

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



**London N. Breed**  
Mayor

**Kate Hartley**  
Director

December 18, 2018

To: Mayor London Breed; Honorable Board of Supervisors

From: Kate Hartley, Director

Cc: Clerk of the Board of Supervisors

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

Enclosed please find the initial quarterly report on our 100% Affordable Housing Projects, as required by City Ordinance, covering the period from July 1 to September 30, 2018.

Our next quarterly report, covering October to December, 2018, will be submitted in January 2019. Thereafter, we will report every three months, concurrently with the reporting required under Executive Directive 17-02 for all City sponsored housing developments.

Department Reports:

| Project Address & Building Permit No.  | Target Milestones (Red Bold for Urgent)                                     | Key Milestones/Deliverables this Quarter | Key Milestones for Next Quarter  | Q1 Status: Milestones + Deliveribles   |  |  |  |  |   |
|--|---|--|--|--|--|--|--|--|---|
|  |   |  |  | Department of Building Inspection (DBI)  | San Francisco Fire Department (SFFD)   | Mayor's Office on Disability (MOD)   | Planning Department (Planning)   | San Francisco Public Utilities Commission (SFPUC)  | Public Works (PW)   |
| <b>Post Entitlement (Pre-Construction):</b>  |   |  |  |  |  |  |  |  |   |
| 490 S. Van Ness<br>Site Permit: 201710110918<br>issued                             | <b>Construction Started 10/8/18 -- Need PG&amp;E Temporary Power Permit</b> | Addenda 1 approved                       | <b>PGE Temp Power Permit needed ASAP. PUC Perm Power Permit needed ASAP.</b> | Addenda 2 on hold, pending on outstanding review comments, 6/28/18                   | 8/10/18: Fire Sprinkler Permit approved_ Addendum (0 ) Site plans Approved, Addendum (2 ) Comments, Addendum (3 ) not received | Addenda 2: comments issued on 9/18/2018; awaiting response   | (8/26/18) - Monitoring Compliance w/ MMRP (ongoing); Permit issued, Awaiting architectural addenda                         | Signed off on site permit and first (2) addendums, awaiting submittal of remaining addendums. Permanent Power application pending. | Received resubmittal of plans for PW permits. Projected to review by 9/22 and recommend addenda signoff. Verifying with BUF for new tree permits. |
| 1950 Mission:<br>Site Permit: 201609218371<br>issued                               | <b>Construction Start 12/15/18 -- Need PG&amp;E Temporary Power Permit</b>  |  |  | Addenda 1 on hold by Bldg pending comments Addenda 2 on hold by BSM pending comments | Addendum (0) Approved, Addendum (2) Approved, Addendum (4 Sprinklers) not received   | Addenda 2: approved on 4/25/2018; revisions to approved set recd. on 9/14/2018   | (8/26/18) - Monitoring Compliance w/ MMRP (ongoing); Permit issued, Awaiting architectural addenda                         | Signed off on site permit and first (2) addendums, awaiting submittal of remaining addendums.                                      | PW Encroachment Issued, awaiting recordation confirmation copy prior to addenda release. Need to follow up with BUF re. tree issues.              |
| 2060 Folsom<br>Site Permit: 201608054294<br>issued                                 | <b>Construction Start 12/15/18 -- Need PG&amp;E Temporary Power Permit</b>  |  |  | Addenda 1 on hold by BSM pending comments 8/28/18, Add. 2 on hold pending comments   | Addendum (0) Approved, Addendum (2) comments, Addendum (3 fire protection) not received  | Addenda 2: comments issued on 8/23/2017; reviewed comments with design team on 5/22/2018; awaiting revised submittal.                          | (8/26/18) - Permit issued, Awaiting architectural addenda  | Signed off on site permit and first (2) addendums, awaiting submittal of remaining addendums.                                      | Awaiting response from applicant on comments from PW on permits prior to addenda release.   |
| 1990 Folsom<br>Site Permit: 201707051030<br>- pending                              | <b>Construction Start 2/15/19</b>   | Addenda 1 approved                       | <b>Final Map Approval needed 1/15/19.</b>                                    | 8/31/18 - DBI CPB issued Site Permit   | Addendum (0 Site) Approved, Addendum (2 Arch) not received   | Reviewed site permit and issued preliminary comments at pre-application meetings on 12/14/2017 & 5/10/2018                                     | (8/26/18) - Site Permit has been approved by Planning  | Site permit signed off on 7/19/18, awaiting addendum submittals  | Site Permit signed off on 8/9/18. BSM approval of map pending as of 8/31/18.  |
| 88 Broadway & 735 Davis<br>Site Permit: 201711154095<br>pending                    | Construction Start 4/15/19  |  |  | 8/9/18 - On hold at SFPUC, SFFD, BLDG, BSM.  | Addendum (0 Site) on hold  | Reviewed site permit at pre-application meetings on 10/30/2017 & 1/12/2018; SIP review in coordination with PW & MTA on 8/22/2018 & 9/17/2018. | (8/26/18) - Site Permit routed to DBI on 12/7/17 for parallel processing; to be routed back to Planning for final approval | Capacity charges assessed, routed to PPC on 02/07/2018   | Prepared to signoff on site permit.   |
| 681 Florida (previously dba 2070 Bryant)<br>Site Permit: 201802211851<br>- pending | Construction Start 6/15/19  |  |  | Held by SFPUC on 9/19/18   | Addendum (0 Site) Approved,  | Reviewed site permit at pre-application meetings on 1/18/2018 & 9/6/2018   | (8/26/18) Site Permit approved on 5/3/18   | Capacity charges assessed, routed to PPC on 9/25/18  | Site permit signed off on 8/16/18.  |
| 500 Turk<br>Site Permit: 201712156628<br>pending                                   | Construction Start 11/15/19   |  |  | 6/28/18 - In hold by BLDG and SFFD   | In hold  | Reviewed site permit at pre-application meeting on 9/19/2018   | (8/26/18) - Staff finalizing 315 Motion and Variance Decision Letter;  | Has not arrived at SFPUC station at DBI as of 9/26/2018  | Has not arrived at PW station at DBI.   |

| Pre-Entitlement:   |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
| <b>Balboa BART Upper Yard:</b><br>2340 San Jose<br>- Planning Case #2017-012151PRJ<br>- Building Permit #2018-07033677 | <b>1. CPE + all appeals done: February 1, 2018</b><br><br><b>2. Site Permit (SB35)</b> |  |  | Site permit application submitted 7/3/18. Routed 7/10/18. DBI issued comments and routed to Fire on Aug 9, SFFD issued comments on 9/8/18. |  | Reviewed site permit at pre-application meeting on 6/22/2018   | SB35 application currently under review. Awaiting SB35 letter of complete application. Schedule for CPE: working towards Nov 12 complete CEQA documentation. |  |  |
| <b>1064-8 Mission &amp; Homeless Service Center</b><br>- Planning Case #2018-010889PRJ<br>- Building Permit #          | <b>1. MND + all appeals done May 30, 2019</b><br><br><b>2. Site Permit</b>             |  |  |  |  | Reviewed design team's presentation on factory-built housing on 8/20/2018; reviewed conceptual plans at pre-application meeting on 9/11/2018; awaiting scope matrix identifying factory-built and site-built project components. | (8/26/18) - SB 35 Application submitted; SDAT meeting held 8/20; CP Currently reviewing application for completeness; design comments provided previously    |  |  |