

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



London N. Breed
Mayor

Kate Hartley
Director

July 5, 2019

To: Mayor London Breed; Board of Supervisors
From: Kate Hartley, Director
Cc: Clerk of the Board of Supervisors

Re: Q4 FY18-19 Reporting on Prioritization of 100% Affordable Housing Projects (File #180547)

Enclosed please find the third quarterly report on MOHCD's 100% Affordable Housing Projects, as required by City Ordinance, covering the period from April 1 to June 30, 2019. This report is also submitted as part of OEWD's Executive Directive 17-02 report on all City sponsored housing developments. During Q4 of FY19-19 a number of significant milestones were achieved. The following are highlights of the Quarterly Report:

- 1101 Connecticut was issued its Temporary Certificate of Occupancy (TCO). The 72 affordable homes, 75% of which are available to families through HOPE SF, are currently being leased up and initial occupants have moved in. A grand opening was celebrated in May 2019.
- 222 Taylor was issued its Temporary Certificate of Occupancy (TCO). The 113 affordable homes, which include set-asides for 23 homeless households and 5 disabled households, are currently being leased up and initial occupants have moved in. A grand opening ceremony is planned.
- 95 Laguna was issued its Temporary Certificate of Occupancy (TCO). The 79 LGBTQ-friendly affordable homes for seniors are currently being leased up and initial occupants have moved in. A grand opening ceremony is planned.
- 88 Broadway (125 family units) and 735 Davis (53 Sr. Units) located on adjacent parcels, commenced construction in mid-June
- The Site permit was issued for 3001 24th Street, with 45 units for homeless seniors. Construction is anticipated to start in January 2020.
- The Site permit was issued for 1064-8 Mission Street, with 258 units for homeless seniors and adults. Construction is anticipated to start in January 2020.

Please see attached for further details.

100% Affordable Project Quarterly Report

FY19: Q4 April 2019 – June 2019

All 100% AH Projects (Including Vertical for ED 17-02 Projects) Project Manager: Mara Blitzer, mara.blitzer@sfgov.org

Department Reports:

Project Address & Building Permit No.	# of Units	Target Milestones (Red Bold for Urgent)	Key Milestones/ Deliverables this Quarter	Key Milestones for Next Quarter	Q4 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 (DPW)
95 Laguna Street - 201507060668	79	Final sign-off of vertical	100% construction complete. TCO received 4/25/19	Final Inspections. Opening and move -ins	Final Inspections	Final Inspections	Final inspection scheduled 7/12/19	None	Final Inspections	Final Inspections, project closed out
1101 Connecticut Street - Potrero Block X - 201603172392 (HOPE SF)	72	Project completion per schedule is 8/1/19 due to sunshades (does not impact tenant move-in)	Construction complete. Grand Opening celebrated 5/9/19	Final Inspections. Final Certificate of Occupancy expected 8/1/19 due to sunshades	Final MOD Inspections. TCO granted on 12/26/18 by DBI for corridors, common areas and public areas	Final Inspections and testing	Job card signed off 6/7/19	None	Project Sponsor (BRIDGE) to confirm SFPUC Water retention plan is complete	Infrastructure - DPW has required Cahill to repave a portion of 25th and Connecticut three times as there was an unforeseen condition (missing water line and non-compliant gas line)
222 Taylor (aka 210 Taylor) - 201602179822	113	1) Elec permit issued but final job card required before system start-up. Final sign-offs / inspections required (except for sunshades) TCO issued 4/30/19		1) PG&E final connections complete but require removal of temp power service connections	None	None	Final inspection scheuled 7/12/19	None	1) Close coordination with PG&E required to close out final electrical connection work	Street Improvement Permit obtained. Street and sidewalk improvements on-going
455 Fell Street - 201605066751	108	TCO by 7/30/19 based on meeting with DBI/DPW/MOD/SFFD on 6/7/19	78% construction complete	Finish work and final inspections	Ok to cover in some units	Final Inspections	Pre-final inspections underway	None	Final Inspections	Final Inspections
1491 Sunnydale Avenue - Parcel Q - 201612225710 (HOPE SF)	55	TCO by 10/4/19	72% construction complete	Green tag from PG&E, ok to cover in all units, transformer install	Ok to cover in some units	None	Rough inspections completed	None	None	Street Improvement, Minor Sidewalk Encroachment, and Sidewalk Legislation ongoing

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1296 Shotwell - 201810254116	94	1) PUC water main trenching to be completed; 2) PUC Elec service Green Tag required early July; TCO by 11/13/19	48% construction complete. Building topped off 4/19 and crane removed	1). PUC Water service connection coordination in June / July; PUC elec perm power scheduled; Level 6- 9 MEPS rough in by 6/12/19; Level 3 finishes complete by 7/12; SS & SD lines installed by 6/29/19	Revised plans were approved by Sagiv SFFD on 1/14/19; CPB 1/18/19 approved Fire Sprinkler approved 1/11/19	Site Permit approved on 1/14/19	Pre-final inspections underway	None	2) SFPUC on track for green tag in July 2019; PGE here as there is no column: PGE confirmed on 1/16/19 meeting with PGE, PUC and team that current mat slab design and planned gas routing is acceptable; Water service: CCDC submitted main water service extension	Street Permit issued
490 S. Van Ness - 201710110918	82	PGE Temp power energizing week of 6/10; 2) PUC Elec final permanent service design approved and awaiting contract. PGE Temp power energizing week of 6/10; 2) PUC Elec final permanent service design approved and awaiting contract; TCO by 04/15/2020	1) Addenda 2 permit (sponsor to respond to comments); 2) PUC/PGE Perm power design approved and pending contract and scheduling; Construction 17% complete; 3) SIP pending	2). Finalize Perm Power Contract and schedule; Complete tower crane erection and begin structural work; Finalize addenda 2 approval	1) Addenda 2 approved by DBI- BLDG – 4/19/19; Approved by DBI-MECH 06/17/19; Approved by SFFD 07/02/19; Routed to CPC-ZOC and subsequently approved on 07/15/19; Waiting on PPC for appointment to stamp out; JZ:Addendum. Bldg/MECH approved, MECH-E pending on response to comments	1). Waiting for submittal of remaining addenda; Architectural MEP plans in hold on 03/03/2018; No sprinkler plans submitted; No Fire Alarm submitted	Final plans approved 4/19/19	1) Awaiting architectural addenda (not yet routed to Planning as of 6/19/19)	1) Waiting for submittal of remaining addenda 2) Permanent Power application pending	3) Revisions to the Street Improvement Permit pending with Sponsor
1950 Mission - 201609218371	157	1) PUC to assist in review of trenching cost and alternative location for cost savings 2) Minor Sidewalk Encroachment approved; TCO by 08/20/2020	10% complete 1). Temp Power Contract (PG&E) 3) Addenda 4, 5, and 6 pending approval	1) PUC final contract pending; Scheduling perm power service connection	3) Approval of the deferred submittals - sprinklers, Fire Alarm Systems, metal stairs, Exterior Bldg Mtc., Solar Hot Water	3) Fire Sprinkler comments issued. Fire Alarm Systems, Elevator Landing and Two Way Comms not received	1) Revised plans received 7/5/19	Approved architectural addenda on 12/24/18)	1) Need perm power design. Stormwater Addendum approved 01/16/19	None

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2060 Folsom - 201608054294, SCP Permit: 201901291507 - approved	127	TCO by 10/27/20	1) Temp Power Contract (PG&E). Perm power design approval PUC/PGE 2) Addenda 2 permit (sponsor to respond to comments)	3) Design-build permits (Generator, Fire Alarm, Fire Sprinkler)	Addenda 1 permit issued 12/28/18. 2) Addenda 2 on hold pending comments; JZ (6/11/19) DBI all disciplines have completed the reviews of add.2 of 201608054294; However, DBI CPB need contractor's letter to issue 201901291507 Stormwater Control Plan	2) Approved Arch/MEP on 5/6/19 - Fire sprinkler and Fire Alarm have not received yet	Final plans approved 4/26/19	2) Awaiting addenda 2 (not yet routed to Planning as of 6/19/19)	NA for addenda 1 & 2	2) Addenda 2 on hold pending FD
1990 Folsom - 201707051030, SCP: 201811024919 - issued Demo: 201807164652 - issued	143	TCO by 12/11/20	1) Temp Power Contract. Perm power design and schedule (PG&E) 2) Demo permit 3) Addenda 2 permit	4) Perm power contract (PG&E)	3) Architect preparing response to Addenda 2 comments; DBI BLDG/MECH/MECH-E have completed reviews as od 5/16/19	3) Approved Architect /MEP on 5/20/19 by Harshman; Fire sprinkler and fire Alarm not received	Tenant improvement plans received 7/5/19	3) Architectural Addenda not yet routed to Planning as of 6/19/19, but arch in touch on minor revisions to ext.	1). Perm power application pending 3) Waiting for routing of addendum 2	3) Waiting for routing of addendum 2
88 Broadway (SF Port) - 201711154095	125	Construction Started 6/17/19 (test piles commenced) 1) Addenda 1 and 2 accepted and 6/10/19 DBI/Port Agmt of coordinated inspection; Addenda 4 pending - SF PORT FIRE revision of comments and responses DUE	1) Addenda 1 & 2 has been reviewed and accepted 2) Temp Power Contract (PG&E) 3) Sidewalk Legislation (PW)	1) Addenda 3, 4 and 5 (Stormwater control) approval; SF Port FIRE pending additional review, comments and responses 4) Permanent Power design approval CRITICAL	1) Addenda 3,4 & 5 submitted; Addendum 3 - "In Hold" for BLDG; Addendum 4 - "In Hold" for BLDG, MECH & MECH-E; JZ (6/11/19) DBI has completed review on Addenda 3 & 5, ready to issue Letter of Recommended Approval (LRA)	1) Addendum 4 (Arch/ MEP) In Hold, SFFD Comments sent to the developer	Plans received, under review	None	4) Permanent Power application pending; CRITICAL	1) Addendum 3 & 4 - "In Hold" for BSM

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735 Davis - 201711154101	53	Construction Start 6/17/19 (test piles commenced) 2) Licensing Agreement needed to allow 35% window exposure on West elevation; Legal description by sponsor's attorney pending; Requires DBI approval; Addenda 4 on HOLD pending resolution	Addenda 1 & 2 has been reviewed and accepted; Port/DBI/MOHCD meeting 6/10/19 to finalize coordination of permit cards and inspections 1) Addenda 3, 4 and 5 pending 4) Perm power design approval (PG&E) 5) Sidewalk Legislation (PW)	1) Addenda 4 and 5 approval 4) Perm power design approval and inspections; Temp power connection CRITICAL	1) Addenda 3,4 & 5 submitted; Addendum 3 - "In Hold" for BLDG; Addendum 4 - "In Hold" for MECH and MECH-E	1) Addendum 4 (Arch/ MEP) In Hold, SFFD Comments sent to the developer	Plans received, under review	None	4) Permanent Power application pending	1) Addendum 3 - "Finished"; Need to double-check note indicating "N/A = SF Port Jurisdiction"

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Post Entitlement: Pre-construction										
Sunnydale Parcel 6 - 201806202372 (HOPE SF) SEE HOPE SF REPORT for Sunnydale Master Project Data	167	Construction Start Anticipated 9/2/2019	Site permit issued 2/15/19 1) Addenda 1 and 2 submitted	1) Addenda 1 approval 2) Submit to MOD	1) Awaiting addenda 1	Site permit Approved 1) Arch. plan not received	1) Pre-app meeting held on 3/1/19; awaiting addenda 2	None	1) Awaiting addenda 1	1) Awaiting addenda 1
681 Florida (previously dba 2070 Bryant) Site Permit: 201802211851 - issued, PID Map: 9907	130	Construction Start Anticipated 12/15/19 2) Need PUC / PGE Design resolution for perm power	1) Addenda 1 permit approvals (all); Currently undergoing geotechnical peer review requested by DBI	Bidding 1) Addenda 1 + approval for construction start in late 2019 2) PUC / PGE approval of Temp and Perm power design 3) Tentative map approval	1) Waiting for submittal of remaining addenda	1) Arch/MEP plans received 3/25/19, SFFD Comments sent	1) Plan comments issued 3/21/19	1) Waiting for submittal of remaining addenda as of 6/19/19	1) Waiting for submittal of remaining addenda 2) Permanent and Temp Power application pending	1) Waiting for addendum from mech (finished 02/07/19); Ongoing review of PW permits.
500 Turk Site Permit: 201712156628 - issued	122	Construction Start Anticipated 12/15/19 2) Need PUC / PGE Design resolution for perm power CRITICAL	1) Addenda 1 permit by 9/1/19 (all)	1) Design team completed 35% CDs dated 2/22/19 (received 3/14/19), which includes MEPs; 100% DDs completed Nov. 2019 2) Perm Power design is pending agreement on connection requirements CRITICAL	1) Waiting for submittal of remaining addenda	1) Arch/MEP plans have been received on 5/21/19, Assigned to Harshman	Plan comments issued 4/10/19	1) Waiting for submittal of remaining addenda	1) Waiting for submittal of remaining addenda 2) Final Temp design and coordinate approval of Perm Design	1) Waiting for submittal of remaining addenda; Ongoing review of PW permits
Maceo May Apartments (Treasure Island C3.2) Site Permit Application: 2018-10-22-3762S	104	Construction Start Anticipated January 2020 2) Need PUC / PGE Design resolution for perm power CRITICAL	1) Site Permit issuance. 2) Courtesy Review for MOD complete	1) Courtesy review for DBI complete. 2) Submit for State permit of modular units	1) Site Permit Approved. Round 1 Courtesy Review comments issued, awaiting Architects response	1) Site Permit Approved. Round 1 Courtesy Review comments issued, awaiting Architects response	Plan comments issued 5/7/19	Site Permit approved 12/14/18	1) Site Permit Approved 2) Perm power design agreement required.	1) Site Permit Approved

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3001 24th St. (Casa de la Mission) - Planning Case #2017-002915ENV - Building Permit #201806040916	45	Construction Start Anticipated January 2020 2) Need PUC / PGE Design resolution for perm power	1) Site Permit issued 3/7/19	3) Review and approve Arch Civil Landscape addenda (submitted 7/10/19)	1) Site permit application submitted 6/13/18; request for additional plans 10/29/18 2) 3/12/19: to DCP to review and stamp the revised pages; 3/11/19: to BLDG to review and stamp the revised pages then to DCP- no superseded set bundled with revised plans	1) Approved Site Permit 03/07/19	Plan comments issued 5/2/19	3) Waiting for Addenda as of 6/19/19	Reviewed & assessed for capacity charges; DBI will collect charges; See invoice and meter upgrade letter attached to application; Return submittal to PPC 3/11/19	Site permit approved 03/07/19
Potrero Block B (NE corner of 4285B) (HOPE SF) -SEE HOPE SF REPORT for Potrero Master Project Data	157	Construction Start Anticipated April 2020 (TCO projected on 1/03/22)	1) Permits: Option B Schematics/DD ready by May 2019; MOHCD PM is waiting for a revised concept plan, associated numbers and a schedule; Pending demo and abatement (infrastructure)	Concept Package for Block B submitted on 3/11/19; Schematic Design expected to be complete; BRIDGE to schedule a meeting with Planning to discuss design strategy. Farella is in the process of finalizing memo regarding State Density Bonus; Design permitting to occur from 4/30 to 9/2/19; Demolition projected to start 7/18/19	Demo Permit Package submitted on 3/15/19, Grading Permit expected 4/29/19, Demolition of 92 units and abatement scheduled for 6/3/19 -9/20/19 1) City Review scheduled for 4/29/19	None	None	None	None	None
2340 San Jose (Balboa Park Upper Yard) - 2018-07033677	130	Construction Start Anticipated January 2021	1) Site permit issued February 2, 2019 2) Submission of Addenda for review and approval	Continue plaza design and construction coordination while project awaits AHSC funding determination	2) Waiting for addenda schedule from architect	1) Site permit Approved on 11/7/18 2) Arch / MEP not received	1) Reviewed site permit at pre-application meeting on 6/22/2018; No change	1) Site Permit approved and routed to DBI (10.11.18)	None	None

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31 Middlepoint Road (Hunters View Phase 3), Blocks 14 & 17 - block/lot: 4624/032 - Mapping PID: 9677 (HOPE SF)	100	Construction Start Anticipated INFRA - July 2020, VERTICAL- November2020, (approximately 6 months after street demo to occur) 1) Comments received from Planning for Blocks 14/17 require resolution to maintain schedule, CRITICAL 3) Tentative Map and Street Vacation 4) Phase I infrastructure acceptance still pending	Permits, Infrastructure final map complete by 4/30/19; 65% Infrastructure plan review to start on 6/1/19; 100% Infrastructure City review expected on 4/1/19; Infrastructure street permit expected 5/1/20; demolition to occur on 7/1/20; Ph 3 GC 100% drawings and cost estimate due on 3/22/19; Phase IIIA 35% CD drawings due on 12/9/19	2) SFPUC Stormwater Management Master Plan review and approval 3) Tentative Map Comments and Conditions of Approval pending (4/2018)	None	Don Miller and Captain Patt met with sponsor/MOHCD on 2/20/19; Blocks 15 and 16 (market rate lots that are over 40' high) may lose parking; Sponsor to revise plans per meeting and comments and resubmit	None	1) Comments received on Block 14/17 vertical plans require resolution to proceed to approval and submission of Addenda - CRITICAL	2) SFPUC Stormwater Management Master Plan review and approval	3) BSM - Map submitted 6/1/18 comments and conditions of approval needed 4) Phase I Improvement Acceptance pending
Sunnydale Parcel 3 (HOPE SF) - SW Corner Sunnydale Ave and Hahn - SEE HOPE SF REPORT for Sunnydale Master Project Data	168	Construction Start Anticipated 11/2021 1) Map approval required by 12/2019	Permits	None	None	None	None	None	None	1) 4/22/19 DPW requested REA; Under review Map approval needed by December 2019

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Pre-Entitlement:										
1064-8 Mission Street (Permanent Supportive Housing & Homeless Service Center): - Planning Case #2018-010889PRJ - Building Permit #201810233860 - Map Project ID #9847	256	1) Site Permit by 3/21/19 2) Construction Start Anticipated January 2020 3) Need PUC / PGE Design resolution for perm power	1) Site permit issued 6/5/19 2) New Map approval needed by 11/1/19 (DPW)	2) Map approval needed for financing plan acceptance by US HHS/GSA.	1) Site Permit "Finish" - 3/7/19	1) Site Permit "Finish" - 2/19/19 - Courtesy Review comments issued, awaiting Architect's response	Two rounds of plan comments issued for factory-built portion	1) Site Permit approved (11/8/18); NSR can be recorded later following transfer of property; Issued Notice of Final Approval (11/7/18) and hold letter for CEQA (11/27/18 - EEA to be withdrawn on 1/2/19)	1) Site Permit "Finish" - 3/8/19 3) Need PUC / PGE Design resolution for perm power	2) BSM -- Map submitted 11/13/18, pending checker re-review 4/15/19
1351 42nd Ave (Francis Scott Key Annex, dba 43rd & Judah) - Planning Case #2018-015768PRJ - Building Permit #	130	1) Land Use Approvals Complete by 9/15/20 2) Construction Start Anticipated 2021	1) Submit Environmental Application (done 3/13/19)	None	None	None	None	1) EIR Application and rezoning submitted 3/15/19	None	None
4840 Mission, Planning Case #: 2019-004001PRJ Bldg Permit No. 201903195605	136	1) Submit Application by 3/30/19 (done)	1) Submit Environmental Application (done 3/20/19) 2) Held interagency coordination meeting on 03/5/19 prior to Site Permit submittal	1) Site Permit approval needed for MHP financing application due 8/20/19.	1) Review Site Permit	1) Review Site Permit	1) Review Site Permit	Building permit submitted and working through design comments; process under SB-35 as of 6/19/19	1) Review Site Permit	1) Review Site Permit