

Q1 CY20 Production Schedule

(January 1, 2020 – March 31, 2020 reporting period)

Schedule	Description
February 19, 2020	OEWD sends Housing Delivery Agencies request to begin Q1 CY20 Reports
February 28, 2020	Housing Delivery Agencies complete top row of Q1 CY20 Reports, identifying quarterly milestones, deliverables, risks, and priority items
March 4, 2020	OEWD sends notification that draft Q1 CY20 Reports are on SharePoint for Departments to complete
March 25, 2020	Departments complete updates to draft Q1 CY20 Reports
April 1, 2020	1) OEWD notifies Housing Delivery Agencies that Departments have completed reports; 2) Housing Delivery Agencies begin to review and reconcile Department comments and prepare quarterly department summaries; 3) OEWD requests that Housing Delivery Agencies provide updates to housing milestone tables
April 15, 2020	1) Final draft of Q1 CY20 reports complete; 2) Housing Delivery Agencies submit quarterly summaries to OEWD
April 22, 2020	OEWD delivers Quarterly Reports including housing milestones to Mayor

MOHCD Affordable Housing Quarterly Report

Q1 CY20

January 1, 2020 - March 31, 2020

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	None		Remove from <u>this</u> or next Quarter report?
Sunnydale - Parcel Q	1491	Sunnydale	55	10	Rental	New Construction	COMPLETE	1/22/2018	12/18/2019	10/4/2019	Repair/Replace street light at Hahn (PUC). Final completion		NOC
455 Fell St (Parcel O)	455	Fell	108	5	Rental	New Construction	COMPLETE	10/1/2017	11/1/2019	8/28/2019	Final Inspections	Sign Offs for Final Certificate of Occupancy	Final Certificate of Occupancy
1296 Shotwell	1296	Shotwell	94	9	Rental	New Construction	COMPLETE	5/1/2018	3/16/2020	11/13/2019	Final Move-ins	Building 98% complete, move ins in progress. Rear fence to be installed	Move-ins and all final close-out tasks should be completed
1990 Folsom	1990	Folsom	143	9	Rental	New Construction	Construction	3/4/2019	1/1/2021	-	Ongoing concrete work, no major milestone		Topping out concrete @ roof deck, Complete joint trench, complete addendum 2 approval
735 Davis Senior	735	Davis	52	3	Rental	New Construction	Construction	6/17/2019	11/13/2020	-	Remaining Addenda for AMEP, Fire Alarm, Fire Sprinkler, ERRCS and Legal Document (DOR)	Building at risk w/o (metal stairs, tie-downs). MOD is continuing courtesy inspection of Addenda 4 (Arch MEP) work (allows project to cover and move forward)	Approval of Fire Alarm, Sprinkler and ERRCS required

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88 Broadway Family	88	Broadway	125	3	Rental	New Construction	Construction	6/17/2019	3/9/2021	-	Remaining Addenda for AMEP, Fire Alarm, Fire Sprinkler and ERRCS	Building at risk w/o (metal stairs, tie-downs) which require DBI to transfer to PORT review.	Approval of Fire Alarm, Sprinkler and ERRCS required
490 South Van Ness	490	South Van Ness	81	9	Rental	New Construction	Construction	8/1/2018	6/1/2020	-	Removed Tower Crane. Issuance of Fire Alarm , EBM		TCO, Final inspections
2060 Folsom	2060	Folsom	127	9	Rental	New Construction	Construction	1/2/2019	1/22/2021	-	Ongoing concrete work, no major milestone		Topping out concrete, Complete joint trench, complete addendum 2 approval
1950 Mission	1950	Mission	157	9	Rental	New Construction	Construction	12/7/2018	10/31/2020	-	Scaffold Removal	Tower Crane removal in May will require STP from SFMTA.	Tower crane removal rescheduled.
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	-	Blythdale sewer easement quitclaim deed recorded, allowing for NTP of Vertical		Infrastructure work will continue into June. Vertical Type I work will progress this quarter, but will not complete. 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	-	Received SB35 approval. Site permit submittal. SDAT & UDAT Comments received	SFPUC power design and connection commence	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	-	AMEP and remaining addenda review and approval. Modular construction coordination with DPW, MTA, CalTrans	Closing (and all supporting documentation) must occur by 2/28/20. Execute Land Transfer. Approval of Arch MEP Addenda 2 and 3	Approval of Fire Alarm, Sprinklers, ERRCS (out of sequence).
4840 Mission	4840	Mission	136	11	Rental	New Construction	Permitting	11/1/2020	7/1/2021	-	Submitted Preliminary SCP to SFPUC for review	SFPUC SCP Approval for Site Permit	Complete Site Permit Review for June 2020 Issuance
Francis Scott Key Educator	1351	42nd Avenue	130	4	Rental	New Construction	Permitting	3/1/2021	9/1/2022	-	EPR Pilot project pre-apps being scheduled. SB35 State Density Bonus and Site Permit Application.	SFPUC and PGE coordination required to complete elec service design. SFPUC Water service connection location (Sunset high pressure zone) needs agreement	Approval of entitlements. Completion of -pre-application meetings and resolution of comments/questions
Treasure Island C3.2 - Maceo May	401	Avenue of the Palms	105	6	Rental	New Construction	Permitting	3/12/2020	11/1/2021	-	Approval of State permit (Factory built housing)		Posibly NTP issued, though might be delayed past this quarter. Add. 2-4 approved. Modular work commencement at FOS
Treasure Island C3.1		7 Seas at 6th Street	135	6	Rental	New Construction	Permitting	3/1/2021	8/1/2023	-	Site permit review. MOD Pre-application commence	DPW/BSM resolution of curb cut proposal and loading zone	Site Permit Approval

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Balboa Pk Upper Yard	2340	San Jose Avenue	130	11	Rental	New Construction	Permitting	1/1/2021	1/1/2023	-	Submitted Addenda 2	BART design for adjacent plaza.	Plan check comments issued
681 Florida	681	Florida	130	9	Rental	New Construction	Permitting	6/1/2020	6/1/2022	-	Responded to Addenda 2 comments.	Temp Power Activation	Addenda 2 approved for Construction Start June 2020. Team will pull permit and pay fees once closed on financing.
3001 24th Street	3001	24th Street	45	9	Rental	New Construction	Permitting	1/6/2020	1/6/2022	-	none	demolition of PGE infrastructure	Completed demolition. Construction commencement.
500 Turk Street	500	Turk	108	6	Rental	New Construction	Permitting	2/12/2020 (NTP)	12/22/2021	-	(1) Addenda 1 issued on 1/31/20. (2) Closed construction financing on 2/6/20 (3) Started construction. (4) On track for Addenda 2 approval during Q1.	NTP issued and NTP sign-off by MOHCD completed. MOHCD Design review of MOD drawings completed on 4/20/2020	Addenda 3 approval; completion of site earthwork and installation of ground improvements
266 4th Street	266	4th	70	6	Rental	New Construction	Permitting	1/1/2022	10/1/2023	-	Receipt of Site Permit Approval. Site encroachment permit application required for UCD related to PUC/PGE low side metering	SFPUC assistance with PGE application for low-side metering critical to address extreme site conditions (Subway)	SFMTA site access (completion of central subway and demobilization)
921 Howard Street	921	Howard	203	6	Rental	New Construction	Permitting	11/1/2020	6/1/2022	-	Re-start project for Site Permit submittal.	re-design for disability access	Site permit review, comments. SB 35 application.

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Sunnydale - Block 3	SE Corner	Sunnydale and Hahn	168	10	Rental	New Construction	Pre-Entitlement	2/1/2022	2/1/2024	-	Possible submission of Site Permit (Potential EPR pilot), but might slip to next quarter (April/May)	DPW Infrastructure basis of design and overland release. MTA bus re-routing coordination required	Site Permit submission and review
730 Stanyan	730	Stanyan	120	5	Rental	New Construction	Pre-Entitlement	-	-	-	RFQ for Architectural Services submittals 3/24 due. Interviews early April	Demo completion critical to community. Arts Commission engagement	Commence design, pre-applications, entitlement
180 Jones	180	Jones Street	72	6	Rental	New Construction	Permitting	9/1/2021	5/1/2023	-	Submitted SB 35 Application. Submitted Site Permit. Received SDAT letter. Engaged in Electronic Plan Review.	none at this time	Site permit review, comments. SB 35 application. Pre-application MOD, SFFD and DBI

TOTAL 3,091

Under Construction 685

Complete / Leasing up this Quarter 370

Predevelopment (pre-entitlement or permitting) 2,036