

Mayor's Office of Housing and Community Development
City and County of San Francisco



London N. Breed
Mayor

Eric D. Shaw
Director

May 30, 2022

To: Mayor London Breed; Board of Supervisors
From: Eric Shaw, Director
CC: Clerk of the Board of Supervisors

Re: Q1 CY 2022 Reporting on Prioritization of 100% Affordable Housing Projects
(File #180547)

Enclosed please find the quarterly report on MOHCD's 100% Affordable Housing Projects, as required by City Ordinance and as part of OEWD's Executive Directive 17-02, covering Q1 CY-22, the period from January 1 – March 31, 2022.

Significant strides have been made during this quarter in entitlement, permitting and construction of a growing number of key affordable housing developments. Of a total active pipeline of 4,156 units of 100% affordable housing, approximately 1,066 units of 100% affordable multifamily rental units are under construction, with another 2,798 units in predevelopment (pre-entitlement or permitting). Two developments, comprising 292 units are completing resident move-ins and tenant improvements such as a Childcare space at 88 Broadway.

With the award of State Accelerator Funds, projects that were delayed are completing preparations to commence construction. A total of 7 projects comprising 817 units, are anticipated to commence construction in Q2 and Q3. Challenges in the permitting and approvals process continue but have also been largely mitigated with remote work using EPR where feasible. The most significant challenges currently include rising construction loan interest, volatility in materials cost and availability. Project bidding is also seeing unanticipated high levels of escalation.

Exciting progress is being made in the First Cohort (5 sites) of the 9 MOHCD Multi-Site project. Concept and Schematic designs, Community engagement, preliminary Planning and Site permit applications are progressing on schedule.

Some key milestones and achievements made during this quarter (January 1 – March 31, 2022) include:

- **88 Broadway** – Received its TCO and completed lease-up activities
- **Sunnydale Block 6** – Completed lease-up and celebrated its Grand Opening

While progress has been made in the area of municipal power application, design and delivery with an agreement negotiated between PUC and PGE, this work remains extremely complex, requiring significant coordination and facilitation by all partners. Changes to the process continue to create unpredictable schedules and costs, which are not anticipated within project budgets or schedules. Critical projects at this time that face extraordinary challenges are 2340 San Jose (Balboa Park Upper Yard) and 4840 Mission Street, both under construction at this time, and both currently have no clear path to permanent power energization to complete on time.

Overall, MOHCD is pleased to report that despite the unprecedented events of this current time, affordable housing production, at all stages of development, continues to move forward with the collaboration and commitment of our staff, City and private partners.

EXHIBITS

MOHCD Affordable Housing Quarterly Report Q1 2022

Q1 - CY 2022

January 1 - April 30, 2022

HOUSING DELIVERY REPORT - 100% Affordable, New Construction (non-DA)

Project Name	Street Number	Street Name	Number of Units	Supv. District	Housing Tenure (type)	Status	Start (Est. or Actual)	Complete (Est. or Actual)	Issuance of Temporary Certificate of Occupancy (TCO)	Milestones / Deliverables This Quarter	Risks, Challenges and Major Activity	Milestones / Deliverables for Next Quarter
88 Broadway Family	88	Broadway	125	3	Rental	CONSTRUCTION COMPLETING	6/17/2019	5/30/2021	3/31/2021	1). Complete remaining close-out and conversion	1). DPH Environmental Deed Restriction required	1). Final map approved and recorded
1064-68 Mission	1064-68	Mission	254	6	Rental	CONSTRUCTION	2/6/2020	9/7/2022	-	1). Dry out rain damaged areas 2). Determine rain delays and impacts 3). Request extensions 4). Complete joint trench 5). Progress on Clinic and CHEF spaces 6). Public art production	1). Utility connections - Perm Elec. Energization coordination between PGE / PUC 2). Extension of Builders' Risk to Completion due to claim for water damage 3). Supply-chain issues requiring delays or changes to materials 4). COVID impacts 5). Damage and water intrusion from significant rain events 6). Correction of exterior mis-alignment and interior shower drain installation errors	1). Permanent Energization 2). TCO - Temporary Certificate of Occupancy 3). Marketing and Lease-Up Commence
500 Turk Street / 555 Larkin	500	Turk	108	6	Rental	CONSTRUCTION	2/12/2020	8/16/2022	-	1). PGE Revised utility connection and vault location approved 2). Approval of all remaining Addenda 3). SFMTA Approvals for SIP, Streetlight and Parking 4). Exterior brick installation completing with removal of scaffold 5). Lease-up ongoing, intake for SFHA referrals and DAHLIA commenced 6). Punch list work ongoing to be complete in early Q2 7). Comml. Tenant - Curry Senior Center finalizing design, fundraising for Tenant Improvements	1). Approval of Street Lighting within Street Improvement Permit (SIP) 2). Perm Power Connection Delays due to change in PGE Connection point 3). Street / sidewalk condition management: Non-police alternatives to address public safety and health 4). Potential fiscal impacts due to delays unknown 5). Curry Sr. requires CU Authorization	1). Curry Senior CU, design, fundraising in preparation for TI 2). Lease-up, referrals and application processing 3). Issuance of TCO 4). Complete exterior façade and Courtyard

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Treasure Island C3.2 - Maceo May	401	Avenue of the Palms	104	6	Rental	CONSTRUCTION	8/10/2020	1/15/2023	-	<ol style="list-style-type: none"> Ongoing demolition of rain damaged areas, repairs, testing and inspection. Clearance for bio growth completing this quarter Wet Utility connections - Water, stormdrain and sewer Complete exterior skin installation Coordination of TI site logistics with adjacent project C3.1 during construction Transformer installation for perm connection Modular corrections 	<ol style="list-style-type: none"> Infrastructure coordination, including streets, sidewalks, storm sewer, utility trench and connection Mapping (incl. Street Addressing and Flood map) required for TCO - TIDA managing with DPW and sponsor Rain events with damages, delays and coordination of repairs/inspections Water intrusion repairs continue in parallel with original contract work 	<ol style="list-style-type: none"> Exterior skin ongoing for completion in December Perm Power Energization (Treasure Island is PUC exclusive infrastructure). Unit and tower rebuild due to rain event in 10/21 ongoing Progress with original contract work while rain repairs continue
681 Florida	681	Florida	130	9	Rental	CONSTRUCTION	10/19/2020	9/1/2022	-	<ol style="list-style-type: none"> Approval of remaining Addenda Mural design final approvals Lease-up and Marketing coordination with MOHCD commences Finalize commercial lease agreements and commence TI design approval Transformers installed 	<ol style="list-style-type: none"> Final Approval of Street Improvement Permit (SIP) Installation of Switchgear threatened by supply chain issues PUC / PGE Coordination of inspections and final connections Coordination of public mews access controls with adjacent prop owner 	<ol style="list-style-type: none"> Permanent Energization Public art commences Services MOU finalized w/MHP and HSH approvals Residential Lease-up and Marketing commences Carnaval Tenant Improvement Permitting
4840 Mission	4840	Mission	137	11	Rental	CONSTRUCTION	6/24/2021	6/27/2023	-	<ol style="list-style-type: none"> Approval of Addenda 6, 10 & 11 Application for AHP PGE Perm Power Application Deemed Complete. Overall perm energization date at risk (and completion date) 	<ol style="list-style-type: none"> Acceptance of PGE/PUC Temp and Perm Power Design & Ordering of Transformers & Switchgear Coordination with residential neighbors 	<ol style="list-style-type: none"> Approval of PGE/PUC permanent power design TI space leasing (except Clinic) commences Draft Marketing and Lease-Up plan due (12 months prior to lease of June 2023) Finalize Public Art budget and Plan

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Balboa Park - Upper Yard and BART Plaza	2340	San Jose Avenue	130	11	Rental	CONSTRUCTION	5/1/2021	10/1/2022	-	1). Commercial space development plan finalize 2). Approvals of SIP Permit 3). PGE Design "Deemed Complete"	1). PGE/PUC final Perm Power Design & Ordering of Transformers & Switchgear "at risk" 2). Delay impacts due to PGE PUC design approvals and potentially extensive trenching and connection 3). Cost impacts due to PGE PUC design and connection points 4). Residual schedule impacts from rain delays in Sept. Oct 2021 5). PUC Streetlight approvals holding up SIP approval	1). Topping out achieved 2). Complete YMCA Childcare design and apply for permit
921 Howard Street	921	Howard	203	6	Rental	CONSTRUCTION	7/10/2021	11/20/2022	-	1). MOD Approval of ADD 2 received 2). Temp power design approval from PGE received (Not a PUC project). PGE completed trench and conduit inspections and switchgear procurement approved, ready for August delivery. 3). Slab on Grade start	1). Sept Oct rain events impact to schedule unclear	1). Correction of rain delays to achieve initial TCO date 2). Temp power mobilized 3). Conformed construction document change order negotiated and approved
Sunnydale - Block 6 and Infrastructure Phase IA-1 - 1A-2	242	Hahn	167	10	Rental	CONSTRUCTION COMPLETING	OEWD providing progress reporting					
Sunnydale - Block 3A and 3B	SE Corner	Sunnydale and Hahn	168	10	Rental	Permitting	OEWD providing progress reporting					
Potrero Block B			157	9	Rental	Permitting	OEWD providing progress reporting					
Hunters View Blocks 14 & 17	1151	Fairfax	118	10	Rental	Permitting	OEWD providing progress reporting					
78 Haight - Central Freeway Parcel U	72-78	Haight Street	63	5	Rental	Permitting	4/11/2022	7/14/2023	-	1). Approval of gap financing 2). PUC Pre Construction Temp Power meeting held 3). Community Pre-Construction meetings held 4). Closing in prep for construction start in early April	1). State funding award (required to start construction) 2). Resolution of Temp and Perm power design and service provision (PGE / PUC) 3). Shoring design and agreement with neighbor 68 Haight	1). Commence Construction 4/11/22 2). Approval of Street Improvement Permit 3). Approval Minor Sidewalk Encroachment Permit (vault) 4). Approval Final Map 5). Approval ADD 1 and ADD 2

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Shirley Chisholm Village - Educator Housing	1351	42nd Avenue	134	4	Rental	Permitting	8/15/2022	12/1/2023	-	1). Construction Bids received - to be vetted 2). Approval of Addenda 1 (Superstructure) and 2 (Arch) 3). Submission of Addenda 5 (fire sprinkler), 6 (Tower crane), 7 (fire alarm and 2-way comm) 4). Planning finalizing NSR and Regulatory Agreements for recordation in advance of closing 5). Re-Design of Joint Trench while coordinating utility design with PUC and PGE	1). PUC/PGE Utility design and connection required to finalize design and start construction	1). Approval and issuance of ADD 1, ADD 2, and ADD 3 in advance of Construction Start in August 2). Finalize Utility Design and Connection with PUC / PGE 3). DPH approval of Soil Management Plan 4). Gap loan approval
Treasure Island C3.1		7 Seas at 6th Street	135	6	Rental	Permitting	5/18/2022	12/1/2023	-	1). Coordination with TIDG, TIDA and C3.2 Maceo May regarding logistics, parking during commencement of Construction 2). Approval of gap financing 3). Award of State accelerator funds for start of construction Q2 22 4). Response to comments to Addendum 3 5). Ongoing closing coordination	1). Approval of Site Permit required for Financing applications 2). Coordination with TIDG, TI Task Force, and TIDA to complete infrastructure design, approvals with Vertical design and schedule 3). Coordination with C3.2 Maceo May for logistics, access and construction parking	1). Start of Construction 2). Continued coordination with TIDA and TIDG to resolve infrastructure and site logistics to accommodate accelerating levels of construction work in adjacent areas
266 4th Street	266	4th	70	6	Rental	Permitting	HOLD	HOLD	-	1). Agreement regarding design with SFMTA (MUNI Substation)	1). State funding award (required to start construction) 2). Agreement regarding design with SFMTA (MUNI Substation)	
730 Stanyan	730	Stanyan	160	5	Rental	Permitting	6/1/2023	12/1/2024	-	1). Response to Planning comments on revised 8 story design issued 2). 100% Design Development drawings issued 3). Cost estimate based upon 100% DD issued	1). Resolution of Temp and Perm power design and service provision (PGE / PUC) 2). Planning approval of 7-8 story design revision 3). Exemption for installation of bulb out at Stanyan and Waller	1). Value engineering of 100% DD Cost Estimate (over budget by approximately \$8M) 2). Response to Planning and State Density Bonus Application comments 3). Prelim Gap financing approval 4). Commence 50% CD design following MOHCD response to 100% DD Pricing and VE exercise

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180 Jones	180	Jones Street	72	6	Rental	Permitting	5/17/2022	12/22/2023	-	1). Approval of gap financing 2). Award of State accelerator funds for start of construction Q2 22 3). Approval of ADD 1 permit for loan close and start of construction 4). Approval of Temp and Perm Elec design and Service Agreements	1). State funding award (required to start construction) 2). Resolution of Temp and Perm power design and service provision (PGE / PUC)	1). Closing 2). Execute GMP and Start of construction 3). ADD 1 and ADD 2 issued 4). Radial tie-in complete to provide Temp Power
600 7th (801 Brannan)	600	7th St	221	6	Rental	Permitting	7/5/2022	1/30/2024	-	1). Bids received and evaluated, Value engineering completed 2). ADD 1 (Deep foundations, piles) Submitted 3). Site Permit Issued 3). State Financing awarded	1). State funding award (required to start construction) 2). Resolution of Temp and Perm power design and service provision (PGE / PUC) 3). Submission and approval of Add 1 and 2 required to start construction in Q2 22	1). Final Bidding and GMP 2). Submission of ADD 3 3). Issuance of Test Pile Permit 4). Approval of Gap Loan
The Kelsey	240	Van Ness	112	6	Rental	Permitting	10/20/2022	12/1/2024	-	1). Approval of MOHCD gap financing 2). Award of HCD AHSC funding 3). Demo and Gap Loan Approvals 4). Demolition commence 5). Issuance of Bid docs for Early Sub Bids (crane, hoistway, exterior building maint, etc)	1). State funding award (required to start construction) 2). Resolution of Temp and Perm power design and service provision (PGE / PUC)	1) Early Sub bids received, Updated Cost for Construction 2). Prepare for Q3 Construction closing and start 3). Issue remaining Bid Docs
4200 Geary Street	4200	Geary	98	1	Rental	Permitting	9/15/2022	4/1/2024	-	1). Award of State HCD MHP financing 2). CDLAC/TCAC application submission 3). Value Engineering of updated pricing for Addendum 1 and 2 completed 4). Coordination of bulb-out and bus stop configuration with SFMTA 5). Historic Preservation review complete	1). Finalizing and coordination of Temp and Perm power design and service provision (PGE / PUC) 2). Coordination of final design of bus stop and bulb-out with SFMTA	1). Issue RFQ for Public Art 2). Complete abatement tasks 3). Finalize closing checklists for construction start September 2022

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2550 Irving	2550	Irving	177	4	Rental	Pre-Entitlement	3/1/2024	9/1/2025	-	<ol style="list-style-type: none"> 1). Complete Site Permit application 2). Complete PGE/PUC service design application 3). Finalize Demo permit application 4). Procured General Contractor for Preconstruction Services 5). Updated design renderings issued publicly online and at Community Meeting in January 	<ol style="list-style-type: none"> 1). State funding award (required to start construction) 2). Resolution of Temp and Perm power design and service provision (PGE / PUC) 	<ol style="list-style-type: none"> 1). Submit Site Permit 2). Native Tribes Scoping complete 3). Enter into contract with GC for preconstruction services 4). Procure Demo Contractor 5). Loan Committee approvals and other financing commitments 6). VASH Award
Balboa Reservoir - Building E		Lee Avenue	126	7	Rental	Pre-Entitlement	3/1/2023	12/1/2024	-	<ol style="list-style-type: none"> 1). Site Permit application 2). Procurement of Construction Manager and GC Pre-Construction Services 3). Completed 50% Design Dev documents and received MOHCD comments 4). Studying public bathroom at Bldg. E or other location (per SF Planning) 5). Request for Additional \$2MM in Predevelopment funds to address shortfall to close of construction in Jan 2023 	<ol style="list-style-type: none"> 1). Gap funding challenges due to rents, construction costs and reduced Tax Credit Equity as a result 2). Land disposition and cost share analysis including entitlement required prior to Gap loan application 	<ol style="list-style-type: none"> 1). State Park Grant Award 2). IIG Award 3). Prepare TCAC application for July submission 4). Commence Construction Documents
88 Bluxome	88	Bluxome	107	6	Rental	Pre-Entitlement	5/1/2024	5/1/2026	-	<ol style="list-style-type: none"> 1). Concept design development by selected Architect, YA Studio 2). PRJ Project application preparation 3). Prelim Pricing to be provided by Master Developer GC 4). Structural engineer engaged to provide analysis of Master Developer base building foundation, podium and transfer podium 	<ol style="list-style-type: none"> 1) Coordination of design and construction with Rec and Park space and subterranean parking and infrastructure with master developer. Service of Elec. (PGE or PUC) 2). Air rights subdivision required 3). Concept design not meeting 108 unit goal (as of March 2022 = 97) 	<ol style="list-style-type: none"> 1). Execute Predevelopment Loan Agreement 2). Issue RFP's for additional consulting and professional services 3). Commence Schematic Design

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772 Pacific	772	Pacific	86	3	Rental	Pre-Entitlement	4/24/2024	1/1/2026	-	<ol style="list-style-type: none"> 1). Community Outreach Plan drafted in advance of MOHCD Cultural District Staff meeting on 3/25, to be finalized next Quarter 2). Engagement of Geotech and Environmental Consultant and Surveyor 3). Completed Planning meeting to discuss allowed Height and Bulk, and application of AB1763 and SB35 4). Predevelopment Loan Agreement executed 	<ol style="list-style-type: none"> 1). Coordination of replacement of existing restaurant 2). SF Arts Commission role 	<ol style="list-style-type: none"> 1). Issuance of RFQ for GC 2). Issuance of RFQ for Architecture Services 3). Issuance of RFQ for Owners Construction Manager 4). Community Outreach Plan submitted for MOHCD approval and begin implementation (listening tours in May and June planned)
1515 South Van Ness	1515	South Van Ness	122	9	Rental	Pre-Entitlement	5/1/2024	3/1/2026	-	<ol style="list-style-type: none"> 1). Selection of Architect (DBA and YA Studio). OA Meetings commence 2). Professional Services RFP Published and Amended (responses due May 6) 3). GC RFP drafted and awaiting approval to issue by MOHCD and CMD (anticipated issuance May) 4). Meeting scheduled with Planning in April to discuss SB35 OR Sec 315 and other entitlement questions 	<ol style="list-style-type: none"> 1). Final determination of target unit mix, mid or high-rise and cost containment strategies for each 2). Commercial Space Planning 3). Identification of alternative permanent sources of financing including FHLB AHP and IIG 	<ol style="list-style-type: none"> 1). Complete and issue Phase II Environmental Site Assessment 2). State Water Board review of Phase II determination sought 3). Planning review of proposed design and ground floor commercial, in mid- or high-rise types (providing financial feasibility analysis for both) 4). Community Engagement meetings commence 5). Issue GC RFP 6). Approval to proceed with Schematic Design
160 Freelon	160	Freelon	72	6	Rental	Pre-Entitlement	2/1/2024	3/1/2026	-	<ol style="list-style-type: none"> 1). Procurement of Architect, Owners Construction Manager 2). GC RFP Issued 3). Met with Planning to discuss entitlement options 	<ol style="list-style-type: none"> 1). Draft Cultural Heritage & Housing for Economic Stability (CHESS) report and Community Engagement strategy coordination needed 	<ol style="list-style-type: none"> 1). MOHCD Comments issued to Concept Design Plans 2). GC Engaged 3). Predevelopment Loan award

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1939 Market	1939	Market	134	8	Rental	Pre-Entitlement	5/1/2024	3/1/2026	-	1). GC RFP Issued 2). Owners Construction Manager Selected 3). Met with Planning to discuss entitlement options and mid versus high-rise design 4). Stakeholder meetings commence (Cultural District, HVNA, Transgender Cultural District) 5). Fact Sheet prepared and distributed w/in 300 ft radius	1). Mid and High-Rise feasibility analysis requires Arch and GC input to complete 2). Coordination of marketing with reopening of 95 and 55 Laguna waitlist re-opening	1). GC engaged 2). Concept design review and comment by MOHCD
725 Harrison	725	Harrison	123	6	Rental	Pre-Entitlement	3/1/2025	10/1/2026	-	COHORT 2 of 9 Site RFQ		
71 Boardman	71	Boardman	100	6	Rental	Pre-Entitlement	3/1/2025	10/1/2026	-	COHORT 2 of 9 Site RFQ		
967 Mission	967	Mission	92	6	Rental	Pre-Entitlement	3/1/2025	10/1/2026	-	COHORT 2 of 9 Site RFQ		
Balboa Reservoir - Block F - Educator Housing	11	Frida Kahlo Way	151	7	Rental	Pre-Entitlement	8/22/2023	12/1/2024	-	1). Preparation of Site Permit Application (submission planned late May) 2). Design Development (DD) documents at approximately 50% 3). Construction Manager selected 4). General Contractor selection underway	1). Infrastructure gap financing sources needed 2). Final mapping and infrastructure approvals required to be completed no later than December 2022 to remain on schedule 3). Infrastructure start anticipated 4/1/23 for an August vertical start	1). Submission of Site Permit Application 2). Design Development (DD) documents achieve 100% completion 3). General Contractor engaged 4). Issuance of Infrastructure bid package

TOTAL UNITS	4,156
Under Construction	1,066
Complete / Leasing up this Quarter	292
Predevelopment (pre-entitlement or permitting)	2,798