

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



**London N. Breed**  
Mayor

**Eric D. Shaw**  
Director

November 22, 2023

To: Mayor London N. Breed  
San Francisco Board of Supervisors

From: Eric Shaw, Director, MOHCD

CC: Clerk of the Board of Supervisors

**Re: Q1, Q2 & Q3 of CY 2023 Reporting on City-Funded 100% Affordable Housing Projects  
(Ordinance 216-18; File #180547)**

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To the Honorable Mayor Breed and Members of the Board of Supervisors,

Enclosed please find the quarterly report on MOHCD's 100% affordable housing projects, as required by City Ordinance 216-18 and as part of OEWD's Executive Directive 17-02, covering Quarters 1, 2 and 3 (Q1, Q2, and Q3) of Calendar Year (CY) 2023, the period from January 1, 2023, through September 30, 2023.

The report includes three documents:

1. Financing updates that detail the funding sources for recently completed affordable developments, projects under construction, and in the pre-development/planning stage. Financing updates reflect progress made during the reporting periods.
2. Permitting updates includes information about the permitting status of affordable projects that are completed and leasing, under construction, and in the pre-development/planning stage. Permitting updates reflect progress made during the reporting periods.
3. The Allocations Tool is a point-in-time snapshot as of October 1, 2023—the cutoff date for this report's timeframe—for MOHCD's funding projections for Fiscal Years 2023-24, 2024-25, and 2025-26. The amounts shown in this tool may not reflect the final amounts per each funding source, and this document is continually updated as funding sources, project costs, and project schedules change.

This report refines and updates fields that were added or changed in the Q4 CY 2022 report in response to the issuance of the Budget and Legislative Analyst (BLA)'s report, titled "Performance Audit of Affordable Housing Financing," released on April 4, 2023. In collecting and confirming the

data presented in the Q4 CY 2022 report, staff streamlined the reporting process to ensure the quarterly reports align with other data and compliance metrics, such as those used to maintain the 100% Affordable Housing Pipeline and Portfolio dashboards with DataSF and available fields in DAHLIA.

We are happy to report that the Housing Development team has filled all vacancies for project and asset management positions. This team is fully staffed for the first time since before the COVID-19 pandemic. Looking forward, MOHCD's Housing Development team and Data Evaluation and Compliance team are working to incorporate specific fields into existing online databases, as this information is currently gathered and updated manually. This will result in a more efficient and responsive reporting process by centralizing affordable housing data.

The following information was provided in the Q4 2022 report and is duplicated below for your reference. As referenced in Administrative Code Section 109.3, this report is required and has been updated to include:

- (a) a list of every 100% Affordable Housing Project that has applied for approval, permit, or other City authorization from the Department of Building Inspection, Public Works, Fire Department, Mayor's Office on Disability, or Planning Department;*
- (b) information regarding the financing and financing-related deadlines for each 100% Affordable Housing Project;*
- (c) any approval, permit or other City authorization each 100% Affordable Housing Project is waiting to receive from the department or office; and*
- (d) the date of any application and current status of each pending approval, permit or other City authorization for each 100% Affordable Housing Project.*

If you have questions regarding this report, please contact Sheila Nickolopoulos, Director of Policy and Legislative Affairs for MOHCD, at [sheila.nickolopoulos@sfgov.org](mailto:sheila.nickolopoulos@sfgov.org).

Thank you,



Eric Shaw  
Director, Mayor's Office of Housing and Community Development  
Interim Director, HOPE SF  
San Francisco Mayor London N. Breed

**HOUSING DELIVERY REPORT - 100% Affordable Housing**

**1) Financing Updates**

Q1, Q2 and Q3 CY 2023

January 1, 2023 - September 30, 2023

Status	Name	Street Number	Street	# Units	Sup. Dist.	MOHCD Funding								HCD or State Funding Applied For in 2023					HCD or State Program Funding Awarded To Date				TCAC/CDLAC Funding		Target or Actual TCO Awarded	Summary / Causes of Delay	
						Most Recent Loan Committee Approval	Amount	LC Approval Date	Amount	Per-Unit Subsidy Amt.	LC Approval Date	Amount	Per-Unit Subsidy Amt.	LC Approval Date	Type	Amount Applied For	Type	Amount Applied For	Status	Type	Amount Awarded	Type	Amount Awarded	Amount			Status
COMPLETE / OCCUPIED	681 Florida	681	Florida	130	9	Final Gap	4,335,000	Jan. 2020	35,076,407	269,819	Sept. 2020	32,826,507	252,512	Apr. 2023					N/A	MHP (2019)	14,706,000			33,796,286	Committed	6/21/2023	Project TCO'ed June 2023.
COMPLETE / OCCUPIED	555 Larkin / 500 Turk	555	Larkin	108	6	Final Gap	3,000,000	Mar. 2017	19,579,000	181,287	Jan. 2020	23,805,311	220,420	May 2023					N/A	AHSC (2019/Rd. 4)	13,700,000			30,803,465	Committed	10/1/2022	Additional gap to cover delays and PG&E improvements for electrification approved in April 2023. Lease-up completed May 2023.
COMPLETE / IN LEASE-UP	Treasure Island C3.2 - Maceo May	401	Avenue of the Palms	104	6	Final Gap	6,562,000	Dec. 2019	17,693,000	170,125	Jan. 2020	39,238,000	377,288	Dec. 2022					N/A	VHHP (2018)	10,000,000			27,525,002	Committed	1/30/2023	The project received TCO 1/30/2023 and is 100% leased up. The sponsor is working towards permanent financing conversion.
COMPLETE / IN LEASE-UP	Balboa Park - Upper Yard and BART Plaza	2340	San Jose Avenue	130	11	Preliminary Gap	4,300,000	Mar. 2017 (amended June 2019)	23,151,666	178,090	Jan. 2019 (amended Mar. 2021)								N/A	AHSC (2020/Rd. 5)	20,000,000			44,532,832	Committed	5/25/2023	Project is sharing power with Car Barn; PGE delays were averted and lease up starts on June 2023 with TCO.
COMPLETE / IN LEASE-UP	921 Howard Street	921	Howard	203	6	Preliminary Gap	5,000,000	Apr. 2020	25,383,290	125,041	Sep. 2020		-						N/A	CalHFA MIP (2020)	10,050,000			62,449,988	Committed	6/1/2023	Currently in construction. Tax credits awarded in 2020
CONSTRUCTION	4840 Mission	4840	Mission	137	11	Preliminary Gap	6,000,000	Apr. 2017	28,751,450	209,865	May 2021	34,728,757	253,495	May 2023					N/A					50,416,989	Committed	12/1/2023	Additional gap to cover delays and PG&E improvements for electrification approved in April 2023.
CONSTRUCTION	180 Jones	180	Jones Street	72	6	Preliminary Gap	2,500,000	Nov. 2019	13,950,000	193,750	May 2022		-						N/A	MHP (2020-21/Rd. 3)	15,395,000	Accelerator (2022)	22,695,963	None Received	N/A	12/15/2023	Project in construction with lease up in December 2023/January 2024
CONSTRUCTION	Treasure Island C3.1	78	Johnson (new address)/ 6th Street at Avenue C (old)	138	6	Preliminary Gap	4,500,000	Feb. 2019	33,452,317	242,408	May 2021		-						N/A	AHSC (2019/Rd. 4)	13,753,000	Accelerator (2022)	55,601,514	None Received	N/A	6/1/2024	Project is currently under construction.
CONSTRUCTION	600 7th (801 Brannan)	600	7th St	221	6	Preliminary Gap	3,500,000	Mar. 2020	84,277,411	381,346	July 2022		-						N/A	Other	5,000,000	NPLH	17,500,000	51,575,000	Committed	6/1/2024	Project is under construction, awarded tax credits in 2021
CONSTRUCTION	4200 Geary Street	4200	Geary	98	1	Preliminary Gap	3,474,613	Apr. 2021	20,537,592	209,567	Mar. 2023		-						N/A	MHP (2022/Rd. 4)	20,000,000	Accelerator (2022)	32,284,809	None Received	N/A	6/1/2024	
CONSTRUCTION	Shirley Chisholm Village - Educator Housing	1360	43rd Avenue	135	4	Final Gap	3,000,000	Dec. 2019	48,200,000	357,037	Aug. 2022		-						N/A					24,747,525	Committed	8/1/2024	The project is currently in construction. Awarded tax credit for the low-income units in 2022.
CONSTRUCTION	Potrero Block B	1801	25th Street	157	10	Final Gap	2,206,907	Mar. 2017	13,557,404	86,353	Jan. 2021	17,680,000	112,611	July 2022					N/A	Accelerator (2022)	94,836,486	AHSC (2020/Rd. 5) and IIG	31,699,000	None Received	N/A	8/1/2024	In construction. MOHCD working with sponsor to determine impact of construction delays. State funding includes \$20M AHSC loan and \$11,699,000 in IIG from 2019 awards.
CONSTRUCTION	The Kelsey	240	Van Ness	112	6	Preliminary Gap	2,000,000	Oct. 2021	23,536,029	210,143	Mar. 2023		-						N/A	AHSC (2022/Rd. 6)	20,000,000	Accelerator (2022)	37,334,401	None Received	N/A	11/1/2024	Project closed on 4/19/2023 and is under construction with anticipated completion in December 2024; closed with both State AHSC and Housing Accelerator funding.

1) Financing Updates

Q1, Q2 and Q3 CY 2023

January 1, 2023 - September 30, 2023

						MOHCD Funding								HCD or State Funding Applied For in 2023					HCD or State Program Funding Awarded To Date				TCAC/CDLAC Funding		Target or			
CONSTRUCTION	Sunnydale - Block 3A	1545	Sunnydale Ave	80	10	Final Gap	6,577,660	June 2019 (amended Feb. 2023)	26,044,937	325,562	June 2022	26,397,647	329,971	May 2023					N/A	AHSC (2022/Rd. 6)	10,850,000			43,761,006	Committed	12/5/2024	Project closed construction financing June 9, 2023 and is currently in construction	
CONSTRUCTION	78 Haight - Central Freeway Parcel U	72-78	Haight Street	63	5	Preliminary Gap	2,600,250	Jan. 2020	26,746,467	424,547	Apr. 2022		-						N/A					27,047,994	Committed	4/1/2025	This project has been delayed by not being able to reach an agreement with the neighboring property about under shoring their foundation and the risk that the neighboring property may collapse due to structural issues; received a CTCAC extension until December 2025. Negotiations with neighbor continue.	
CONSTRUCTION	Sunnydale - Block 3B	1555	Sunnydale Ave	90	10	Final Gap	1,850,000	June 2019	22,522,464	250,250	Mar. 2022	31,506,016	350,067	Feb. 2023					N/A	Accelerator (2022)	47,814,455	IIG (2019)	6,500,000	None Received	N/A	6/1/2025	Project closed construction financing and is currently in construction	
CONSTRUCTION	Hunters View Blocks 14 & 17	1151	Fairfax	118	10	Final Gap	9,455,027	Nov. 2016 (amended Oct. 2017)	25,000,000	211,864	Jan. 2021	49,200,000	416,949	April 2023					N/A					61,999,922	Committed	6/1/2025	Closed construction financing 5/26/2023 and is currently in construction	
CONSTRUCTION	730 Stanyan	730	Stanyan	160	5	Preliminary Gap	4,500,000	Dec. 2020	69,528,927	434,556	May 2023		-						N/A					81,104,569	Committed	9/1/2025	Loan close projected for June 8, 2023. HCD MHP and IIG from 2022 SuperNOFA was NOT awarded. TCAC and CDLAC actually awarded in 2022; draws to occur in 2023 to enable construction commencing June 2023.	
PRE-DEVELOPMENT	1515 South Van Ness	1515	South Van Ness	168	9	Preliminary Gap	4,000,000	June 2022	44,360,000	264,048			-		MHP/IIG	37,930,397			Pending						N/A	Application Pending Submission	6/1/2026	Submitted Site Permit to Planning for a 9 story, 168 unit building. Sponsor submitted application to SuperNOFA 2023 for MHP and IIG (Low Resource Area Application not competitive this round).
PRE-DEVELOPMENT	2530 18th Street - Homeless Prenatal Program	2530	18th	73	9	Acquisition Payoff, Predevelopment and Preliminary Gap	9,846,900	August 2023	16,000,000	219,178	June 2022		-		MHP	TBD	IIG	TBD	Not Awarded						N/A	Application Pending Submission	2/1/2026	Sponsor will apply to HCD for MHP / Infill; if successful, will apply for TCAC / CDLAC in Fall 2023
PRE-DEVELOPMENT	1939 Market	1939	Market	187	8	Preliminary Gap	4,000,000	Apr. 2022	52,360,000	280,000			-		MHP/IIG	39,987,076			Pending						N/A	Application Pending Submission	6/1/2026	If awarded MHP/IIG in 2023, Sponsor will submit a 4% TC+Bonds application in 2024
PRE-DEVELOPMENT	2550 Irving	2550	Irving	177	4	Acquisition Payoff, Predevelopment and Preliminary Gap	14,277,516	April 2021	16,759,885	94,689	June 2022		-							MHP (2022 SuperNOFA)	29,363,536	IIG (2022 SuperNOFA)	6,999,486		N/A	Application Pending Submission	1/1/2026	Project intends to apply for CDLAC / TCAC in Round 3 2023 and start construction in Summer 2024
PRE-DEVELOPMENT	160 Freelon	160	Freelon	85	6	Predevelopment and Preliminary Gap	4,000,000	Aug. 2022	22,577,951	265,623			-		AHSC	24,500,000	IIG	2,500,000	Pending						N/A	Application Pending Submission	6/1/2026	If awarded AHSC and IIG in 2023, Sponsor will apply for funds from CDLAC and TCAC. If awarded, construction will start in 2024.
PRE-DEVELOPMENT	Balboa Reservoir - Building E		Lee Avenue	126	7	Predevelopment and Preliminary Gap	1,000,000	April 2021	13,594,128	107,890	April 2021		-							AHSC (2022/Rd. 6)	19,610,404	IIG (2021/Rd. 7)	26,000,000				10/1/2026	Infrastructure is currently on hold which is causing delays on the housing. Once infrastructure starts, Building E will be able to apply for LIHTC/CDLAC. \$26m in IIG funding is for infrastructure costs for all of phase 1 which include Building E, A, & F.
PRE-DEVELOPMENT / PLANNING	750 Golden Gate	750	Golden Gate	171	2	Preliminary Gap			20,000,000	266,667			-		LGMG	10,000,000			Pending						N/A	Application Pending Submission	10/1/2028	Project received funding from MOHCD Educator NOFA in July 2023. \$8M in IIG funding will be awarded to the City and granted to both Turk and Golden Gate. Preparing for a 2024 LIHTC/CDLAC application.

**1) Financing Updates**  
 Q1, Q2 and Q3 CY 2023  
 January 1, 2023 - September 30, 2023

PRE-DEVELOPMENT / PLANNING	MOHCD Funding													HCD or State Funding Applied For in 2023				HCD or State Program Funding Awarded To Date				TCAC/CDLAC Funding		Target or		
	Address	City	Units	Phase	MOHCD Funding Type	MOHCD Funding Amount	MOHCD Funding Start	MOHCD Funding End	MOHCD Funding Status	MOHCD Funding Notes	HCD or State Funding Type	HCD or State Funding Amount	HCD or State Funding Status	HCD or State Funding Notes	HCD or State Funding Type	HCD or State Funding Amount	HCD or State Funding Status	HCD or State Funding Notes	TCAC/CDLAC Funding Type	TCAC/CDLAC Funding Amount	TCAC/CDLAC Funding Status	TCAC/CDLAC Funding Notes	Target or			
PRE-DEVELOPMENT / PLANNING	Balboa Reservoir - Building A	Lee Avenue	124	7	Predevelopment and Preliminary Gap	3,000,000	Jan. 2023	14,000,000	112,903	Jan.2023				AHSC	33,000,000		Pending			IIG (2021/Rd. 7)	26,000,000			10/1/2027	Infrastructure is currently on hold. The project applied ans was awarded HCD AHSC fuding. \$26m in IIG funding is for infrastructure costs for all of phase 1 which include Building E,A, & F.	
PRE-DEVELOPMENT / PLANNING	Treasure Island E1.2 Senior	Avenue F and California Street	100	6	Predevelopment and Preliminary Gap	3,000,000	Jan 2023	14,722,000	147,220	Jan 2023														10/1/2027	This project sponsor is determining if it's ready to apply for HCD 2024 Super NOFA. There are also delays in the infrastructure which could delay the project from progressing with its financing	
PRE-DEVELOPMENT / PLANNING	772 Pacific	772 Pacific	86	3	Predevelopment	4,100,000			-															6/1/2026	Sponsor is trying to acquire an additional parcel to increase density and unit count	
PRE-DEVELOPMENT / PLANNING	Sunnydale HOPE SF Block 7 (Phase 4)	Sunnydale and Santos	69	10	Predevelopment	2,820,000	May 2021		-															6/1/2027	Block 7 plans to apply for HCD financing in 2024. The projects currently has no MOHCD gap financing which is needed	
PRE-DEVELOPMENT / PLANNING	Sunnydale HOPE SF Block 9 (Phase 4)	Sunnydale and Santos	100	10	Predevelopment	3,500,000	May 2021		-															6/1/2028	Block 9 plans to apply for HCD financing in 2025. The projects currently has no MOHCD gap financing which is needed	
PRE-DEVELOPMENT / PLANNING	Laguna Honda	375 Laguna Honda	263	7	Predevelopment	3,000,000			-															TBD	Project is currently on hold due to ongoing efforts of DPH to recertify Laguna Honda Hospital with CMS	
PRE-DEVELOPMENT / PLANNING	MTA Potrero Yards	2888 Bryant	96	9	Predevelopment	3,000,000	June 2023		-															10/1/2027	The sponsor plans to apply to AHSC in 2024.	
PRE-DEVELOPMENT / PLANNING	850 Turk	850 Turk	91	2	N/A				-				AHSC	22,000,000		Awarded	LGMG (2022)	10,000,000	IIG	8,091,600				10/1/2026	MOHCD currently has no housing funds committed to this project. However, \$8M in IIG funding will be awarded to the City and granted to both Turk and Golden Gate. The project applied and was awarded AHSC funding. The sponsor plans to apply for TCAC/CDLAC in 2024.	
PRE-DEVELOPMENT / PLANNING	Balboa Reservoir - Block F - Educator Housing	11 Frida Kahlo Way	151	7	N/A				-											IIG (2021/Rd. 7)	26,000,000				5/1/2027	Infrastructure is currently on hold and the project is currently not feasible. The sponsor applied in April 2023 to the MOHCD Educator NOFA. If awarded, the project will have a path forward once the infrastructure construction starts. \$26m in IIG funding is for infrastructure costs for all of phase 1 which include Building E,A, & F.
PRE-DEVELOPMENT / PLANNING	Treasure Island IC4.3	TBD	100	6	N/A	4,500,000	Nov. 2023		-															5/1/2028	MOHCD loan committee approved predevelopment financing.	

**1) Financing Updates**

Q1, Q2 and Q3 CY 2023

January 1, 2023 - September 30, 2023

PRE-DEVELOPMENT / PLANNING	PROJECT NAME	ADDRESS	CITY	UNITS	PHASE	MOHCD Funding							HCD or State Funding Applied For in 2023					HCD or State Program Funding Awarded To Date				TCAC/CDLAC Funding		Target or	NOTES									
						2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		2042	2043	2044						
PRE-DEVELOPMENT / PLANNING	Balboa Reservoir - Building B	Lee Avenue		90	7	N/A																												Building B is part of the phase 2 development at Balboa Reservoir.
PRE-DEVELOPMENT / PLANNING	967 Mission	967 Mission		95	6	N/A																												Sponsor hopes to submit a Prelim Planning Application in June/July 2023.
OTHER	88 Bluxome	88 Bluxome		107	6	Predevelopment	2,000,000																											This project is on hold until the Alexandria Group determines if it will sell the site.
OTHER	266 4th Street	266 4th Street		105	6	Predevelopment	3,000,000												AHSC (2020/Rd. 5)	20,113,667														Project to be cancelled due to engineering and insurance risk challenges observed by Sponsor; as well as a lack of a viable financing path.
OTHER	71 Boardman	71 Boardman		100	6	N/A																												Land dedication is on hold until the Kilroy is ready to move forward with their development
OTHER	725 Harrison	725 Harrison		123	6	N/A																												Land dedication is on hold until the Boston Properties is ready to move forward with their office development. Boston Properties is also exploring alternative sites to dedicate to the City
OTHER	Pier 70	901 Illinois		100	10	N/A																												MOHCD funding source in Pier 70 are development fees from Brookfield. Sponsor is exploring 3rd party predevelopment financing and anticipates starting predevelopment in early 2024.

<b>TOTAL UNITS</b>	5143
Under Construction	1581
Construction Closing Soon	0
Complete / Leasing up	675
Predevelopment	2352
Other - Feasibility phase	205
Other - Land Dedication Pending	223

**HOUSING DELIVERY REPORT - 100% Affordable Housing**

**2) Permitting Updates**

Q1, Q2 and Q3, CY 2023

January 1, 2023 - September 30, 2023

Stat us	Project Name	Street Number	Street Name	Number of Units	Supv. District	Housing Tenure (type)	Start Date (Estimated or Actual)	Estimated Completion Date*	Temporary Certificate of Occupancy Issuance Date	Milestones/Deliverables This Quarter	Milestones/Deliverables Next Quarter	Risks / Challenges / Major Activities	Building Permit No.	Permit Type	DBI Arrival	Target Permit Issuance Date	Alternate Target Permit Issuance Date (if any)	Actual Issuance Date	Project Permit Status	Planning	DBI	SFFD	Public Works	SFPUC	MOD	
COMPLETE / OCCUPIED	681 Florida	681	Florida	130	9	Rental	10/19/2020 (actual)	4/5/2023 (actual)	8/22/2022	Resident move-in	No more permitting milestones for 681 Florida building		201802211851	Site Permit	6/4/2021			5/31/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	202208291528	Site Permit: Commercial Space Only	8/29/2022			7/31/2023	Issued							
COMPLETE / OCCUPIED	555 Larkin/500 Turk	555	Larkin	108	6	Rental	2/12/2020 (actual)	10/21/2022 (actual)	10/21/2022 (actual)	Additional gap to cover delays and PG&E improvements for electrification approved in April 2023. Construction closed. Lease-up completed May 2023.			201712156628	Site Permit	12/15/2017			12/28/2018	Issued				Street Improvement Permit signed-off 6/20/23.			
COMPLETE / IN LEASE-UP	Treasure Island C3.2 - Maceo May	1	Avenue of the Palms	104	6	Rental	8/10/2020 (actual)	1/30/2023 (actual)	1/30/2023 (actual)	Project completed; TCO issued; Lease up nearly complete			201810223762	Site Permit	4/13/2021			3/17/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	202208049949	Site Permit: Commercial Space Only	8/4/2022			8/15/2022	Issued							
COMPLETE / IN LEASE-UP	Balboa Park - Upper Yard and BART Plaza	2340	San Jose Avenue	130	11	Rental	5/1/2021 (actual)	5/25/2023 (actual)	5/25/2023 (actual)	Project completed; TCO issued; Lease-up completed.	Continue build-out of commercial spaces.		201807033677	Site Permit	1/10/2022			7/25/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	202208180854	Site Permit: Revision to Initial Permit	8/18/2022			3/16/2023	Issued							
COMPLETE / IN LEASE-UP	921 Howard Street	921	Howard	203	6	Rental	7/10/2021 (actual)	5/10/2023 (actual)	5/30/2023 (actual)	Project completed; TCO issued; Lease-up in progress.	Resident move in		202211015602	Site Permit (reissued from withdrawn permit 201912230270)	10/27/2022			1/3/2022	Issued							
CONSTRUCTION	4840 Mission	/	Mission	137	11	Rental	6/24/2021 (actual)	12/19/2023	12/1/2023	Continued construction work. Gap funding approved by BOS in April 2023.			201903195605	Site Permit	1/24/2022			7/6/2022	Issued							
	"	/	"	"	"	"	"	"	"	"	"	"	"	ADD 14: Elevator Access Panel	7/8/2022			2/22/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 15: Signage including Evac and Solar	11/21/2022			1/6/2023	Issued							
CONSTRUCTION	180 Jones	180	Jones Street	72	6	Rental	5/17/2022 (actual)	12/15/2023	12/15/2023	Submitted Addendas 5 and 10 for fire alarm, two-way communication.	Continued construction work; apply for permits for commercial spaces.		202004307276	Site Permit	11/10/2020			5/31/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Fire Alarm	12/2/2022			6/21/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Photovoltaics	7/25/2023	11/1/23				In Review						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Emergency Responder Radio Coverage	12/27/2022					In Review			1/4/2023: Approved			
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 10: Two-Way Comm. Sys.	12/2/2022			6/21/2023	Issued							
CONSTRUCTION	Treasure Island C3.1	78	Johnson	138	6	Rental	6/1/2022 (actual)	5/30/2024		Addendum 5 (Fire Protection) approved. MOHCD gap funding from TI IRFD approved by BOS in Dec. 2022 to meet final gap requirements for closing. Finalized address.	Final approval for Addendum 6 (Fire Alarm).	PUC power approved. PUC water approved. Coordination with TIDG, TI Task Force, and TIDA to resolve soils mitigation costs. Coordination with C3.2 Maceo May for construction parking.	201912139581	Site Permit	12/13/2019		4/13/2021		Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Architecture and Landscape	12/8/2021			2/17/2023	Issued			2/17/23: REV 4 approved. 2/9/23: Plan checkers review and stamp REV4 drawing.				
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Fire Protection	8/18/2022			2/22/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Fire Alarm	9/19/2022	7/1/2023	9/10/2023			In Review			11/20/23: Invite sent to SFFD to stamp new REV 4 set			

**HOUSING DELIVERY REPORT - 100% Affordable Housing**

**2) Permitting Updates**

Q1, Q2 and Q3, CY 2023

January 1, 2023 - September 30, 2023

Status	Project Name	Street Number	Street Name	Number of Units	Supv. District	Housing Tenure (type)	Start Date (Estimated or Actual)	Estimated Completion Date*	Temporary Certificate of Occupancy Issuance Date	Milestones/Deliverables This Quarter	Milestones/Deliverables Next Quarter	Risks / Challenges / Major Activities	Building Permit No.	Permit Type	DBI Arrival	Target Permit Issuance Date	Alternate Target Permit Issuance Date (if any)	Actual Issuance Date	Project Permit Status	Planning	DBI	SFFD	Public Works	SFPUC	MOD	
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: Metal Stairs	12/22/2022			4/6/2023	Issued							
CONSTRUCTION	600 7th Street	600	7th St	221	6	Rental	8/8/2022 (actual)	8/1/2024		New fire alarm system to be installed. Temporary shoring permit issued. Approval of ADD 3, 4, and 7.	Metal stairs, fire alarm (separate permit to be filed), 2-way emergency comm. Sys., resolution of temp and perm poer design		202010196871	Site Permit	10/19/2020			11/22/2021	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3 : Arch	5/4/2022			3/31/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4 : MEP	8/22/2022			3/16/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Metal Stairs	6/14/2023	7/15/2023		7/14/2023	Issued						6/7/23: Approved via Bluebeam Session ID# 805-477-126. Inspection not required. Review complete. Invite sent to close out permit.	
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Fire Protection	9/28/2022			2/3/2023	Issued							
CONSTRUCTION	4200 Geary Street	4200	Geary	98	1	Rental	4/23/2023 (actual)	12/4/2024		BOS approved final gap in Feb 2023; permits approved and issued March 2023. Construction began in April 2023 with demolition of 2-story structure onsite which required extension of demo permit. ADD 1, 2, 3 and 5 approved (ADD 5 submitted May 2023 for Tower Crane). Ongoing service plan with HSH.	ADD 4 (Fire Alarm, 2-way comm. Sys.) to be submitted for approval. Begin marketing strategy planning.		202009305561	Site Permit	9/30/2020			8/20/2021	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Grading, Foundation, Super Structure	8/20/2021			3/24/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Architecture, MEP, Landscape	8/20/2021			3/27/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Fire Sprinklers	5/13/2022			3/27/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Tower Crane	5/25/2023			6/23/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Steel Stairs	8/24/2023			9/22/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Exterior Building Maintenance	9/13/2023				In Review							
	"	"	"	"	"	"	"	"	"	"	"	"	202009305565	Demolition	9/30/2020			1/10/2023	Issued							
CONSTRUCTION	Shirley Chisholm Village - Educator Housing	1360	43rd Avenue	135	4	Rental	8/24/2022 (actual)	8/1/2024		Shoring and lagging, concrete slabs completed. Framing, MEP rough-in under way	Ongoing construction and design-build work including updated fire sprinkler system and underground line. PGE delays in August-Sept	Potential significant delays for PG&E to provide permanent power	201912099009	Site Permit	12/9/2019			1/11/2021	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Fire Sprinkler System	6/9/2022			5/31/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Fire Alarm System	11/23/2022	9/1/2023			Pending Responses					6/15/23: 2nd round comments issued on REV1. Hold pending response/revision.		
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Shear Wall Tie Down System	5/5/2023			7/12/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: Solar Photovoltaic System	7/19/2023			8/29/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 10: Metal Stairs	5/18/2023			7/6/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 11: Fire Alarm & 2-Way Comm. Sys.	11/23/22			9/12/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 12: Evacuation Signs	9/20/2023	10/1/2023				In Review						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 13: ERRCS	7/7/2023			8/14/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	202302272702	Revision to ADD 1 & 2: Found, ARCH/MEP/SIGN	2/27/2023			3/29/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	202308084000	Revision to ADD 5: Fire Sprinkler System	8/8/2023		9/1/2023	9/11/2023	Issued					8/30 PPC review complete 8/16/23 Review complete, forwarded to PPC.		
CONSTRUCTION	Potero Block B	1801	25th St	157	9	Rental	8/22/2022	4/30/2025		ADD 3 and 4 approved. Earthwork and shoring completed.	Approval of ADD 5, 6. Foundations, vertical work ongoing; roofing and other exterior work to commence.	MOHCD working with sponsor to determine impact of construction delays.	202006108345	Site Permit	6/10/2020			9/29/2021	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Arch/Civil/Landscape /MEP	11/16/2021			3/14/2023	Issued							



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**2) Permitting Updates**

Q1, Q2 and Q3, CY 2023

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	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Fire Protection	2/3/2023			5/17/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Fire Alarm/Two-Way Comms. Sys.	7/11/2023				In Review						9/15/23: REV1 rechecked and emailed applicant for approved AMEP reference set	
	"	"	"	"	"	"	"	"	"	"	"	"	202202248652	Site Permit: Commercial Space Only	2/24/2022				Approved			8/30/23: Need Green Halo Completed. Ready to issue				
CONSTRUCTION	The Kelsey	240	Van Ness	112	6	Rental	4/20/2023 (actual)	12/2/2024		Broke ground and began construction after receiving Notice to Proceed in April. Loan Committee approved, received final gap.	1). Addenda Nos. 4 (MEP) and 5 (Tower Crane) submission. 2). Finalize GMP.	1). Resolution of Temp and Perm power design and service provision (PGE / PUC). 2). Loan Committee schedule to receive approvals for February Notice to Proceed.	202101042034	Site Permit	1/4/2021			1/24/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Ground Improvement	4/1/2022		4/1/2023	2/9/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Foundation, Concrete Super and Underground Util.	3/22/2022		4/1/2023	2/9/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Architectural, Landscape and Civil	7/12/2022	8/31/2023	9/15/2023	9/8/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Mechanical, Electrical and Plumbing	2/17/2023	10/1/2023			Pending Responses							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Tower Crane	5/15/2023	6/30/2023			7/3/2023	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Metal Stairs	7/17/2023	10/1/2023				In Review			7/31/23: Issued comments	8/7/2023: In review		
CONSTRUCTION	Sunnydale Block 3A	1501	Sunnydale	80	10	Rental	6/12/2023 (actual)			MOHCD gap financing approved by BOS and executed 5/3/23; project closed and construction began June 2023	Addenda for two-way emergency comms. Sys., exterior maintenance, fire alarm/sprinklers to be submitted. SFUSD fees to be collected with ADD 5	SFUSD tentatively accepted school fee proposal for 3A and 3B, to close out in July 2023. Prior issuance had been on hold but is now moving forward. Major construction issue is relocation of BFPs.	202106031523	Site Permit	6/3/2021			8/10/2022	Issued						FY: SFUSD fees to be collected at ADD 5 issuance.	
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Civil and Grading	9/2/2022			6/15/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Structural (Foundation and Super)	9/2/2022	2/6/2023		6/15/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Arch, Landscape, Mech, Elec, Plumbing and MOD	9/6/2022			6/23/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Fire Sprinklers	7/21/2023	12/11/2023			6/23/2023	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Photovoltaic	9/26/2023				In Review						8/15/23: Issued Comments	
CONSTRUCTION	78 Haight - Central Freeway Parcel U	72-78	Haight Street	63	5	Rental	4/11/2022 (actual)	12/31/2024		Excavation and shoring agreement reached with neighbor in July 2023. Tax equity extension received; new construction completion date of 12/31/2024.	Begin foundation work on neighboring property; submit additional addenda		201911147293	Site Permit	11/14/2019			7/21/2020	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Mechanical, Electrical, and Plumbing	4/28/2021			2/8/2023	Issued							
CONSTRUCTION	Sunnydale Block 3B	1501	Sunnydale	90	10	Rental	3/30/2023 (actual)	1/10/2025		MOHCD gap financing approved by BOS in March 2023; notice to proceed issued and construction began 3/29/23	Concrete scope in progress; team to finalize relocation of BFPs in accordance with SFPUC	SFUSD tentatively accepted school fee proposal for 3A and 3B, to close out in July 2023. Prior issuance had been on hold but is now moving forward. Major construction issue is relocation of BFPs.	202106031549	Site Permit	6/3/2021			5/12/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Civil and Grading	5/20/2022			3/20/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Structural (Foundation and Super)	5/20/2022			3/20/2023	Issued							

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January 1, 2023 - September 30, 2023

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	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Arch, Landscape, Mech, Elec, Plumbing and MOD	5/20/2022			4/21/2023	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Shoring	1/26/2023			3/28/2023	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Fire Sprinkler System	7/21/2023	12/11/2023			In Review				7/21/23: Sent to SFFD to start electronic plan review 8/1/23: Assigned		
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Exterior Building Maintenance	9/26/2023	12/11/2023			In Review						
CONSTRUCTION	Hunters View Block 14	1151	Fairfax (112 Middle Point Road)	42	10	Rental	6/1/2023 (actual)	2/28/2025		Gap loan approved by BOS in April 2023; NTP issued	Special permit traffic processed by SFMTA. Water application approval. ADD 2 for MEP and Architectural expected.	Water application approval is upcoming challenge; submitting to PUC for both Blocks 14 & 17. Concern Addenda 2 for MEP not approved. In design team's court.	201909121446	Site Permit	9/12/2019			7/16/2021	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Structural (Foundation and Super)	9/17/2021			6/5/2023	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: MOD, Arch, MEP	8/6/2021	7/14/2023	9/30/23		Pending	7/13/23: EPR Approved REV 2	8/30/23: BLDG: in Progress	7/19/23: Approved			6/26/23: Issued Comments
CONSTRUCTION	Hunters View Block 17	1151	Fairfax (112 Middle Point Road)	76	10	Rental	6/1/2023 (actual)	3/1/2025		Gap loan approved by BOS in April 2023; NTP issued	Special permit traffic processed by SFMTA. Water application approval. ADD 2 for MEP and Architectural expected.	Water application approval is upcoming challenge; submitting to PUC for both Blocks 14 & 17.	201909121448	Site Permit	9/12/2019			4/7/2021	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Structural (Foundation and Super)	8/6/2021			6/5/2023	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: MOD, Arch, MEP	9/17/2021	8/1/2023			Comments Issued	7/5/23: Invite sent to plan checkers to review and stamp REV2 drawing	7/7/23: REV 2 approved in BB session	7/13/23: Approved Rev 2	10/21/21: Approved - already assessed as NA	7/7/23: Issued comments	
CONSTRUCTION	730 Stanyan	730	Stanyan	160	5	Rental	6/16/2023 (actual)	7/21/2025		Issuance of Tree Removal, Shoring and Minor Sidewalk Encroachment permits. Shoring work progressing slightly faster than schedule.	Neighbor agreements finalized. Revisions to issued ADD 1 (Foundation) and Shoring Permit required.	Graffiti along perimeter fencing remains an issue.	202103317637	Site Permit	3/31/2021			12/28/2022	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Grading, Below Grade Util, Ground Improv., Underground MEP, Found. And Super Structure	1/25/2023			6/15/2023	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Arch, MEP, Photovoltaic, EBM	1/10/2023	4/1/2023			In Review	9/21/23: Issued comments on REV 1	9/20/23: Issued comments on REV 1	6/14/23: Approved	1/19/23: Finished 1/13/23		
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Tower Crane	5/26/2023			9/21/2023	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: Storm Water Control Plumbing Review	9/15/2023			9/27/2023	Issued						
PRE-DEVELOPMENT	1515 South Van Ness	1515	South Van Ness	168	9	Rental	5/1/2024 (estimated)	3/1/2026		Submitted Planning Application in June 2023!	Planning Application review process under way.		202306059259	Site Permit	6/5/2023				In Review						Expired boring permit 15BW0019. Only other permits are 15TOC1724 and 08EXC4704 which are a parking permit and excavation permit.
PRE-DEVELOPMENT	750 Golden Gate	750	Golden Gate	171	2	Rental	11/1/2024	1/1/2027		Project application awarded funding through MOHCD 2023 Educator Phase 1 NOFA.	Prepare application for Loan Committee to be submitted in Dec 2023, brought to BOS in early 2024.	State-owned site; sponsor will be able to bypass local planning and zoning ordinances, and no separate entitlement is needed.	n/a	n/a	Target date 10/15/2023				Not Submitted						
PRE-DEVELOPMENT	2530 18th Street	2530	18th	73	9	Rental	4/15/2024	3/30/2026		Current design is not penciling out financially. Potential of re-design requiring Site Permit resubmittal (TBD)		Construction start date contingent on if project receives HCD funding. If successful, will apply for TCAC/CDLAC in Fall 2023.	202201105662	Site Permit	1/20/2022	8/15/2023	TBD (See comments)		Ready to issue, needs Contractor paperwork					8/23/23: Ready to issue but pending authorized agent and green halo forms	

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PRE-DEVELOPMENT	1939 Market	1939	Market	187	8	Rental	11/14/2024 (estimated)	10/15/2026		SDAT approved	Begin filing site addenda as soon as site permit is approved. Project submitted application for MHP/IIG funding, awards announced in Dec 2023.	Coordination of marketing with reopening of 995 and 55 Laguna waitlists. Crane dismantle, utilities, BART, MTA logistics challenges. Financing options include applying for VASH.	202211045959	Site Permit	11/4/2022	6/30/2023	8/15/2023		Approved, Ready to Issue	9/20/23: Approved; restamp revised plan set in EPR.	6/12/23: Approved REV 1 in BB session	5/18/23: REV 1 rechecked and approved	6/14/23: Restamped for EPR site permit ONLY. Additional addenda requirements for sign off include street improvement and sidewalk applications and plans.	9/13/23: Approved	8/9/23: Approved		
PRE-DEVELOPMENT	2550 Irving	2550	Irving	177	4	Rental	4/1/2024 (estimated)	10/1/2025		Demo permit appeal denied in Feb 2023. Demo work began, will complete in July. Additional appeal filed by MSNA for construction site permit in July 2023; additional appeal denied in August 2023. Completion of demo work and closeout of demo loan. Issuance of construction site permit.	Execute easement agreements with PG&E and AT&T.	Coordinating with PG&E and AT&T on relocation work, executing easements. Weekly checks of site and daily patrols with Legion. Ongoing work with DTS re: any additional testing scope for the site, not neighboring sites.	202205053630	Site Permit	5/5/2022			9/14/2023	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Health	8/10/2023			Approved, Pending Issuance	HEALTH: Approved 8/23/23 in compliance with SFHC Article 22A. 8/24/23: PPC Invite cent to Bureau to close out permit.								
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Grading, Shoring, Underground, Joint Trench Found.	7/10/2023			In Review		8/4/23: Comments issued on Bluebeam.			8/3/23: EPR Approved.				
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Superstructure	7/10/2023			In Review		9/25/23: REV 1 received, pending issuance of comments.			8/3/23: Approved.				
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Architecture, MEP, Stormwater	7/10/2023			In Review	8/22/23: Approved	7/26/23: Issued comments				7/11/23: Approved	7/25/23: Comments issued		
PRE-DEVELOPMENT	160 Freelon	160	Freelon (639 Bryant)	85	6	Rental	6/3/2024 (estimated)			MOHCD prelim gap funding approved to support HCD applications for IIG/AHSC; however project was not selected for AHSC Round 7. Submitted Planning application for approval; received approval in accordance with GPR on 2/21/2023. Submitted Site Permit in Q4 2022, pending approval on hold with DPH (SFDBI approved; Zoning Control approved per AB 2162 in Feb 2023). Land dedication agreement approved by BOS in March 2023.	File permit requests for additional addenda. Possible surplus land dedication. Continue work with RED on easement request preparation. Continue engagement with SOMA Filipinas for provision of cultural consulting services for project design elements and public art component.	Ongoing work towards easement with RED and addressing need for adjacent park parcel. Due to the current lack of office development, the land parcels for 160 Freelon and future Park have not been officially dedicated and transferred to the City in order to create the required separate and recorded parcel maps.	202209283327	Site Permit	9/28/2022	8/1/2023	11/1/23		In Review - DPH issues need to be addressed.			6/29/23: Approved, updated in PTS, SFUSD form 100 completed.	5/23/23: REV 3 approved. 3/17/23: Comments posted. 3/1/23: Assigned and in review.	3/1/23: Approved EPR Site Permit Only. Request Street Improvement addenda for full sign-off.	Need SFPUC's determination on whether underground utility vaults on private property (future park owned by the City) will be acceptable.		
PRE-DEVELOPMENT	Balboa Reservoir - Building E	11	Frida Kahlo Way	128	7	Rental	12/1/2024 (estimated)			Site permit still pending, held for prelim SCP approval prior to vertical SCP. Revisions ongoing to address infrastructure plans as financing is available.	No deliverable - need infrastructure schedule resolved.	Infrastructure is currently on hold which is causing delays on the housing. Once infrastructure starts, Building E will be able to apply for LIHTC/CDLAC. \$26m in IIG funding is for infrastructure costs for all of phase 1 which include Building E, A, & F.	202207289451	Site Permit	7/28/2022	1/15/2023	2/15/2023		Ready to Issue, pending Infrastructure.		12/29/22: Approved.	1/3/23: Approved.		12/20/22: Restamp REV2 approved. Permit has been assessed a capacity charge.	11/21/22: Approved.		
PRE-DEVELOPMENT	Balboa Reservoir - Block F - Educator Housing	11	Frida Kahlo Way	151	7	Rental	12/1/2024 (estimated)			1). Submitted site application on 12/21/2022. Waiting for project sponsor to respond to initial review inquiries.	No deliverable - need infrastructure schedule resolved.	1). Infrastructure gap financing sources needed.	202212218827	Site Permit	12/21/2022	TBD	TBD		Initial Review		12/23/2022: Received SFPUC form, updated dwgs. Pending permit apps.						

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Q1, Q2 and Q3, CY 2023

January 1, 2023 - September 30, 2023

Status	Project Name	Street Number	Street Name	Number of Units	Supv. District	Housing Tenure (type)	Start Date (Estimated or Actual)	Estimated Completion Date*	Temporary Certificate of Occupancy Issuance Date	Milestones/Deliverables This Quarter	Milestones/Deliverables Next Quarter	Risks / Challenges / Major Activities	Building Permit No.	Permit Type	DBI Arrival	Target Permit Issuance Date	Alternate Target Permit Issuance Date (if any)	Actual Issuance Date	Project Permit Status	Planning	DBI	SFFD	Public Works	SFPUC	MOD	
PRE-DEVELOPMENT	266 4th Street	266	4th	70	6	Rental						1) State funding award (required to start construction) 2) Agreement regarding design with SFMTA (MUNI Substation)	201907236649	Site Permit	7/23/2019	TBD	TBD	N/A	Ready to Issue, no Green Halo required. Project on HOLD pending financing							
PRE-DEVELOPMENT	967 Mission	967	Mission	92	6	Rental	3/1/2025 (estimated)	10/1/2026		1) Schematic Design 50% Completed in July 2023	1) Starting entitlements 9/11 2) Submit Site Permit in November 2023	Had design delay of approx 4 weeks due to SFFD considering project a high rise. Resolved and project moving forward w/design	Not submitted													
PRE-DEVELOPMENT	88 Bluxome	88	Bluxome	107	6	Rental	Unknown	Unknown		n/a	n/a	1) Since the primary developer has no current plans to proceed with the construction of their offices and the corresponding podium for the affordable housing, 88 Bluxome has been put on-hold.	n/a	n/a	n/a											
PRE-DEVELOPMENT	772 Pacific	772	Pacific	175	3	Rental	6/1/2027 (estimated)	5/1/2029		1) Community Meeting work in progress. 2) Pre-application meetings with Planning. 3) CCDC will purchase adjacent 758 Pacific building/parcel and integrate into design. 4) Develop conceptual plans with Net Zero Energy goal.	1) Community outreach. 2) Develop high-rise option and corresponding proforma.	1) Developing high-rise options. High-rise would not qualify for SB 35 ministerial review. 2) Confirming feasibility of high-rise direction.	n/a	n/a	n/a											
OTHER	725 Harrison	725	Harrison	123	6	Rental	3/1/2025 (estimated)	10/1/2026		1) Part of multisite NOFA																
OTHER	71 Boardman	71	Boardman	100	6	Rental	3/1/2025 (estimated)	10/1/2026		1) Part of multisite NOFA																

