

MOHCD Affordable Housing Quarterly Report - 100% Affordable (Non-DA)

Q2 CY21

April 1 - June 30, 2021

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 COMPLETING	3/4/2019	8/6/2021	-	1). Exterior and Landscape Finish 3). LEED Certification 3). Childcare Tenant Improvements near completion	1). PGE Energization due to design conflict & revision 2). SFMTA SIP sign-off resolution to re-design requirements	1). Issuance of Temporary Certificate of Occupancy including change to 40 Accessible Unit in revision of drawings 2). Remaining Addenda Approved and Work Completed for Inspection
735 Davis Senior	735	Davis	52	3	Rental	CONSTRUCTION COMPLETING	6/17/2019	7/30/2021	12/23/2020	1). LOSP Move-ins commence 2). Lease-up complete	1). DPH Environmental Deed Restriction required	1). Issuance of Certificate of Final Completion 2). Financing conversion and close-out
88 Broadway Family	88	Broadway	125	3	Rental	CONSTRUCTION COMPLETING	6/17/2019	5/30/2021	3/31/2021	1). TCO Received 3/31/21 2). PGE Connect Gas 3). Residents commence move in	1). DPH Environmental Deed Restriction required	1). Issuance of Certificate of Final Completion 2). Financing conversion and close-out 3). Complete Mid-Block passage improvements 4). Complete Childcare tenant improvements
490 South Van Ness	490	South Van Ness	81	9	Rental	CONSTRUCTION COMPLETING	8/1/2018	5/1/2021	2/1/2021	1). Residents move-in 2). Certificate of Completion Recorded	-	1). Financing Conversion 2). Complete Lease-Up 3). Close-out project
2060 Folsom	2060	Folsom	127	9	Rental	CONSTRUCTION COMPLETING	1/2/2019	7/9/2021	-	1). Issuance of Temporary Certificate of Occupancy (TCO) 2). Lease-Up activities 3). Resident Move-In commence	-	1). Financing Conversion 2). Complete Lease-Up 3). Close-out project
1950 Mission	1950	Mission	157	9	Rental	CONSTRUCTION COMPLETING	12/7/2018	5/25/2021	10/20/2020	1). Final Certificate of Completion 2). Grand Opening 3). Completion and Occupancy of Child Care space	-	1). Financing Conversion 2). Complete Lease-Up 3). Close-out project
1064-68 Mission	1064-68	Mission	254	6	Rental	CONSTRUCTION	2/6/2020	6/30/2022	-	1). Modular setting commenced 5/2/21 2). Modular setting completed 6/15/21 3). 6th Street Utility Trench completed and backfilled	1). Utility connections 2). Exterior alignment of modules 3). Supply-chain issues requiring delays or changes to materials 4). COVID impacts	1). Water connections 2). Solar thermal finalize permit and commence 3). Structural Connections 4). Clinic and CHEF spaces progressing
500 Turk Street / 555 Larkin	500	Turk	108	6	Rental	CONSTRUCTION	2/12/2020	3/7/2022	-	1). Dismantle tower crane (STP required) 2). 50% Completion	1). Approval of Street Improvement Permit (SIP) 2). Perm Power Connection Delays due to change in PGE Connection point 3). SFMTA review trenching and street design issues	1). Developer to prepare marketing and outreach of commercial space 2). Residential lease up activities commencing in Aug/Sept with applications due Oct 3). Commercial space LOIs entered into

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Treasure Island C3.2 - Maceo May	401	Avenue of the Palms	104	6	Rental	CONSTRUCTION	8/10/2020	12/2/2022	-	1). Infrastructure progress 2). Factory built housing modules fabrication ongoing 3). Temp Power Connection	1). Infrastructure coordination, including streets, sidewalks, storm sewer, utility trench and connection 2). Mapping (incl. Street Addressing and Flood map) required for TCO - TIDA managing with DPW and sponsor 3). Factory built housing modular schedule maintenance	1). Perm Power design approval 2). TIDG Pump Station Commissioning in preparation for connection 3). Factory Built Housing Module setting commences
681 Florida	681	Florida	130	9	Rental	CONSTRUCTION	10/19/2020	9/1/2022	-	1). Street Improvement Permit (SIP) approval 2). Excavation permit approval 3). Temp power connection - cessation of generators	1). Approval of Street Improvement Permit (SIP)	1). Perm Power Connection 2). Complete draw down of AHP funds 3). Topping out achieved 4). Selection of public art artists
4840 Mission	4840	Mission	137	11	Rental	CONSTRUCTION	6/24/2021	6/27/2023	-	1). Commencement of Construction 2). Approval ADD 1 - Superstructure 3). Land transfer to MOHCD	1). Resolution of PGE/PUC Temp and Perm Power Design approval 2). Agreement with SFMTA on Street Traffic Plan and Streetlight design 3). Coordination with residential neighbors	1). Issue draft marketing and lease-up plan to MOHCD 2). Approval of Addenda 2
Balboa Park - Upper Yard and BART Plaza	2340	San Jose Avenue	130	11	Rental	CONSTRUCTION	5/1/2021	10/1/2022	-	1). Commencement of Construction	1). Resolution of Temp and Perm power design and service provision (PGE / PUC) - REQUIRED for start of construction scheduled June, 2021 2). Release of DPW HOLD for SIP, BUF, etc. for start of construction	1). Approval of ADD 2 2). Commencement of micropiles and shoring
921 Howard Street	921	Howard	203	6	Rental	CONSTRUCTION	7/10/2021	11/20/2022	-	1). Approval ADD 1 (foundation and super structure)	1). Approval of ADD 1 for commencement of construction	1).. Commencement of Construction
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					

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78 Haight - Central Freeway Parcel U	72-78	Haight Street	63	5	Rental	Permitting	3/15/2022	7/14/2023	-	1). Submit ADD 1 (Structural) and ADD 2 (Arch MEP)	1). State funding award (required to start construction) 2). Resolution of Temp and Perm power design and service provision (PGE / PUC) 3). Shoring design and agreement with neighbor	1). Issue Request for Bids 2). Commence public art procurement
Francis Scott Key Educator	1351	42nd Avenue	130	4	Rental	Permitting	8/1/2022	12/1/2023	-	1). Approval of Demo Permit 2). Planning Approval of SB35	1). State funding award (required to start construction) 2). Resolution of Temp and Perm power design and service provision (PGE / PUC) 3). Shoring design and agreement with neighbor	1). Approval of ADD 1 and 2 2). Approval of Final Map
Treasure Island C3.1		7 Seas at 6th Street	135	6	Rental	Permitting	2/21/2022	8/1/2023	-	1). Approval of Site Permit 2). Submission of ADD 1	1). Approval of Site Permit required for Financing applications 2). Coordination with TIDG, TI Task Force, and TIDA to complete infrastructure design, approvals with Vertical design and schedule 3). Coordination with C3.2 Maceo May for logistics, access and construction parking	1). Submission of ADD 1 2). Submission of State funding applications
3001 24th Street	3001	24th Street	45	9	Rental	Permitting	1/6/2020	12/16/2021	6/30/2021	1). Lease-up 2). TCO received 6/30/21	1). PGE Energization and SFMTA Street Closure 2). Approval Street Improvement Permit Final Revisions by DPW BSM and SFMTA	1). Street Improvements Completed 2). Certificate of Completion 3). Project Close Out 4). Final Move-Ins
266 4th Street	266	4th	70	6	Rental	Permitting	4/18/2022	12/1/2023	-	PROJECT ON HOLD - Waiting As-Builts from MTA subway construction	1). State funding award (required to start construction)	
730 Stanyan	730	Stanyan	120	5	Rental	Permitting	6/1/2023	12/1/2024	-	1). Community Engagement progresses	1). Resolution of Temp and Perm power design and service provision (PGE / PUC) 2). Planning approval of 7-8 story design revision	1). Commence re-design for 7-8 story building 2). Continue community engagement
180 Jones	180	Jones Street	72	6	Rental	Permitting	5/1/2022	12/22/2023	-	1). Approval of ADD 1	1). State funding award (required to start construction) 2). Resolution of Temp and Perm power design and service provision (PGE / PUC)	1). Submission of ADD 2 and 3 2). Application for \$7.4MM IIG
600 7th (801 Brannan)	600	7th St	221	6	Rental	Permitting	7/15/2022	1/30/2024	-	1). Resubmission of Site Permit Application to increase unit count to improve competitiveness for State funding	1). State funding award (required to start construction) 2). Resolution of Temp and Perm power design and service provision (PGE / PUC)	1). Approval of modified SB35 Application increasing unit count

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The Kelsey	155-165	Grove	112	6	Rental	Permitting	6/21/2023	12/1/2024	-	1). SB-35 formal approval 2). Street Improvement Permit Submitted 3). Lot line adjustment approved by Planning 4). Planning Approval of Site Permit 6/3	1). State funding award (required to start construction) 2). Resolution of Temp and Perm power design and service provision (PGE / PUC)	1) DBI Approval of Site Permit 2). Coordination with BUF on possible tree conflict
4200 Geary Street	4200	Geary	98	1	Rental	Pre-Entitlement	8/15/2022	12/1/2022	-	-	1). Resolution of Temp and Perm power design and service provision (PGE / PUC)	
2550 Irving	2550	Irving	177	4	Rental	Pre-Entitlement	4/1/2023	9/1/2024	-	-	1). State funding award (required to start construction) 2). Resolution of Temp and Perm power design and service provision (PGE / PUC)	
88 Bluxome	88	Bluxome			Rental	Pre-Entitlement				1). Selection of Project Teams		1). Commence pre-development funding applications
772 Pacific	772	Pacific	107		Rental	Pre-Entitlement				1). Selection of Project Teams		1). Commence pre-development funding applications
1515 South Van Ness	1515	South Van Ness	122		Rental	Pre-Entitlement				1). Selection of Project Teams		1). Commence pre-development funding applications
160 Freelon	160	Freelon	72		Rental	Pre-Entitlement				1). Selection of Project Teams		1). Commence pre-development funding applications
1939 Market	1939	Market	134		Rental	Pre-Entitlement				1). Selection of Project Teams		1). Commence pre-development funding applications
725 Harrison	725	Harrison	123		Rental	Pre-Entitlement				1). Selection of Project Teams		
71 Boardman	71	Boardman	100		Rental	Pre-Entitlement				1). Selection of Project Teams		
967 Mission	967	Mission	92		Rental	Pre-Entitlement				1). Selection of Project Teams		

TOTAL UNITS	4,354
Under Construction	1,233
Complete / Leasing up this Quarter	685
Predevelopment (pre-entitlement or	2,436