

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



London N. Breed
Mayor

Daniel Adams
Acting Director

January 27, 2020

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

Re: Q2 FY19-20 Reporting on Prioritization of 100% Affordable Housing Projects (File #180547)

Enclosed please find the fourth quarterly report on MOHCD's 100% Affordable Housing Projects, as required by City Ordinance, covering Q2 19-20, the period from October 1 to December 31, 2019. This report is also submitted as part of OEWD's Executive Directive 17-02 report on all City sponsored housing developments. Progress has continued in the entitlement, permitting and construction of a number of key affordable housing developments. The following are a few highlights for this Quarter:

- **Sunnydale Parcel Q**, the first of the Sunnydale HOPE SF parcels commenced move-in of 55 family units.
- **Francis Scott Key Educator Housing at 1352 42nd Avenue** submitted its Site Permit application on 12/9/19 for a development in collaboration with SFUSD, which will comprise 129 units serving ParaEducators and Teachers in the San Francisco Unified District.
- **455 Fell (Central Freeway Parcel O)**, achieved 100% lease-up during this quarter of 108 family units (including 33 for formerly homeless families).
- **1296 Shotwell** received its Temporary Certificate of Occupancy on 11/13/19 for 94 units of Senior housing and is currently leasing up units.
- **735 Davis and 88 Broadway**, two projects concurrently developed on adjacent City and Port sites, comprise 53 Senior and 125 Family units, respectively, have progressed in vertical construction ending the quarter at approximately 28% and 20% completion, respectively.
- At this time, approximately **966 multifamily units are under construction, with another 1,780 units in active predevelopment** (new construction, 100% affordable rental only).

Ongoing challenges exist in the areas of electrical service design and provision due to coordination of PUC and PGE design and installation requirements. MOHCD is pleased to see the Permit Centers' Electronic Plan Review (EPR) pilot commencing in February however, and anticipates improvements in speed and quality of the permitting process as this becomes more fully adopted. MOHCD has proposed 1-2 affordable housing projects for this pilot.

MOHCD Affordable Housing Quarterly Report

Q2 - FY-2020

October 1, 2019 - December 31, 2019

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

Project Name	Street Number	Street Name	Number of Units	Supv. District	Housing Tenure (type)	Project 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
Eddy & Taylor	210	Taylor	113	6	Rental	New Construction	Complete	5/10/2017	11/21/2019	4/30/2019	CFC 11/21/19	None	None
Sunnydale - Parcel Q	1477-1497	Sunnydale	55	10	Rental	New Construction	Complete	1/22/2018	12/18/2019	9/22/2019	Completion	Lease-up	Final Move-ins
455 Fell St (Parcel O)	455	Fell	108	5	Rental	New Construction	Complete	10/1/2017	11/1/2019	8/28/2019	Final Move-ins	None	None
1296 Shotwell	1296	Shotwell	94	9	Rental	New Construction	Construction	5/1/2018	3/1/2020	11/13/2019	TCO received	Lease-up	Final Move-ins
1990 Folsom	1990	Folsom	143	9	Rental	New Construction	Construction	3/4/2019	12/22/2020	-	Construction Continues	Add. 2 Approval	Infrastructure Approval
735 Davis Senior	735	Davis	52	3	Rental	New Construction	Construction	6/17/2019	11/13/2019	-	Construction Continues. DOR for 35% window openings to be submitted as Addendum. MOD approved Addendum for	Critical: SFDBI to complete review and approval of Addendum for AMEP, Steel Stairs and Tie-Downs.	Remaining Addenda for Fire Alarm, Fire Sprinkler, ERRCS and Legal Document (DOR)

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88 Broadway Family	88	Broadway	125	3	Rental	New Construction	Construction	6/17/2019	3/9/2021	-	Construction Continues. MOD approved Addendum for AMEP	Critical: SFDBI to complete review and approval of Add No. 4 so that Port can review and approve. Resolve PG&E underground vaults at Vallejo St.	Remaining Addenda for Fire Alarm, Fire Sprinkler and ERRCS
490 South Van Ness	490	South Van Ness	81	9	Rental	New Construction	Construction	8/1/2018	6/1/2020	-	Construction Continues	Achieve TCO	None
2060 Folsom	2060	Folsom	127	9	Rental	New Construction	Construction	1/2/2019	1/22/2021	-	Construction Continues	Add. 2 Approval	Construction Continue
1950 Mission	1950	Mission	157	9	Rental	New Construction	Construction	12/7/2018	10/31/2020	-	Construction Continues. Add 5 FA and ERRCS approved	PUC Perm Power connection is critical for completion in Oct.	Removal of Tower Crane and final construction inspections
Sunnydale - Block 6 and Infrastructure Phase IA-1 - 1A-2	242	Hahn	167	10	Rental	New Construction	Construction of Infrastructure - Vertical Permitting	12/17/2019	6/1/2021	-	Notice to Proceed issued 12/19. Construction started on Infrastructure Phase IA-1 - 1A-2	Infrastructure progress and acceptance. Re-routing of Bus #9R for next Phase of Sunnydale Avenue (MTA).	Addenda 2 approval. MOD approval
Central Freeway Parcel U	72-78	Haight Street	63	5	Rental	New Construction	Permitting	12/1/2020	9/1/2022	-	Apply for Site Permit 11/14/19	-	Approve Site Permit commence Add 1

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1064-68 Mission	1064-68	Mission	254	6	Rental	New Construction	Permitting	2/6/2020	11/1/2021	-	FBH courtesy reviews completed. Addenda commenced and comments issued by most stations	Demo permit critical. Must commence construction mid-Feb	Arch. And remaining addenda review and approval. Modular construction coordination with DPW, MTA, CalTrans
4840 Mission	4840	Mission	136	11	Rental	New Construction	Permitting	11/1/2020	7/1/2021	-	SFFD approved site permit	Site permit approval requires - Stormwater Control Plan approval	Early March site permit approval (including MOD)
Francis Scott Key Educator	1351	42nd Avenue	130	4	Rental	New Construction	Permitting	3/1/2021	9/1/2022	-	Submitted Site Permit	PUC Perm power connection and design is critical	Site permit review, comments
Treasure Island C3.2 - Maceo May	401	Avenue of the Palms	105	6	Rental	New Construction	Permitting	2/20/2020	11/1/2021	-	Completion of Courtesy reviews of Factory Built Housing. Sponsor has met with all Plan reviewers and discussed comments	Coordination of PUC Temp and Perm Power service, design and construction of temporary road for start of construction.	Approval of Add. 1 and 2. Commencement of Construction
Treasure Island C3.1		7 Seas at 6th Street	135	6	Rental	New Construction	Permitting	3/1/2021	8/1/2023	-			
Balboa Pk Upper Yard	2340	San Jose Avenue	130	11	Rental	New Construction	Permitting	1/1/2021	1/1/2023	-	Funding strategy revised	BART, DPW and MOD coordination of site access comments	Review and approval of Add 1

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681 Florida	681	Florida	130	9	Rental	New Construction	Permitting	6/1/2020	6/1/2022	-	Finalized Review and approval of peer reviewed Geotech for Site Permit	MTA TCP approval for Tower Crane	Addenda 2 approval for Construction Start June 2020
3001 24th Street	3001	24th Street	45	9	Rental	New Construction	Permitting	1/6/2020	1/6/2022	-	Issuance of Notice to Proceed	PGE excavation permit approval	Construction commencement
500 Turk Street	500	Turk	108	6	Rental	New Construction	Permitting	2/1/2020	8/1/2021	-	Finalized documents for issuance of NTP	-	Start construction. Complete approval of Add 1
266 4th Street	266	4th	70	6	Rental	New Construction	Permitting	1/1/2022	10/1/2023	-	Submitted Site Permit	PGE PUC and MTA coordination. DPW and MTA Approval of Street and Sidewalk	Receipt of Site Permit Approval
921 Howard Street	921	Howard	203	6	Rental	New Construction	Permitting	11/1/2020	6/1/2022	-	Apply for Site Permit 12/23/19	-	Site permit review, comments
Sunnydale - Block 3	SE Corner	Sunnydale and Hahn	168	10	Rental	New Construction	Pre-Entitlement	2/1/2022	2/1/2024	-	Progress on Design and Pre-Application	-	Submission of Site Permit - Potential EPR pilot
730 Stanyan	730	Stanyan	120	5	Rental	New Construction	Pre-Entitlement	-	-	-	Received RFQ Responses	-	Commence design development and entitlement

TOTAL 3019

Under Construction 966
Complete / Leasing up this Quarter 273
Predevelopment (pre-entitlement or permitting) 1780