

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



**London N. Breed**  
Mayor

**Eric D. Shaw**  
Director

September 30, 2020

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

Re: Q3 CY20 Reporting on Prioritization of 100% Affordable Housing Projects (File #180547)

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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 Q3 CY-20, the period from July 1 to September 30, 2020. Progress has continued in the entitlement, permitting and construction of a number of key affordable housing developments. **At this time, approximately 1,206 100% affordable multifamily rental units are under construction under MOHCD sponsorship, with another 2,051 units in active predevelopment (pre-entitlement or permitting) and 157 are leasing up as they near completion. This represents 3,414 units in active new affordable housing production at this time.**

We continue to face new challenges posed by the COVID-19 pandemic, which in this current Quarter has been exacerbated further by the effects of the California wildfires. COVID in particular has impacted all projects whether under construction or in 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 some areas of 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:

- **1950 Mission** – This property received its Temporary Certificate of Occupancy
- **1064 Mission** - The City's first ever remote ground breaking ceremony was held Thursday September 24, to celebrate the commencement of work on 256 permanent supportive housing units with a 30,000SF City Health Clinic and a 5,500SF CHEFS ("Conquering Homelessness Through Employment in Food Services") space.
- **78 Haight Street** – Comprising 63 units including for TAY ("Transitioning Aged Youth") and an on-site Childcare center received its Site Permit approval.

- **180 Jones** - A 72 unit development received its' Site Permit approval at a critical juncture to secure competitive financing.
- **730 Stanyan** - Located at the corner of Haight and Stanyan at Golden Gate Park, the project has begun concept design and community engagement in earnest with an anticipated start of construction in September 2021 on affordable homes for families and TAY.
- **165 Grove (The Kelsey Civic Center)** - Located across the street from City Hall, the Kelsey Civic Center project seeks to meet accessible, service-linked, community-based housing needs of people with intellectual, developmental, and other disabilities. Conceptual design has begun with anticipated start of construction in fiscal year 22-23.
- **Laguna Honda Hospital Senior Housing** - Located on the Laguna Honda Hospital campus, the newly constructed building will include affordable housing for seniors and a childcare center. Concept design work recently began, with construction anticipated to begin in fiscal year 22-23.

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.

# Q3 CY20 Production Schedule

(July 1, 2020 – September 30, 2020 reporting period)

Schedule	Description
August 5, 2020	OEWD sends Housing Delivery Agencies request to begin Q3 CY20 Reports
August 14, 2020	Housing Delivery Agencies complete top row of Q3 CY20 Reports, identifying quarterly milestones, deliverables, risks, and priority items
August 19, 2020	OEWD sends notification that draft Q3 CY20 Reports are on SharePoint for Departments to complete
September 9, 2020	Departments complete updates to draft Q3 CY20 Reports
September 16, 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
September 30, 2020	1) Final draft of Q3 CY20 reports complete; 2) Housing Delivery Agencies submit quarterly summaries to OEWD
October 7, 2020	OEWD delivers Quarterly Reports including housing milestones to Mayor

**MOHCD Affordable Housing Quarterly Report**

Q3 CY20

July 1, 2020 - September 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
<b>1990 Folsom</b>	1990	Folsom	143	9	Rental	CONSTRUCTION	3/4/2019	3/2/2021	1/22/2021	1). Submission of Early Childcare TI Permit 2). Submission ADD 4 (FA) and 2-Way Comm (SFFD) 3). Submission of ERRCS permit 4). Perm power connection	1). Perm Power connection challenges with availability of equipment and inspections (PGE / PUC) 2). Water connections delayed and lack of response (PUC) 3). Inspections - (MOD, DBI and SFFD) 4). COVID Impacts to schedule	1). Approval of ERRCS (SFFD) 2). Approval of Childcare TI Permit and Start TI 3). Approval of ADD 3 (Fire Sprinkler) (SFFD) 4). Approval of ADD 4, 5 6, 7, 8 (Fire Alarm, ERRCS, Solar Hot, Ext. Bldg Maint, Low Volt) 5). Approval of ADD 9 Steel Stair (DBI, SFFD)
<b>735 Davis Senior</b>	735	Davis	52	3	Rental	CONSTRUCTION	6/17/2019	12/23/2020	11/23/2020	1). ADD 10 Solar Hot water Permit Approval 2). ADD 6 and ADD 7 (Fire Sprinkler & Fire Alarm) approvals 3). ADD 8 (ERRCS) approval 3). ADD 8 (Steel Stairs) approval 4). TCO 5). Leasing up	1). Final Inspections (DBI, SFFD, MOD, DPW) 2). Delays due to COVID (inspections, materials, productivity)	1). COMPLETION 2). ADD 11 (Evac Signage) approval 3). Lease-up and move-in
<b>88 Broadway Family</b>	88	Broadway	125	3	Rental	CONSTRUCTION	6/17/2019	3/24/2021 (no new estimated date)	3/24/21	1). ADD 5 (Stormwater) Approved 2). ADD 8 (ERRCS) Approved 3). ADD 12 (Solar) approved awaiting CPB 4). Utility installation completed 5). Topping out 6). Leasing and Marketing Kick-Off 7). Tower Crane dismantle	1). Final design approval PUC / PGE (pending) 3). Inspection of Streetlights and risk of changes (PUC) 4). Perm energization delays due to lack of PGE or PUC field crew (COVID or other impact)	1). ADD 6, 7 (Sprinkler, Fire Alarm) Complete and Approve (SFFD)

<b>490 South Van Ness</b>	490	South Van Ness	81	9	Rental	CONSTRUCTION	8/1/2018	10/15/2020	-	<ul style="list-style-type: none"> <li>1). Commence lease-up</li> <li>2). SIP 151E-0393 complete</li> <li>3). Tower crane removal</li> </ul>	<ul style="list-style-type: none"> <li>1). Final Inspections (DBI, SFFD, MOD, DPW)</li> <li>2). Delays due to COVID (State Elev. Inspector delayed TCO)</li> </ul>	<ul style="list-style-type: none"> <li>1).TCO (Temporary Certificate of Occupancy) receipt</li> <li>2). FINAL inspections for completion</li> <li>3). Finish lease-up and move-in</li> </ul>
<b>2060 Folsom</b>	2060	Folsom	127	9	Rental	CONSTRUCTION	1/2/2019	2/2/2021	-	<ul style="list-style-type: none"> <li>1). PUC water connection</li> <li>2). Ongoing Review-Child Care Tenant Improvement Permit (201912179725) submitted 1/21/20 - (SFFD, DPW-BSM, SFPUC remaining)</li> <li>3). Submitted - Revision Permit to convert 16 Adaptable units to 16 Mobility units</li> <li>4). Approval Perm Stormwater Control Plan (SCP) 8/14/20</li> </ul>	<ul style="list-style-type: none"> <li>1). Approval of ADD 3, 4 &amp; 5 (Fire Sprinkler, Fire Alarm, Steel Stairs) required. (SFFD, MOD, Construction proceeding at-risk</li> <li>2). COVID schedule and budget impacts.</li> <li>3). Wildfire smoke impacts (1 day lost)</li> </ul>	<ul style="list-style-type: none"> <li>1). Perm Power connection and Energization (PUC / PGE)</li> <li>2). TCO (possible w/ schedue pickup)</li> </ul>
<b>1950 Mission</b>	1950	Mission	157	9	Rental	CONSTRUCTION	12/7/2018	10/1/2020	RECEIVED 9/11/20	<ul style="list-style-type: none"> <li>1). TCO (Temporary Certificate of Occupancy)</li> <li>2). Commence Lease up</li> </ul>	<ul style="list-style-type: none"> <li>1). Final Inspections (DBI, SFFD, MOD, DPW)</li> <li>2). stages of construction impacted by COVID-19 (State Elevator Inspection, Health of Workers, Productivity, Distancing Protocols)</li> </ul>	<ul style="list-style-type: none"> <li>1). Solar Permit Approval (DBI)</li> <li>2). Project Completion</li> <li>3). Finalizing Color Curb Application (DPW DAC)</li> <li>4). Lease-up</li> </ul>
<b>1064-68 Mission</b>	1064-68	Mission	254	6	Rental	CONSTRUCTION	2/6/2020	12/1/2022	-	<ul style="list-style-type: none"> <li>1). Excavation, concrete mat pours started</li> <li>2). ADD 4 &amp; 5 (Fire Alarm, Fire Protection) REVIEW (SFFD)</li> <li>3). Tenant Improvement Permit for Clinic &amp; CHEF Review Commenced (DBI, SFFD, DPH)</li> <li>4). ADD 7 (solar thermal) REVIEW commenced</li> <li>5). ADD 8 BME (building maintenance system) submitted and under REVIEW</li> </ul>	<ul style="list-style-type: none"> <li>1). STP approvals for Concrete and Modular delivery / staging (MTA) to include approved night-set of modular</li> <li>2). Schedule delays due to COVID</li> <li>3). Schedule delays due to FBH manufacturer schedule &amp; Covid</li> <li>4). Schedule delays due to wildfire smoke</li> </ul>	<ul style="list-style-type: none"> <li>1). Temp power energization (PGE)</li> <li>2). Approve TI Permits Clinic and CHEF</li> <li>3). Foundation and First Level concrete pour</li> </ul>

500 Turk Street / 555 Larkin	500	Turk	108	6	Rental	CONSTRUCTION	2/10/2020	12/22/2021	-	1). Tower Crane Approval 2). ADD 5 (ERRCS) submission for review	1). DPW approval of UCD encroachment for release/approval of ADD 2 - (Arch, MEP) 2) Tower crane approval and erection critical	1). ADD 3, 4, 5 (Sprinkler, Fire Alarm, ERRCS) Submit and approve (SFFD) 2). Pour foundation 3). Erect Tower crane
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). APPROVED - Site Permit (7/21/20) 2). ADD 1 - (Structural)Submitted 9/12/20 3). SFFD approval of AB005 4). Pre-App meetings complete (MOD)	1). PGE / PUC Agreement on connection desgin (low-side metering). And Temp Power service	1). Submission ADD 2 (Arch MEP Landscape) 2). Bidding early vertical contract work 3). Approval of elec. Design / connection 4). Approval of Water service
4840 Mission	4840	Mission	137	11	Rental	Permitting	11/1/2020	7/1/2021	-	1). ADD 1 (foundation) submitted 2). Demo permit submitted 3). ADD 2 (superstructure) submitted	1). DPW approval of UCD encroachment 2). EPR Addenda processing & Tracking progress 3). Groundbreaking challenges with COVID 4). PGE / PUC Agreement on connection desgin (low-side metering). And Temp Power service	1). ADD 1 (Foundation) approval 2). ADD 2 (superstructure, MEP and Landscape) approval 3). Demo Permit Approval 4). Groundbreaking

Francis Scott Key Educator	1351	42nd Avenue	130	4	Rental	Permitting	3/1/2021	9/1/2022	-	<ul style="list-style-type: none"> <li>1). Site Permit re-submission for final approval (plans resubmitted EPR week of 9/2/20)</li> <li>2). Application submission for Airspace Subdivision mapping 8/10/20, deemed complete 8/18/20.</li> <li>3). Prelim Stormwater Control Plan submitted 8/20/20</li> <li>4). Street Tree Removal Permit application 8/20/20</li> </ul>	<ul style="list-style-type: none"> <li>1). PGE / PUC Agreement on connection desgin (low-side metering). And Temp Power service</li> <li>2). Resolution of Water pressure connection and fire service - SFFD Fire Hydrant AMMR submitted 9/20</li> </ul>	<ul style="list-style-type: none"> <li>1). Site Permit Approval</li> <li>2). Submission ADD 1 and ADD 2 (Foundation Superstructure, Arch MEP)</li> <li>3). Approval of elec. Design / connection</li> <li>4). Approval of Fire Water service</li> </ul>
Treasure Island C3.2 - Maceo May	401	Avenue of the Palms	104	6	Rental	CONSTRUCTION	3/12/2020	11/1/2021	-	<ul style="list-style-type: none"> <li>1). Ongoing grading and site work</li> <li>2). FBH module prototype Inspections</li> <li>3). ADD 3 - Fire Alarm and 2 Way Comm - Approved</li> </ul>	<ul style="list-style-type: none"> <li>1). Timing of delivery of Treasure Island infrastructure (Fire water, Elec. Temp and Perm, storm sewer)</li> </ul>	<ul style="list-style-type: none"> <li>1). ADD 1 - Site Built Structure, Civil, Landscape Arch MEP Complete Approvals (SFFD, DBI MECH, DPW-BSM)</li> <li>2). ADD 2 - Sprinkler System - Complete Approvals (SFFD)</li> <li>3). ADD 4, 5 (Steel Stair and Photovoltaic) Submitted for review and approval</li> </ul>
Treasure Island C3.1		7 Seas at 6th Street	135	6	Rental	Permitting	3/1/2021	8/1/2023	-	<ul style="list-style-type: none"> <li>1). Submission of Site Permit</li> </ul>	-	-

<b>Balboa Park - Upper Yard and BART Plaza</b>	2340	San Jose Avenue	130	11	Rental	Permitting	3/1/2021	1/1/2023	-	<ul style="list-style-type: none"> <li>1). Applicant Response to Comments on ADD 1 &amp; 2</li> <li>2). ADD 1, 2 (foundation, super, Arch. Landscape MEP) Approval</li> <li>3). Safe Parking Site Interim Use</li> </ul>	<ul style="list-style-type: none"> <li>1). PGE / PUC Agreement on connection desgin (low-side metering). And Temp Power service</li> <li>2). Ongoing coordination with BART re: Plaza (City Attny. DPW, DAC, PUC Stormwater)</li> <li>3). Coordination with SFMTA for logistics STP</li> </ul>	<ul style="list-style-type: none"> <li>1). ADD 1 (Foundation, Super, Soils, Nonstructural light gauge steel) submitted 1/30/20 (DBI, SFFD, MOD, DPW, PUC), issuance by 11/30/20 required to remain on schedule.</li> <li>2). Submission ADD 3, 4 &amp; 5 (steel stairs, fire sprinkler, fire alarm and two-way communication)</li> <li>3). Resoution of BART Plaza and all SIP outstanding issues</li> </ul>
<b>681 Florida</b>	681	Florida	130	9	Rental	Permitting	11/1/2020	6/1/2022	-	<ul style="list-style-type: none"> <li>1). ADD 1 &amp; 2 Ready to pick-up</li> <li>2). Succesful cost containment process</li> <li>3). Temp Shoring Complete install and testing</li> </ul>	<ul style="list-style-type: none"> <li>1). Coordination of STP approvals required for October Construction start (MTA)</li> </ul>	<ul style="list-style-type: none"> <li>1). Commence Construction</li> <li>2). ADD 3 (Fire Sprinkler) approval</li> <li>3). ADD 4, 5 Submission for review (Fire Alarm, Elevator &amp; Two-way comm)</li> </ul>
<b>3001 24th Street</b>	3001	24th Street	45	9	Rental	Permitting	1/6/2020	1/6/2022	-	<ul style="list-style-type: none"> <li>1). New fire service install approved</li> <li>2). ERRCS (Emergency Responder Radio Coverage System) Application submitted 9/3/20 (SFFD)</li> </ul>	<ul style="list-style-type: none"> <li>1). PUC connection of new fire service</li> </ul>	<ul style="list-style-type: none"> <li>1). Approval of ADD 6, 7 &amp; 8 (Fire Alarm, Metal Stairs, Solar Hot Water).</li> <li>2). Approval of ERRCS (SFFD)</li> </ul>
<b>266 4th Street</b>	266	4th	70	6	Rental	Permitting	1/1/2022	10/1/2023	-	<ul style="list-style-type: none"> <li>1). Issued Bid for Vertical Construction scope</li> </ul>	<ul style="list-style-type: none"> <li>1). PGE / PUC Agreement on connection desgin (low-side metering). And Temp Power service</li> <li>2). Coordination with MUNI Subway infrastructure and foundation</li> </ul>	<ul style="list-style-type: none"> <li>1). Submit ADD 1 and 2 for review and approval</li> </ul>



<b>921 Howard Street</b>	921	Howard	203	6	Rental	Permitting	11/1/2020	6/1/2022	-	1). Conditional Approval of Tentative Map 10338 by DPW (DBI cond. Approval 3/16/20)	1). Expedited review of Site Permit required to meet deadline for construction start by 4/21 for financing 2). EPR updates on PTS and continued processing 3). Mapping (lot merger, subdivision and demolition of existing buildings) requires approved Site Permit and Demo permit for two existing buildings on two lots included in the final subdivided parcel but confirmation of the process is needed in order to complete in a timely manner and commence construction by 4/21	1). ADD 1 and 2 Commence and expedite for early 2021 Construction start 2). Map approval (merger and subdivision) 3). Approval of Demo permit(s)
<b>730 Stanyan</b>	730	Stanyan	120	5	Rental	Permitting	-	-	-	1). Opening of Safe Sleeping Space 2). Engagement of Development Team (TNDC/CCDC) 3). Architect Procurement 4). Community Presentation - Concept Design 5). GC Procurement	1). Entitlement path forward, waivers (Planning)	1). Site Permit Submission
<b>180 Jones</b>	180	Jones Street	72	6	Rental	Permitting	9/1/2021	5/1/2023	-	1). Site Permit APPROVED (critical deadline) 9/15/20 2). Commence ADD 1 review 3). Opening of Safe Sleeping Space Interim Use	1). DPW Director approval of UCD encroachment 2). EPR Tracking and process 3). PGE / PUC Agreement on connection design (low-side metering). And Temp Power service	1). Submission ADD 1 and ADD 2 (Foundation Superstructure, Arch MEP)
<b>4200 Geary Street</b>	4200	Geary	98	1	Rental	Pre-Entitlement	6/1/21`	12/1/2022	-	1). Engaged Developer 2). Commence Concept Design	-	-
<b>600 7th (801 Brannan)</b>	600	7th St	200	6	Rental	Pre-Entitlement	2/21/2022	9/21/2023	-	1). Opening of COVID Testing Site Interim use	-	-
<b>The Kelsey</b>	155-165	Grove	120	6	Rental	Pre-Entitlement				1). Project pre-entitlement kick-off		1).Pre-Application meetings with departments 2). Site Permit application

TOTAL UNITS      **3,414**

Under Construction	1,206
Complete / Leasing up this	157
Predevelopment (pre-entitlement or permitting)	2,051