

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



London N. Breed
Mayor

Eric D. Shaw
Director

July 24, 2020

To: Mayor London Breed; Board of Supervisors
From: Eric Shaw, Director
CC: Clerk of the Board of Supervisors

Re: Q2 CY20 Reporting on Prioritization of 100% Affordable Housing Projects (File #180547)

Enclosed please find the quarterly report on MOHCD's 100% Affordable Housing Projects, as required by City Ordinance and as part of OEWD's Executive Directive 17-02, covering Q2 CY-20, the period from April 1 to June 30, 2020. Progress has continued in the entitlement, permitting and construction of a number of key affordable housing developments. **At this time, approximately 1,318 100% affordable multifamily rental units are under construction under MOHCD sponsorship, with another 1,933 units in active predevelopment (3,296 total).**

We continue to face new challenges posed by the COVID-19 pandemic affecting all projects whether in construction or permitting. The full scope of these impacts remains unresolved, but collaborative efforts of the contracting community and City departments have resulted in tangible mitigation of these impacts while also maintaining safety in accordance with the San Francisco Department of Public Health COVID-19 Health Order, as amended. For projects anticipating starting construction in the coming months, we are also seeing market adjustments in pricing for both hard costs of construction and project debt and equity, the full outcome of which is yet to be realized. Other challenges continue also in municipal power application, design and delivery.

Some key milestones and achievements made this quarter (April to June 2020) include:

- **4840 Mission** received Site Permit Approval
- **Treasure Island Parcel 3.2**, the first 100% Affordable Housing at Treasure Island (Maceo May) commenced construction
- **78 Haight Street** received Site Permit Approval.

Overall, MOHCD is pleased to report that despite the unprecedented events of this current time, affordable housing production, at all stages of development, continues to move forward with the collaboration and commitment of our staff, City and private partners.

Q2 CY20 Production Schedule

(April 1, 2020 – June 30, 2020 reporting period)

Schedule	Description
May 20, 2020	OEWD sends Housing Delivery Agencies request to begin Q2 CY20 Reports
May 29, 2020	Housing Delivery Agencies complete top row of Q2 CY20 Reports, identifying quarterly milestones, deliverables, risks, and priority items
June 3, 2020	OEWD sends notification that draft Q2 CY20 Reports are on SharePoint for Departments to complete
June 24, 2020	Departments complete updates to draft Q2 CY20 Reports
July 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
July 15, 2020	1) Final draft of Q2 CY20 reports complete; 2) Housing Delivery Agencies submit quarterly summaries to OEWD
July 22, 2020	OEWD delivers Quarterly Reports including housing milestones to Mayor

MOHCD Affordable Housing Quarterly Report

Q2 CY20

April 1, 2020 - June 30, 2020

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

Project Name	Street Number	Street Name	Number of Units	Supv. District	Housing Tenure (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
1990 Folsom	1990	Folsom	143	9	Rental	CONSTRUCTION	3/4/2019	1/1/2021	-	1). PUC perm power equipment delivery 2). PUC water connection completed 3). Topping out concrete @ roof deck 4). Complete joint trench		1). Submission and approval of ADD 4, 5 and 6 (FA, ERRCS, and Solar hot) 2). Perm power connection 3). Approval of ADD 3 (Fire Sprinkler) 4). ADD 2 (Arch MEP) Approval
735 Davis Senior	735	Davis	52	3	Rental	CONSTRUCTION	6/17/2019	11/13/2020	-	1). PUC Perm power equipment delivery (6/22) 2). DOR recorded 4/20 for fenestration 3). Topped out	1). ADD 8 - Steel Stair approval required - proceeding at risk	1). Solar Hot water Permit Approval 2). ADD 6 and ADD 7 (Fire Sprinkler & Fire Alarm) approvals 3). ADD 8 (Steel Stairs) approval AT RISK 3). TCO

88 Broadway Family	88	Broadway	125	3	Rental	CONSTRUCTION	6/17/2019	3/18/2021	-	<ul style="list-style-type: none"> 1). PUC Confirmed perm power equipment delivery. 2). Approval of ADD1 (Demo Ex) ADD 2 (Foundation & Podium) 3, (Wood and Super) received 3). ADD 4 (Arch Civil and Landscape) requires PORT stamp 4). Approval required for ADD 6 (Fire Sprinkler) and ADD 7 (Fire Alarm) 5). Approval of Steel Stair (fabricated and proceeding at risk) 6). Review of ADD 11 and 12 required (tie-down and Solar) 7). DOR approved by Port and recorded 4/20/20 	<ul style="list-style-type: none"> 1). Offsite underground utility runs still being negotiated with PGE and SFMTA due to vault locations and sidewalk bulb-outs 	<ul style="list-style-type: none"> 1). ADD 4 approval by Port of Arch MEP 2). Approval of ADD 12 solar hot water 3). Utility installation completed 4). Topping out
490 South Van Ness	490	South Van Ness	81	9	Rental	CONSTRUCTION	8/1/2018	7/1/2020	-	<ul style="list-style-type: none"> 1). Permanent Power Connection achieved 2). SIP 151E-0393 revised and resubmitted. Critical 3). PGE gas connection completed 4). Tree planting plan approved 5). ADD 5 (Fire Alarm) approved 		<ul style="list-style-type: none"> 1). ADD 5 FA approval received 6/1/20 2). TCO anticipated 9/15/20 3). Commence lease-up 4). SIP 151E-0393 complete
2060 Folsom	2060	Folsom	127	9	Rental	CONSTRUCTION	1/2/2019	1/22/2021	-	<ul style="list-style-type: none"> 1). PUC confirms procurement of remaining power connection equipment. 2). Topping out concrete 3). Complete joint trench, 4). Addendum 2 approval 	<ul style="list-style-type: none"> 1). Receipt, installation and connection of Perm Power critical path 2). ADD 3 (Fire Sprinkler) permit final approval required - at risk. Elec submission 	<ul style="list-style-type: none"> 1). PUC water connection 2). PUC Power connection 3). Approve Child Care Tenant Improvement Permit (201912179725) 4). Approval of ADD 3 Fire Sprinkler 5). Approval of ADD 4 - Fire Alarm

1950 Mission	1950	Mission	157	9	Rental	CONSTRUCTION	12/7/2018	9/1/2020		1). PUC Perm Power installation completion 2). PUSC Water Connection 3). Gas trench and connection complete 4). Ext Bldg Maintenance permit approval 5). PUC SCP Approved	1). MOD / Lighthouse for the Blind (COVID impact) backlog of review and approval of braille signage 2). EPR revert to Paper to address permit process challenges	1). TCO (projected August) and Project Completion 2). Commence Lease up
1064-68 Mission	1064-68	Mission	254	6	Rental	CONSTRUCTION	2/6/2020	11/1/2021	-	1). Demo complete 2). Excavation and temp shoring 3). Factory Built Unit prototyping commenced 4). ADD 1 & ADD 2 approved (Arch. Landscape and MEP)	1). SFMTA Approval of Extralegal Truck and Special Traffic Permit for Modular Unit setting needed	1). Commence ADD 4 & 5 (Fire Alarm, Fire Protection)
500 Turk Street	500	Turk	108	6	Rental	CONSTRUCTION	2/12/2020	12/22/2021	-	1). Addenda 2 approval 2). completion of site earthwork 3). installation of ground improvements 4). OSHA approval of tower crane and install	1). Delay of PGE / PUC approved temp power design beyond 6/30 will impact project schedule	1). Addenda 3 approval
Sunnydale - Block 6 and Infrastructure Phase IA-1 - 1A-2	242	Hahn	167	10	Rental	CONSTRUCTION	OEWD providing progress reporting					
Sunnydale - Block 3	SE Corner	Sunnydale and Hahn	168	10	Rental	Permitting	OEWD providing progress reporting					
Potrero Block B			157	9	Rental	Permitting	OEWD providing progress reporting					
Hunters View Blocks 14 & 17	1151	Fairfax	118	10	Rental	Permitting	OEWD providing progress reporting					
78 Haight - Central Freeway Parcel U	72-78	Haight Street	63	5	Rental	Permitting	12/1/2020	9/1/2022	-	1). Site Permit Approved 2). Commence ADD 1		1). Receipt of SFFD approval of AB005 2). Submit ADD 1

4840 Mission	4840	Mission	137	11	Rental	Permitting	11/1/2020	7/1/2021	-	1) Site Permit Approved		1). Submit and commence ADD 1 and 2 Review 2). Submit and Approve Demo permit 3). Ground Breaking
Francis Scott Key Educator	1351	42nd Avenue	130	4	Rental	Permitting	3/1/2021	9/1/2022	-	1). Submission of 50% DD set to Planning and DBI responsive to initial Site permit comments 2). MOD Site permit comments received and addressed 3). SFFD and SFPUC worked with Sponsor and its civil engineer to address inadequate local fire flows to serve building and resolved.		1). Site Permit Approval 2). Agreement btw PUC and PGE for low-side metering design and location of USDCs 3). Application submission for Subdivision mapping required for financing.
Treasure Island C3.2 - Maceo May	401	Avenue of the Palms	104	6	Rental	CONSTRUCTION	3/12/2020	11/1/2021	-	1). Notice to Proceed (NTP) issued. 2).ADD 2-4 approved. Modular work commencement at FOS	1). Ongoing concerns with TI infrastructure coordination with construction progress of TI 3.2	1). Continue grading and site work 2). FBH module prototype approvals
Treasure Island C3.1		7 Seas at 6th Street	135	6	Rental	Permitting	3/1/2021	8/1/2023	-	1). Site Permit Approved 2). Commence ADD 1		
Balboa Park - Upper Yard and BART Plaza	2340	San Jose Avenue	130	11	Rental	Permitting	3/1/2021	1/1/2023	-	1). ADD 1 and 2 DBI and MOD review and comments issued 2). AHSC and IIG awards received (Housing and Plaza funding)	1). Coordination of design, cost sharing and cash flow of BART Plaza 2). PUC municipal power design (low-side metering approval)	1). Applicant Response to Comments on ADD 1 & 2 2). ADD 1, 2 (foundation, super, Arch. Landscape MEP) Approval 3). PUC municipal elec. service approval
681 Florida	681	Florida	130	9	Rental	Permitting	11/1/2020	6/1/2022	-	1). ADD 1 and 2 ready for issuance 2). DPW Tree Removal Permit 3). Temp Power design approved and contract issued		1). ADD 3, 4, 5 Submission for review (Fire Sprinkler, Fire Alarm, Elevator)

3001 24th Street	3001	24th Street	45	9	Rental	Permitting	1/6/2020	1/6/2022	-	1). Completed demolition. 2). Construction Notice to Proceed (NTP)		
266 4th Street	266	4th	70	6	Rental	Permitting	1/1/2022	10/1/2023	-	1). SFMTA site access (completion of central subway and demobilization)	1). Ongoing SFMTA site conditions related to vertical development and utility coordination	1). Issuance of Site Permit (completed - ready to issue) 2). Commence ADD 1, 2 Review
921 Howard Street	921	Howard	203	6	Rental	Permitting	11/1/2020	6/1/2022	-	1). Commenced Site permit review, issuance of comments. 2). Commence SB 35 application review	1). Municipal (PUC) power design, delivery and schedule	1). Receipt of Site Permit Approval
730 Stanyan	730	Stanyan	120	5	Rental	Permitting	-	-	-	1). Commenced Design Development (pre-applications, entitlement) 2). GC selected for initial constructabiity and cost est.	1). Interim use - Safe Sleeping Space	
180 Jones	180	Jones Street	72	6	Rental	Permitting	9/1/2021	5/1/2023	-	1). Site permit review commenced, UDAT comments received and responded to with design refinements. SB 35 application. 2). Pre-application MOD, SFFD and DBI	1). Site permit approval required by September 1 funding risk. 2). EPR Plan review schedule concerns by sponsor and design team (EPR Pilot)	1). Site Permit approval 2). Commence ADD 1 review
4200 Geary Street	4200	Geary	98	1	Rental	Pre-Entitlement	6/1/21`	12/1/2022	-	1). Development team selected		1). Commence Design Development
600 7th (801 Brannan)	600	7th St	200	6	Rental	Pre-Entitlement	2/21/2022	9/21/2023	-	1). INTERIM Use- Covid-19 Drive-through testing site mobilization 2). Pre-Entitlement 3). GC selected for initial constructabiity and cost est.		

TOTAL UNITS 3,294

Under Construction 1,318

Complete / Leasing up this
Quarter
Predevelopment (pre-
entitlement or permitting)

-
1,976