

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



**London N. Breed**  
Mayor

**Daniel Adams**  
Acting Director

October 21, 2019

To: Mayor London Breed; Board of Supervisors  
From: Dan Adams, Acting Director  
Cc: Clerk of the Board of Supervisors

**Re: Q1 FY19-20 Reporting on Prioritization of 100% Affordable Housing Projects (File #180547)**

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Enclosed please find the fourth quarterly report on MOHCD's 100% Affordable Housing Projects, as required by City Ordinance, covering Q1 19-20, the period from July 1 to September 30, 2019. This report is also submitted as part of OEWD's Executive Directive 17-02 report on all City sponsored housing developments. During this period, several significant milestones were achieved, including the receipt of Temporary Certificates of Occupancy for two affordable multifamily housing projects. Progress has continued in the entitlement, permitting and construction of a number of other developments, including HOPE SF master planned developments at Sunnydale, Potrero and Hunters View.

The following are highlights of the Quarterly Report:

- 455 Fell (Central Freeway Parcel O) received its Temporary Certificate of Occupancy on August 26th providing 108 family units (including 33 for formerly homeless families) and will complete lease-up and move-in during Q2.
- 1296 Shotwell – marketing for leasing of 94 senior units began in anticipation of TCO in November.
- 222 Taylor comprising 113 family units completed move-ins of residents in Q1.
- 735 Davis and 88 Broadway, comprised of 53 Senior and 125 Family units, respectively, progressed in vertical construction ending the quarter at approximately 15% completion.
- Approximately, 719 multifamily units are in construction, with another 1,914 in predevelopment phases (new construction only).

Ongoing challenges are found in the areas of electrical service design and provision due to coordination of PUC and PGE design and installation requirements and ensuring that sponsors and their consultants are aware of regulatory processes and adhering to development schedules. Please see attached for further details.

Housing Delivery Agency: MOHCD

DA / Project Name	Row No.	Phase/ Building Total Units / 100% Affordable Units	Urgent Milestones	Key Milestones This Quarter	Risks, Challenges and Major Activity	Key Milestones Next Quarter	Planning	DBI	SFFD	Public Works	SFPUC	MOD	Housing Delivery Agency
HUNTERS VIEW HOPE SF - PHASE III	6	BLOCK 14 - 31 Middlepoint Road (Hunters View Phase 3) - VERTICAL 42/42	1) Planning DD Design Review comments received 6/28/2019 require further discussion.	Permits, Infrastructure final map complete by 4/30/2019. 65% Infrastructure plan review to start on 6/1/2019, 100% Infrastructure city review expected on 4/1/2019, Infrastructure street permit expected 5/1/2020, demolition to occur on 7/1/2020. Ph 3 GC 100% drawings and cost estimate due on 3/22/2019. Phase IIIA 35% CD drawings due on 12/9/2019.			Planning 21721 Review comments issued and follow-up mtg. of 7/17/2019 requires follow-up to resolve shadow, material submissions, and confirmation of compliance with DforD. Additional information needed for consultant to complete			9677 BSM -- Final Map submitted 6/1/2018. 65% infra submitted 5/28/2019			
	7	BLOCK 17 - 31 Middlepoint Road (Hunters View Phase 3) VERTICAL 65/65	1) Planning DD Design Review comments received 6/28/2019 require further discussion.	Permits, Infrastructure final map complete by 4/30/2019. 65% Infrastructure plan review to start on 6/1/2019, 100% Infrastructure city review expected on 4/1/2019, Infrastructure street permit expected 5/1/2020, demolition to occur on 7/1/2020. Ph 3 GC 100% drawings and cost estimate due on 3/22/2019. Phase IIIA 35% CD drawings due on 12/9/2019.			Planning 21721 Review comments issued and follow-up mtg. of 7/17/2019 requires follow-up to resolve shadow, material submissions, and confirmation of compliance with DforD. Additional information needed for consultant to complete			9677 BSM -- Final Map submitted 6/1/2018. 65% infra submitted 5/28/2019			
	8	HUNTERS VIEW PH III - INFRASTRUCTURE	1). Complete review of 65% submittal dated 5/15/2019 issued 6/1/2019										
TREASURE ISLAND	9	Maceo May (TI C3.2) 105/105	Issuance of development and infrastructure schedules to ensure coordination	Submission of factory built housing permit application to HCD. Submission Addenda 2 including MOD review and approval of site built work.	Infrastructure schedule and coordination are needed to ensure adherence to critical path, access to site for construction	Approval of Addendas 3 and 4 to coordinate inspections within factory built work. Addenda 2 ongoing review and comments		BDG Comments sent to owner on 6/24/2019. MECH comments sent to owner 6/6/2019. FBH (modular) courtesy review COMPLETE	SFFD Comments sent to owner on Addenda 1 on 5/22/2019	DPW sign off subject to BSM on 7/25/2019		Factory Built - final courtesy comments sent 5/7/2019 Site Built - comments sent 8/28/2019	Developer needs to respond to BDG, MECH and SFFD comments issued within the past month. Provide update on MOD courtesy review of FBH and respond to outstanding comments
	10	TI C3.1 135/135	Acceptance of DforD modifications requested in April 2019 mtgs with CPC	Concept Design submission and comments	N/A	Site Permit application	DforD responses to requests for modifications or clarifications						
VERTICAL NON-DA PROJECTS	11	1296 Shotwell	N/A	Receipt of TCO	N/A	N/A					Perm power (served by PUC) connection construction by 8/1 (PG&E) then require PUC to complete final connection and energize. Requires PUC coordination	Framing inspections mostly complete	
	12	1950 Mission 93/93	Coordination with SFMTA regarding demobilization of tower crane anticipated February 2020. Issuance of Addenda 2	Issuance of Addenda 7. PGE energization of temporary power. Gas design submitted for PGE approval. SFPUC contract execution.	Permanent Power design and cost coordination with SFPUC	Final Approval of Addenda 2 revisions. Issuance of Fire Alarm/Elevator and Two way communication Addenda. Issuance of fire Sprinkler Addenda. Submittal of EBM, Solar Hot water and ERRCS. Sign SFPUC contract.	none			No change, awaiting resubmittal for Street Improvement Permit.		Mock up inspections of unit kitchen performed off site	Exterior building maintenance, solar and ERRCS pending

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VERTICAL NON-DA PROJECTS	13	490 S. Van Ness 81/81	N/A	Issuance of Addenda 2,3,4,10 (stormwater). Submittal of addenda 8 (EBM).	Finalizing SFPUC contracts. SFMTA approval of STP for trenching.	Submit addenda 6,7. Receive addenda 8 and 9.	none at this time	none at this time	Fire sprinkler received 5/14/2019 needs review. Fire protection received 10/24/19 (addenda 6).	none at this time	none at this time	Inspections commenced 9/25/2019	
	14	2060 Folsom 127/127	N/A	Architectural MEP Addenda 2 review progress. Commence Add 3 SFFD fire protection	N/A	Approval of Addenda 2 and 3, progress on Add 4. Pre-construction for PUC electrical			Arch/Mep approved on 5/6/2019. Fire protection (sprinkler fire alarm) not yet received			Addenda 2 final approval required - holding up DBI review. Plans approved but architect did not return plans to MOD for stamping	Sponsor to respond to Hold. 7/9/2019: Need MSE for sidewalk tree irrigation per Sheet IR 1.01. (REF: 18IE-0127 & BUF)
	15	1990 Folsom Street 143/143	N/A	Stormwater Control Plan approved	Coordination, support and approval of joint trench required to remain on schedule	Approval of Addenda 2 and submission commencement of review of Addenda 3, 4. Pre-construction for PUC electrical			Arch/mep approved on 5/20/2019; Fire protection not yet received	BSM approval pending. BUF tree app. Sidewalk leg for bulb out. Please advise	Approval of Stormwater control plan	Addenda 2 final approval required - holding up DBI review. Plans approved but architect did not return plans to MOD for stamping	Sponsor to respond to BSM, sidewalk leg requirements for bulb out and tree application status for BUF
	16	88 Broadway (SF PORT) 125/125	Approval of Addenda 3-4	Construction progressing. Approvals for Addenda 2 - 3	Continued challenges coordinating the review and approvals of permit (SIP currently) between DPW / BSM and PORT. Current challenge with jurisdictional authority over parking and parking meters (PORT v. DPW).	Construction progressing. Approvals for Addenda 3 (Arch, Landscape Civil), 4 and 5 (Stormwater and Fire Alarm). Sidewalk legislation and SIP including encroachment permits		PORT Site requires coordination of Permit Card tracking with DBI: DBI is using DBI's job cards for DBI inspection's record keeping, it is still being worked on by DBI/Port JZ 10/1/2019	Arch, Civil on hold by Harshman on 2/2/2018		PGE Perm design approval received week of 7/22/2019	Plan comments issued 7/26/2019, stair landing issue resolved	
	17	735 Davis 53/53	Approval of Addenda 3-4	Construction progressing. Approvals for Addenda 2 - 3	Continued challenges coordinating the review and approvals of permit (SIP currently) between DPW / BSM and PORT. Current challenge with jurisdictional authority over parking and parking meters (PORT v. DPW).	Construction progressing. Approvals for Addenda 3 (Arch, Landscape Civil), 4 and 5 (Stormwater and Fire Alarm). Sidewalk legislation and SIP including encroachment permits			Arch, Civil on hold by Harshman on 2/22/2019		PGE Perm design approved 7/29/2019. Temp power sched. For energizing 8/26/2019-8/30/2019	Plan comments issued 7/18/2019, stair landing issue resolved	
	18	681 Florida 130/130	PGE to provide design change comments to SFPUC. PGE and PUC to coordinate response from PGE re: fire pump meter configuration and communicate to sponsor/consultant	DBI approved peer review of geotech for addenda 1. MOD has signed off on Addenda 2 revisions	PGE design changes to perm power design may not have been communicated to SFPUC. SFPUC needs to finalize.	Addenda 1 and 2 issuance.	none to report		SFFD comments for Arch/MEP sent to the Owner on 3/25/2019	BSM Assignment made but review not started. Verify incoming service (elec) for BLG. Confirm trash handling		Plans approved 8/22/2019	Sponsor Arch to respond to comments and manage development schedule
	19	3001 24th St. (Casa de la Mission) 45/45	SFPUC to release project for primary service by PGE (NOT a municipal project, not City owned, not City funded).	Addenda 1 & 2 ready to issue. Mech/BSM approval of Addenda 3. SFFD began review of Addenda 3.	Construction start 2/20, privately funded on private land but is unable to move its PGE application forward without PUC acceptance that it is not a municipal project. Currently on hold and at risk of delay and cost overrun.	Issuance of Addenda 1&2. SFFD approval of Addenda 3. Issuance of Addenda 4.	none to report	BLDG needs to Approve Addenda 3.	Site Permit Approved & Arch/MEP have not received yet.	Needs to Approve Addenda 3.	needs to resolve electrical service delivery issue.	Plan check comment responses received	

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VERTICAL NON-DA PROJECTS	20	500 Turk 108/108	Power service design requirements and switchgear space. Site permit approval	Review of Addenda and Comments issued.	Construction start 1/20 final electrical service design has not been approved by PGE through PUC (low-side metering)	Approval of Addenda 1 - structural (pending BSM approval)		DBI issued comments MECH and ELEC - awaiting response	SFFD Comments issued 8/2/2019		Low side metering approval	Plan comments issued 7/24/2019	Sponsor to respond to comments issued by SFFD, DBI Mech and Elec	
	21	1064-8 Mission 254/254		Approve Addenda 1 and 2	Coordination of site delivery logistics for the factory built housing modules will require MTA, DPW and others to identify solutions through the next meeting to be scheduled by sponsor and contractor			Courtesy review of FBH drawings complete for MECH		Coordination of street closure and trucking large loads required.	Low side metering has been approved and design coordination proceeding	Factory Built - comments sent 8/5/2019 Site Built base building and clinic TI under review	Coordination of street closure and logistics with MTA. Seeking staging sites w/Port, City.	
	22	4840 Mission 136/136		Commencement of redesign. Review of Site permit submitted March 2019.	Coordination and resolution of electrical design service (low-side metering). SFFD approval of response to 6/13/2019 comments	Approval of Site Permit. Approval of Low-Side metering electrical design and commencement of application for Temp and Perm. Meet with SFFD to review comments. Pre-app discussion with SFPUC re electrical distribution. Re-submit first set of plan check comments with response to comments letter to DBI (Site Permit).	Approved for SB35 and Sate Density Bonus 06/20/2019.	Sent Comments to AOR on 06/11/2019	SFFD Comments For Site Permit sent to the Owner on 6/13/2019	Site permit signed off need Street Improvement, trees, and sidewalk legislation. Addenda schedule approval imminent.	Low Side metering not requested nor approved. Meetings w/ PGE and design consultant required to discuss. Held pre-app discussion with SFPUC on 10/30/2019	Pre app scheduled for 11/6/2019		
	23	Francis Scott Key Educator Housing 130/130				Approval of Site Permit. Approval of low-side metering electrical service design and commencement of design / application process.	Under review 5/21/19 ENV, PPA, GPA, MAP, PCA, TDA	Completed pre-application						
	24	Balboa Upper Yard 130/130	SFPUC Review of revised plans. Need meeting.	Supplementary application information including redesign for two transformers. Filtration test pits for SFPUC Stormwater Control Plan.	Coordination with BART on easement for egress.	SFPUC meeting regarding perm power design. SFPUC - Stormwater Control approval of plan based on update filtration testing. Approval of Addendum schedule with DBI.	none to report	Approval of Addendum schedule 11/07/19	none to report	Site permit signed off need Street Improvement, trees, and sidewalk legislation. Future addenda on hold.	SFPUC meeting regarding perm power design. SFPUC - Stormwater Control approval of plan based on update filtration testing	none to report	Interim use - HSH RV parking	
	25	266 4th Street			Application for Site Permit (commence review 7/23/2019)	Current design has retained space for primary switchgear impacting budget, schedule, services, lobby, retail and maintenance spaces. Acceptance of a low-side metering design, while coordinating with the substation will be critical	Approval of Site Permit. Approval of low-side metering electrical service design and commencement of design / application process.	NIA letter due 8/23/2019. Application deemed incomplete.				Elec Service application for perm pwr submitted w/low side metering and rejected. PGE currently not allowing low-side metering which will require re-design, loss of commercial space, return to Planning for approval, cost for high voltage design and switchgear		