

**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#); [BOS-Administrative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#)  
**Subject:** FW: Quarterly Report for File 180547  
**Date:** Tuesday, March 9, 2021 12:42:00 PM  
**Attachments:** [MOHCD Affordable Housing-Q4CY20.pdf](#)  
[Q4 CY20 Report Affordable Hsg - MOHCD.pdf](#)

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**From:** Chan, Amy (MYR) <amy.chan@sfgov.org>  
**Sent:** Tuesday, March 9, 2021 12:38 PM  
**To:** Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>  
**Cc:** Kittler, Sophia (MYR) <sophia.kittler@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Beinart, Amy (BOS) <amy.beinart@sfgov.org>; Carson, Erin (MYR) <erin.carson@sfgov.org>  
**Subject:** Quarterly Report for File 180547

Hi Alisa and Eileen,

Please distribute the attached quarterly report covering the period from October through December 2020 as required by File 180547.

Thanks,

Amy

Amy Chan

Director of Policy and Legislative Affairs

Mayor's Office of Housing and Community Development  
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**MOHCD Affordable Housing Quarterly Report**

Q4 CY20

October 1 - December 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)	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		3/4/19	5/1/21	1/22/21	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 final connection challenges with availability of equipment and inspections (PGE / PUC) 2). Water connections delayed (PUC) 3). Final Addenda Approvals for work currently at-risk 4). Inspections - (MOD, DBI and SFFD) 5). 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)
735 Davis Senior	735	Davis	52	3	Rental	CONSTRUCTION	6/17/19	3/9/21	11/28/20	1). TCO (Temporary Certificate of Occupancy) received 12/28/20 2). Lease-Up	1). Final Inspections (DBI, SFFD, MOD, DPW) 2). Completion Delays due to COVID (inspections, materials, productivity)	1). COMPLETION 2). Move-in
88 Broadway Family	88	Broadway	125	3	Rental	CONSTRUCTION	6/17/19	3/18/21		1). Leasing and Marketing Kick-Off	1). Final energization of damaged transformer 2). Inspection of Streetlights and risk of changes (PUC)	1). TCO 2). Lease-up and Move-Ins
490 South Van Ness	490	South Van Ness	81	9	Rental	CONSTRUCTION	8/1/18	2/20/2021 (Delayed due to flood)	9/11/20	1). Ongoing flood repairs 2). Lease-up	1). Final Inspections (DBI, SFFD, MOD, DPW)	1). Finish lease-up and move-in
2060 Folsom	2060	Folsom	127	9	Rental	CONSTRUCTION	1/2/19	4/1/21		1). PUC water connection 2). Child Care Tenant Improvement Permit (201912179725) Approved (12/9/20)	1). PGE Energization to resolve design coordination challenge 2). Approval of ADD4 & 5 (Fire Alarm, Steel Stairs) required. (Construction proceeding and near completion at-risk) 3). COVID schedule and budget impacts.	1). Perm Power connection and Energization (PUC / PGE) 2). Submitted - Revision Permit to convert 16 Adaptable units to 16 Mobility units 3). TCO 4). Lease-up and Move-in 5). Completion and Occupancy of Childcare facility
1950 Mission	1950	Mission	157	9	Rental	CONSTRUCTION	12/7/18	10/1/20	10/21/20	1). TCO (Temporary Certificate of Occupancy) Received 10/21/20 2). Childcare Tenant Improvement Permit Approved 10/7/20 3). Commence Lease up	1). Final Inspections (DBI, SFFD, MOD, DPW) 2). Schedule impacts of COVID-19	1). Approval of Tenant Improvement Permit for Bicycle Shop 2). Project Completion 3). Finalizing Color Curb Application (DPW DAC) 4). Lease-up
1064-68 Mission	1064-68	Mission	254	6	Rental	CONSTRUCTION	2/6/20	12/1/21	-	1). Excavation, concrete mat pours 2). ADD 4 & 5 (Fire Alarm, Fire Protection) REVIEW (SFFD) 3). Tenant Improvement Permit for Clinic & CHEF Review Commenced (DBI, SFFD, DPH) 4). Factory Built Module fabrication commenced	1). STP approvals (recurring) for Concrete and Modular delivery / staging (MTA) to include approved night set of modular 2). Schedule delays due to COVID 3). Schedule delays due to FBH manufacturer schedule & Covid	1). Factory Built Module setting commences 2). Approve TI Permits Clinic and CHEF 3). First Level podium concrete pour
500 Turk Street / 555 Larkin	500	Turk	108	6	Rental	CONSTRUCTION	2/10/20	1/22/22	-	1). 5th Floor Concrete pour complete, 6th Floor formed 2). ADD 5 (ERRCS) Approved	1). DPW approval of UCD encroachment for release/approval of ADD 2 - (Arch, MEP) 2). COVID schedule and budget impacts	1). ADD 3, 4, 5 (Sprinkler, Fire Alarm, ERRCS) approve (SFFD) 2). Top out

<b>Sunnydale - Block 6 and Infrastructure Phase IA-1 - 1A-2</b>	242	Hahn	167	10	Rental	CONSTRUCTION	<b>OEWD providing progress reporting</b>					
<b>Sunnydale - Block 3</b>	SE Corner	Sunnydale and Hahn	168	10	Rental	Permitting	<b>OEWD providing progress reporting</b>					
<b>Potrero Block B</b>			157	9	Rental	Permitting	<b>OEWD providing progress reporting</b>					
<b>Hunters View Blocks 14 &amp; 17</b>	1151	Fairfax	118	10	Rental	Permitting	<b>OEWD providing progress reporting</b>					
<b>78 Haight - Central Freeway Parcel U</b>	72-78	Haight Street	63	5	Rental	Permitting	9/1/21	1/1/23	-	1). ADD 1 - (Structural) under review 3). SFFD approval of AB005 4). Pre-App meetings complete (MOD)	<b>1). PGE / PUC Agreement on connection desgin (low-side metering). 2). DPW Hold on ADD 1 Structural Addendum pending DPW Related applications</b>	1). Submission ADD 2 (Arch MEP Landscape) 2). Bidding early vertical contract work 3). Approval of elec. Design / connection 4). Approval of Water service
<b>4840 Mission</b>	4840	Mission	137	11	Rental	Permitting	6/1/21	7/1/21	-	1). ADD 1 (foundation) submitted 2). Demo permit review nearly complete 3). ADD 2 (superstructure) submitted	<b>1). DPW approval of UCD encroachment 2). EPR Addenda processing &amp; Tracking progress 3). Groundbreaking challenges with COVID 4). PGE / PUC Agreement on connection desgin (low-side metering).</b>	1). ADD 1 (Foundation) approval 2). ADD 2 (superstructure, MEP and Landscape) approval 3). Demo Permit Approval
<b>Shirley Chisholm Village Educator Housing</b>	1360	43rd Avenue	130	4	Rental	Permitting	2/2/22	7/1/23	-	1). Site Permit approval. Issuance in Q1 CY21 2). ADD 1 (Structural) and ADD 2 (Arch, MEP) submitted for review 3). Demo permit review ongoing	1). PGE / PUC Agreement on connection desgin (low-side or change to Primary). And Temp Power service 2). Resolution of Water pressure connection and fire service - SFFD Fire Hydrant AMMR submitted 9/20	1). Site Permit Issuance 2). Comments issued for ADD 1 and ADD 2 (Foundation Superstructure, Arch MEP) 3). Approval of elec. Design / connection 4). Approval of Fire Water service
<b>Treasure Island C3.2 - Maceo May</b>	401	Avenue of the Palms	104	6	Rental	CONSTRUCTION	8/10/20	2/28/22	-	1). Ongoing grading and site work 2). FBH module prototype Inspections 3). ADD 3 - Fire Alarm and 2 Way Comm - Approved	1). Timing of delivery of Treasure Island infrastructure (Fire water, Elec. Temp and Perm, storm sewer)	1). ADD 1 - Site Built Structure, Civil, Landscape Arch MEP Complete Approvals (SFFD, DBI MECH, DPW-BSM) 2). ADD 2 - Sprinkler System - Complete Approvals (SFFD) 3). ADD 4, 5 (Steel Stair and Photovoltaic) Submitted for review and approval
<b>Treasure Island C3.1</b>		7 Seas at 6th Street	135	6	Rental	Permitting	2/1/22	9/1/23	-	1). Submission of Site Permit	-	-
<b>Balboa Park - Upper Yard and BART Plaza</b>	2340	San Jose Avenue	130	11	Rental	Permitting	6/15/21	1/1/23	-	1). Applicant Response to Comments on ADD 1 & 2 2). ADD 1, 2 (foundation, super, Arch. Landscape MEP) Approval 3). Safe Parking Site Interim Use	<b>1). PGE / PUC Agreement on connection desgin (low-side metering). And Temp Power service 2). Ongoing coordination with BART re: Plaza (City Attny. DPW, DAC, PUC Stormwater) 3). Coordination with SFMTA for logistics STP</b>	1). ADD 1 and ADD 2 (Foundation, Super, Soils, Nonstructural light gauge steel, Arch MEP) APPROVAL for Construction Start (DBI, SFFD, MOD, DPW, PUC) 2). Submission ADD 3, 4 & 5 (steel stairs, fire sprinkler, fire alarm and two-way communication) 3). Resoution of BART Plaza and all SIP outstanding issues
<b>681 Florida</b>	681	Florida	130	9	Rental	Permitting	10/19/20	6/1/22	-	1). Construction Start 2). ADD 1 & 2 Approved for Start of Construction 3). Succesful cost containment process 4). Temp Shoring Complete install and testing	1). Coordination of STP approvals (recurring) (MTA) 2). Construction delays due to COVID impacts	1). Construction progress 2). ADD 3 (Fire Sprinkler) approval 3). ADD 4, 5 Submission for review (Fire Alarm, Elevator & Two-way comm)

3001 24th Street	3001	24th Street	45	9	Rental	Permitting	1/6/20	1/6/22	-	1). New fire service install approved 2). ERRCS (Emergency Responder Radio Coverage System) Application In Review (SFFD)	1). PUC connection of new fire service	1). Approval of ADD 6, 7 & 8 (Fire Alarm, Metal Stairs, Solar Hot Water). 2). Approval of ERRCS (SFFD)
266 4th Street	266	4th	70	6	Rental	Permitting	1/1/22	10/1/23	-	1). Issued Bid for Vertical Construction scope	1). PGE / PUC Agreement on connection desgin (low-side metering). And Temp Power service 2). Coordination with MUNI Subway infrastructure and foundation	1). Submit ADD 1 and 2 for review and approval
921 Howard Street	921	Howard	203	6	Rental	Permitting	6/1/21	12/1/22	-	1). Approval of Site Permit *12/20/20) 2). Conditional Approval of Tentative Map 10338 by DPW (DBI cond. Approval 3/16/20) 3). ADD 1 (Foundation Superstructure) Submitted	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) sought by the end of 2020	1). ADD 1 (foundation & superstructure) Approval 2). ADD 2 (Arch MEP) Comment response 3). Q2 2021 Construction start 2). Map approval (merger and subdivision) 3). Approval of Demo permit(s)
730 Stanyan	730	Stanyan	120	5	Rental	Permitting	6/1/22	12/1/23	-	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
180 Jones	180	Jones Street	72	6	Rental	Permitting	9/1/21	6/1/23	-	1). Site Permit APPROVED (critical deadline) 9/15/20 2). Submit ADD 1 (Foundation Superstructure) and ADD 2 (Arch MEP) for review 3). Opening of Safe Sleeping Space Interim Use	1). PGE / PUC Agreement on connection desgin (low-side metering). And Temp Power service	1). Approval of ADD 1 and ADD 2 (Foundation Superstructure, Arch MEP)
4200 Geary Street	4200	Geary	98	1	Rental	Pre-Entitlement	6/1/21	12/1/22	-	1). Engaged Developer 2). Commence Concept Design	-	-
600 7th (801 Brannan)	600	7th St	200	6	Rental	Pre-Entitlement	2/21/22	9/21/23	-	1). Opening of COVID Testing Site Interim use	-	-
The Kelsey	155-165	Grove	120	6	Rental	Pre-Entitlement	-	-	-	1). Project pre-entitlement kick-off	-	1).Pre-Application meetings with departments 2). Site Permit application
2550 Irving	2550	Irving	90	4	Rental	Pre-Entitlement	-	-	-	1). Conceptual Design work commenced	-	1). Community Presentation of Conceptual Design 2). Planning Pre-Application 3). DBI Pre-Application

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



**London N. Breed**  
Mayor

**Eric D. Shaw**  
Director

March 9, 2021

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

Re: Q4 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 Q4 CY-20, the period from October 1 to December 31, 2020. Progress has continued in the entitlement, permitting and construction of a number of key affordable housing developments. **At this time, approximately 1,363 100% affordable multifamily rental units are under construction under MOHCD sponsorship, with another 2,141 units in active predevelopment (pre-entitlement or permitting). Two projects comprising 209 units received their Temporary Certificate of Occupancy this Quarter. This represents 3,504 units in active new affordable housing production at this time.**

Active construction projects continue to face challenges posed by the COVID-19 pandemic, but there are well-established COVID Safety protocols that all projects are adhering to. COVID impacts to the permitting and approvals process are being addressed through continuing improvements to Electronic Plan Review (EPR). The full budget and schedule impacts of COVID remain unclear, but they are expected to continue through the CY2021.

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

- **1950 Mission** – Received its second Temporary Certificate of Occupancy (2<sup>nd</sup> of 2)
- **735 Davis** – Received its Temporary Certificate of Occupancy
- **681 Florida** – Commenced Construction on time, and below budget, with 2 Addenda Approved
- **490 South Van Ness Avenue** – Is wrapping up repairs due to a flood late in construction which has delayed its completion to Q1 2021
- **Shirley Chisholm Village Educator Housing** (formerly called Francis Scott Key Annex) – Received approval of its Site Permit (issuance anticipated Q1 2021)
- **730 Stanyan** – Commenced community engagement in earnest and anticipates submitting its Site Permit Application in Q1 2021

- **4200 Geary Street** – Developer and Architect engaged, concept design work commenced, and Site Permit application submitted.

For projects anticipating starting construction in 2<sup>nd</sup> Quarter 2021, we expect market adjustments in pricing for both hard costs of construction and project debt and equity.

Significant challenges are ongoing in the area of municipal power application, design and delivery as a decision by the Federal Energy and Regulatory Commission further complicated this process and requires the collaboration of PUC to resolve.

For projects anticipating starting construction in 3<sup>rd</sup> and 4<sup>th</sup> Quarter 2021, there is limited availability of state and federal funds that are now being allocated on a competitive basis. Because a project's overall development cost factors into competitiveness, San Francisco's projects will be disadvantaged as they are the highest cost projects that are developed in the State.

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.