

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



London N. Breed
Mayor

Kate Hartley
Director

January 11, 2019

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 October 1 to December 30, 2018.

This report is submitted concurrently with the reports 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 + Deliverables					
				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)
Post Entitlement (Pre-Construction):									
490 S. Van Ness Site Permit: 201710110918 - issued	Construction Started 10/8/18	Began construction; PG&E Temp Power contract read. Temp Service required by 2/5/19	1. Addenda 2 permit	Addenda 2 on hold, pending on outstanding review comments, 6/28/18; Addenda 3 filed 10/22/18. No update on 12/18/18	Waiting for submittal of remaining addendums.	Addenda 2: comments issued on 10/10/2018; awaiting response	(8/26/18) - Monitoring Compliance w/ MMRP (ongoing); Awaiting architectural addenda (not yet routed to Planning as of 12.14.18)	Waiting for submittal of remaining addendums. Permanent Power application pending.	Addenda 2 (Arch/MEP) ready to be signed off on 10/10/18; awaiting re-route. PW permits review ongoing; awaiting applicant.
1950 Mission: Site Permit: 201609218371 - issued	1. Construction Start 12/28/18, 2. Need PG&E Temporary Power Permit		1. PG&E Temp Power, 2. Addenda 1 permit	12/18/18 update: Addenda 1: all disciplines approved, ready to issue pending on fee collection: All disciplines except Planning approved, routed back to Planning on 12/18/18	Waiting for submittal of remaining addendums.	Addenda 2: approved on 4/25/2018; revisions to approved set approved on 12/7/2018	(8/26/18) - Monitoring Compliance w/ MMRP (ongoing); Reviewing architectural addenda (routed to Planning as of 12.18.18)	Signed off on site permit and first (2) addendums, awaiting submittal of remaining addendums.	Addenda 2 (Arch/MEP) approved 12/17/18 awaiting re-route. PW permits review ongoing; awaiting applicant.
2060 Folsom Site Permit: 201608054294 - issued	1. Construction Start 12/28/18, 2. Need PG&E Temporary Power Permit		1. PG&E temp Power, 2. Addenda 1 permit	Addenda 1 on hold by BSM pending comments 8/28/18, Add. 2 on hold pending comments	Waiting for submittal of remaining addendums.	Addenda 2: comments issued on 8/23/2017; currently reviewing revised submittal.	Awaiting architectural addenda (not yet routed to Planning as of 12.14.18)	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 Site Permit: 201707051030 - issued	1. Construction Start 2/15/19	Site permit issued	1. Final Map Approval by 1/15/19, 2. Addenda 1 permit by 2/15/19, 3. PG&E Temp Power	Site permit issued 9/28/18. Demo permit in triage; stormwater permit in triage	Waiting for submittal of remaining addendums.	Reviewed addendum and issued comments on 12/14/2018	(8/26/18) - Site Permit has been approved by Planning (Architectural Addenda not yet routed to Planning as of 12.14.18)	Waiting for submittal of remaining addendums.	Addenda 1 (Arch/MEP) has not been routed to PW. Ongoing review of PW permits.
88 Broadway & 735 Davis Site Permit: 201711154095	1. Construction Start 5/3/19	Site permit issued	1. Complete review of Addenda 1 permit, 2. Temp Power	As of 12/18/18, Site permits issued, addendum 1 submitted to DBI and assigned to plan checkers	Waiting for submittal of remaining addendums.	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.	Site Permit approved 12/7/17; re-stamped 11/14/18	Waiting for submittal of remaining addendums.	Addenda 1 has not arrived at PW station. Ongoing review of PW permits. Submitting sidewalk legislation
681 Florida (previously dba 2070 Bryant) Site Permit: 201802211851 - issued	1. Construction Start 6/15/19	Site permit issued	1. Begin review of Addenda 1 permit	Site permit issued 10/17/18	Waiting for submittal of remaining addendums.	Reviewed site permit at pre-application meetings on 1/18/2018 & 9/6/2018; Intake meeting scheduled for 1/15/2019	Site Permit approved on 5/3/18 and re-stamped 10/2/18	Waiting for submittal of remaining addendums.	Addenda 1 has not arrived at PW station. Ongoing review of PW permits.
500 Turk Site Permit: 201712156628 - issued	1. Construction Start 11/15/19	Site permit issued	1. Begin review of Addenda 1 permit	Waiting for submittal of remaining addendums.	Waiting for submittal of remaining addendums.	Waiting for submittal of remaining addendums.	Waiting for submittal of remaining addendums.	Waiting for submittal of remaining addendums.	Site signed off on 10/10/18. Ongoing review of PW permits.
Pre-Entitlement:									
2340 San Jose (Balboa Park Upper Yard): - Planning Case #2017-012151PRJ - Building Permit #2018-07033677	1. CEQA Determination: February 1, 2018 2. Site Permit (SB35): February 1, 2018	CEQA determination	1. Site permit and Environmental exemption must be complete by 2/7/18 for funding application	Site permit application submitted 7/3/18. As of 11/30/18 at PUC station.	Sit permit Approved on 11/07/18	Reviewed site permit at pre-application meeting on 6/22/2018	Issued Notice of Final Approval (10.11.18). Site Permit approved and routed to DBI (10.11.18)		

1064-8 Mission Street (Permanent Supportive Housing & Homeless Service Center): - Planning Case #2018- 010889PRJ - Building Permit #201810233860	1. CEQA Determination by March 30, 2019 2. Site Permit by March 30, 2019	CEQA determination	1. Site permit, 2. New map application submitted	Site permit application submitted 10/23/18	On Hold, SFFD Comments	Reviewing site permit at meeting on 11/9/2018; page-turn meeting on 12/12/2018	Issued Notice of Final Approval (11.7.18) and hold letter for CEQA (11.27.18 - EEA to be withdrawn on 1/2/19); Site Permit approved by (11.8.18); NSR can be recorded later following transfer of property;		
3001 24th St. (Casa de la Mision) - Planning Case #2017- 002915ENV - Building Permit #201806040916	1. Site Permit by March 30, 2019	CEQA determination	1. Site Permit	Site permit application submitted 6/13/18; request for additional plans 10/29/18	Not received	n/a	Demo and NC permits Approved 11/19/18; Notice of Final Approval issued 11/19/18; Hold letter for CEQA issued 11.27.18 (EEA will be withdrawn on 1/2/19)		
1360 43rd Ave (Francis Scott Key Annex, dba 1351 42nd Ave) - Planning Case #2018- 015768PPA - Building Permit #	1. PPA Letter Response due Jan 19, 2019	PPA letter submitted	1. PPA response	n/a	n/a	n/a	PPA letter under review - deadline is 1/19/18	n/a	n/a