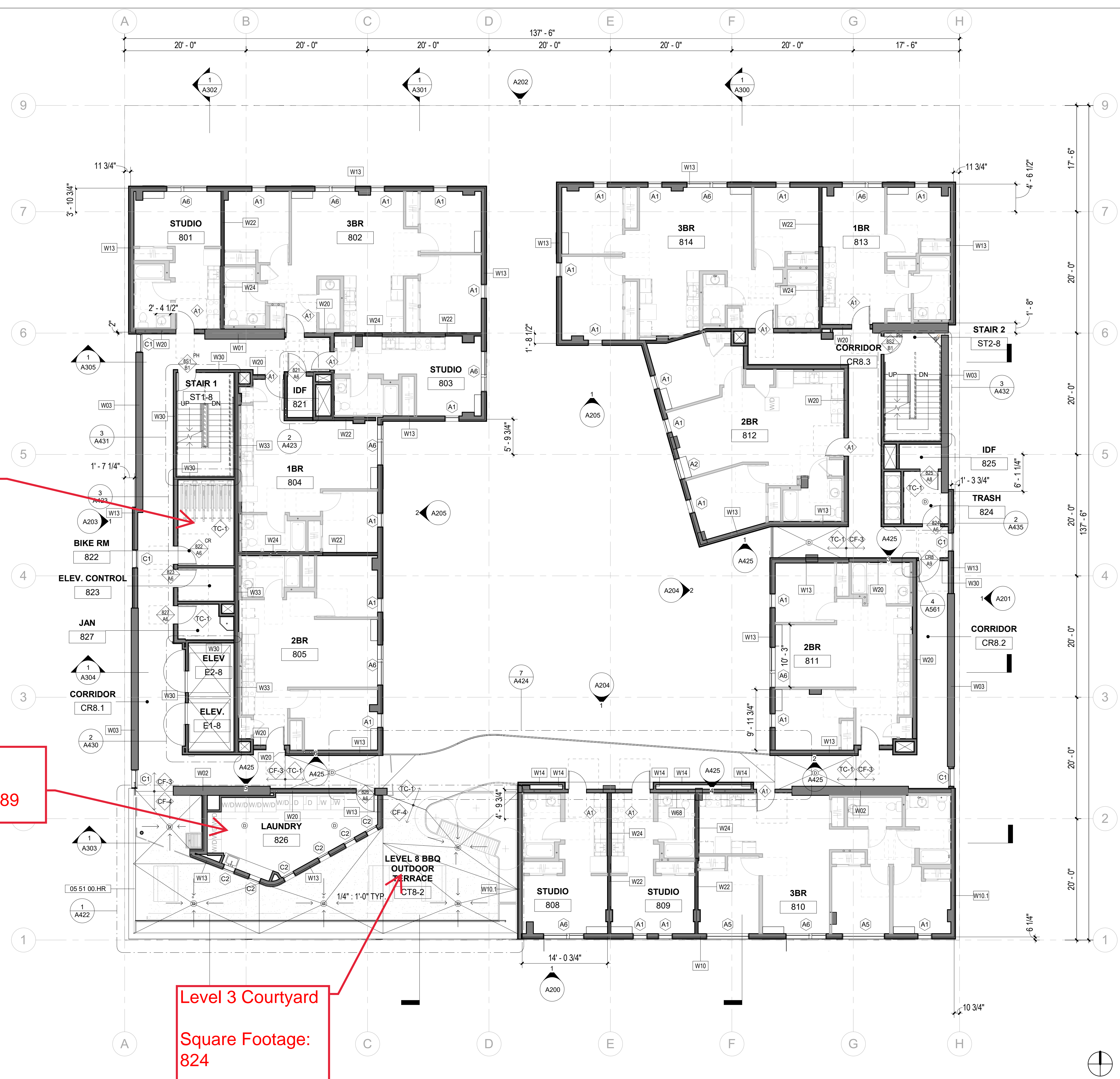
### FLOOR PLAN - LEVEL 8

Sheet No.

# A180

Date: 11/09/2023  
Project No.: 22116

KEYNOTE LEGEND	
Key Value	Keynote Text
05 51 00.HR	HANDRAIL



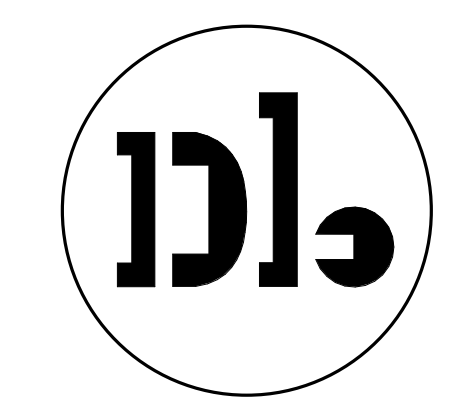
Bike Room

Laundry Room  
Square Footage: 289

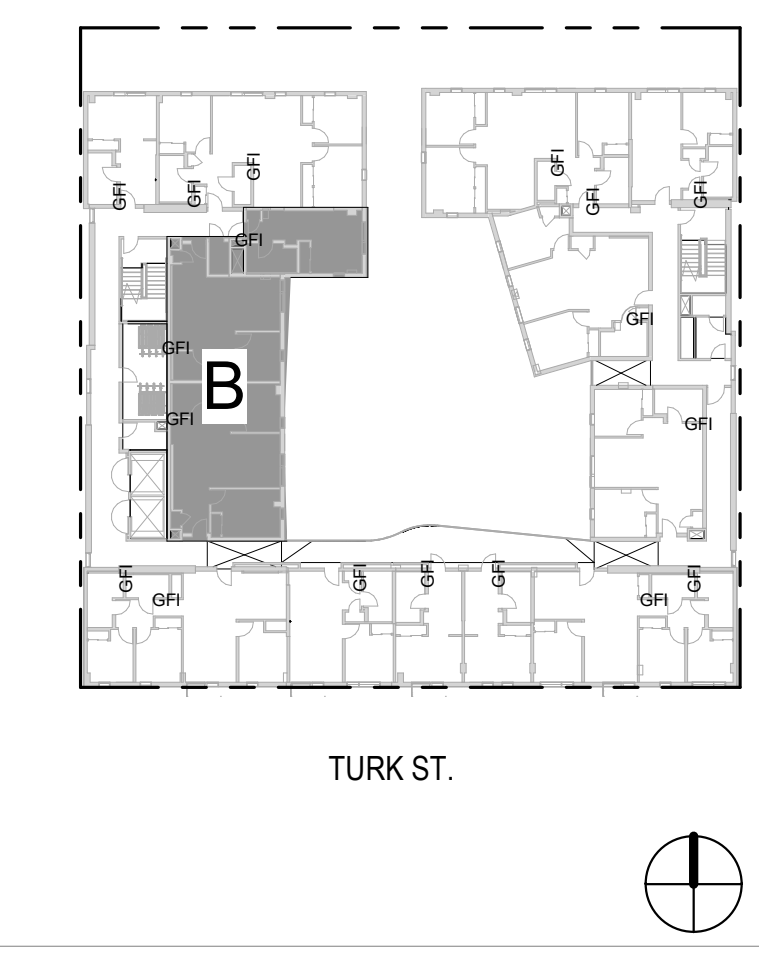
Level 3 Courtyard  
Square Footage: 824

1/8" = 1'-0"

# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700



UNIT SCHEDULE - SECTOR B				
Number	Name	Accessibility	Kitchen Type	Bathroom Type
ADAPTABLE	TYPE 1		TYPE 1	TYPE A
COMMUNIC	TYPE 2		TYPE 2	TYPE A
ATION UNIT				
ADAPTABLE	TYPE 2		TYPE B	
MOBILITY	TYPE 1		TYPE A	
ADAPTABLE	TYPE 2		TYPE A	
ADAPTABLE	TYPE 2		TYPE B	

**Smallest Studio Unit  
Square Footage: 317**

**Average Square Footage:  
319**

Number	Name	Accessibility	Kitchen Type	Bathroom Type
403	STUDIO	COMMUNIC	TYPE 1	TYPE A
404	1BR	ADAPTABLE	TYPE 2	TYPE A
405	2BR	ADAPTABLE	TYPE 2	TYPE B
LEVEL 5				
503	STUDIO	ADAPTABLE	TYPE 1	TYPE A
504	1BR	MOBILITY	TYPE 2	TYPE A
505	2BR	ADAPTABLE	TYPE 2	TYPE B
LEVEL 6				
603	STUDIO	ADAPTABLE	TYPE 1	TYPE A
604	1BR	ADAPTABLE	TYPE 2	TYPE A
605	2BR	ADAPTABLE	TYPE 2	TYPE B
LEVEL 7				
703	STUDIO	ADAPTABLE	TYPE 1	TYPE A
704	1BR	ADAPTABLE	TYPE 2	TYPE A
705	2BR	MOBILITY	TYPE 2	TYPE B
LEVEL 8				
803	STUDIO	ADAPTABLE	TYPE 1	TYPE A
804	1BR	ADAPTABLE	TYPE 2	TYPE A
805	2BR	COMMUNIC	TYPE 2	TYPE B
		ATION UNIT		

License Stamp



Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions		
Rev	Description	Date

KEYNOTE LEGEND	
Key Value	Keynote Text
08 91 19.PT	PTAC VENT; SMD

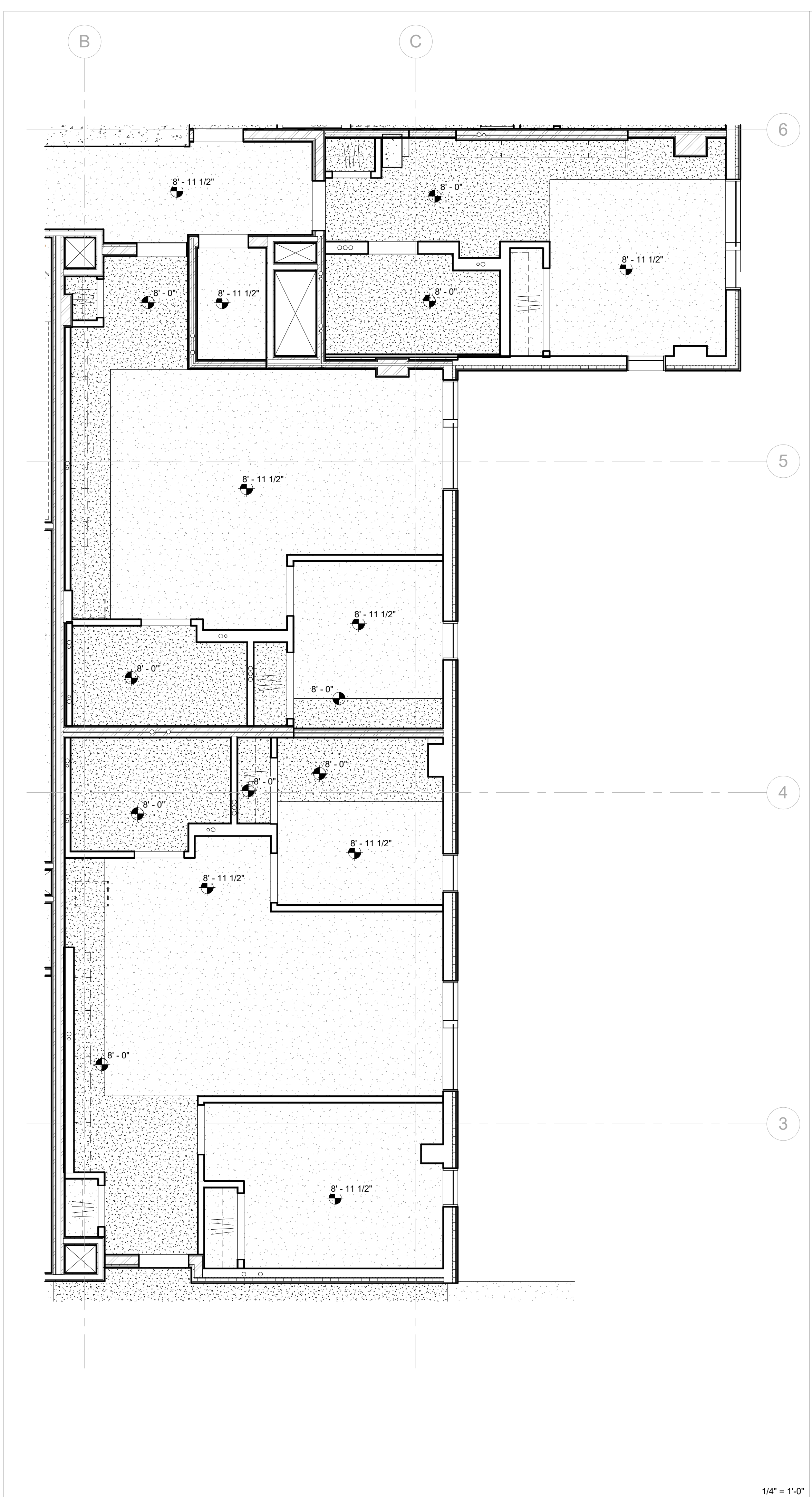
- LEVEL LANDING AND DOOR ACCESSIBILITY MANEUVERING CLEARANCES, SEE
- 60" DIAMETER TURNING CIRCLE
- 30" X 48" MANEUVERING CLEARANCE
- FIRE EXTINGUISHER CABINET

Set Title  
**50% CD PRICING SET**

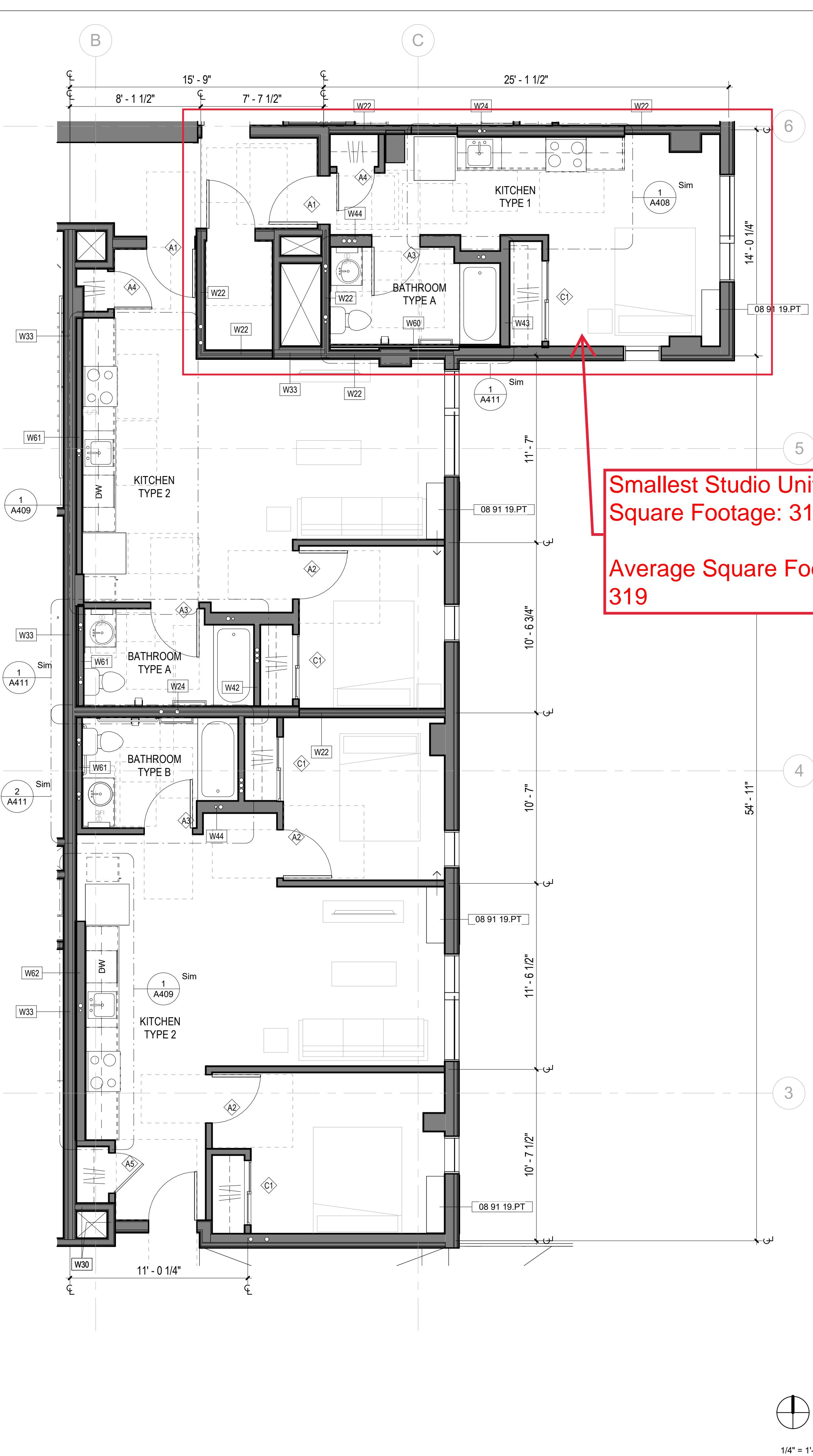
Drawing Title  
**ENLARGED UNIT PLAN - SECTOR B**

Sheet No.  
**A401**

Date: 11/09/2023  
Project No.: 22116



ENLARGED RCP - SECTOR B 3

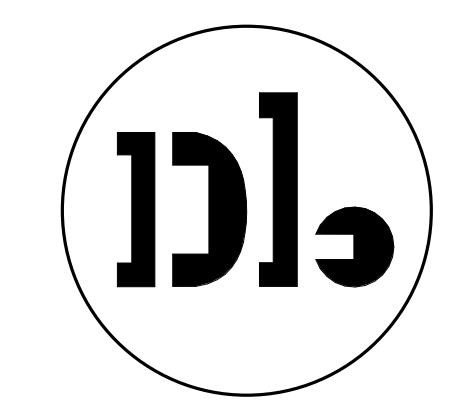


ENLARGED UNIT PLAN - SECTOR B 1

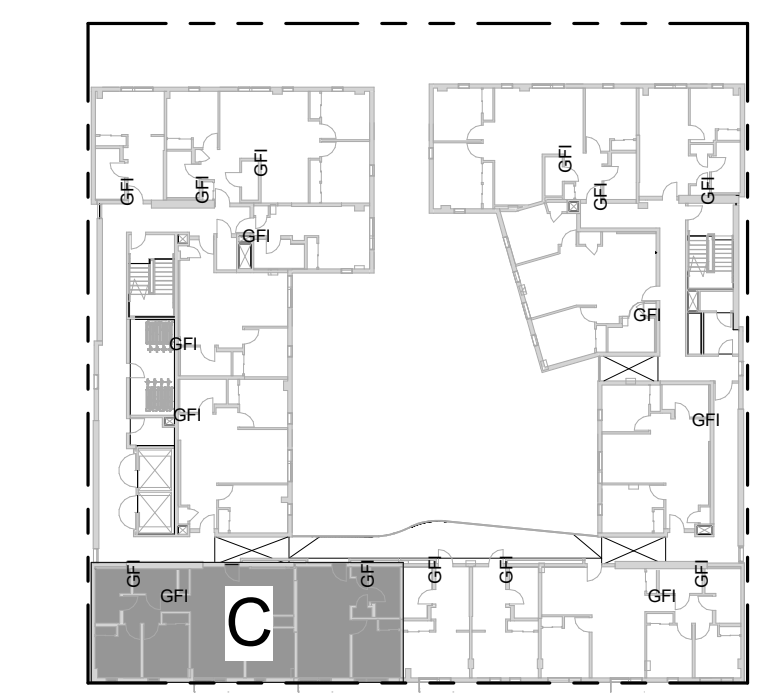
1/4" = 1'-0"

1/4" = 1'-0"

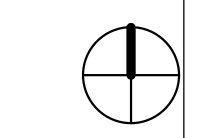
# 850 TURK ST



David Baker Architects  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700



TURK ST.



UNIT SCHEDULE - SECTOR C					
Number	Name	Accessibility	Kitchen Type	Bathroom Type	Add. Bathroom Type
LEVEL 2					
206	3BR	ADAPTABLE	TYPE 3	TYPE D	TYPE C
LEVEL 3					
306	3BR	ADAPTABLE	TYPE 3	TYPE D	TYPE C
LEVEL 4					
406	3BR	ADAPTABLE	TYPE 3	TYPE D	TYPE C
LEVEL 5					
506	3BR	ADAPTABLE	TYPE 3	TYPE D	TYPE C
LEVEL 6					
606	3BR	COMMUNICATION UNIT	TYPE 3	TYPE D	TYPE C
607	1BR	MOBILITY	TYPE 1A	TYPE A	
LEVEL 7					
706	3BR	ADAPTABLE	TYPE 3	TYPE D	TYPE C
707	1BR	ADAPTABLE	TYPE 1A	TYPE A	

License Stamp



Issuances		
Description	Date	
75% SD PRICING	11/08/2022	
SITE PERMIT	12/01/2022	
100% SD/CONCRETE BID	01/06/2023	
50% DD	3/10/2023	
SITE PERMIT - REV. 1	4/4/2023	
100% DD PRICING	5/15/2023	
50% CD PRICING	11/09/2023	

Revisions		
Rev	Description	Date

Set Title

## 50% CD PRICING SET

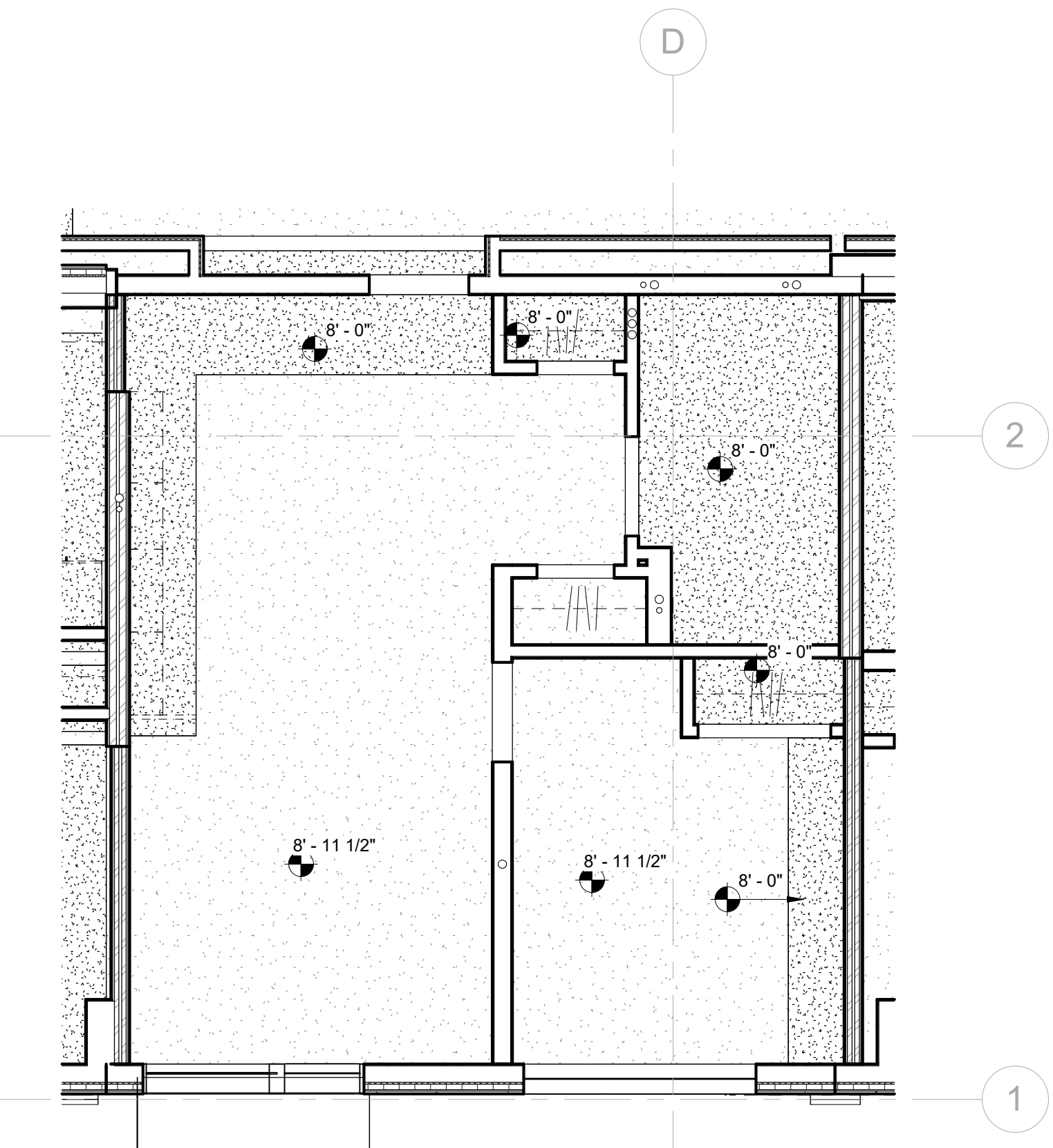
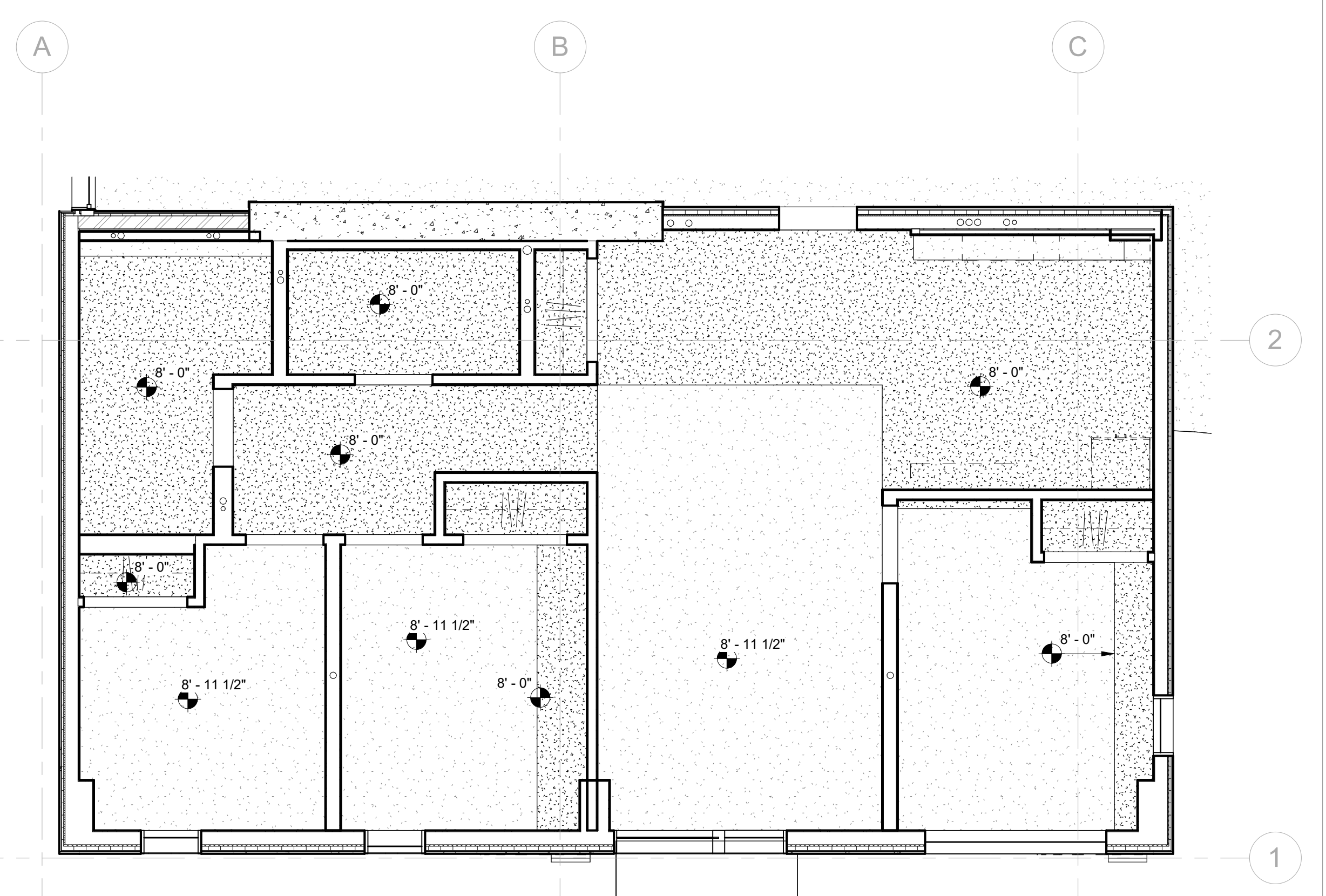
Drawing Title

### ENLARGED UNIT PLAN - SECTOR C

Sheet No.

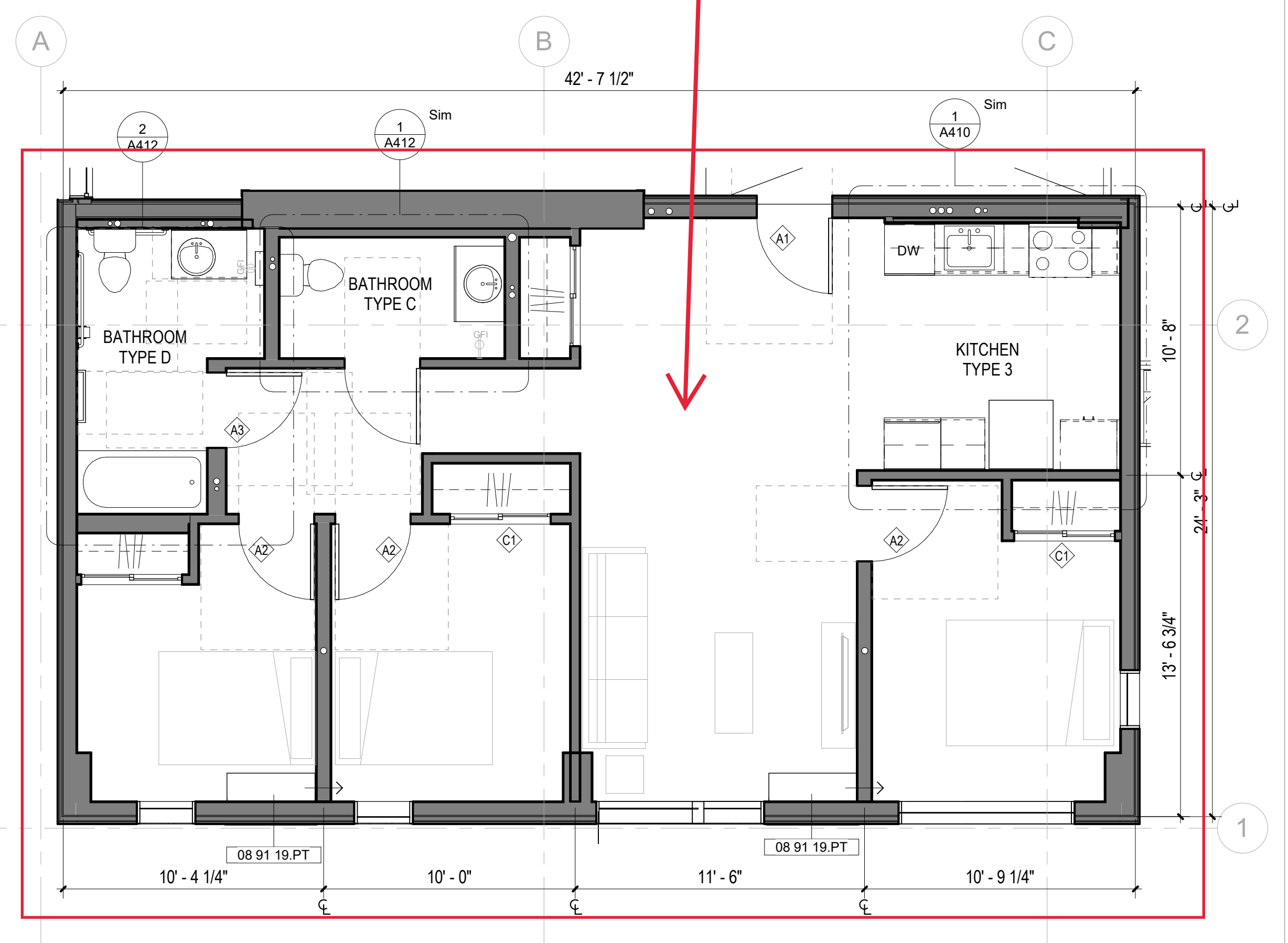
# A403

Date: 11/09/2023  
Project No.: 22116

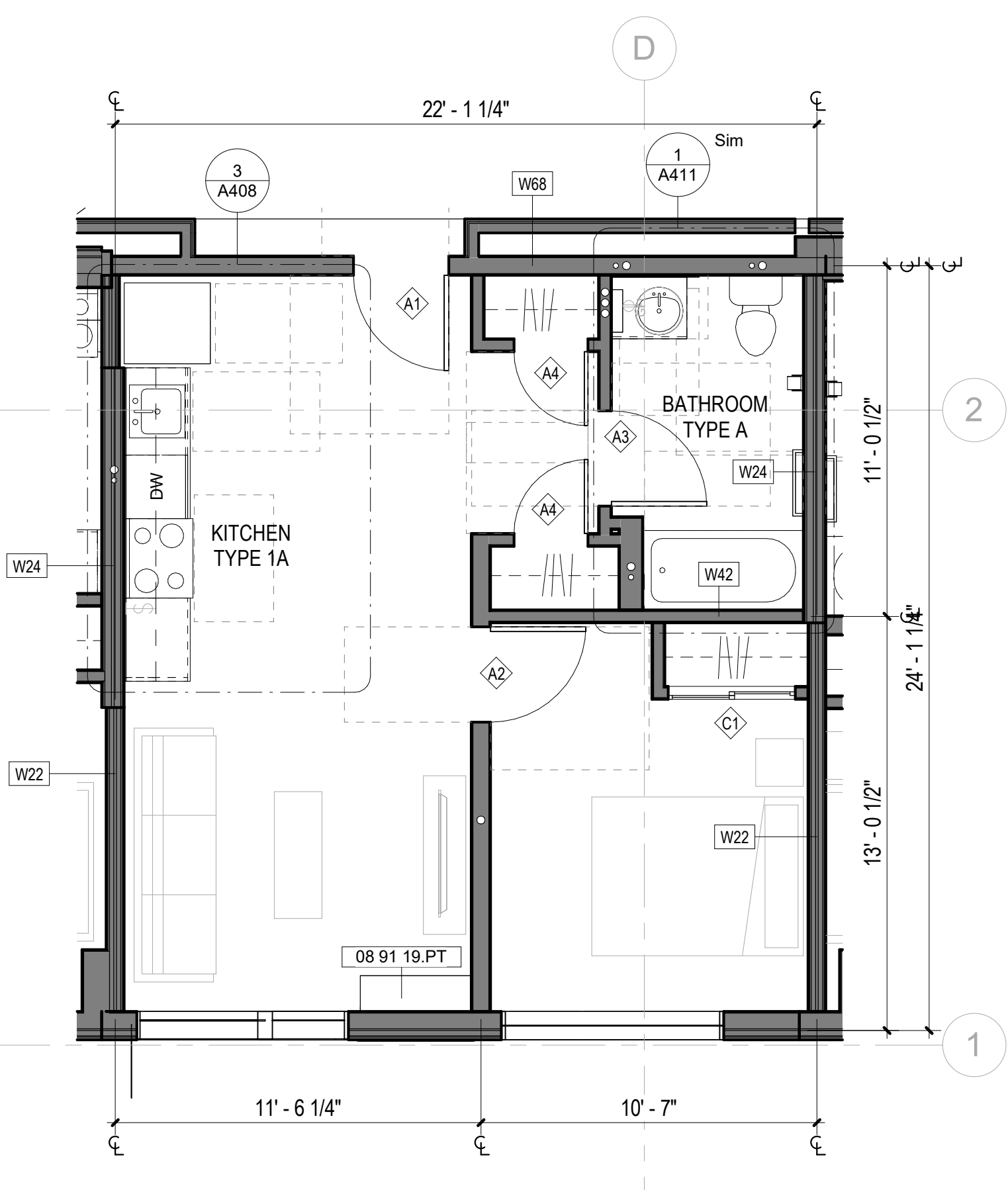


ENLARGED RCP - SECTOR C AT 6TH FLOOR 2

Smallest 3-Bed Unit Square Footage: 954  
Average Square Footage: 954



ENLARGED UNIT PLAN - SECTOR C 3



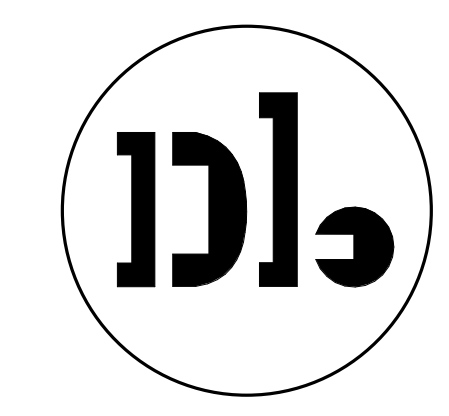
ENLARGED UNIT PLAN - SECTOR C AT 6TH FLOOR 1

KEYNOTE LEGEND	
Key Value	Keynote Text
08 91 19.PT	PTAC VENT: SMD

- LEVEL LANDING AND DOOR ACCESSIBILITY MANEUVERING CLEARANCES, SEE
- 60" DIAMETER TURNING CIRCLE
- 30" X 48" MANEUVERING CLEARANCE
- FEC FIRE EXTINGUISHER CABINET



# 850 TURK ST



**David Baker Architects**  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700

License Stamp



Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

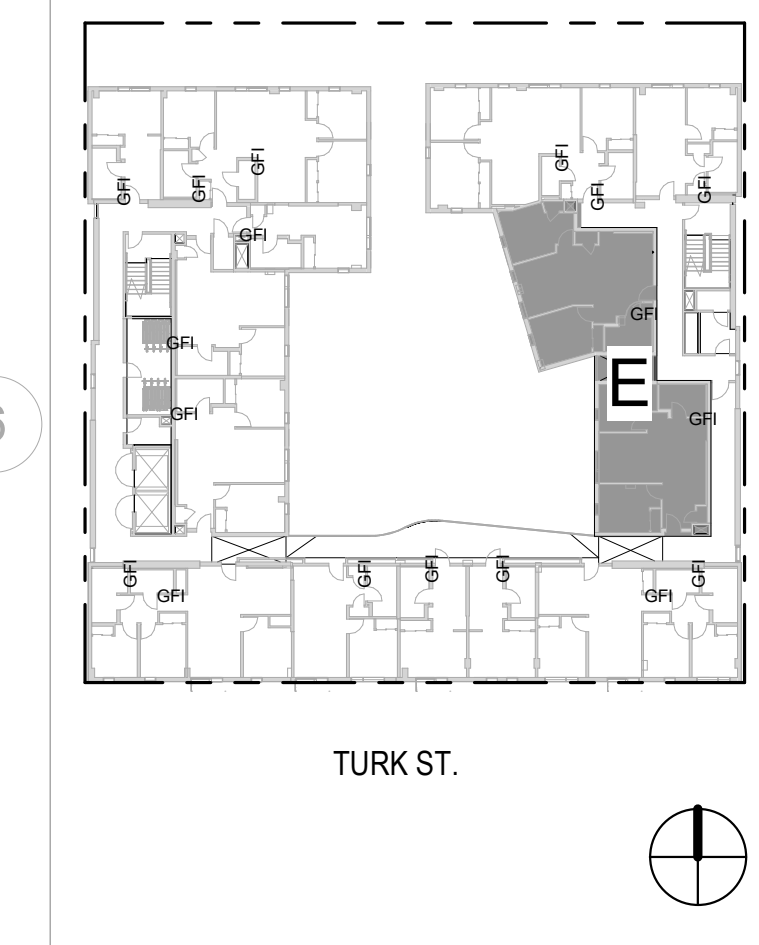
Revisions		
Rev	Description	Date

Set Title  
**50% CD PRICING SET**

Drawing Title  
**ENLARGED UNIT PLAN - SECTOR E**

Sheet No.  
**A405**

Date: 11/09/2023  
Project No.: 22116

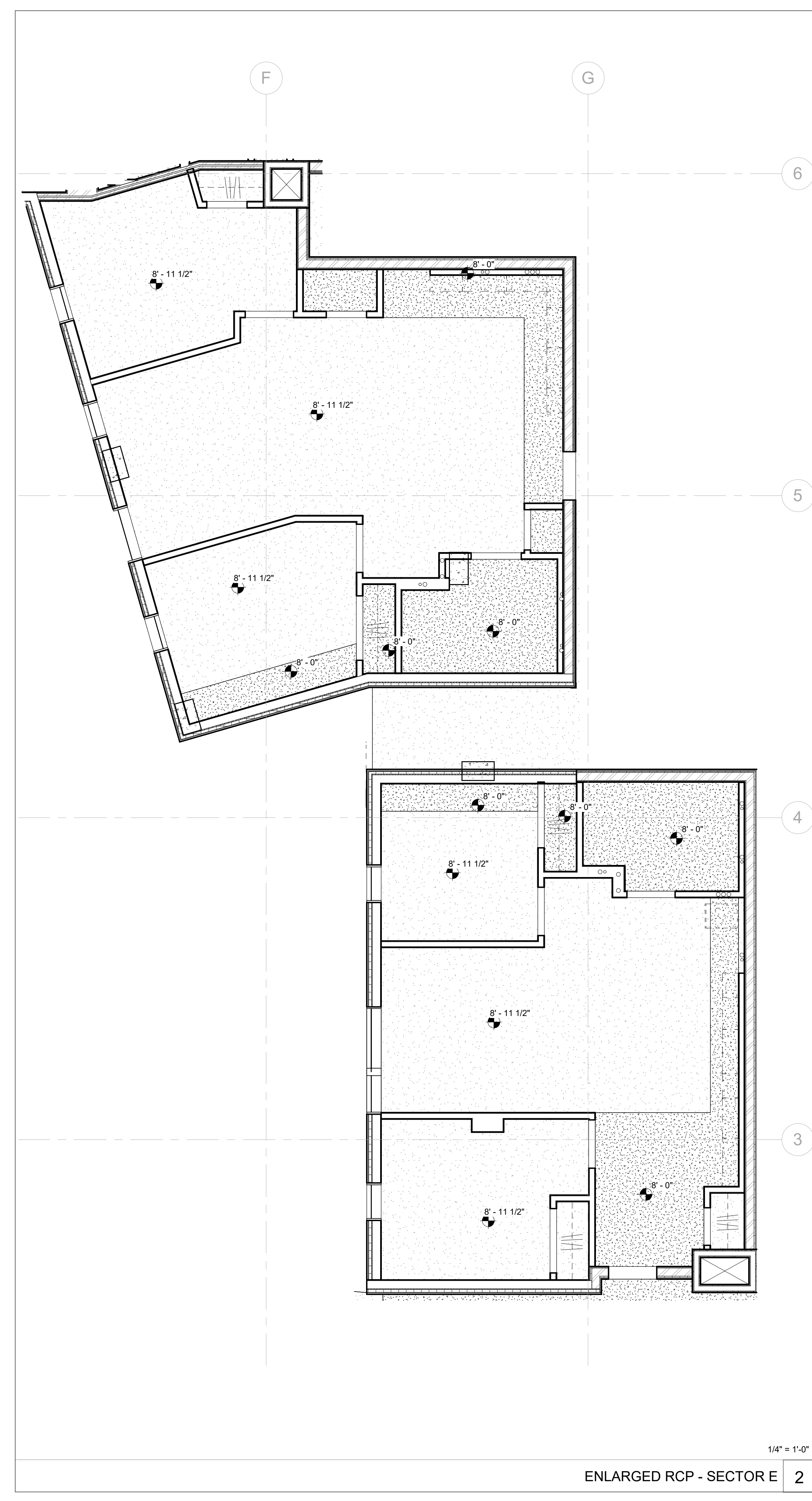


UNIT SCHEDULE - SECTOR E				
Number	Name	Accessibility	Kitchen Type	Bathroom Type

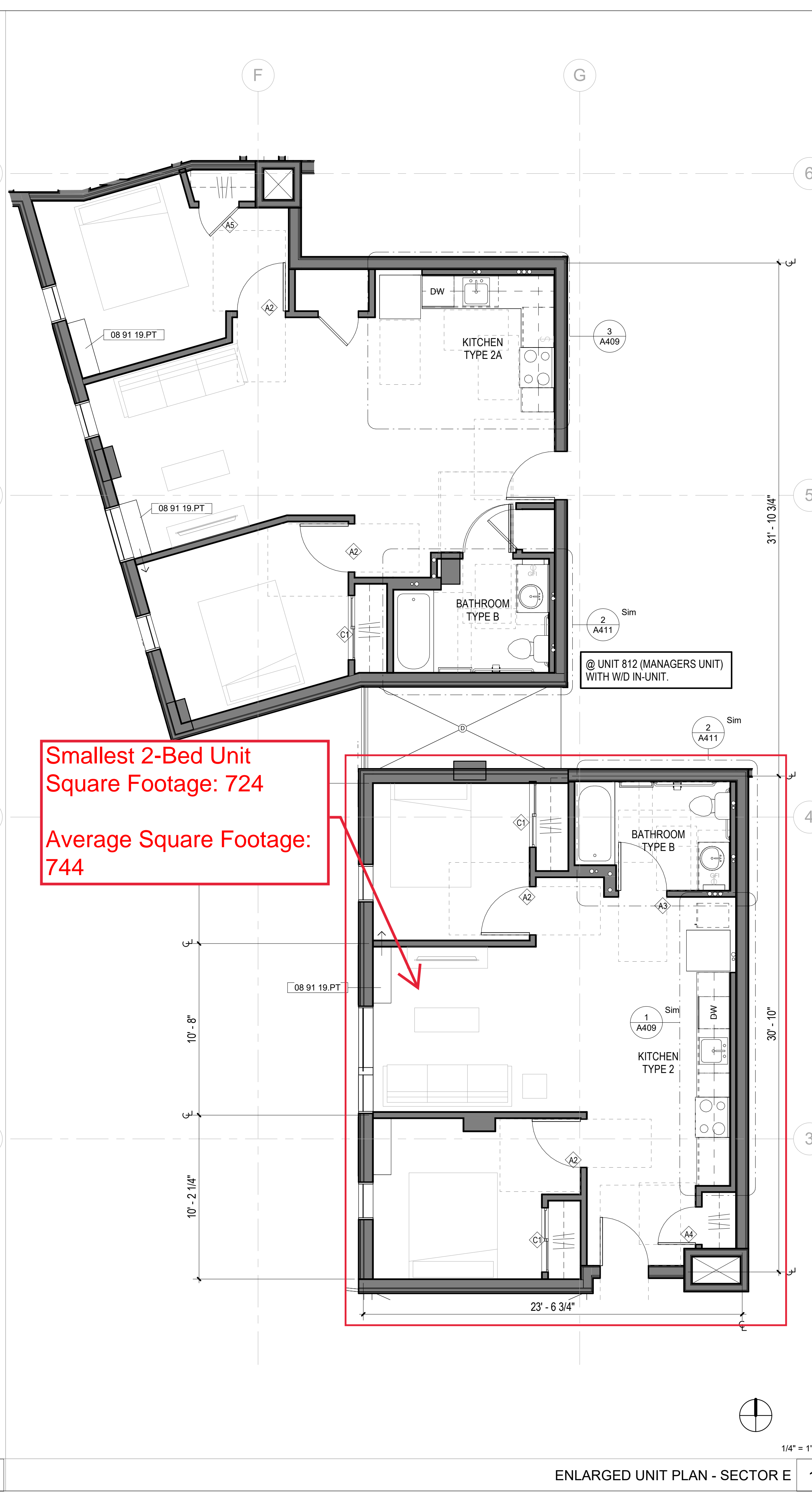
<b>LEVEL 2</b>				
211	2BR	ADAPTABLE	TYPE 2	TYPE B
212	2BR	ADAPTABLE	TYPE 2A	TYPE B
<b>LEVEL 3</b>				
311	2BR	COMMUNICATION UNIT	TYPE 2	TYPE B
312	2BR	ADAPTABLE	TYPE 2A	TYPE B
<b>LEVEL 4</b>				
411	2BR	ADAPTABLE	TYPE 2	TYPE B
412	2BR	ADAPTABLE	TYPE 2A	TYPE B
<b>LEVEL 5</b>				
511	2BR	ADAPTABLE	TYPE 2	TYPE B
512	2BR	ADAPTABLE	TYPE 2A	TYPE B
<b>LEVEL 6</b>				
611	2BR	ADAPTABLE	TYPE 2	TYPE B
612	2BR	MOBILITY	TYPE 2A	TYPE B
<b>LEVEL 7</b>				
711	2BR	ADAPTABLE	TYPE 2	TYPE B
712	2BR	MOBILITY	TYPE 2A	TYPE B
<b>LEVEL 8</b>				
811	2BR	ADAPTABLE	TYPE 2	TYPE B
812	2BR	ADAPTABLE	TYPE 2A	TYPE B

KEYNOTE LEGEND	
Key Value	Keynote Text
08 91 19.PT	PTAC VENT; SMD

- LEVEL LANDING AND DOOR ACCESSIBILITY MANEUVERING CLEARANCES, SEE
- 60" DIAMETER TURNING CIRCLE
- 30" X 48" MANEUVERING CLEARANCE
- FEC** FIRE EXTINGUISHER CABINET



ENLARGED RCP - SECTOR E 2



ENLARGED UNIT PLAN - SECTOR E 1

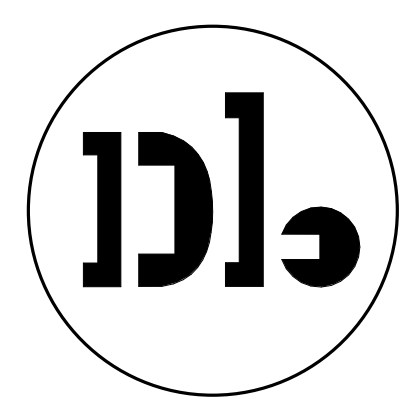
**Smallest 2-Bed Unit  
Square Footage: 724**

**Average Square Footage:  
744**

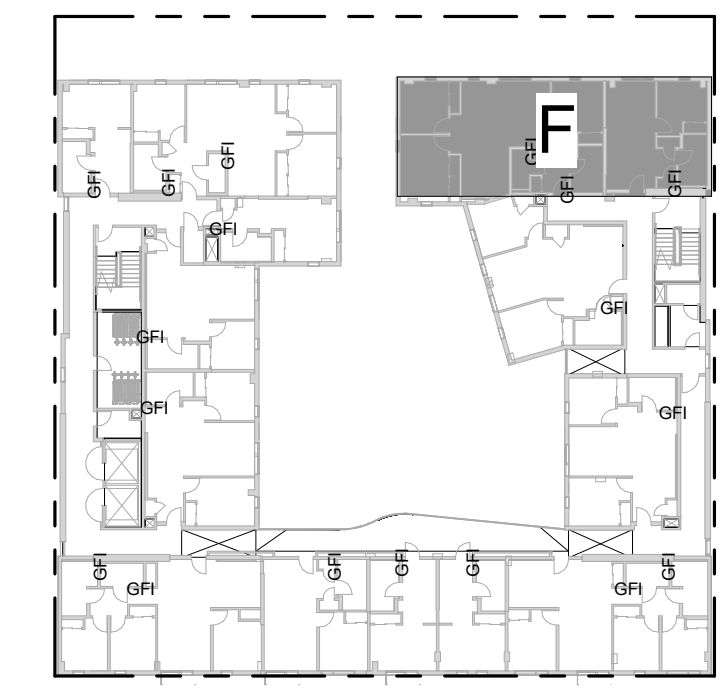
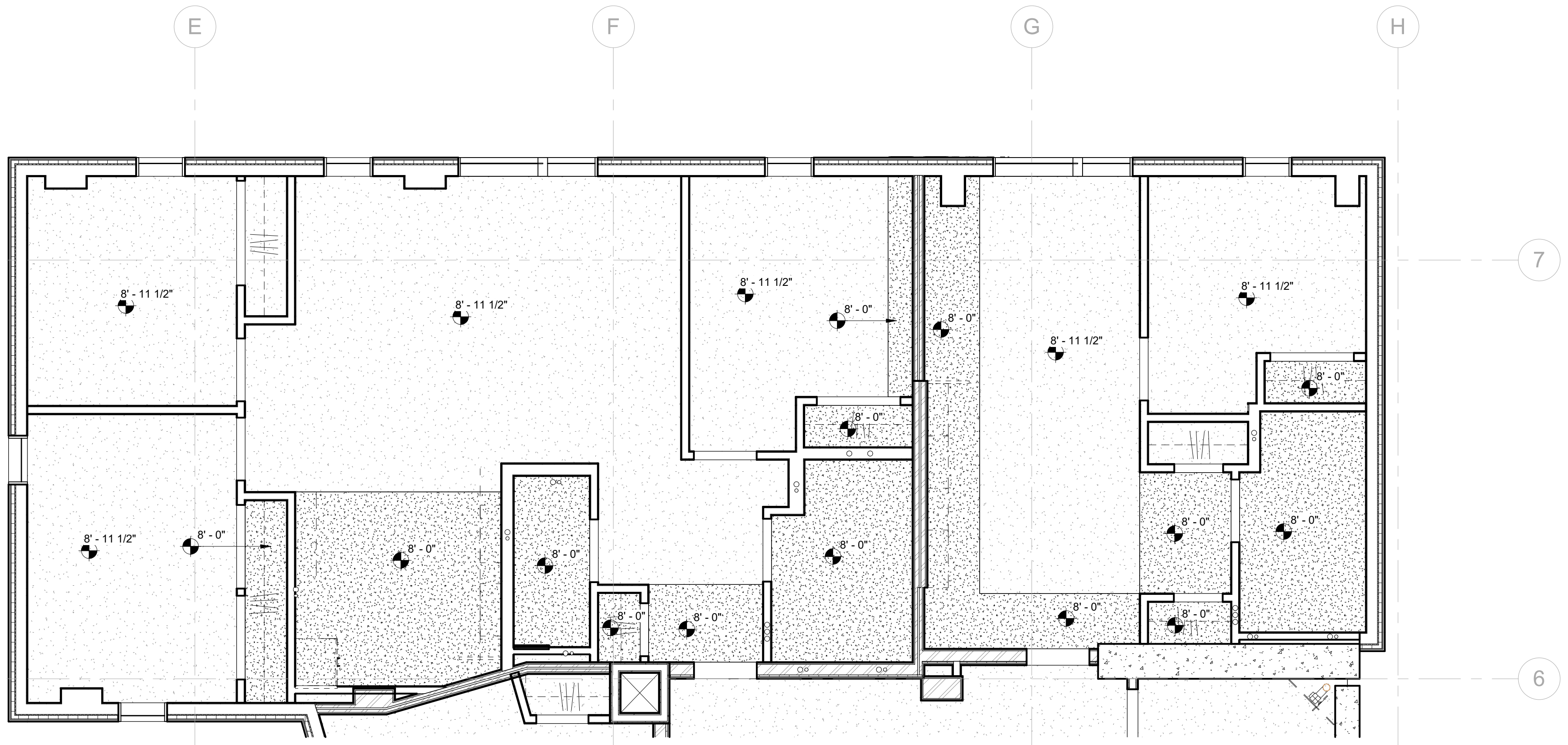
1/4" = 1'-0"

1/4" = 1'-0"

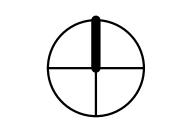
# 850 TURK ST



**David Baker Architects**  
dbarchitect.com  
461 Second St, Loft c127  
San Francisco, CA 94107  
415.896.6700



TURK ST.



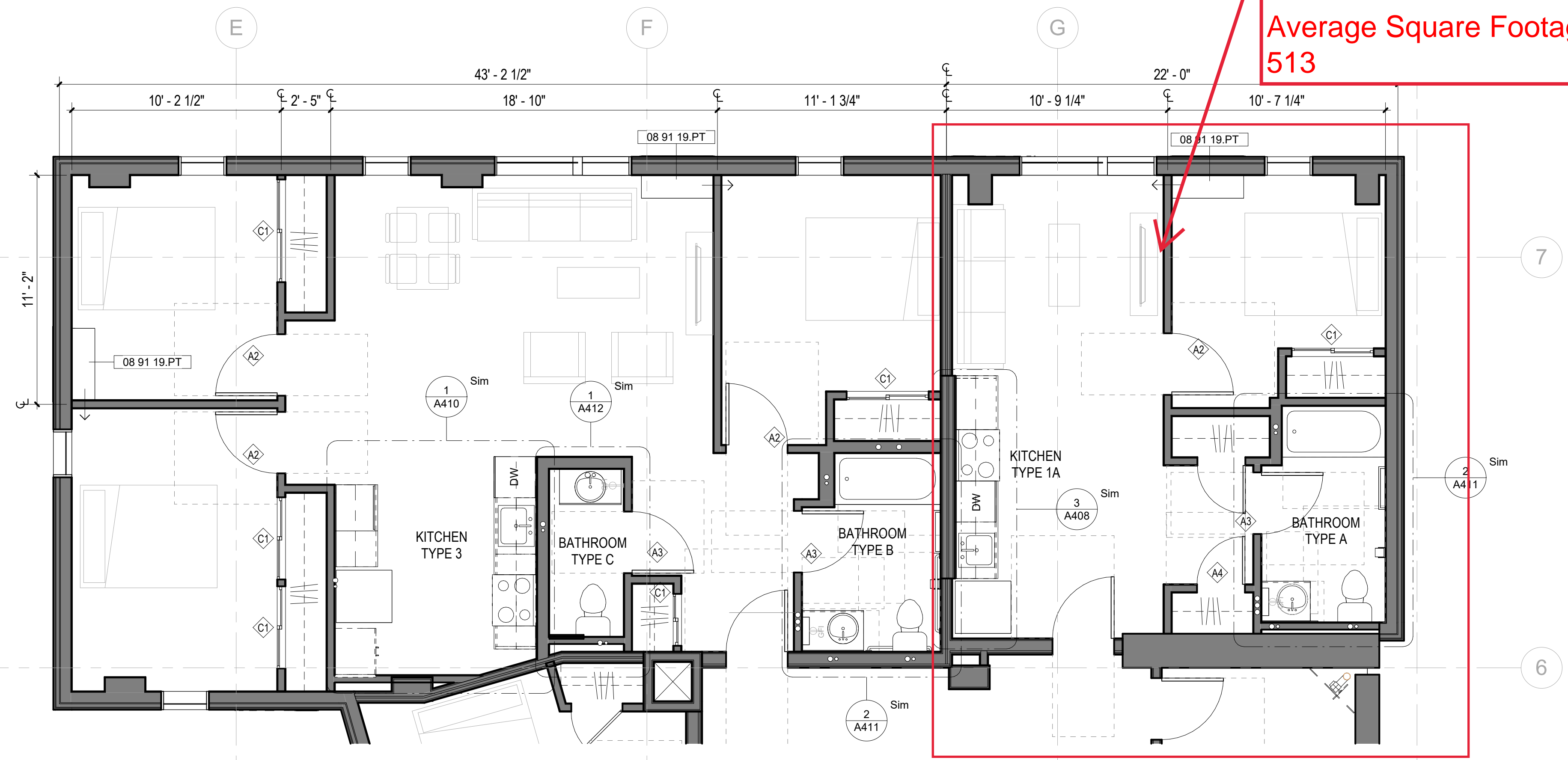
### UNIT SCHEDULE - SECTOR F

Number	Name	Accessibility	Kitchen Type	Bathroom Type	Add. Bathroom Type
LEVEL 2					
213	1BR	ADAPTABLE	TYPE 1A	TYPE A	
214	3BR	ADAPTABLE	TYPE 3	TYPE B	TYPE C
LEVEL 3					
313	1BR	ADAPTABLE	TYPE 1A	TYPE A	
314	3BR	MOBILITY	TYPE 3	TYPE B	TYPE C
LEVEL 4					
413	1BR	MOBILITY	TYPE 1A	TYPE A	
414	3BR	ADAPTABLE	TYPE 3	TYPE B	TYPE C
LEVEL 5					
513	1BR	ADAPTABLE	TYPE 1A	TYPE A	
514	3BR	ADAPTABLE	TYPE 3	TYPE B	TYPE C
LEVEL 6					
613	1BR	ADAPTABLE	TYPE 1A	TYPE A	
614	3BR	ADAPTABLE	TYPE 3	TYPE B	TYPE C
LEVEL 7					
713	1BR	ADAPTABLE	TYPE 1A	TYPE A	
714	3BR	COMMUNICATION UNIT	TYPE 3	TYPE B	TYPE C
LEVEL 8					
813	1BR	COMMUNICATION UNIT	TYPE 1A	TYPE A	
814	3BR	MOBILITY	TYPE 3	TYPE B	TYPE C

License Stamp



**Smallest 1-bed Unit Square Footage: 473**  
**Average Square Footage: 513**



KEYNOTE LEGEND	
Key Value	Keynote Text
08 91 19.PT	PTAC VENT; SMD

- LEVEL LANDING AND DOOR ACCESSIBILITY MANEUVERING CLEARANCES, SEE
- 60° DIAMETER TURNING CIRCLE
- 30" X 48" MANEUVERING CLEARANCE
- FIRE EXTINGUISHER CABINET

Issuances	
Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions	
Rev	Description

Set Title  
**50% CD PRICING SET**

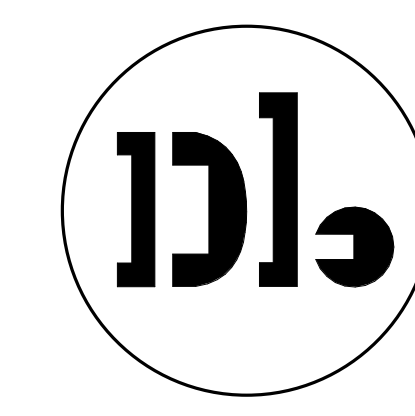
Drawing Title  
**ENLARGED UNIT PLAN - SECTOR F**

Sheet No.  
**A407**

Date: 11/09/2023  
Project No.: 22116

1/4" = 1'-0"

# 850 TURK ST



**David Baker Architects**  
 dbarchitect.com  
 461 Second St, Loft c127  
 San Francisco, CA 94107  
 415.896.6700

License Stamp



1/8" = 1'-0"

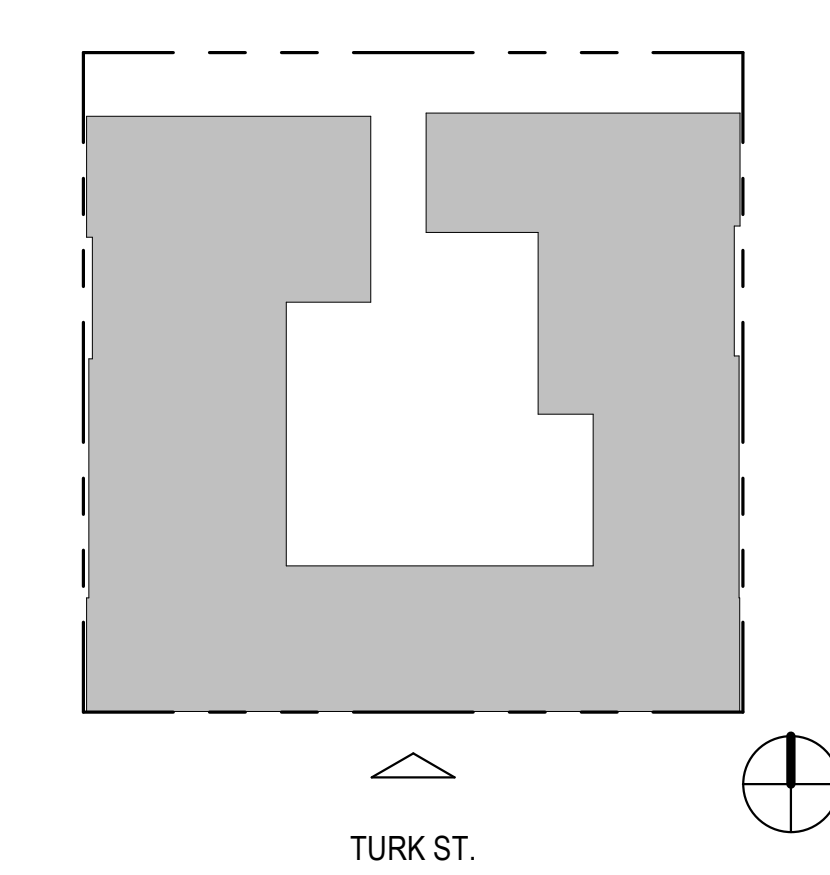
ELEVATION - SOUTH 1

KEYNOTE LEGEND	
Key Value	Keynote Text
03 30 00.TI	FIBERGLASS TIE; SSD
05 52 00.SP	STEEL BAR PICKET RAILING
05 52 13.MF	METAL FENCE AND ENTRY GATE
08 91 19.EX	EXHAUST VENT; SMD
08 91 19.FL	FIXED LOUVER; SMD
10 71 13.SU	SUNSHADE
21 10 00.FD	FIRE DEPARTMENT CONNECTION

EXTERIOR MATERIAL LEGEND	
	EXPOSED CONCRETE
	TEXTURED CONCRETE FINISH
	FIBER CEMENT PANEL W/ VENT FOR PTAC
	RANDOM BATTEN SIDING W/ VENT FOR PTAC
	METAL LOUVER
	MODIFIED WOOD SIDING
	STUCCO



3D VIEW - TURK ST



KEY PLAN

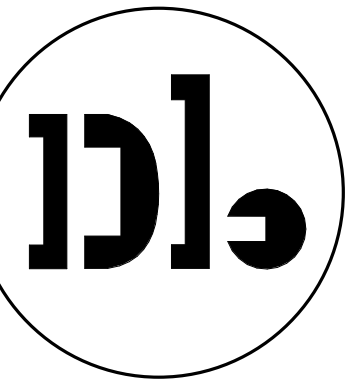
Set Title  
**50% CD PRICING SET**

Drawing Title  
**EXTERIOR ELEVATION - SOUTH**

Sheet No.  
**A200**

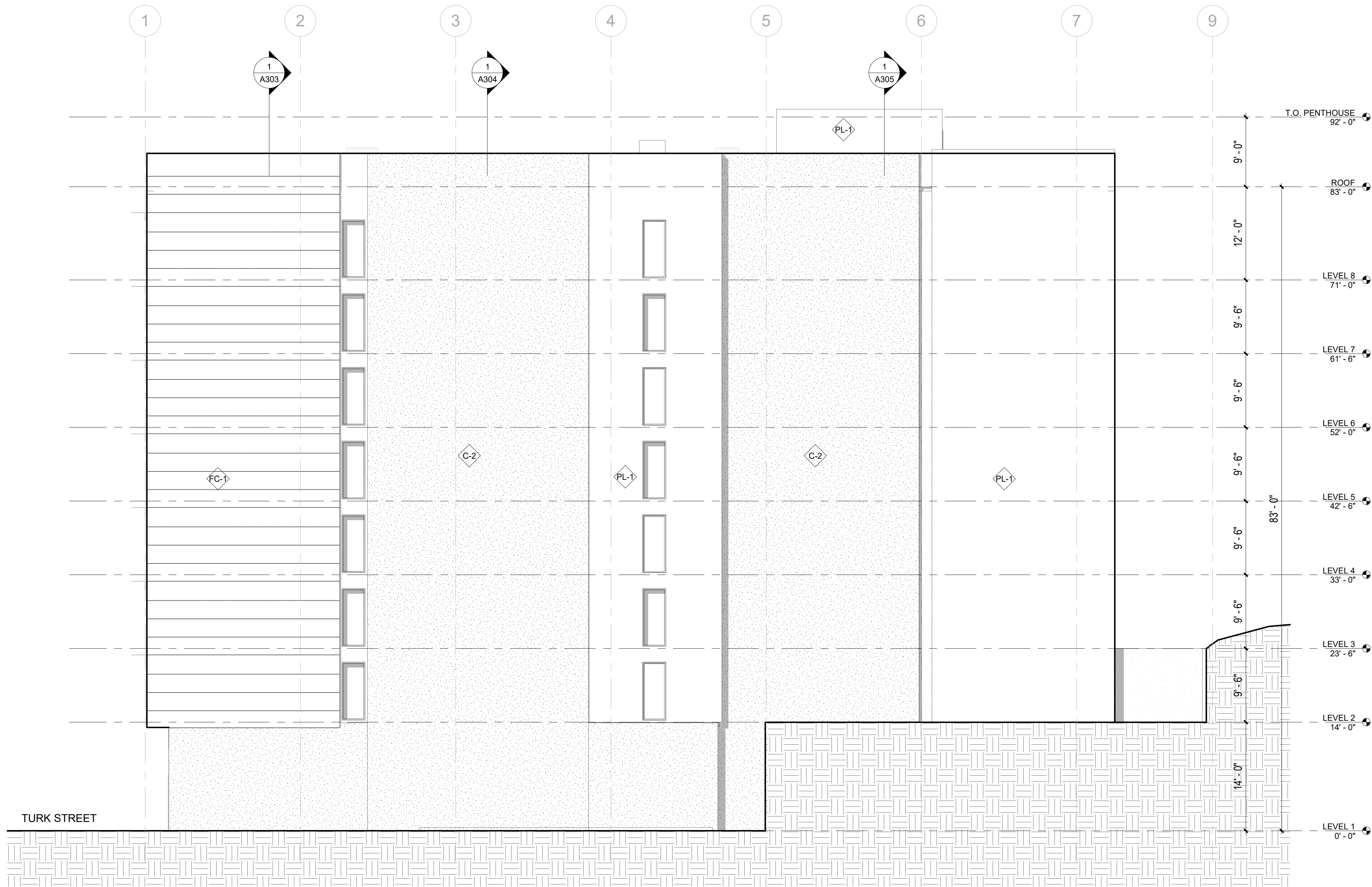
Date: 11/09/2023  
 Project No.: 22116

# 850 TURK ST



**David Baker Architects**  
 dbarchitect.com  
 461 Second St, Loft c127  
 San Francisco, CA 94107  
 415.896.6700

License Stamp



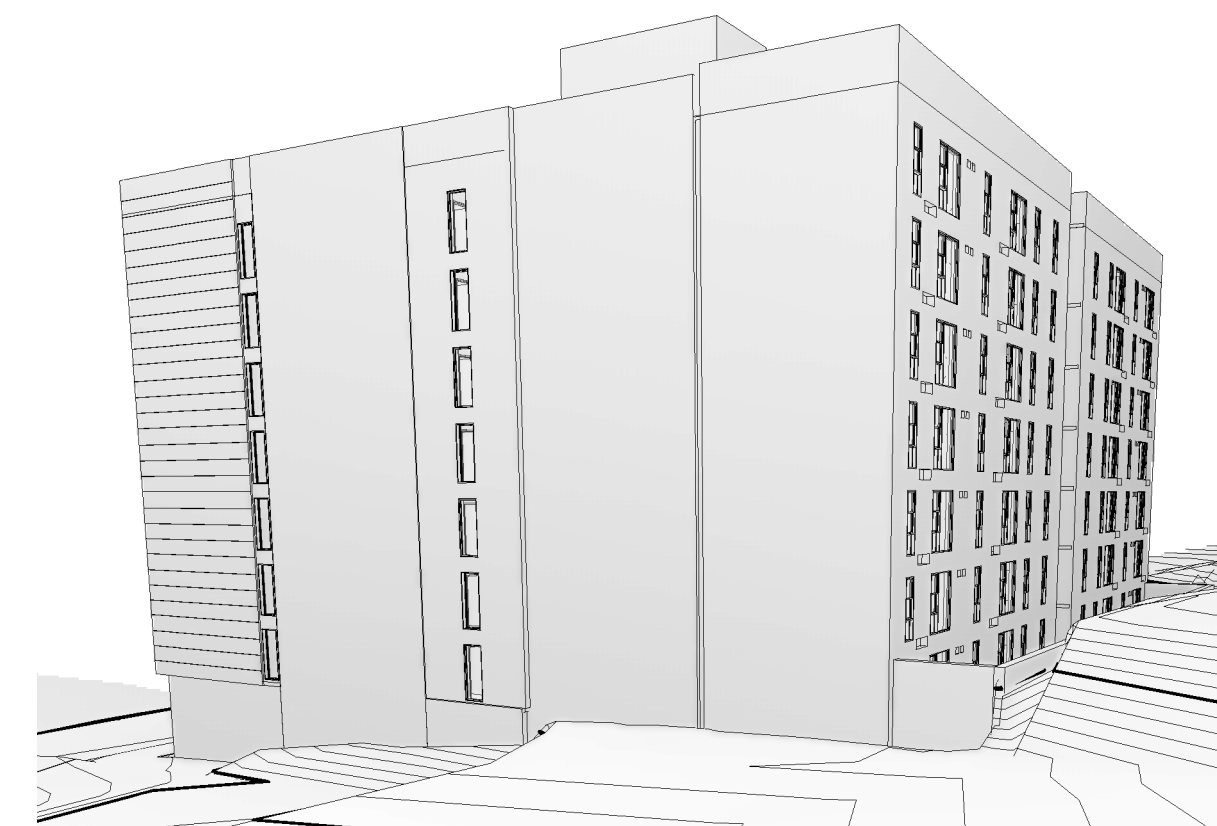
1/8" = 1'-0"

ELEVATION - EAST 1

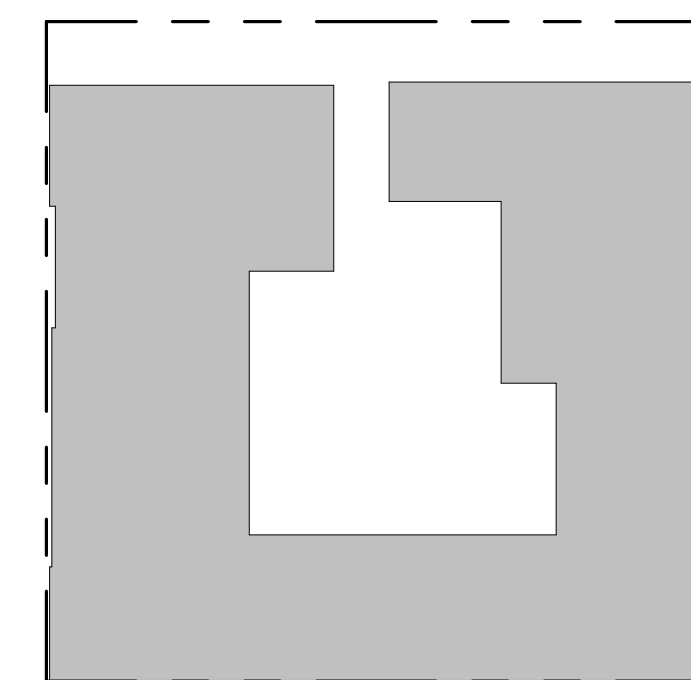
KEYNOTE LEGEND	
Key Value	Keynote Text

**EXTERIOR MATERIAL LEGEND**

	EXPOSED CONCRETE
	TEXTURED CONCRETE FINISH
	FIBER CEMENT PANEL W/ VENT FOR PTAC
	RANDOM BATTEN SIDING W/ VENT FOR PTAC
	METAL LOUVER
	MODIFIED WOOD SIDING
	STUCCO



3D VIEW - EAST ELEV.



KEY PLAN

Set Title  
**50% CD PRICING SET**

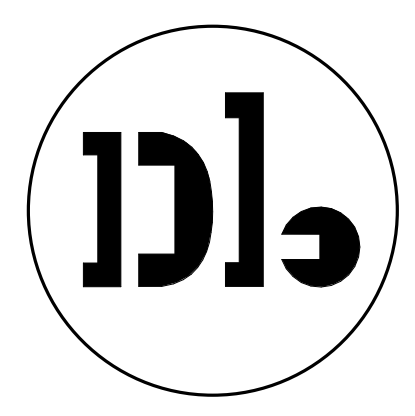
Drawing Title  
**EXTERIOR ELEVATION - EAST**

Sheet No.

**A201**

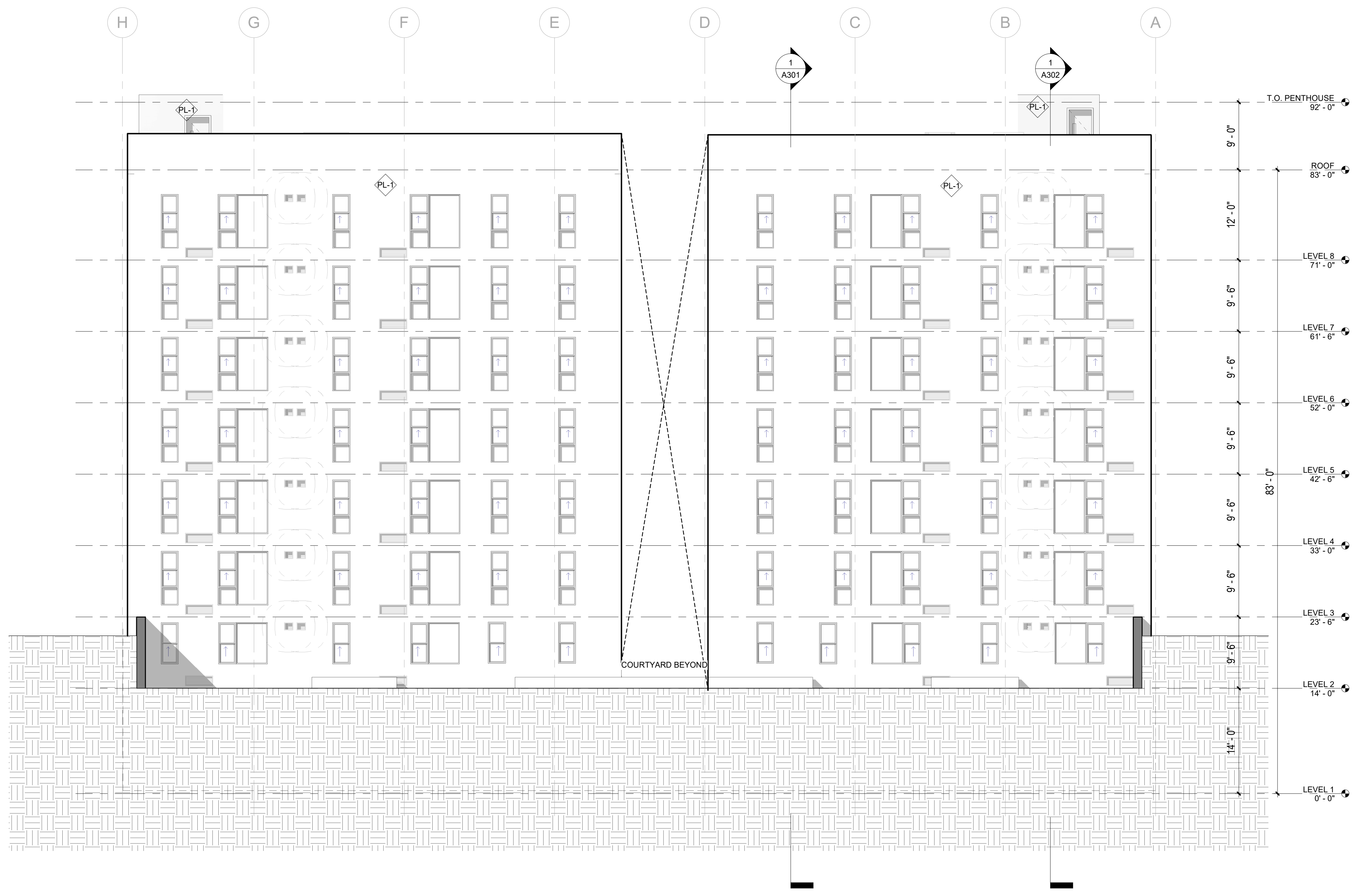
Date 11/09/2023  
 Project No. 22116

# 850 TURK ST



**David Baker Architects**  
 dbarchitect.com  
 461 Second St, Loft c127  
 San Francisco, CA 94107  
 415.896.6700

License Stamp



1/8" = 1'-0"

ELEVATION - NORTH 1

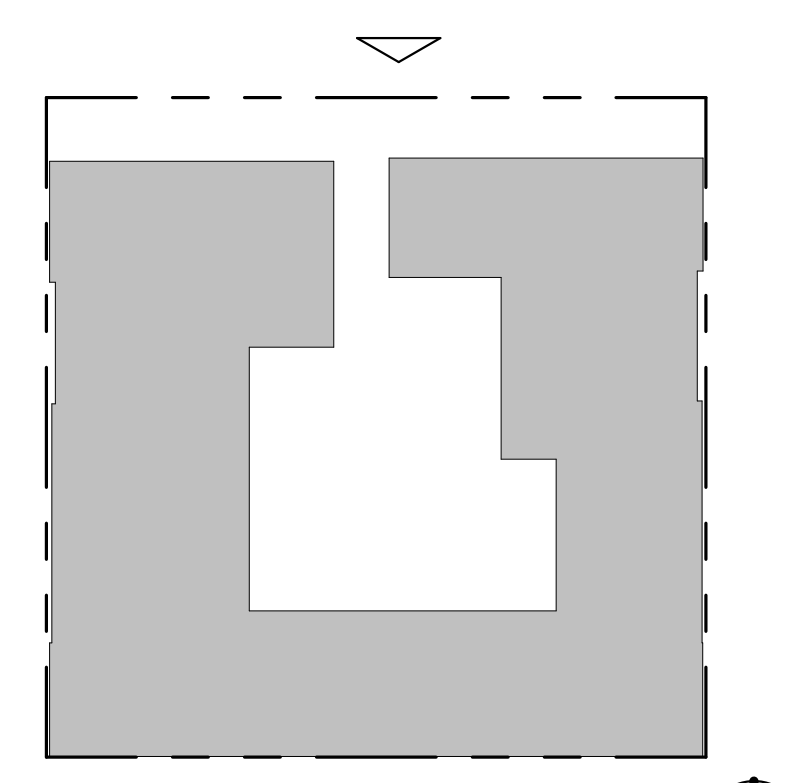
KEYNOTE LEGEND	
Key Value	Keynote Text

**EXTERIOR MATERIAL LEGEND**

- EXPOSED CONCRETE
- TEXTURED CONCRETE FINISH
- FIBER CEMENT PANEL W/ VENT FOR PTAC
- RANDOM BATTEN SIDING W/ VENT FOR PTAC
- METAL LOUVER
- MODIFIED WOOD SIDING
- STUCCO



3D VIEW - NORTH ELEV.



KEY PLAN

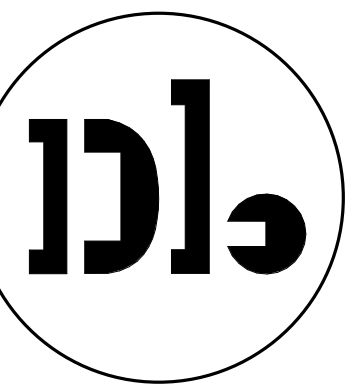
Set Title  
**50% CD PRICING SET**

Drawing Title  
**EXTERIOR ELEVATION - NORTH**

Sheet No.  
**A202**

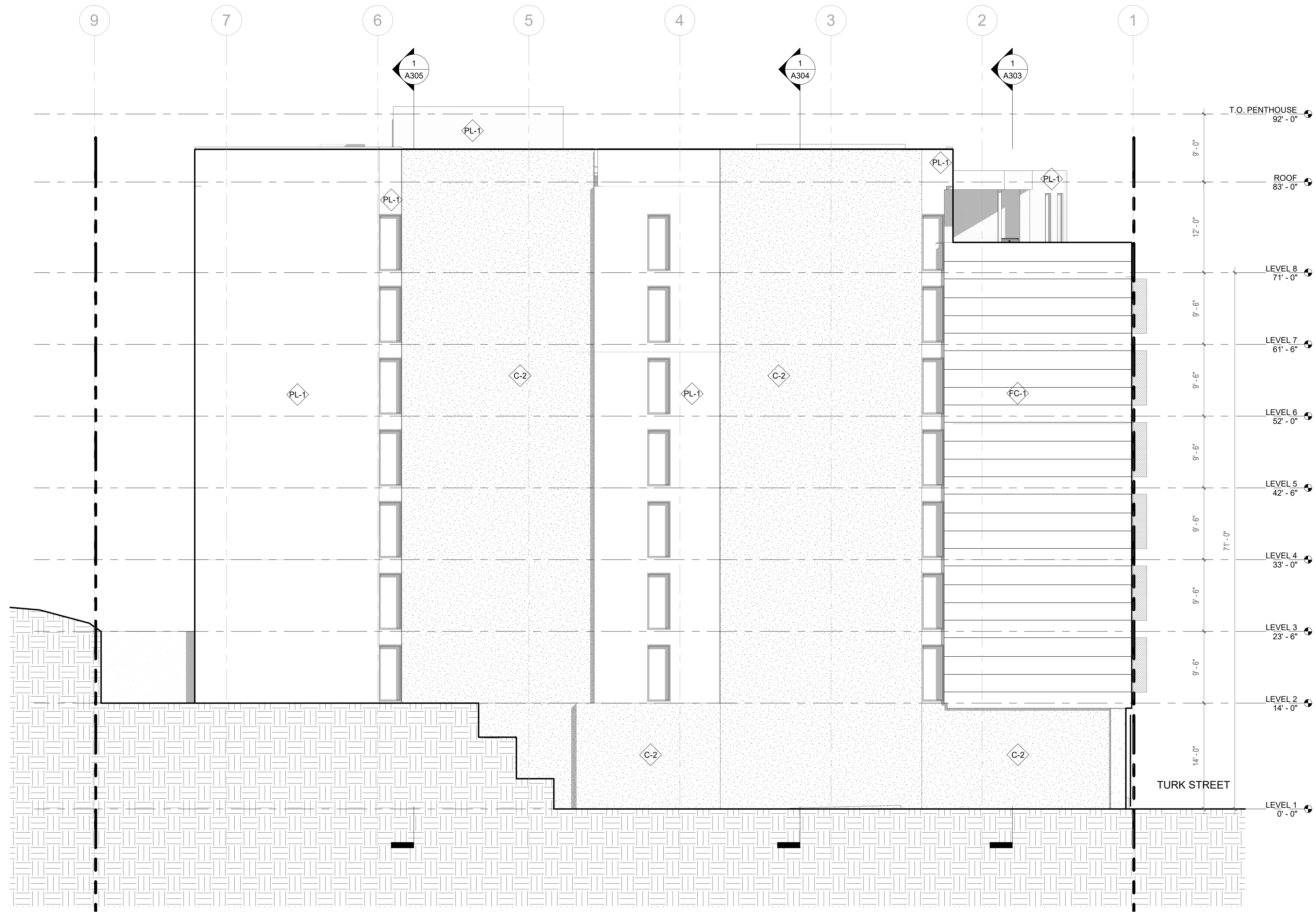
Date: 11/09/2023  
 Project No.: 22116

# 850 TURK ST



**David Baker Architects**  
 dbarchitect.com  
 461 Second St, Loft c127  
 San Francisco, CA 94107  
 415.896.6700

License Stamp



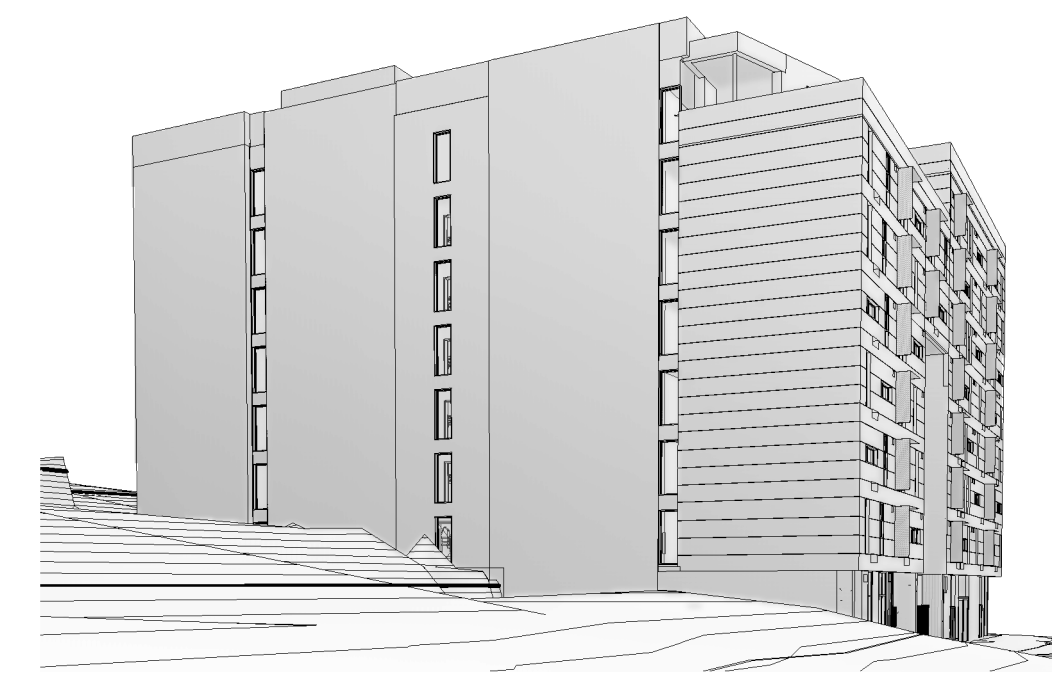
1/8" = 1'-0"

ELEVATION - WEST 1

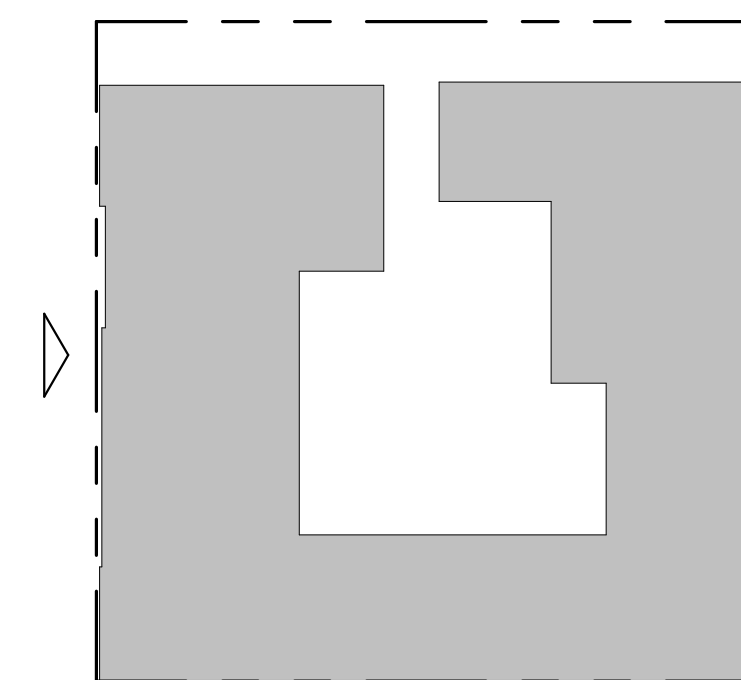
KEYNOTE LEGEND	
Key Value	Keynote Text

**EXTERIOR MATERIAL LEGEND**

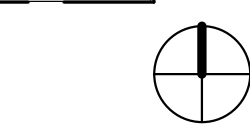
- EXPOSED CONCRETE
- TEXTURED CONCRETE FINISH
- FIBER CEMENT PANEL W/ VENT FOR PTAC
- RANDOM BATTEN SIDING W/ VENT FOR PTAC
- METAL LOUVER
- MODIFIED WOOD SIDING
- STUCCO



3D VIEW - WEST ELEV.



TURK ST.



KEY PLAN

Issuances

Description	Date
75% SD PRICING	11/08/2022
SITE PERMIT	12/01/2022
100% SD/CONCRETE BID	01/06/2023
50% DD	3/10/2023
SITE PERMIT - REV. 1	4/4/2023
100% DD PRICING	5/15/2023
50% CD PRICING	11/09/2023

Revisions

Rev	Description	Date

Set Title

50% CD PRICING SET

Drawing Title

EXTERIOR  
ELEVATION - WEST

Sheet No.

A203

Date 11/09/2023  
 Project No. 22116

**Attachment H: Comparison of City Investment in Other Housing  
Developments**

**Affordable Multifamily Housing New Construction Cost Comparison - San Francisco**

Updated 8/8/2024		Acquisition costs by Unit/Bed/SF			Construction by Unit/Bed/SF			Soft Costs By Unit/Bed/SF			Total Development Cost (Not including Land)			Subsidy	
	Acq/unit	Acq/BR	Acq/lot sq.ft	Const/unit	Const/BR	Const/ sq.ft <sup>2</sup>	Soft/unit	Soft/BR	Soft/ sq.ft <sup>2</sup>	TDC/unit	TDC/BR	TDC/ sq.ft <sup>2</sup>	Subsidy / unit	Leveraging <sup>7</sup>	
Delta of Subject and Comparable Projects	\$ (1,423)	\$ (851)	\$ (8)	\$ 57,436	\$ 5,504	\$ 50	\$ 139,530	\$ 69,613	\$ 129	\$ 195,836	\$ 74,452	\$ 178	\$ (193,347)	198.7%	
Delta Percentage	-81%	-82%	-83%	8%	1%	8%	73%	62%	72%	22%	14%	22%	-78%	277%	
850 Turk	\$ 342	\$ 189	\$ 2	\$ 744,435	\$ 410,108	\$ 694	\$ 330,204	\$ 181,909	\$ 308	\$ 1,074,639	\$ 592,016	\$ 1,001	\$ 54,348	94.9%	
Comparable Projects	Average: \$ 1,765	Average: \$ 1,039	Average: \$ 9.87	Average: \$ 686,999	Average: \$ 404,603	Average: \$ 644	Average: \$ 190,674	Average: \$ 112,296	Average: \$ 179	Average: \$ 878,803	Average: \$ 517,565	Average: \$ 824	Average: \$ 247,695	Average: 71.8%	

Costs **lower** than comparable average (within 10%)      Costs **higher** than comparable average (within 10%)

	Average:	Building Square Footage						Total Project Costs					Notes on Financing (e.g., TCAC)	Building Type (e.g., Type III over Type I)	Stories	Comments (stage of design/pricing; date of LC; unusual conditions such as childcare center)	
		Lot sq.ft	Completion/ start date	# of Units	# of BR <sup>1</sup>	Res. <sup>2</sup>	Non-Res.	Sq. ft.	Total sq. ft.	Acq. Cost <sup>3</sup>	Constr. Cost <sup>4</sup>	Soft Cost					Total Dev. Cost w/acq costs
<b>ALL PROJECTS</b>	Average:	31,279		121	193	119,041	13,534	131,303	\$ 171,653	\$ 81,997,856	\$ 21,732,728	\$ 103,902,206	\$ 31,005,428				
Comparable Projects Completed (filtered)	Average:	19,955		103	181	101,988	15,295	117,283	\$172,119	\$64,015,746	\$16,945,983	\$81,133,849	\$26,576,195				
Comparable Projects Under Construction (filtered)	Average:	18,719		101	153	100,911	1,349	101,484	12,295	70,090,653	22,122,041	92,224,988	26,338,708				
Comparable Projects In Predevelopment (filtered)	Average:	12,073		80	149	77,411	6,663	84,073	\$316,653	\$60,932,595	\$15,064,371	\$76,133,216	\$17,405,719				
<b>Total Comparable Projects</b>	Average:	16,916		95	161	93,437	7,769	100,947	\$167,022	\$65,012,998	\$18,044,132	\$83,164,017	\$23,440,207				
850 Turk		18,300		92	167	98,719	-	98,719	\$ 31,500	\$ 68,487,976	\$ 30,378,777	\$ 98,866,753	\$ 5,000,000	AHSC, IG, LGMG, TCA	Type IA	8	Actual building includes a garage but garage costs excluded here
Delta of Subject and Comp Project Averages		1,984		-3	6	5,282	-7,769	-2,228	(\$135,522)	\$3,474,978	\$12,334,646	\$15,702,736	(\$18,440,207)				
Delta Percentage		12%		-3%	4%	6%	-100%	-2%	-81%	5%	68%	19%	-79%				

PROJECTS COMPLETED																	
Project Name	Address	Lot sq.ft	Compt. Date	# of Units	# of BR <sup>1</sup>	Building Square Footage			Total Project Costs				Notes on Financing	Building Type	Stories	Comments (stage of design/pricing; date of LC; unusual conditions such as)	
						Res. <sup>2</sup>	Non-Res.	Total	Acq. Cost <sup>3</sup>	Constr. Cost <sup>4</sup>	Soft Cost	Total Dev. Cost w/acq costs					Local Subsidy <sup>5</sup>
Mission Family Housing	1036 Mission	15,200	Oct-18	88	134	92,462	6,955	99,417	\$ -	\$ 48,787,017	\$ 6,583,453	\$ 55,370,470	\$ 17,704,400	2 HCD Loans (MHP & TOD)	Type IB	9	
Eddy and Taylor Family Housing	222 Taylor	22,344	Jun-19	113	211	108,440	21,088	129,528	\$ -	\$ 67,334,307	\$ 14,837,459	\$ 82,171,766	\$ 22,187,436	2 HCD Loans (MHP & TOD)	Type IB	8	required
480 South Van Ness	480 S. Van Ness Avenue	14,250	Apr-21	81	121	51,639	28,985	80,624	\$ -	\$ 55,713,644	\$ 13,393,811	\$ 69,107,455	\$ 28,882,030		Type IA	7 +	Over partial basement
2080 Folsom Street	2080 Folsom	29,076	May-21	127	252	155,648	11,810	167,458	\$ 134,891	\$ 86,381,126	\$ 20,100,172	\$ 106,616,229	\$ 31,697,110	HCD AHSC Loan	Type IB	9	w/AHSC Improvements of \$9MM
500 Turk Street (555 Larkin)	500 Turk Street	18,306	Dec-22	108	186	101,752	7,638	109,391	\$ 726,666	\$ 61,862,637	\$ 29,816,000	\$ 92,403,323	\$ 32,400,000	HCD AHSC Loan	Type I	8	Type I 8 stories on constrained site

PROJECTS UNDER CONSTRUCTION																	
Project Name	Address	Lot sq.ft	Compt. Date	# of Units	# of BR <sup>1</sup>	Building Square Footage			Total Project Costs				Notes on Financing	Building Type	Stories	Comments (stage of design/pricing; date of LC; unusual conditions such as)	
						Res. <sup>2</sup>	Non-Res.	Total	Acq. Cost <sup>3</sup>	Constr. Cost <sup>4</sup>	Soft Cost	Total Dev. Cost w/acq costs					Local Subsidy <sup>5</sup>
2550 Irving	2550 Irving Street	19,125	Jun-24	90	161	107,821		107,818	\$ -	\$ 70,979,265	\$ 24,946,857	\$ 95,926,122	\$ 25,573,912	4% LHFC; HCD - IG, MHP, AI	Type I	7	110 sq ft space - pkg stacker system; 24,000 sq ft of space - 100% of total floor area
The Kelsey	240 Van Ness	18,313	Dec-24	112	144	84,001	1,349	85,350	\$ 24,690	\$ 69,202,040	\$ 19,297,224	\$ 88,623,854	\$ 27,103,503	4% LHFC, IG, AHSC	Type IB	8	CD

PROJECTS IN PREDEVELOPMENT																	
Project Name	Address	Lot sq.ft	Start Date (anticipated)	# of Units	# of BR <sup>1</sup>	Building Square Footage			Total Project Costs				Notes on Financing	Building Type	Stories	Comments (stage of design/pricing; date of LC; unusual conditions such as)	
						Res. <sup>2</sup>	Non-Res.	Total	Acq. Cost <sup>3</sup>	Constr. Cost <sup>4</sup>	Soft Cost	Total Dev. Cost w/acq costs					Local Subsidy
160 Freelon	160 Freelon	13,091	Jun-24	85	154	91,944	10,282	102,226	\$ 20,000	\$ 75,256,791	\$ 19,236,327	\$ 94,513,118	\$ 20,077,591	4% Credit; MHP, AHP	Type IB	9	revised cost/price with w/ 100% of total floor area 20,000 sq ft
750 Golden Gate Phase 1	750 Golden Gate	13,026	Nov-24	75	124	57,502	11,266	68,768	\$ -	\$ 53,352,452	\$ 10,098,121	\$ 63,450,573	\$ 20,000	2023 Educator NOFA	Type I	8	Conceptual Dec 2023
650 Divisadero	650 Divisadero	12,500	Jun-26	95	176	93,215	2,800	96,015	\$ 525,000	\$ 70,182,675	\$ 17,844,865	\$ 88,652,540	\$ 33,235,439		Type I	9	PHASE 1 concept NCPA 2023; 100% of total floor area
2205 Mission	2205 Mission	9,674	Jan-26	63	141	66,981	2,302	69,283	\$ 721,610	\$ 44,938,460	\$ 12,978,171	\$ 57,916,631	\$ 16,289,647	Cal Home; Prep A Educ; HCD	Type IB	9	PHASE 1 concept NCPA 2023



**Attachment I: Predevelopment Budget**

N/A

**Attachment J: Development Budget**



**Attachment K: 1<sup>st</sup> Year Operating Budget**

**Application Date:** 6/26/2024 **Project Name:** 850 Turk Street  
**Total # Units:** 92 **Project Address:** 850 Turk St

**First Year of Operations** (provide data assuming that Year 1 is a full year, i.e. 12 months of operations): 2027 **Project Sponsor:** MidPen Housing Corporation

INCOME	Total	Comments	PUPA	PUPM
Residential - Tenant Rents	1,805,460	Links from 'New Proj - Rent & Unit Mix' Worksheet	19,625	1,635
Residential - Tenant Assistance Payments (SOS Payments)	0	Comments		
Residential - Tenant Assistance Payments (Other Non-LOSP)	0	Links from 'New Proj - Rent & Unit Mix' Worksheet	-	-
Residential - LOSP Tenant Assistance Payments	0			
Commercial Space	0	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%	-	
Residential Parking	0	Links from 'Utilities & Other Income' Worksheet	-	
Miscellaneous Rent Income	0	Links from 'Utilities & Other Income' Worksheet	-	
Supportive Services Income			-	
Interest Income - Project Operations	0	Links from 'Utilities & Other Income' Worksheet	-	
Laundry and Vending	10,919	Links from 'Utilities & Other Income' Worksheet	119	
Tenant Charges	0	Links from 'Utilities & Other Income' Worksheet	-	
Miscellaneous Residential Income	0	Links from 'Utilities & Other Income' Worksheet	-	
Other Commercial Income	0	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%	-	
Withdrawal from Capitalized Reserve (deposit to operating account)			-	
<b>Gross Potential Income</b>	<b>1,816,379</b>			
Vacancy Loss - Residential - Tenant Rents	(90,819)	Vacancy loss is 5% of Tenant Rents.	(987)	
Vacancy Loss - Residential - Tenant Assistance Payments	0	#DIV/0!	-	
Vacancy Loss - Commercial	0	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%	-	
<b>EFFECTIVE GROSS INCOME</b>	<b>1,725,560</b>	<b>PUPA: 18,756</b>		
<b>OPERATING EXPENSES</b>				
<b>Management</b>				
Management Fee	64,423	1st Year to be set according to HUD schedule.	700	58
Asset Management Fee	26,009		283	
<b>Sub-total Management Expenses</b>	<b>90,432</b>	<b>PUPA: 983</b>		
<b>Salaries/Benefits</b>				
Office Salaries	0	Links from 'Staffing' Worksheet	-	
Manager's Salary	90,180	Links from 'Staffing' Worksheet	980	
Health Insurance and Other Benefits	38,819		422	
Other Salaries/Benefits	6,591		72	
Administrative Rent-Free Unit			-	
<b>Sub-total Salaries/Benefits</b>	<b>135,590</b>	<b>PUPA: 1,474</b>		
<b>Administration</b>				
Advertising and Marketing	10,605		115	
Office Expenses	21,470		233	
Office Rent	0		-	
Legal Expense - Property	1,811		20	
Audit Expense	11,385		124	
Bookkeeping/Accounting Services	14,542		158	
Bad Debts			-	
Miscellaneous	12,323	Software Licensing and IT expenses	134	
<b>Sub-total Administration Expenses</b>	<b>72,136</b>	<b>PUPA: 784</b>		
<b>Utilities</b>				
Electricity	76,900		836	70
Water	74,486		810	67
Gas	0		-	-
Sewer	102,493		1,114	93
<b>Sub-total Utilities</b>	<b>253,879</b>	<b>PUPA: 2,760</b>		

**Taxes and Licenses**

Real Estate Taxes	7,840		85
Payroll Taxes	16,110		175
Miscellaneous Taxes, Licenses and Permits	2,898		32
<b>Sub-total Taxes and Licenses</b>	<b>26,848</b>	<b>PUPA: 292</b>	

**Insurance**

Property and Liability Insurance	104,791		1,139
Fidelity Bond Insurance	0		-
Worker's Compensation	9,866		107
Director's & Officers' Liability Insurance			-
<b>Sub-total Insurance</b>	<b>114,657</b>	<b>PUPA: 1,246</b>	

**Maintenance & Repair**

Payroll	69,342	Links from 'Staffing' Worksheet	754
Supplies	41,028		446
Contracts	80,585		876
Garbage and Trash Removal	60,739		660
Security Payroll/Contract	24,840	Links from 'Staffing' Worksheet	270
HVAC Repairs and Maintenance	11,325		123
Vehicle and Maintenance Equipment Operation and Repairs			-
Miscellaneous Operating and Maintenance Expenses	1,423		15
<b>Sub-total Maintenance &amp; Repair Expenses</b>	<b>289,282</b>	<b>PUPA: 3,144</b>	

<b>Supportive Services</b>	120,755	Links from 'Staffing' Worksheet	1,313
<b>Commercial Expenses</b>	0	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%	-

**TOTAL OPERATING EXPENSES** **1,103,579** **PUPA: 11,995**

**Reserves/Ground Lease Base Rent/Bond Fees**

Ground Lease Base Rent	1	Department of General	Provide additional comments here, if needed.	-
Bond Monitoring Fee	4,500	2500 annual issuer fee + 2000 annual trustee fee		49
Replacement Reserve Deposit	46,000			500
Operating Reserve Deposit				-
Other Required Reserve 1 Deposit				-
Other Required Reserve 2 Deposit				-
Required Reserve Deposit/s, Commercial	0	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%		-
<b>Sub-total Reserves/Ground Lease Base Rent/Bond Fees</b>	<b>50,501</b>	<b>PUPA: 549</b>		

**TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond)** **1,154,080** **PUPA: 12,544**

**NET OPERATING INCOME (INCOME minus OP EXPENSES)** **571,480** **PUPA: 6,212**

Min DSCR:	1.15
Mortgage Rate:	6.05%
Term (Years):	30
Supportable 1st Mortgage Pmt:	416,591
Supportable 1st Mortgage Amt:	\$5,759,407
Proposed 1st Mortgage Amt:	\$5,605,037

**DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)**

Hard Debt - First Lender	405,425	Permanent Loan	Provide additional comments here, if needed.
Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Le	92,400	AHSC	Provide additional comments here, if needed.
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)	0		Provide additional comments here, if needed.
Hard Debt - Fourth Lender	0		Provide additional comments here, if needed.
Commercial Hard Debt Service	0	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%	
<b>TOTAL HARD DEBT SERVICE</b>	<b>497,825</b>	<b>PUPA: 5,411</b>	

**CASH FLOW (NOI minus DEBT SERVICE)** **73,655**

**USES OF CASH FLOW BELOW (This row also shows DSCR.)** **1.15**

**USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL**

"Below-the-line" Asset Mgt fee (uncommon in new projects, see policy)			
Partnership Management Fee (see policy for limits)	0	Third - \$0 in Y1 to pay Priority DDF in line with HCD Policy. Sized at \$25,999	
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)	5,000	First	
Other Payments	68,656	Second - Priority DDF in line with HCD policy	
Non-amortizing Loan Pmnt - Lender 1 (select lender in comments field)			Provide additional comments here, if needed.
Non-amortizing Loan Pmnt - Lender 2 (select lender in comments field)			Provide additional comments here, if needed.

Deferred Developer Fee (Enter amt <= Max Fee from cell I130)	0	Def. Develop. Fee split: 0%	Provide additional comments here, if needed.
--	---	-----------------------------	--

#VALUE!

**TOTAL PAYMENTS PRECEDING MOHCD** **73,656**

**PUPA: 801**

**RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS)** **(1)**

**Residual Receipts Calculation**

Does Project have a MOHCD Residual Receipt Obligation?	<b>Yes</b>	Project has MOHCD ground lease?	<b>No</b>
Will Project Defer Developer Fee?	<b>Yes</b>		
Max <b>Deferred Developer Fee/Borrower</b> % of Residual Receipts in Yr 1	50%	Max Deferred Developer Fee Amt (Use for data entry above. Do not link.):	
% of Residual Receipts available for distribution to <b>soft debt lenders</b> in	50%		

Soft Debt Lenders with Residual Receipts Obligations	(Select lender name/program from drop down)	Total Principal Amt	Distrib. of Soft Debt Loans
MOHCD/OCII - Soft Debt Loans	All MOHCD/OCII Loans payable from res. rects	\$5,000,000	17.66%
MOHCD/OCII - Ground Lease Value or Land Acq Cost	Ground Lease Value	\$10	0.00%
HCD (soft debt loan) - Lender 3	AHSC	\$22,000,000	77.69%
Other Soft Debt Lender - Lender 4	IIG	\$1,317,000	4.65%
Other Soft Debt Lender - Lender 5			0.00%

**MOHCD RESIDUAL RECEIPTS DEBT SERVICE**

**REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS** **0**

**NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE**

HCD Residual Receipts Amount Due	0	50% of residual receipts, multiplied by 77.69% -- AHSC's pro rata share of all soft debt
Lender 4 Residual Receipts Due	0	50% of residual receipts, multiplied by 4.65%, IIG's pro rata share of all soft debt
Lender 5 Residual Receipts Due	0	
<b>Total Non-MOHCD Residual Receipts Debt Service</b>	<b>0</b>	

**REMAINDER (Should be zero unless there are distributions below)**

Owner Distributions/Incentive Management Fee	0	
Other Distributions/Uses	0	
<b>Final Balance (should be zero)</b>	<b>0</b>	

**Attachment L: 20-year Operating Proforma**



850 Turk Street

Total # Units: 92

Main financial proforma table with columns for years 2027-2046 and rows for INCOME, OPERATING EXPENSES, and various reserves. Includes sub-totals and gross potential income.

RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD) table, including sections for MOHCD RESIDUAL RECEIPTS DEBT SERVICE, NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE, and REMAINDER.

REPLACEMENT RESERVE - RUNNING BALANCE table, detailing various reserve accounts like RR Running Balance, OPERATING RESERVE - RUNNING BALANCE, and OTHER REQUIRED RESERVE 1 - RUNNING BALANCE.