

San Francisco 2015 Affordable Housing General Obligation Bond

Funding Housing Equity in San Francisco



Sunnydale Block 3A & 3B renderings

CGOBOC Report June 2022



Table of Contents

Affordable Housing Bond – Overview.....	3
History of Bond Approval.....	3
Need for the Bond.....	4
Overview of Allocations and Target Beneficiaries	5
Overview of how this bond is different from most other City GO bonds.....	6
Key Highlights – June 2022	7
Issuance Breakdown	10
Investment in Public Housing	11
Potrero Acceleration	13
Sunnydale Acceleration	16
Mission Neighborhood Set-Aside	20
Low-Income Housing Predevelopment and Development.....	21
4840 Mission	22
500 Turk (also known as 555 Larkin).....	24
1990 Folsom	26
1296 Shotwell – Complete	28
88 Broadway/ 735 Davis	30
681 Florida	32
Balboa Park Upper Yard	34
Investment in Low-Income Housing – Rehabilitation of Small Sites	36
Investment in Middle-Income Housing – Down Payment Assistance & Teacher Next Door	38
Investment in Middle-Income Housing.....	40
Specific Housing Bonds Uses, by Issuance	41
Map of Affordable Housing Bond Projects	42
Change in Unit Counts	43
Metric of Success	44
Glossary.....	46



Affordable Housing Bond – Overview

History of Bond Approval

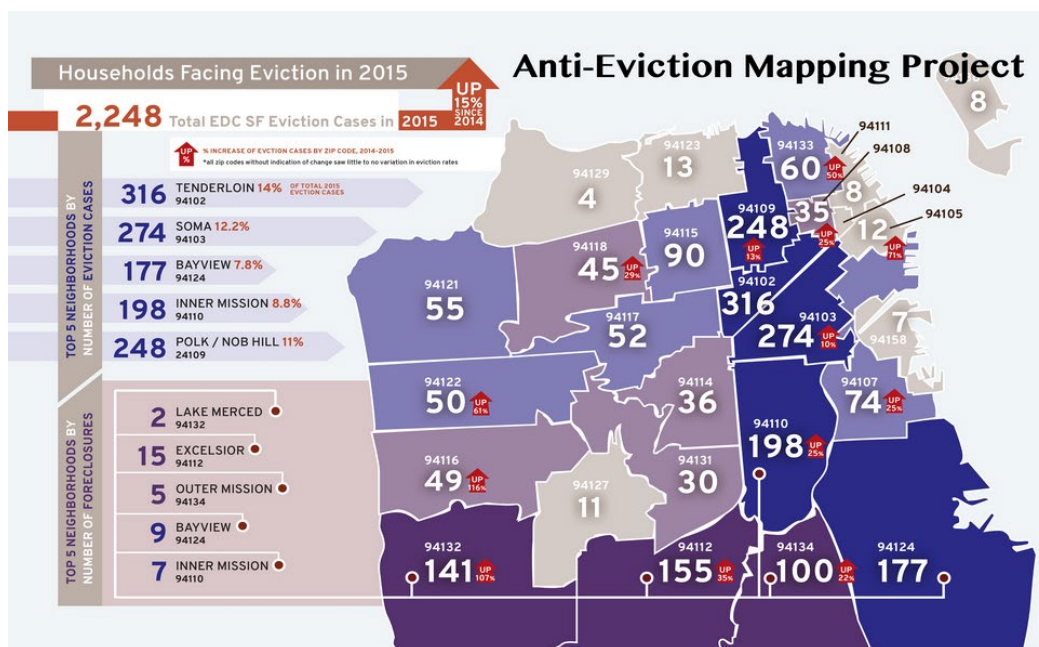
In November 2015, the Affordable Housing General Obligation Bond (Bond) was passed by voters with the goal of helping to make San Francisco a more affordable place for residents to live. The Bond was proposed by late Mayor Lee and San Francisco Board of Supervisors and approved by 74% of voters in the November 2015 election. The Bond is a component of the Mayor Breed’s plan to construct 30,000 new and rehabilitated homes throughout the City by 2020, with half available for low- and middle-income San Franciscans.

GO Bond Investment Categories

Program Categories	GO Bond
Public Housing	\$80 Million
Affordable Housing (up to 80% AMI)	\$100 Million
<i>set aside for Mission Area Plan Investments</i>	\$50 Million
Middle Income Housing (80%-175% AMI)	\$80 Million
TOTAL	\$310 Million

Need for the Bond

The well-documented housing affordability gap that has arisen and expanded in the local housing market makes it a challenge for the City to ensure that economic diversity can be maintained. High housing costs inhibit healthy, balanced economic growth regionally when individuals and families are increasingly locked out of the local housing market and forced to take on increasingly long employment commutes. In recent years, the impact of this affordability gap has expanded beyond the low- and moderate-income households for whom assistance has traditionally been provided. Strong housing production and the availability of housing affordable to a broader range of households has become more important than ever. The speed at which affordable housing is produced is also critically relevant to meeting the growing need for affordable housing, and the City is combining Bond revenue with other housing fund sources to expedite production. The 2015 Affordable Housing Bond is helping to address the affordability gap, as well as mitigating the destabilization that occurs when market pressures in specific neighborhoods result in driving long-time residents out of the City. Further, through prioritized spending, the 2015 Housing Bond will help the City to provide housing for the specific income categories identified in the Regional Housing Needs Assessment.



Overview of Allocations and Target Beneficiaries

The Bond is relieving housing market pressure by:

- Investing in neighborhoods to promote and preserve economic diversity;
- Developing and acquiring housing for a broad population, including families, seniors, transitional-aged youth, single working adults, veterans, disabled households, and income levels ranging from extremely low to moderate; and,
- Meeting the need through a range of activities, including new multi-family construction, acquisition of existing apartment buildings, and other efforts that will effectively increase the affordable housing supply.

The Bond targets several priority populations in order to serve the City's vulnerable residents and households at risk of displacement:

- Low-income working families
- Veterans
- Seniors
- Disabled individuals



Overview of how this bond is different from most other City GO bonds



Chinatown Community
Development Center
華協中心



With most General Obligation bonds, the City hires contractors to complete infrastructure improvements. For affordable housing, the City does not engage contractors directly or own the improvements directly. Rather, the City will make loans to developers who then hire contractors and own the improvements through Limited Liability Companies (LLCs). This approach allows projects to leverage outside investment, including Federal Low-Income Housing Tax Credits. City loans help jump start development, as it is usually the least costly funding the project will receive. Loans to developers include affordability covenants to ensure that projects are affordable for the long-term.

The Bond is also funding down payment assistance loans to individual first-time homebuyers to purchase their homes. Individual loans are directly paid into escrow and a lien is recorded in the title. Down payment assistance loans are repaid in full at time of sale with a proportional share of appreciation coming to the City in lieu of interest payments.

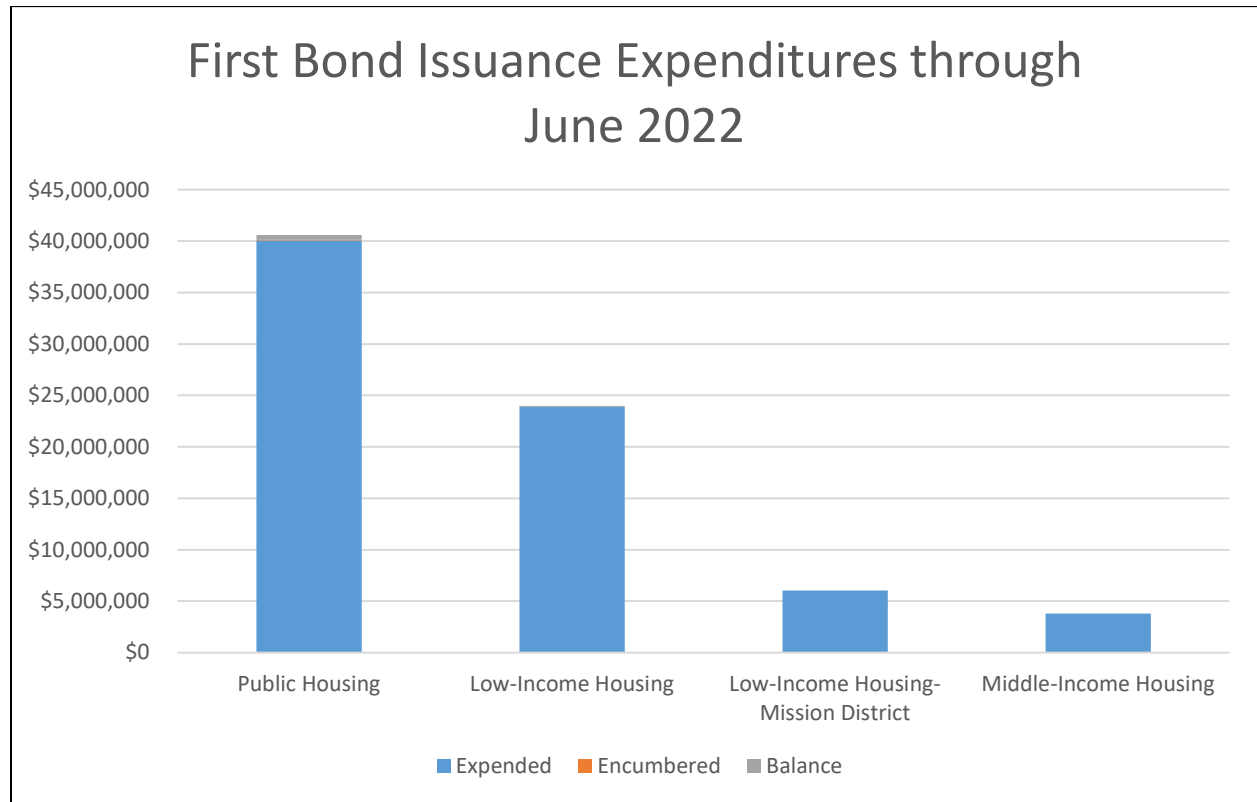
The Bond spending will occur in three major categories: Public Housing, Low-Income Housing (with a portion set aside specifically for the Mission neighborhood), and Middle-Income Housing.



Key Highlights – June 2022

First Issuance

- Over 99% of first issuance spent
- First bond issuance is projected to be fully expended by early 2023

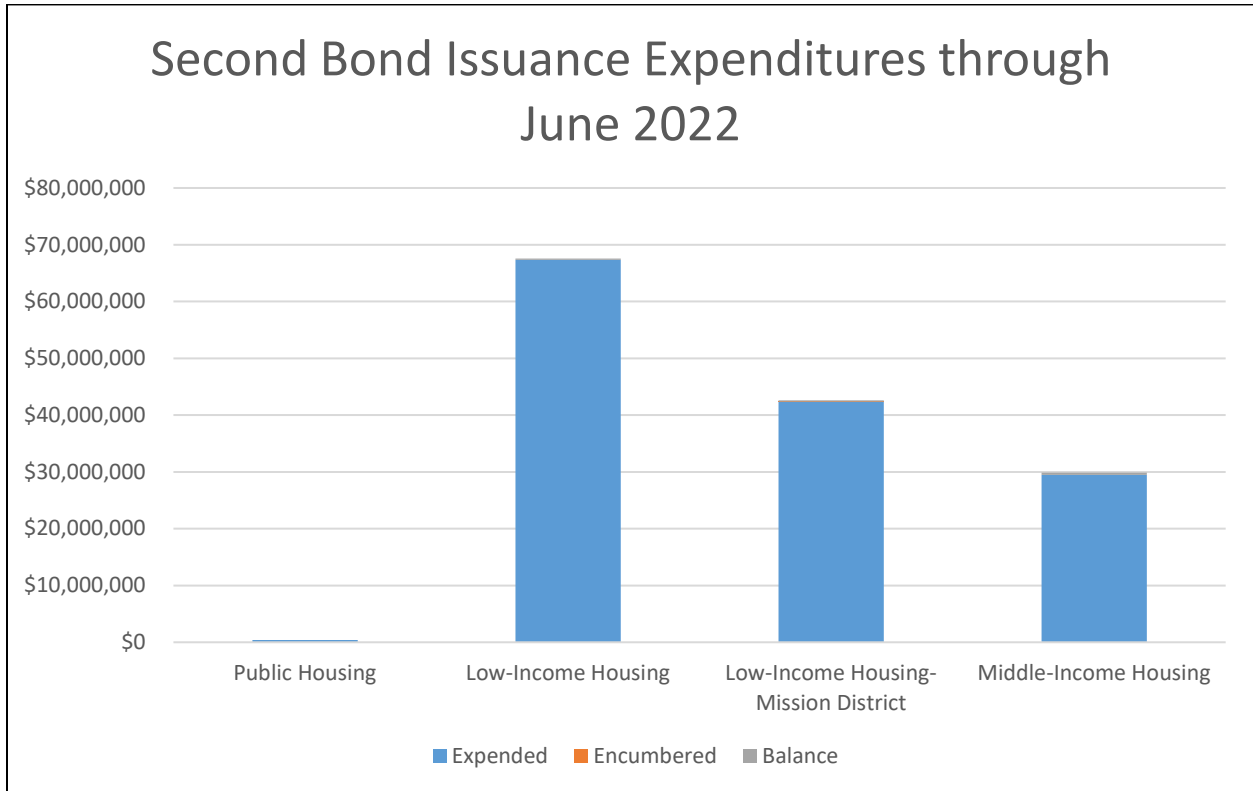


	<i>Public Housing</i>	<i>Low-Income Housing</i>	<i>Low-Income Housing-Mission District</i>	<i>Middle-Income Housing</i>	TOTAL
Expended	\$40,080,548	\$23,893,550	\$6,025,269	\$3,803,014	\$ 73,802,381
Encumbered	\$33,452	\$10,847	\$0	\$0	\$ 44,299
Balance	\$486,000	\$70,334	\$0	\$0	\$ 556,334
Total	\$40,600,000	\$23,974,731	\$6,025,269	\$3,803,014	\$ 74,403,014



Second Issuance

- Over 99% of second issuance spent
- Second bond issuance is projected to be fully expended by the end of 2022
- **1990 Folsom and 88 Broadway/ 735 Davis completed in 2021**

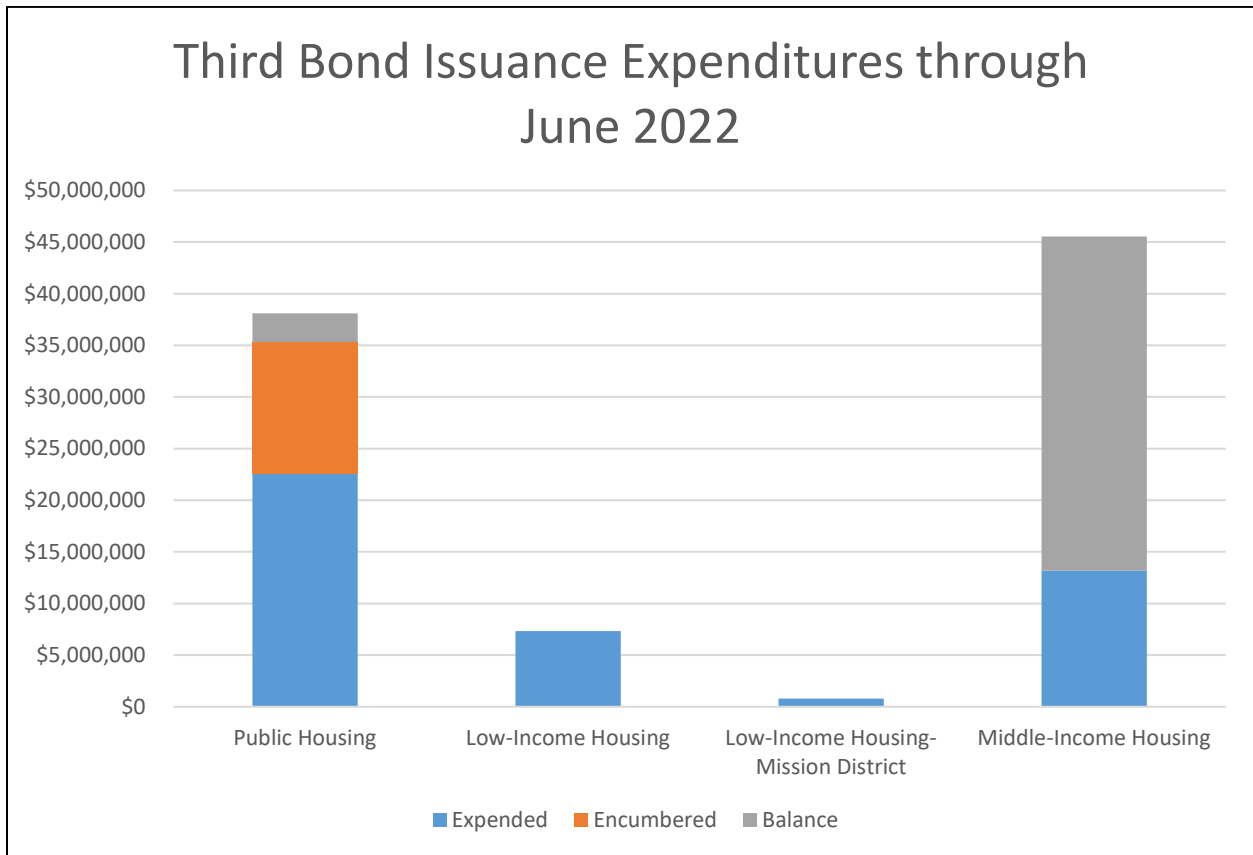


	<i>Public Housing</i>	<i>Low-Income Housing</i>	<i>Low-Income Housing-Mission District</i>	<i>Middle-Income Housing</i>	TOTAL
Expended	\$400,000	\$67,358,701	\$42,319,450	\$29,465,037	\$ 139,543,188
Encumbered	\$0	\$0	\$38,589	\$0	\$ 38,589
Balance	\$0	\$236,299	\$276,961	\$391,949	\$ 905,208
Total	\$400,000	\$67,595,000	\$42,635,000	\$29,856,986	\$ 140,486,986



Third Issuance

- Third and final issuance sold in October 2019
- Over 47% of third issuance spent
- Third bond issuance is projected to be fully expended by early 2024. Third issuance expenditure schedule is largely driven by \$25M allocation to educator housing at 43rd & Irving now expected to begin construction in the fall of 2022.



	<i>Public Housing</i>	<i>Low-Income Housing</i>	<i>Low-Income Housing-Mission District</i>	<i>Middle-Income Housing</i>	TOTAL
Expended	\$22,547,120	\$7,316,887	\$803,201	\$13,194,105	\$ 43,861,313
Encumbered	\$12,765,880	\$0	\$0	\$0	\$ 12,765,880
Balance	\$2,775,565	\$0	\$0	\$32,334,289	\$ 35,109,853
Total	\$38,088,565	\$7,316,887	\$803,201	\$45,528,394	\$ 91,737,047



Issuance Breakdown

	Issuance 1	Issuance 2	Issuance 3	TOTAL
Public Housing	\$ 41.0	\$ 0.4	\$ 38.6	\$ 80.0
Low-Income Housing	\$ 24.2	\$ 68.4	\$ 7.4	\$ 100.0
Low-Income Housing (Mission)	\$ 6.1	\$ 43.1	\$ 0.8	\$ 50.0
Middle-Income Housing	\$ 3.8	\$ 30.2	\$ 46.0	\$ 80.0
TOTAL	\$ 75.1	\$ 142.1	\$ 92.8	\$ 310.0

** Figures include issuance costs



Investment in Public Housing

Public Housing in San Francisco – Overview of the Problems We are Trying to Solve

The majority of San Francisco’s public housing was built over 60 years ago and was not designed to be occupied into the 21st Century. The City is now working on two programs to transform public housing – Rental Assistance Demonstration (RAD) and HOPE SF. Bond funds will be used for HOPE SF to accelerate new construction of tax credit affordable and public housing replacement units at two distressed public housing sites, including infrastructure replacement. Bond funds will be spent on the most urgent capital needs and strive for creation of net new units where possible.

RAD and HOPE SF

RAD – RAD is a HUD program which allows public housing authorities to permanently convert public housing to private ownership while maintaining affordability through rental subsidies. In San Francisco, the Housing Authority has transferred ownership and operations of over 3,500 units to private partners. These private partners have access to Low Income Housing Tax Credits and commercial debt which can be used to rehabilitate distressed units. As of December 2019, rehabilitation was complete on all 29 projects. The RAD program has also been used to increase operating subsidies for over 1,000 households in 23 multifamily sites, most of whom are formerly homeless; and to support major recapitalizations of HOPE VI multifamily properties built in the 1990s to replace public housing properties.

HOPE SF – HOPE SF is the transformation of four of San Francisco’s largest and most severely distressed public housing sites into vibrant mixed income communities without displacement of residents. The scope of the work encompasses creating new affordable housing, including public housing replacement units, additional affordable units, new market rate units, a new street grid with new infrastructure, new parks and open spaces, retail spaces and community facilities. The four HOPE SF public housing sites are Alice Griffith, Hunters View, Potrero Terrace and Annex, and Sunnydale-Velasco.

Construction is planned or underway on all four HOPE SF sites. The first phase of vertical development at Sunnydale (Parcel Q also known as Casala) completed in late 2019 and is fully leased; Block 6, the next vertical development bringing 167 new units to the Sunnydale community, started construction in 2019 and lease up will start in November 2021. Block 3A and 3B, with approximately 167 units and 30,000 square feet of community space, are in predevelopment. Potrero’s first vertical development, 1101 Connecticut (Block X), is complete and fully leased; Phase 2 infrastructure started construction in February 2021; Block B, with approximately 157 units, is in predevelopment and will start construction in summer 2022. At Hunters View, predevelopment activities for approximately 153 additional affordable units are underway, with construction scheduled to begin in 2021. At Alice Griffith, Phase 1, 2 3, and 4 are complete; Phase 4 has leased up and is home to the remaining 19 original Alice Griffith public housing residents, meeting the HOPE SF commitment to rehouse all residents on site with no displacement. Phases 5 and 6 will start predevelopment in 2022. Sunnydale and Potrero are the focus of new bond funds to expedite work due to their long development timelines and multiple development phases, with the goal of improving living conditions for existing residents as soon as possible. Market rate units at Hunters View are in predevelopment, and negotiations are underway for the first market rate parcel at Potrero.

Note: Bond funds will only be used for two of the HOPE SF Sites – Sunnydale & Potrero. Bonds will not be used for RAD.



How Local Public Housing Investment Protects Existing Public Housing Residents

The founding principles of the HOPE SF Initiative specifically address past failures of public housing rebuilding programs that caused mass displacement. Under the HOPE SF Initiative, no existing residents will be displaced, and public housing units will be replaced. Most residents will be relocated on-site while construction proceeds and new units are built. Residents will also be offered options to relocate to units within the MOHCD pipeline with appropriate resident services on a voluntary basis in order to improve living conditions. Residents relocated off-site will have a right to return to subsidized units once the rebuilding of their original sites are complete.



Potrero residents at the grand opening of Potrero Block X in May 2019



City Officials and Potrero residents at the ribbon cutting of Potrero Block X

Project Status Summaries

Potrero Acceleration

EXISTING CONDITIONS



PROPOSED SITE PLAN



Potrero master plan

Project Highlights - Potrero Block X, Block B, Block R, and Block Q

Number of units	72 (Block X), 282 Infrastructure (Block B) **, 0 Block R, and 0 Block Q ***
Total Bond Funding	\$49.2M (all bond issuances)
Total Development Cost	\$68.4M (Block X), TBD (Block B & Infrastructure Phase II), TBD (Block R, Block Q & Infrastructure Phase III)

** We will track infrastructure related units together with Block B construction. We note that infrastructure investment will support 157 affordable housing units and 125 market rate units. We are including the market rate units in the unit count as they provide cross-subsidy for affordable housing units.

*** Block R and Block Q will result in 55 and 40 units respectively but since these projects are only receiving predevelopment funding, we are not counting the units in our GO Bond accomplishment tracking.

Project Update

- **Block X** construction is complete. The building is 100% occupied.
- **Phase II Infrastructure** – This is the 1st onsite infrastructure phase. Abatement and demo have been completed. The Sponsor started horizontal improvements in February 2021.
- **Block B** Vertical predevelopment loan agreement was executed in mid-2017 and design development is underway. The sponsor intends to start construction in summer 2022.
- **Block R** and **Block Q** comprise an estimated 95 units and are the first affordable projects in Potrero’s Phase 3. Predevelopment activity is expected to begin by the end of 2022.



Project Budget and Schedule – All issuances

June 2022

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement/ Est. Final Disbursement	Completion/ Est. Completion
Potrero Block X Predev	72	2,251,586	2,251,586	2,251,586	-	-	Jul 2016	Dec 2016	Dec 2018
Potrero Block X Vertical Gap		14,241,507	15,441,507	15,441,507	-	-	Jan 2017	Mar 2018	Dec 2018
Potrero Infrastructure Predev		1,200,000	Included above	-	-	-	Jan 2017	Mar 2018	Dec 2018
Potrero Block B Predev	282	2,206,907	2,106,907	2,106,907	-	-	Jul 2017	Mar 2021	Mar 2021
Potrero Block B Gap (First Issuance)			486,000	-	-	486,000	Aug 2022	Jan 2023	Oct 2024
Potrero Block B Gap (Third Issuance)		3,125,366	2,775,366	-	-	2,775,366	Aug 2022	Jan 2023	Oct 2024
Potrero Phase II Infrastructure Development		20,503,000	21,853,000	13,571,623	8,281,377	-	Feb 2021	Feb 2023	Feb 2023
Potrero Block R Predev Infrastructure		4,000,000	-	-	-	-	Dec 2022	Dec 2023	Dec 2023
Potrero Block Q Predev Vertical and Infrastructure		1,600,000	-	-	-	-	Dec 2022	Dec 2023	Dec 2023
<i>Potrero Subtotal</i>	354	49,128,366	44,914,366	33,371,623	8,281,377	3,261,366			

* Please refer to note in page 13 about units assigned to Potrero Infrastructure Predev.



Potrero Parcel Map

Block Q & Block R



Block B

Block X



Sunnydale Acceleration

EXISTING CONDITIONS



PROPOSED SITE PLAN



Sunnydale master plan

Project Highlights – Sunnydale Parcel Q, Block 6, Infrastructure Phase 1A1/2, Block 3, Infrastructure Phase 1A3

Number of units	55 (Parcel Q); 167 (Block 6); 167 (Block 3B & 3A) **
Total Bond Funding	\$29.4M (all bond issuances)
Total Development Cost	\$44.8M Parcel Q; \$132M Block 6; \$28M Infrastructure Phase 1A1 & 2; Block 3 and Infrastructure 1A3 TBD

** We will track infrastructure related units together with Block 3 as we are providing both predevelopment and gap financing. However, we will not count Block 6 units as we are only providing predevelopment funding.

Project Update

- **Parcel Q construction completed in late 2019.** The building is 100% occupied.
- Sunnydale **Block 6** started construction in late 2019, with completion in November 2021. The Project is fully leased as of Summer 2022.
- The **Infrastructure Phase 1A-1 and 1A-2** is an 85,000 sq. ft. rectangular shaped area bordered by two new streets, pedestrian mews, and Blythdale Street. The Block 6 vertical development is located inside the rectangle, so that the surrounding streets and mews provide frontage to the housing development. Construction started in summer of 2019 and was completed in Fall 2021.
- **Infrastructure Phase 1A3** is the second infrastructure phase for the site. The Sponsor received Loan Committee approval for the predevelopment loan in June 2019 and is currently in predevelopment planning. The Loan Committee recommended the permanent gap loan for Board of Supervisor approval in November 2021. Construction began in late spring 2022.
- Sunnydale **Block 3** is the third affordable housing site to be built and sits within Infrastructure Phase 1A3. The project will be built as two developments, with planned completion within 6 months of each other, for a total of 167 units. Both projects are in predevelopment planning and should start construction in December 2022 and February 2023.



Project Budget and Schedule – All issuances

June 2022

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement/ Est. Final Disbursement	Completion/ Est. Completion
Sunnydale Master Planning		2,800,000	2,414,000	2,414,000	-	-	Jul 2016	Oct 2020	Jun 2025
Sunnydale Parcel Q Predev	55	2,000,000	2,000,000	2,000,000	-	-	Nov 2016	Jan 2018	Dec 2019
Sunnydale Parcel Q Vertical		10,900,000	6,846,058	6,812,606	33,452	-	Apr 2018	Mar 2021	Mar 2021
Sunnydale Infrastructure Phase 1A1/2			4,433,153	4,433,153	-	-	Feb 2018	Mar 2021	Mar 2021
Sunnydale 6 Vertical Predev		5,000,000	4,561,048	4,561,048	-	-	Nov 2017	Mar 2020	Nov 2021
Sunnydale Infrastructure Phase 1A3		5,200,000	9,800,000	6,034,854	3,765,146	-	Jan 2020	Dec 2023	June 2024
Sunnydale 3A Vertical Predev and Gap	167	3,600,000	1,800,000	1,392,109	407,891	-	Jan 2020	Sept 2023	Jan 2024
Sunnydale 3B Vertical Predev and Gap			1,800,000	1,488,534	311,466	-	Jan 2020	Sept 2023	Jan 2024
<i>Sunnydale Subtotal</i>	222	29,500,000	33,654,259	29,136,304	4,517,955	-			

Parcel Q



Sunnydale Parcel Map

Block 3 & Parcel Q (circled)



Block 6



Investment in Low-Income Housing – New Development

Low-Income Housing in San Francisco

Bond funds will allow the development of at least seven additional projects in San Francisco which are 100% affordable to individuals and families earning less than 60% of the Area Median Income. Bond funds will accelerate new affordable housing production through quick release of funds. Construction is complete or underway for all sites funded in this category.



88 Broadway/ 735 Davis (image by Bruce Damonte)

Mission Neighborhood Set-Aside

The Mission Neighborhood has been particularly impacted by increased rents and displacement. Neighborhood residents advocated for a set-aside for the Mission in the Bond proposal which went before the voters in order to help preserve the neighborhood as an affordable community. Through a Notice of Funding Availability (“NOFA”) process concluded in December 2016, MOHCD selected 1990 Folsom for the Mission neighborhood development set-aside, a 143-unit family development with a childcare center and an artist workspace component that is greatly desired by community members. This initial identification of Low-Income bond funds for a predevelopment loan to 1990 Folsom adds to significant additional MOHCD investments in the Mission in recent years. Please see page 26 for status of 1990 Folsom project.

Due to project savings a portion of the funds budgeted for the 1990 Folsom project has been reallocated to 681 Florida. The 681 Florida development team was procured via an RFP that was published October 13, 2016. Two development teams responded, and the selection panel recommended MEDA/TNDC to be selected on February 15, 2017. Construction is underway and expected to be completed in the fall of 2022.



Mission District Mural

Low-Income Housing Predevelopment and Development

In addition to the Mission set-aside NOFA, MOHCD also concluded its City-wide NOFA process in December 2016. MOHCD formally recommended predevelopment loans for three new multifamily developments located in the Excelsior (4840 Mission), Forest Hill (250 Laguna Honda), and Tenderloin (500 Turk Street) neighborhoods. Since the time of that selection process, one of the developments, 4840 Mission, encountered delays. In the interest of putting the bond funds to use as quickly as possible, MOHCD reallocated a portion of the funds designated for this site to another low-income family housing development. In addition, predevelopment work conducted for 250 Laguna Honda, a proposed 150-unit senior development in the Forest Hill neighborhood, revealed site conditions that posed risk to the development and potentially prohibitive costs. Funding reserved for this development from the first Bond issuance was therefore reallocated to 500 Turk Street, and the remaining Bond funds allocated for 250 Laguna were allocated to 1296 Shotwell, a low-income senior housing development in the Mission neighborhood.



Non-Profit Developers CCDC & MEDA partnering for to develop 1296 Shotwell - Casa Adelante

Rev. Norman Fong, Executive Director, Chinatown Community Development Center; and Luis Granados, Chief Executive Officer, Mission Economic Development Agency. Photo by Alain McLaughlin.

Project Status Summaries

4840 Mission



Project Highlights

Number of Units	0**
Total Bond Funding	\$3.0M (all issuances)
Total Development Cost	\$133.0M

** Note that since this project is only receiving predevelopment funding, we are not counting the units in our 2015 GO Bond accomplishment tracking.

Project Update Highlights

- Developer: Bridge Housing
- Units: 137 affordable family apartments, with 26% of the units (35 units) set aside for families relocating from HOPE SF sites. The development includes a 10,000 square foot clinic serving low-income households and a 6,000 square foot commercial space. The adjacent developer’s inclusionary housing obligation is no longer part of the project.
- Status: Construction began in June 2021 and is anticipated to be complete in fall 2023.



Project Budget and Schedule – All issuances

June 2022

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement/ Est. Final Disbursement	Completion/ Est. Completion
4840 Mission - Predevelopment		3,000,000	3,000,000	3,000,000	-	-	Feb 2017	May 2017	Aug 2023

500 Turk (also known as 555 Larkin)



Project Highlights

Number of Units	108
Total Bond Funding	\$26.2M (all issuances)
Total Development Cost	\$82.4M

Project Update Highlights

- Developer: TNDC
- Units: 108 family apartments, with 25% set aside for HOPE SF families
- Status: Construction is nearly complete and marketing and lease up for the project began in fall 2021. Move-ins are anticipated in late 2022.

Project Budget and Schedule – All issuances

June 2022

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement/ Est. Final Disbursement	Completion/ Est. Completion
500 Turk - Predevelopment (First Issuance)	108	3,000,000	3,000,000	3,000,000	-	-	Mar 2017	Dec 2018	Sept 2022
500 Turk - Reallocated Predev (First Issuance)		1,974,731	1,974,731	1,974,731	-	-	Dec 2018	Oct 2020	Sept 2022
500 Turk - Predev (Second Issuance)		15,500,000	15,500,000	15,500,000	-	-	Dec 2018	Feb 2020	Sept 2022
500 Turk - Construction (Third Issuance)		5,680,000	5,680,000	5,680,000	-	-	Jan 2020	Nov 2020	Sept 2022
<i>500 Turk Subtotal</i>	108	26,154,731	26,154,731	26,154,731	-	-			



Construction underway at 500 Turk





Project Highlights

Number of Units	143
Total Bond Funding	\$44.8M (all issuances)
Total Development Cost	\$108.0M

Project Update Highlights

- Developer: MEDA and TNDC joint venture
- Units: 143 family apartments, with 25% set aside for HOPE SF families wishing to relocate from HOPE SF sites.
- Status: Construction was completed in mid-August 2021 and the marketing and lease-up is complete as of June 2022.



Project Budget and Schedule – All issuances

June 2022

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement/ Est. Final Disbursement	Completion/ Est. Completion
1990 Folsom - Acquisition & Predev (Low Income - First	143	1,025,269	1,000,000	1,000,000	-	-	Dec 2018	Dec 2018	Aug 2021
1990 Folsom - Predev (Mission Set Aside - First Issuance)		2,000,000	3,622,300	3,622,300	-	-	Dec 2018	Dec 2018	Aug 2021
1990 Folsom - Acquisition (Mission Set Aside - First		4,000,000	2,377,700	2,377,700	-	-	Apr 2015	Apr 2017	Aug 2021
1990 Folsom - Predev & Construction (Second Issuance)		41,359,731	37,749,659	37,609,034	38,589	102,036	Jun 2018	Oct 2020	Aug 2021
<i>1990 Folsom Subtotal</i>	143	48,385,000	44,749,659	44,609,034	38,589	102,036			



1990 Folsom
Groundbreaking



1296 Shotwell – Complete



Project Highlights

Number of Units	94
Total Bond Funding	\$22.2M (all issuances)
Total Development Cost	\$55.8M

Project Update Highlights

- Developer: MEDA and CCDC joint venture
- Units: 94 Affordable Senior Housing, with 23% set aside for formerly homeless seniors
- Status: Construction was completed in November 2019. To date, the building is operational with 94 units occupied by seniors, including 40 units subsidized by the City's Senior Operating Subsidy (SOS) and 22 units occupied by formerly homeless residents.



Project Budget and Schedule – All issuances

June 2022

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement/ Est. Final Disbursement	Completion/ Est. Completion
1296 Shotwell - Construction	94	22,205,269	22,159,666	22,159,666	-	-	May 2018	Oct 2020	Oct 2020



Casa Adelante - 1296 Shotwell construction complete and fully-occupied





Project Highlights

Number of Units	125, including 10 middle income + 53 units at 735 Davis for low-income seniors funded with non-GO bond sources.
Total Bond Funding	\$24.1M (all issuances)
Total Development Cost	\$140.5M

Project Update Highlights

- Developer: Bridge Housing and John Stewart Co. joint venture
- Units: 125 units for low-income families of which 10 units are for middle income residents, and childcare center at 88 Broadway + 53 units at 735 Davis for low-income seniors funded with non-GO bond sources.
- Status: Construction is complete for both sites and both sites are fully operational.

Project Budget and Schedule – All issuances

June 2022

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement/ Est. Final Disbursement	Completion/ Est. Completion
88 Broadway/ 735 Davis - Low-Income	115	21,180,000	16,777,438	16,777,438	-	-	Jun 2019	May 2020	Mar 2021
88 Broadway/ 735 Davis - Middle Income Construction	10	10,000,000	7,331,238	7,331,238	-	-	Jun 2019	May 2020	Mar 2021
<i>88 Broadway/ 735 Davis Subtotal</i>	125	31,180,000	24,108,676	24,108,676	-	-			



88 Broadway/735 Davis Groundbreaking in July 2019





Project Highlights

Number of Units	0**
Total Bond Funding	\$4.4M (all issuances)
Total Development Cost	\$98.5M

** Note that since this project is only receiving predevelopment funding, we are not counting the units in our GO Bond accomplishment tracking.

Project Update Highlights

- Developer: MEDA and TNDC joint venture
- Units: 130 units for low-income families, with 30% set aside for formerly homeless families; 9,250 sf of ground floor commercial space for community-based arts organizations.
- Status: Construction is underway and expected to be completed in September 2022.

Project Budget and Schedule – All issuances

June 2022

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement/ Est. Final Disbursement	Completion/ Est. Completion
681 Florida - Predevelopment (First Issuance)			25,269	25,269	-	-	Oct 2020	Dec 2020	Sept 2022
681 Florida - Predevelopment (Second Issuance)			3,610,072	3,610,072	-	-	Oct 2020	Dec 2020	Sept 2022
681 Florida - Predevelopment (Third Issuance)		803,201	803,201	803,201	-	-	Oct 2020	Mar 2021	Sept 2022
<i>681 Florida Subtotal</i>		803,201	4,438,542	4,438,542	-	-			



Balboa Park Upper Yard



Childcare
Play Space

Childcare
Entrance

Childcare
Windows

Residential
Lobby

Residential
Roof Garden

Community
Services

Neighborhood-Serving
Commercial Space

Project Highlights

Number of Units	130
Total Bond Funding, Second Issuance	\$7.1M (all issuances)
Total Development Cost	\$130M

Project Update Highlights

- Developer: Mission Housing and Related California joint venture
- Units: 112 units for low-income families and 18 are for middle-income residents. 39 units set aside for resident relocation as part of the HOPE SF project.
- Status: Construction is underway and expected to be completed in July 2023.



Project Budget and Schedule – All issuances

June 2022

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement/ Est. Final Disbursement	Completion/ Est. Completion
Balboa Park Upper Yard - Low-Income	112	-	4,448,165	4,377,831	-	70,334	May 2021	May 2022	Jul 2023
Balboa Park Upper Yard - Middle-Income	18	-	2,718,762	2,718,762	-	-	May 2021	May 2022	Jul 2023
<i>Balboa Park Upper Yard Subtotal</i>	130	-	7,166,927	7,096,593	-	70,334			



Investment in Low-Income Housing – Rehabilitation of Small Sites

Description of Small Sites program

The Small Sites Program (SSP) is an acquisition and rehabilitation loan program created to protect older, typically rent-controlled, buildings of up to 25 units throughout San Francisco. In the face of increasing pressure on tenants who are particularly vulnerable to property sales, increased evictions and rising rents, the City developed the Small Sites Program in order to support non-profit and for-profit entities to successfully remove these sites from the market and restrict them as long-term affordable housing. The overarching program goals are to:

- 1) Protect and stabilize housing for current tenants at a range of income levels
- 2) Remove SSP properties from the speculative market while increasing the supply of permanently affordable rental housing
- 3) Create financially stable, self-sustaining housing that serves multiple generations of low to moderate income households



Ani Rivera - Small Sites Property
Ani is Director of Galeria de la Raza
Renter for 20 years



Project Status Summary

- Third issuance funds allocated to 520 Shader. 305 San Carlos funded with non-bond fund source.
- Bond funds for small sites to be fully expended by mid-2022

Project Budget and Schedule – All issuances

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement/ Est. Final Disbursement	Completion/ Est. Completion
First Issuance Pool		15,000,000							
344 Precita	3		1,385,000	1,374,153	10,847	-	Aug 2017	Mar 2021	Mar 2021
3198 24 th Street	8		4,050,000	4,050,000	-	-	Mar 2017	Sep 2020	Sep 2020
3800 Mission	5		2,099,000	2,099,000	-	-	Feb 2017	Jun 2019	Jun 2019
269 Richland	6		2,100,000	2,100,000	-	-	Jun 2016	Jun 2018	Jun 2018
4042 Fulton	5		2,125,000	2,125,000	-	-	May 2016	May 2018	May 2018
63 Lapidge	6		1,827,000	1,827,000	-	-	Jul 2016	Jul 2018	Jul 2018
60 28th Street (First Issuance)	6		1,414,000	1,414,000	-	-	May 2019	May 2019	May 2019
Second Issuance Pool		9,235,000							
289 9th Avenue	16		3,749,973	3,749,973	-	-	Dec 2018	Jul 2021	Jul 2021
60 28th Street (Second Issuance)			677,000	677,000	-	-	May 2019	May 2019	May 2019
1411 Florida	7		1,780,327	1,780,327	-	-	Jul 2019	Jul 2019	Jul 2019
3280 17th Street	11		3,027,700	3,027,700	-	-	Jul 2019	Jul 2019	Jul 2019
Third Issuance Pool		1,636,887							
305 San Carlos Street									
520 Shrader Street	7		1,636,887	1,636,887	-	-	Mar 2020	Mar 2020	Mar 2020
<i>Small Sites Program Subtotal</i>	80	25,871,887	25,871,887	25,861,040	10,847	-			

** We note that projects with the same encumbrance, disbursement, and completion dates are permanent loan funding only. Unlike regular rehab loans where MOHCD does periodic disbursements, for some small sites projects the initial rehab funding is first done through the San Francisco Housing Accelerator Fund (SFHAF) which allows for quicker loan approval as it is only bridge funding. Once the rehab is complete the SFHAF loan is replaced with permanent financing using bond funds.



3800 Mission Street – completed June 2019

Investment in Middle-Income Housing – Down Payment Assistance & Teacher Next Door

Middle Income DALP – 117 Total units (estimate)

The Down Payment Assistance Loan Program (DALP) provides down payment assistance to qualified moderate income borrowers (120%-175% AMI), in the form of a “silent second loan” up to \$375,000, to first-time homebuyers for the purchase of a market-rate principal residence in San Francisco. The DALP loan requires no interest and no monthly payments. It is a deferred loan due upon sale, transfer of the property, or non-compliance with the contractual program requirements. The principal amount of the DALP loan amount plus an equitable share of appreciation are due at time of resale or repayment.

DALP awards are granted through a lottery system, the most recent lottery being held on June 1, 2021. Lottery winners are then invited to submit a supplemental application, after which pre-approvals are granted. The program allows 90 days to shop for a market rate property and enter into a ratified purchase agreement and an additional 30 days for closing.

Teacher Next Door – 60 Total units (estimate)

The Teacher Next Door (TND) Program helps educators employed by the San Francisco Unified School District (SFUSD) to purchase their first home in San Francisco. Educators can use TND funds to cover closing costs or for a down payment on a below market-rate (BMR) or a market-rate home. The term of the TND is 10 years. There is no interest, nor shared appreciation. After the 5th year, the loan is forgiven at rate of 20% per year, and at the end of the 10th year, the loan is forgiven in its entirety. In addition to TND funds, bond funds for teachers may also be utilized to fund full DALP loans for SFUSD educators.

Why do middle-income households need help?

- San Francisco’s median home price exceeds \$1M
- High home prices require a higher proportion of income for housing expenses
- High rent prevents middle-income households from saving for a down payment
- Prior to the Affordable Housing Bond, highest household income assisted was at 120% AMI

Annual Target Incomes (120% - 175% AMI)

- \$112K - \$163K for individuals
- \$128K - \$186K for a family of two
- \$160K - \$233K for family of four

Project Status Summary

June 2022

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance
DALP Loan Expansion (First Issuance)	9	2,900,000	2,900,000	2,900,000	-	-
DALP Loan Expansion (Second Issuance)	47	15,260,000	15,260,000	15,210,806	-	49,194
DALP Loan Expansion (Third Issuance)	61	16,678,394	16,270,000	10,431,825	-	5,838,175
Teacher Next Door (First Issuance)	20	903,014	903,014	903,014	-	-
Teacher Next Door (Second Issuance)	10	1,196,986	1,196,986	1,196,986	-	-
Teacher Next Door (Third Issuance)	30	2,900,000	2,900,000	2,762,281	-	137,719
<i>DALP Subtotal</i>	177	39,838,394	39,430,000	33,404,911	-	6,025,089



Ruiz Family - DALP & TND Recipients

Maria is a pre-school teacher and Rony is a driver

Purchased home rented for over 20 years



Investment in Middle-Income Housing

88 Broadway/ 735 Davis

- 10 units completed for middle income residents
- Please see project update on page 30

43rd and Irving

- 100 units for middle income SFUSD teachers and para-educators. MOHCD and SFUSD issued a Request for Development Proposals for educator rental housing on 1360 43rd (Francis Scott Key Annex) on October 3, 2017. At the recommendation of a selection panel, MOHCD awarded development rights to MidPen Housing in April 2018. Project experienced delay due to lack of availability of competitive state financing. Loan expected to close in August 2022. Construction completion is expected in early 2024.

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - June 30, 2022	Amount Encumbered - June 30, 2022	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement/ Est. Final Disbursement	Completion/ Est. Completion
43rd & Irving (Second Issuance)	100	3,000,000	2,950,000	2,950,000	-	-	Dec 2018	Aug 2021	August 2024
43rd & Irving (Third Issuance)		25,950,000	26,358,394	-	-	26,358,394	Aug 2022	Jan 2024	August 2024
<i>43rd & Irving Subtotal</i>	100	28,950,000	29,308,394	2,950,000	-	26,358,394			



1360 43rd Ave



Specific Housing Bonds Uses, by Issuance

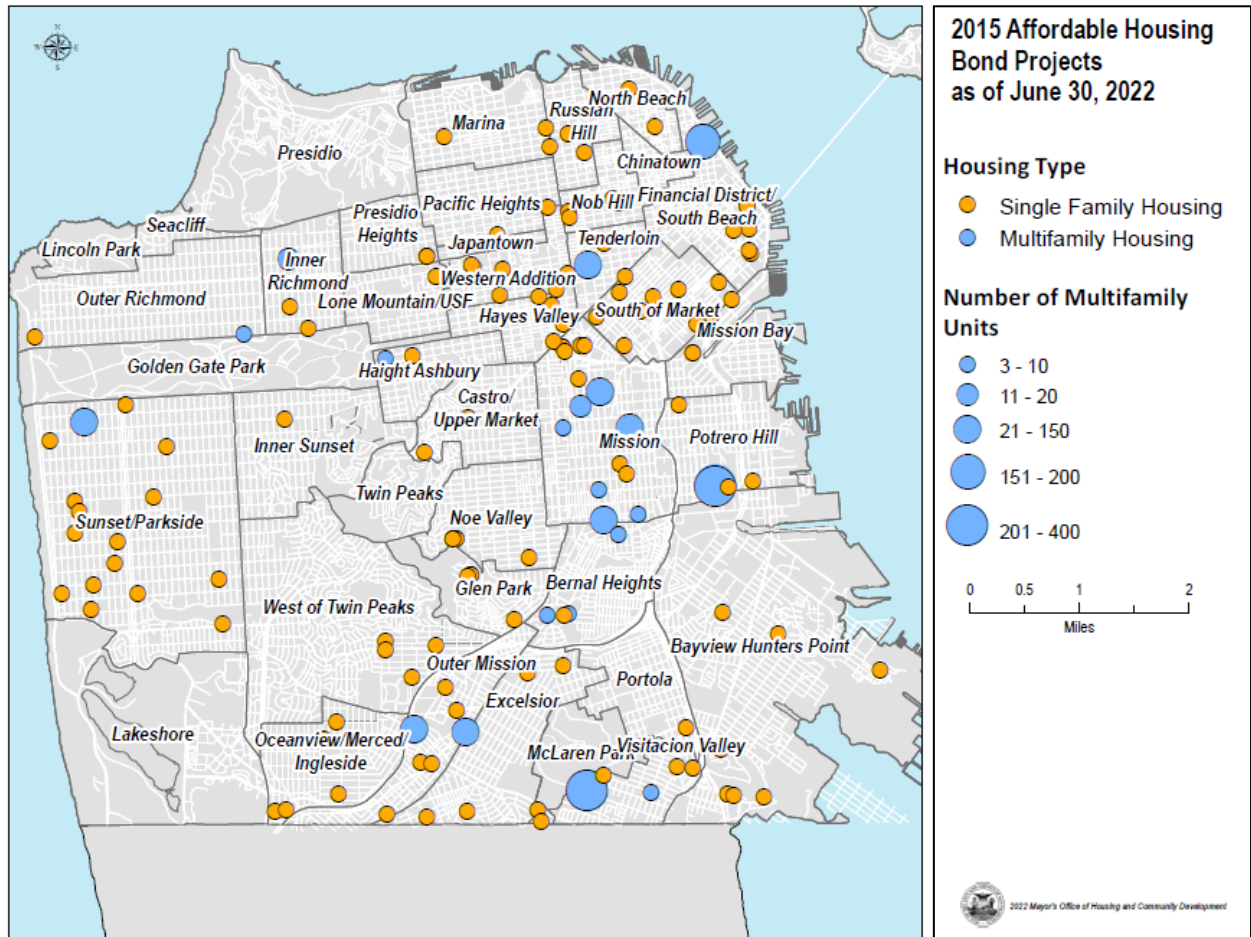
	ISSUANCE #1	ISSUANCE #2	ISSUANCE #3			
	16-17	17-18	19-20	Revisions	Total	Affordable Units
Public Housing: \$80MM						
Potrero Parcel X Predev	2,251,586				2,251,586	
Potrero Parcel X Vertical Gap	14,241,507				14,241,507	72
Potrero Infrastructure Predev	1,200,000				1,200,000	
Potrero Block B Predev	2,206,907			(100,000)	2,106,907	
Potrero Phase II Infrastructure Development			20,503,000	1,350,000	21,853,000	282
Potrero Block B Gap			3,125,366	136,000	3,261,366	(Above includes
Potrero Block R Predev Infrastructure			4,000,000	(4,000,000)	-	125 market rate
Potrero Block Q Predev Vertical and Infrastructure			1,600,000	(1,600,000)	-	units)
Sunnydale Master Planning	2,800,000			(386,000)	2,414,000	
Sunnydale Parcel Q Predev	2,000,000				2,000,000	
Sunnydale Parcel Q Vertical	6,905,799			(59,741)	6,846,058	55
Sunnydale Infrastructure Phase 1A1/2	4,433,153				4,433,153	
Sunnydale 6 Vertical Gap & Predev	4,561,048				4,561,048	
Sunnydale Infrastructure Phase 1A3			5,200,000	4,600,000	9,800,000	-
Sunnydale 3A Vertical Predev			1,800,000		1,800,000	
Sunnydale 3B Vertical Predev			1,800,000		1,800,000	167
<i>Legal and other incidentals</i>		400,000	60,000	59,741	519,741	
<i>Cost of issuance</i>	396,700	4,721	510,213		911,634	
<i>Subtotal</i>	40,996,700	404,721	38,598,579	-	80,000,000	576
Low-Income Housing: \$100MM						
4840 Mission Predevelopment Only	3,000,000				3,000,000	
Small Sites Program	15,000,000	9,235,000	1,636,887		25,871,887	80
500 Turk Street Predevelopment, Acq & Con Financing	3,000,000	15,500,000	5,680,000		24,180,000	108
500 Turk reallocated from 250 Laguna Predevelopment	1,974,731				1,974,731	
1296 Shotwell Construction Financing		22,205,269		(45,603)	22,159,666	94
88 Broadway Construction Financing		16,777,438			16,777,438	115
Balboa Park Upper Yard Construction Financing		4,402,562		45,603	4,448,165	112
Adjustment for 1990 Folsom	1,000,000	(1,000,000)			-	
<i>Legal and other incidentals</i>		500,000			500,000	
<i>Cost of issuance</i>	234,502	797,750	55,861		1,088,113	
<i>Subtotal</i>	24,209,233	68,418,019	7,372,748	-	100,000,000	509
Mission Neighb. Housing: \$50MM: 1990 Folsom						
1990 Folsom Predevelopment Costs	6,000,000				6,000,000	
1990 Folsom Predevelopment, Acq & Con Financing		39,033,659		(1,284,000)	37,749,659	143
Adjustment for 1990 Folsom		1,000,000			1,000,000	
681 Florida	25,269	2,326,072	803,201	1,284,000	4,438,542	
<i>Legal and other incidentals</i>		250,000			250,000	
<i>Cost of issuance</i>	58,625	503,174			561,799	
<i>Subtotal</i>	6,083,894	43,112,905	803,201	-	50,000,000	143
Middle-Income Housing: \$80MM						
DALP Loan Expansion	2,900,000	15,260,000	16,270,000		34,430,000	117
Teacher Next Door	903,014	1,196,986	2,900,000		5,000,000	60
Middle-Income Teacher Housing: 43rd & Irving		3,000,000	26,358,394	(50,000)	29,308,394	100
Middle-Income MOHCD Production: 88 Broadway		7,331,238			7,331,238	10
Middle-Income MOHCD Production: Balboa Park Upper Yard		2,668,762		50,000	2,718,762	18
<i>Legal and other incidentals</i>		400,000			400,000	
<i>Cost of issuance</i>	37,159	352,369	422,078		811,606	
<i>Subtotal</i>	3,840,173	30,209,355	45,950,472	-	80,000,000	305
Total Affordable Units						1,408
Total Market Rate Units***						125
GRAND TOTAL	75,130,000	142,145,000	92,725,000	-	310,000,000	1,533

** Market rate units at HOPE SF provide cross-subsidy for HOPE SF affordable units

** Revisions column used to reallocate budget between projects. Budget revisions are primarily driven by unneeded excess budget that was initially allocated to projects.



Map of Affordable Housing Bond Projects



Change in Unit Counts

MOHCD has made several changes in the allocation of funds and corrections to the methodology in how units are counted. Please see table below comparing current unit count to first CGOBOC report as of 12/31/16.

	Number of Units as of 12/31/16 GOBOC Report	Number of Units as of 6/30/22 GOBOC Report	Variance	Variance	Comments
Potrero Parcel X Vertical Gap	72	72	-	0%	
Potrero Block B Predev	94	-	(94)	-100%	Predev funding only - no futher bond investment
Potrero Infrastructure Development	-	282	282	100%	Extensive infastructure investments will support 157 affordable units and 125 market rate units. We note that Market rate units at HOPE SF provide cross-subsidy for HOPE SF affordable units
Sunnydale Parcel Q Vertical	55	55	-	0%	
Sunnydale Infrastructure Development	187	167	(20)	-11%	Project split into two pieces and size of supported buildings decrease slightly
Public Housing Subtotal	408	576	168	41%	
Project # 1 Predev - 250 Laguna	150	-	(150)	-100%	Project did not move forward
Project # 2 Predev - 500 Turk Street	122	-	(122)	-100%	Predev funding only - no futher bond investment
Project # 3 Predev - 4840 Mission	114	-	(114)	-100%	Predev funding only - no futher bond investment
Project # 1 Acquistion & Development - 1296 Shotwell	97	94	(3)	-3%	
Project # 2 Acquisition & Development - 500 Turk	96	108	12	13%	Project scope increased
Project # 3 Acquisition & Development - 88 Broadway/ 735 Davis	97	115	18	19%	Project scope increased
Balboa Park Upper Yard	-	112	112	100%	Savings from 88 Broadway/ 735 Davis reallocated to 482 Geneva
Small Sites Program	81	80	(1)	-1%	
Low Income Housing Subtotal	757	509	(248)	-33%	
Mission set aside -1990 Folsom	143	143	-	0%	
Mission set aside - 681 Florida	-	-	-	0%	Predev funding only - no futher bond investment
Mission Set-aside Subtotal	143	143	-	0%	
DALP Loan Expansion	49	117	68	139%	Increased funding for DALP from \$15M to \$33M
Teacher Next Door	75	60	(15)	-20%	Increased loan amount size
Middle Income Teacher Housing - 43rd & Irving	30	100	70	233%	Increase in funding for teacher housing from \$7M to \$29M
Middle Income Production - 88 Broadway	166	10	(156)	-94%	Decreased in funding for middle income production from \$50M to \$10M
Balboa Park Upper Yard	-	18	18	100%	Savings from 88 Broadway/ 735 Davis reallocated to Balboa Park Upper Yard
Middle Income Subtotal	320	305	(15)	-5%	
<i>Total Affordable Units</i>		1,408			
<i>Total Market Rate Units</i>		125			
Total	1,628	1,533	(95)	-6%	



Metric of Success

The primary metric of success for the Affordable Housing Bond is number of units produced, protected, or assisted. We have estimated the projected number of affordable units through all phases of the bond process, and will track progress and provide regular updates accordingly.

It's important to note that new housing development in San Francisco can easily take five years from start to finish. Newly constructed public housing units are projected to be completed in 2019-2024, low income units are projected to be completed in 2021-2023, and middle-income units may be completed in 2022-2024.



Unit Production Summary as of June 30, 2022 (All Issuances)

	Affordable Units in Predevelopment	Affordable Units in Construction	Affordable Units Completed	Projected Total Affordable Units
Public Housing – Potrero Parcel X Vertical	0	0	72	72
Public Housing – Potrero Infra (Affordable)	157	0	0	157
Public Housing – Potrero Infra (Market Rate)*	125	0	0	125
Public Housing – Sunnydale Parcel Q Vertical	0	0	55	55
Public Housing – Sunnydale Block 6	0	167	0	167
Low Income Housing – 500 Turk	0	108	0	108
Low Income Housing – 1296 Shotwell	0	0	94	94
Low Income Housing – 88 Broadway/ 735 Davis	0	0	115	115
Low Income Housing – Balboa Park Upper Yard	0	112	0	112
Low Income Housing - Small Sites (Rehab)	0	0	80	80
Low Income - Mission Set Aside 1990 Folsom	0	0	143	143
Middle Income DALP ***	30	N/A	87	117
Middle Income TND ***	4	N/A	56	60
Middle Income Teacher Housing – 43 rd & Irving	100	0	0	100
Middle Income Prod – 88 Broadway/ 735 Davis	0	0	10	10
Middle Income Prod – 482 Geneva	0	18	0	18
TOTAL	416	405	712**	1,533
Percent of Phase	28%	26%	46%	100%

* We are including infrastructure supporting Market Rate units at Potrero as they provide cross-subsidy for affordable housing units also supported by the infrastructure investment.

** We note that several units received both DALP and TND Loans. For the purposes of this summary we only counted units receiving both types of loans once as a DALP loan.

*** We note that loans not yet issued are tracked under Predevelopment so that the percentages will equal to 100%



Glossary

Acquisition:	Costs associated with acquisition of real property
Estimated Completion:	Building completed and units leased
Infrastructure:	Costs which are secondarily related to housing development, including large-scale site grading, streets, sidewalks, utility work, etc. Predominantly needed in the HOPE SF context where we are creating entire new neighborhoods.
Master Planning:	Development of an overall strategy for the complete transformation of a public housing site. Master Planning work sets forth a comprehensive vision, schedule, communications plan, financing strategy, services program, and, most importantly, stakeholder participation process that highlights resident needs.
NOFA:	Notice of Funding Availability, a competitive process used to identify projects and developers
Predevelopment:	Costs prior to actual construction, including architectural, engineering, environmental, and permitting costs. May be related directly to housing development, or may be infrastructure predevelopment which supports future housing development.
Vertical Gap and/or Vertical Development:	Costs starting with actual construction through and including occupancy and conversion to permanent financing

