

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



London N. Breed
Mayor

Eric D. Shaw
Director

May 24, 2023

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

From: Eric Shaw, Director, MOHCD

CC: Clerk of the Board of Supervisors

**Re: Q4 CY 2022 Reporting on City-Funded 100% Affordable Housing Projects
(Ordinance 216-18; File #180547)**

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 Quarter 4 (Q4) of Calendar Year (CY) 2022, the period from October 1, 2022, through December 31, 2022.

This report is the first issued following the issuance of the Budget and Legislative Analyst (BLA)'s report, titled "Performance Audit of Affordable Housing Financing," released on April 4, 2023. MOHCD worked closely with the BLA to provide information on financing, permitting, and overall development processes. In partnership with the BLA, MOHCD has incorporated its recommendations regarding these quarterly reports starting with this iteration (Q4 CY 2022).

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.*

As such, you will find three different sections in this report:

- 1) **Financing.** This section indicates types of funding received or awarded to each project, key submission dates for funding programs, and construction loan closing information. This data and information determine the final local subsidy amount per unit and the timeline to reach Certificate of Occupancy, as local subsidy amounts depend on which funding is received from State or other sources, and Certificate of Occupancy issuance date depends on when the construction loan closes.
- 2) **Permitting.** This section indicates what types of permits were issued or applied for, departmental review updates, and what steps have been taken to coordinate and streamline the permitting process. These permit issuance dates also impact a project's Certificate of Occupancy date, as a project must obtain site permits and relevant addenda in order to complete specific portions of the project by certain deadlines in order to satisfy a number of project requirements. This includes not only those set by the San Francisco Department of Building Inspection in order to reach a point where the project is considered substantially complete, but also requirements set by conditions in approved agreements between the development team and other funding sources and programs (e.g. Low-Income Housing Tax Credits, State of California affordable housing grant programs, MOHCD gap financing loans, etc.).

The requirement for reporting on permit status was codified in 2018 by Ordinance 216-18 and was intended to bring “clarity and speed” to the pre- and post-entitlement permitting process for 100% percent affordable projects in conjunction with the City’s new priority permitting program to address permitting delays. Since the ordinance took effect, permit tracking has been made available online at the following link:
<https://dbiweb02.sfgov.org/dbipts/>.

Additionally, since the passage of Senate Bill 35, which grants ministerial approval for 100% affordable housing projects, permitting is no longer a primary cause of delay for affordable housing projects in San Francisco.

- 3) **MOHCD Allocations Tool.** This is a point-in-time, three-year snapshot (Fiscal Years 22-23, 23-24, and 24-25) of the Allocations Tool, an internal working document that MOHCD utilizes to ensure that the City is able to fully fund its pipeline of projects as they move through the development process. It is continually updated as funding sources, project costs, and project schedules change.

The snapshot shows balances for the 32 funding sources that MOHCD manages, which are committed to pipeline projects. While the snapshot projects out three years, these commitments can stretch over a five-year period given that development timelines vary widely, most often due to circumstances beyond the City’s control.

Since this is the first report in which this tool has been provided, please note that the data included is current through May 1, 2023.

Looking forward, MOHCD's Housing Development team and Data Evaluation and Compliance team are working to incorporate these 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.

If you have any further questions, please contact Sheila Nickolopoulos, Director of Policy and Legislative Affairs for MOHCD, at 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

1) Financing Updates

Quarter 4 Calendar Year 2022

October 1, 2022 - Dec 31, 2022

Project Name	Street Number	Street Name	Number of Units	Supv. District	Housing Tenure (type)	Status	MOHCD Funding					HCD Funding						TCAC/CDLAC Funding			TCO	Summary / Causes of Delay					
							Latest Loan Committee Approvals	MOHCD Predevelopment Loan	MOHCD Preliminary Gap Loan	Preliminary MOHCD Per Unit Gap	MOHCD Final Gap Loan	MOHCD Final Per Unit Gap	HCD Application Submission 2023	HCD Funding Program	Amount	2nd HCD Funding Program	Amount	HCD Award/ No Award 2023	Current HCD Funding Awards	Amount	Current HCD Funding Awards		Amount	TCAC/CDLAC Submission 2023	Amount	TCAC/CDLAC Award/No Award 2023	Target TCO Date
71 Boardman	71	Boardman	100	6	Rental	Land dedication pending	N/A			-	-																Land dedication is on hold until the Kilroy is ready to move forward with their development
967 Mission	967	Mission	95	6	Rental	Feasibility	N/A			-	-	N/A									N/A						Sponsor hopes to submit a Prelim Planning Application in June/July 2023.
2530 18th Street - HPP	2530	18th	73	9	Rental	Predevelopment	Predev/Preliminary Gap		16,000,000	219,178	-	Yes	MHP	TBD	Infill	TBD	Pending				Yes	TBD	Pending	Feb-26		Sponsor will apply to HCD for MHP / Infill; if successful, will apply for TCAC / CDLAC in Fall 2023	
2060 Folsom	2060	Folsom	127	9	Rental	Complete	N/A			-	-	N/A						AHSC	9,300,000		No			8/28/2021		Project perm converted in October 2022	
1950 Mission	1950	Mission	157	9	Rental	Complete	N/A	5,294,562		-	44,999,712	286,622	N/A					AHSC	10,000,000		N/A	43,737,231				Project perm converted in July 2022.	
1990 Folsom	2828	16th Street	143	9	Rental	Complete	N/A			-	46,033,659	321,914	N/A								N/A			8/20/2021		Project perm converted in November 2022	
Laguna Honda	375	Laguna Honda	263	7	Rental	Predevelopment	Predevelopment	3,000,000		-	-	N/A									N/A			TBD		Project is currently on hold due to ongoing efforts of DPH to recertify Laguna Honda Hospital with CMS	
MTA Potrero Yards	2888	Bryant	96	9	Rental	Predevelopment	N/A			-	-	N/A												10/1/2027		Anticipating taking this project to loan committee in June 2023. The sponsor plans to apply to AHSC or MHP superNOFA in 2024	
Pier 70	901	Illinois	100	10	Rental	Feasibility	N/A			-	-	N/A														MOHCD funding source in Pier 70 development fees from Brookfield. Sponsor is exploring 3rd party predevelopment financing and anticipates starting predevelopment later this year. They would like to be ready to apply to HCD in 2024 if possible or 2025 at the latest.	

TOTAL UNITS	5813
Under Construction	1660
Construction Closing Soon	358
Complete / Leasing up	921
Predevelopment	2161
Feasibility phase	490
Land Dedication Pending	223
MOHCD FINAL GAP LOAN	819,855,142

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Quarter 4 Calendar Year 2022

October 1, 2022 - Dec 31, 2022

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	1064-68 Mission	1064-68	Mission	256	6	Rental	2/6/2020 (actual)	10/20/2022 (actual)	10/19/2022	1). Certificate of Final Completion and Temporary Cert of Occupancy issued. 2). 100% Payment Application and Final Retention Payment. 3). Marketing and Lease-Up commencing.	N/A	1. DPH review and approval of CHEFS build-out.	201810233860	Site Permit	10/23/2018			6/5/2019	Issued. Remove for Q1 2023 as project is complete.		10/19/22 - SFDI Issues 2nd Amended TCO for Residential 9/14/22 Limited amended TCO for Residential issued 9/2/22. TCO for Clinic issued 8/28/22.					
COMPLETE / IN LEASE-UP	500 Turk Street / 555 Larkin	500	Turk	108	6	Rental	2/12/2020 (actual)	10/21/2022 (actual)	10/21/2022	1). Lease-up, referrals and application processing. 2). Punch and backpunch to reach completion and occupancy. 3). Issuance of TCO and CFC.	1). Lease-up to be completed. 2). Request additional funding for permanent power delays and impacts on financing, resolution to be intro'ed at Board in March 2023.	1). Increased costs due to delays from permanent power resolution. 2) Lease up of Project Based Vouchers.	201712156628	Site Permit	12/15/2017			12/28/2018	Issued						9/14/22 - Building is energized. 8/15/22 - SFPUC work crews need to finish secondary wire work this week for PG&E to complete their work. Energization and permanent power needed to achieve TCO prior to end of September 2022.	
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6 EBM	10/13/2021			3/23/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	Street Improvement; Special Sidewalk Application; Vault Encroachment			ASAP		10/18/22 - Permit fee paid, Performance Bond will be mailed to DPW and Irrigation Dwgs in ROW to be provided.			12/9/22 - DPW requested drawings/documents provided and/or recorded for SIP signoff to achieve CFC. DPW, please confirm.	12/9/22 - SFMTA's Norman Wong states in email that SFMTA and SFPUC's signoff on Traffic/Street Light can occur after CFC.			
CONSTRUCTION	Treasure Island C3.2 - Maceo May	401	Avenue of the Palms	104	6	Rental	8/10/2020 (actual)	1/15/2023	n/a	1). BOS approved gap loan financing 12/6/2022. 2). Target TCO issuance by end of January 2023. 2). Marketing commencing.	1). Target completion date of 1/15/2023. 2). Lease-up commencing.	1). Increased costs due to need to repair existing units that were damaged by storm. Needed BOS approval in order to stay on schedule.	201810223762	Site Permit: Commercial Space Only	10/22/2018			4/8/2019	Issued							
CONSTRUCTION	681 Florida	681	Florida	130	9	Rental	10/19/2020 (actual)	4/5/2023	8/22/2022	1). Target completion date for original site permit changed to April 2023 to accommodate tenant improvement work.	1). Request to extend TCO through May 2023 to be sent in Feb 2023.	1). Changes to tenant improvements required additional permitting and construction that was not in initial site permit.	201802211851	Addenda 7: EBM (Exterior Building Maintenance)	6/4/2021			5/31/2022	Issued	11/16/22: No update						
	"	"	"	"	"	"	"	"	"	"	"	"	"	Addenda 9: STEEL STAIRS	4/7/2021			3/10/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	Site Permit: Commercial Space Only	8/29/2022	12/31/2022	1/12/2023		10/18/22 - In review	10/26/22.OTC not approved. Comments given to applicant. Awaiting response.	11/1/22 Not approved. Comments issued on back of routing slip. Plans returned to applicant.		11/01/2022 - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. Plans with the applicant. Route to SFFD.	10-13-2022 Approved 10-26-2022 Sent comments		
CONSTRUCTION	Balboa Park - Upper Yard and BART Plaza	2340	San Jose Avenue	130	11	Rental	5/1/2021 (actual)	6/5/2023		1). Topping out achieved 2). Complete YMCA Childcare design and apply for permit	1). Commencement of interior construction and exterior finishes (contingent on funding availability and permanent power design)	1). PGE/PUC final Perm Power Design & Ordering of Transformers & Switchgear "at risk" 2). Delay impacts due to PGE PUC design approvals and potentially extensive trenching and connection 3). Cost impacts due to PGE PUC design and connection points 4). Residual schedule impacts from rain delays in Sept. Oct 2021 5). PUC Streetlight approvals holding up SIP approval	201807033677	ADD 8: SOLAR HOT WATER	5/10/2021			3/10/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: FIRE ALARM	1/31/2022			6/3/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: SPRINKLER	8/6/2021			11/8/2021	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: EXTERIOR BLD MAINT EBM	1/10/2022				Update 5/16/22 waiting response from applicant							
CONSTRUCTION	4840 Mission	4840	Mission	137	11	Rental	6/24/2021 (actual)	12/19/2023	n/a	1). Approval of PGE/PUC permanent power design 2). TI space leasing (except Clinic) commences 3). Draft Marketing and Lease-Up plan due (12 months prior to lease of of June 2023) 4). Finalize Public Art budget and Plan	1). Ongoing construction work (e.g. drywall, insulation, paint, doors, etc.)	1). Continued concerns about permanent power, which is impacting Substantial Completion date. Increased costs mean MOHCD must seek BOS approval for additional gap loan funding, most likely in March 2023.	201903195605	ADD 12: SOLAR PV and HW	11/23/2021			3/17/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Fire Alarm and 2-Way Comm	1/24/2022				Approved by SFFD on 7/20/2022						Approved by SFFD on 7/20/2022	
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 13: RETAIL COMMML RESTROOMS	12/14/2021			6/6/2022	Issued							

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Quarter 4 Calendar Year 2022

October 1, 2022 - Dec 31, 2022

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	SFPD	Public Works	SFPUC	MOD			
CONSTRUCTION	921 Howard Street	921	Howard	203	6	Rental	7/10/2021 (actual)	6/1/2023		1). Submitted proposal for 50 project-based vouchers (PBV) in Sept. to lower rents on family TCAC units to meet market demands.	1). Begin development of marketing materials.	1). Acceptance of PBVs per TCAC and CalHFA	201912230270	ADD 10: Fire Alarm, Elev and 2-way	10/27/2022							Approved by FPE Berona						
	"	"	"	"	"	"	"	"	"	"	"	1) Windows continue to have quality issues. Every window is being tested. Roughly 10% require repairs. 2) PG&E not yet scheduled for perm power connection. And may be significantly late. 3) PUC water connection not yet scheduled and may be significantly late.	"	ADD 12: Generator & Fuel Line	5/10/2022						11/14/22 - Design team has not yet responded							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 14: Evacuation Signage	10/27/2022							Fire has not received the plans yet.						
CONSTRUCTION	78 Haight - Central Freeway Parcel U	72-78	Haight Street	63	5	Rental	4/11/2022 (actual)	12/31/2024		1). TNDC continues to negotiate Access Agreement with neighboring church to install permanent foundation repairs. 2). TNDC applying for TCAC extension.	1). Meetings scheduled in Q1 2023 with Church and TNDC to continue conversations and restart negotiations. 2). TNDC applying for TCAC extension.	1). With no Neighbor Access Agreement with Church, Project Sponsor to pause construction during last quarter of 2022 and restart January 2023. 2). Resolution of Temp and Perm power design and service provision (PGE / PUC) 3). Need funding extension since project will not be completed by 12/31/23 deadline.	201911147293	ADD 2 - ARCH LANDSCAPE, T-24	4/13/2021	4/13/2021		6/29/2022	Issued									
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3 - MEP	4/28/2021	12/15/2022					12/9/22 - electrical plan-check comments provided. 10/19/22 - Neighbor Access Agreement needed with adjacent Church to shore up							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4 - FIRE SPRINKLER	6/9/2022			9/14/2022	Issued									
CONSTRUCTION	180 Jones	180	Jones Street	72	6	Rental	5/17/2022 (actual)	12/22/2023		1). Approval of Temp and Perm Elec design and Service Agreements 2). Install Crane 3). Pouring Level 1 Slab and Starting vertical construction	"	1). Resolution of Temp and Perm power design and service provision (PGE / PUC)	202004307276	ADD 1 - Foundation Super	11/10/2020			5/31/2022	Issued									
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2 ARCH, MEP, Landscape and Low Volt	12/22/2020			8/4/2022	Issued									
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4 FIRE SPRINKLER	7/22/2021			7/28/2022	Issued									
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8 TOWER CRANE	5/24/2022			7/22/2022	Issued									
	"	"	"	"	"	"	"	"	"	"	"	"	202208150512	Full Permit	8/15/2022			10/4/2022	Issued									
	"	"	"	"	"	"	"	"	"	"	"	"	202205134191	Temporary Shoring Permit	5/13/2022			7/25/2022	Issued									
CONSTRUCTION	Treasure Island C3.1		7 Seas at 6th Street	138	6	Rental	6/1/2022 (actual)	5/30/2024		1). Switchgear approval with PUC. 2). Fire protection/alarm approval; 3). Continued coordination with TIDA and TIDG to resolve infrastructure and site logistics to accommodate accelerating levels of construction work in adjacent areas 4). Elevated slabs complete	1). PUC power 2). DBI delays with deferred Design-Build submittals 3). Coordination with TIDG, TI Task Force, and TIDA to complete infrastructure design, and resolve soils mitigation costs 4). Coordination with C3.2 Maceo May for logistics, access and construction parking	1). PUC power 2). DBI delays with deferred Design-Build submittals 3). Coordination with TIDG, TI Task Force, and TIDA to complete infrastructure design, and resolve soils mitigation costs 4). Coordination with C3.2 Maceo May for logistics, access and construction parking	201912139581	Addendum 3: Architecture/Landscape	2/8/2021	4/1/2022	1/15/2023		1/04/23: Applicant Need by 1/27. 12/06/2023: NEED THIS ISSUED BY 1/15/2023. DBI third round of comments issued 11/17, await developer responses. 11/14/2022 - Addn 3 (Arch/MEP) awaiting comments from BLDG and MOD 11/10/2022: All stations approved; await final from MOD. 10/12/2022: plan checkers invited to stamp REV 2.	1/04/23: No update 12/06/2022: No update. 11/16/22: No update Planning approved 08/17/22. 7/20/22: No update.	1/04/23: Pending applicant response/resubmittal. 12/13/22: Bldg approval pending on comments issued for Rev. 2 Plan on 11/17/22. 12/06/22: On hold with DBI (third set of comments awaits developer response	Approved on 10/17/2022						1/04/23: no updates. 12/02/22: On hold with DBI. 11/10/22: Await final approval.

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Quarter 4 Calendar Year 2022

October 1, 2022 - Dec 31, 2022

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		
	"	"	"	"	"	"	"	"	"	"	"	"	"	Addendum 5: Fire Protection	8/18/2022	1/3/2023			1/04/23: New comments to BB 12/20 re. flow calculations. 12/06/2022: EV charger letter approved by SFFD, but need formal sign-off. 11/10/22: await confirmation on EHII EV charging requirements from SFFD; no action since 9/25/22.			1/04/23: New comments issued to BB 12/20. 12/15/22: SFFD Comments issued on 11/22/2022, pending developer response 12/06/22: approved plans for EV provided, and formal sign off of the addendum is pending 11/10/22: Project team following up on the EV charging req. SFFD Comments submitted on 9/22/2022					
	"	"	"	"	"	"	"	"	"	"	"	"	"	Addendum 6: Fire Alarm	9/19/2022				1/04/23: Comments issued by SFFD 11/18. 11/14/22 - Addn 6 (Fire Alarm) not assigned to FIR since submitted on 9/20/22 11/10/22: no action from DBI since submitted 9/20/22			1/04/23: no updates, pending applicant. 12/06/22: issued comments on 11/18; await sub's responses.					
	"	"	"	"	"	"	"	"	"	"	"	"	"	Addendum 8: Tie downs	10/18/2022	12/15/2022		11/21/2022	Issued								
CONSTRUCTION	600 7th (801 Brannan)	600	7th St	221	6	Rental	8/8/2022 (actual)	8/1/2024		1) Tower Crane addendum approved and issued, under construction	1) Complete stone columns and piles; mat slab commence. 2) Approval of ADD 3, 4 and 7	1) Resolution of Temp and Perm power design and service provision (PGE / PUC) 2) ADD 3 and 4 on hold with mechanical	202010196871	ADD 3 Architect and Landscape	5/4/2022	9/15/2022	1/10/2023		1/03/23: On hold with Mechanical since 11/17/22; comments issued by MODIS (3rd round) on 12/6/22						1/03/23: On hold since 12/06. 12/06/2022: Additional comments issued today - 3rd round. 11/10/22: Additional comments issued 10/11 - 2nd round.		
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4 MEPs	8/26/2022		1/10/2023								1/04/23: Approved. 12/06/2022: Additional comments issued today - 3rd round. 11/10/22: Additional comments issued 10/11 - 2nd round		
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5 Tower Crane	8/12/2022	11/15/2022		10/20/2022	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7 Fire Protection	9/28/2022										1/04/23: SFFD comments issued on 10/07/22, awaiting response from Applicant		
CONSTRUCTION	Shirley Chisholm Village - Educator Housing	1351	43rd Avenue	134	4	Rental	8/21/2022 (actual)	5/20/2024		1) Continue drilling for shoring elements		1) Neighbors complaining of vibrations during demolition.	201912099009	ADD 3 SHORING EXCAVATION	11/8/2021			9/15/2022									
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4 STORMWATER CIVIL LANDSCAPE	12/20/2021			8/31/2022									
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6 FIRE SPRINKLER SYSTEM	6/9/2022												
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6 TOWER CRANE					11/4/22 - Addendum #6 Tower Crane submitted in October 7th but does not yet show in PTS or Bluebeam. Cahill is working with DBI.			12/13 update: issued comments on 12/7/22 11/16: BB session created on 11/15, invitation to all plan reviewers to join the BB session for their review 11/4/22 - Addendum #6 Tower Crane submitted in October 7th but does not yet show in PTS or Bluebeam. Cahill is working with DBI.					
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7 FIRE ALARM SYSTEM					11/4/22 - Addendum #7 Fire Alarm submitted in October 7th but does not yet show in PTS or Bluebeam. Cahill is working with DBI.			12/13 update: SFFD put on hold on 12/9/22. 11/4/22 - Addendum #7 Fire Alarm submitted in October 7th but does not yet show in PTS or Bluebeam. Cahill is working with DBI.			FPE issued comments 12/09/22 AWAITING RESPONSE		
CONSTRUCTION	Potrero Block B	1801	25th St	157	9	Rental	8/22/2022	4/15/2025		1) Shoring permit approved and issued. 2) Project received funding from State IIG, AHSC, CHA programs and MOHCD loan funds, approved by BOS and Mayor in August 2022. Funding allowed for shoring to begin and construction to resume work.	1) File additional addenda for original site permit to update based on		202006108345	Site Permit	6/10/2020			9/29/2021	Issued. Keeping on tracker until CFC.								
	"	"	"	"	"	"	"	"	"	"	"	"	"	Addendum 1: Foundation/Concrete/Underground Utilities	10/13/2021			8/22/2022	Issued. Keeping on tracker until CFC.								
	"	"	"	"	"	"	"	"	"	"	"	"	"	Addendum 2: Wood Superstructure	10/13/2021			9/22/2022	Issued. Keeping on tracker until CFC.								
	"	"	"	"	"	"	"	"	"	"	"	"	"	Addendum 3: Arch/Civil/Landscape/MEP	11/16/2021	1/31/2023	3/1/2023		Open at step 8 (MOD) of 11; 12/12/22 Developer to resubmit. Comments issued.			8/10/2022-reviewed & stamped approved on BB-REV4.4 for MECH-E			11/28/2022 : Additional EPR Comments issued. 3 previous revisions that were submitted to DBI, were never submitted to MOD until Add 3 Rev 4.4.2.		

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	"	"	"	"	"	"	"	"	"	"	"	"	202211156521	Temporary Shoring Permit	11/15/2022	12/15/2022		12/13/2022	Issued. Needed in lieu of approval of Addendum 3.							
	"	"	"	"	"	"	"	"	"	"	"	"	202202248652	Day Care Center	2/24/2022	1/31/2023	3/1/2023		9/30/2022: Per Plancheck Supervisor R.Tam, cannot issue TI until Addendum 3 is issued. al Green Halo Req.							
PERMITTING	Sunnydale Block 3A	1501	Sunnydale	80	10	Rental	Spring 2023 (estimated)			1). Submitted building site permit for tenant improvements to ground floor commercial space on 12/1/2022; part of State funding addbacks. 2). Addenda permit submissions in review with target issue dates of 2/2 and 2/6/2023.		1). Funding availability for commercial tenant improvements	202106031523	Addendum 1: Civil and Grading	9/2/2022	2/2/2023		Updated: 12/12/22: issuance pending School Fee resolution and Developer payment; Addendum 1 open at step 5 (CPB) of 5; Site Permit issued on 08/10/22		12/12/22: BLDG approved on 09/28/22. Issuance pending SFUSD Fee resolution with SFUSD and Neville Pereira. 10/18/22 update: approved on 9/28/22, invoices sent on 10/4/22, issuance pending on payments				10/18/22: Approved on 9/26/22		
	"	"	"	"	"	"	"	"	"	"	"	"		Addendum 2: Structural (Foundation and Superstructure)	9/2/2022	2/6/2023		12/12/22: Revision uploaded 10/25 and add'l review by BSM was requested		12/12/22: Additional review				12/12/22: Need review revision uploaded on 10/25/22		
	"	"	"	"	"	"	"	"	"	"	"	"		Addendum 3: Architectural, Landscape, Mechanical, Electrical, Plumbing	9/6/2022	2/6/2023		12/12/22: Rev 1 expected on 12/14/22	12/14/22: REV 1 uploaded	12/12/22: BLDG issued comments on 10/25/22. MECH issued comments on 11/01/22.	12/12/22: FPE issued comments on 9/14/22. Pending response expected on 12/14/22	Approved 9/26/22	Approved 9/22/22	Developer submitting REV1 on 12/14/22		
PERMITTING	Sunnydale Block 3B	1501	Sunnydale	90	10	Rental	Spring 2023 (estimated)			1). Site permit addenda nos. 1, 2 and 3 approved. 2). Project received \$47M in CHA, \$6.6M in IIG from State funding programs.	1). Funding from State CHA, IIG programs to be introduced to Board for approval in Jan 2023.	1). Funding is subject to BOS approval. 2). Permit issuance is only pending School Fee resolution and Developer payment.	202106031549	Addendum 1: Civil and Grading	5/20/2022	10/20/2022	1/15/2023		12/12/22: issuance pending school fee resolution		12/12/22: BLDG approved on 10/11/22			Approved 9/12/22		
	"	"	"	"	"	"	"	"	"	"	"	"		Addendum 2: Structural (Foundation and Superstructure)	5/20/2022	10/20/2022	1/15/2023		12/12/22: Developer addressing BLDG's comments. Expect to resubmit mid December 2022		10/18/22: BLDG issued comments on 6/17/22 regarding risk categorization					
	"	"	"	"	"	"	"	"	"	"	"	"		Addendum 3: Architectural, Landscape, Mechanical, Electrical, Plumbing	5/20/2022	10/20/2022	1/15/2023		12/12/22: Need MECH-E and BSM restamp	Approved 11/17/22	BLDG issued comments on 11/2/22; MECH issued comments on 10/27/22. Pending developer response	11/14/22: Approved by FPE on 10/26/22.	12/12/22: Will request restamp.	12/12/22: Restamped on 11/22/22	10/18/22: Issued comments on 6/8/22. Pending developer response.	
PERMITTING	Hunters View Block 14	1151	Fairfax	42	10	Rental	5/5/2023 (estimated)			1). Permit addenda nos. 1 and 2 to be issued by target date of 12/15/2022.	1). Introduction of gap loan/notes to be approved by BOS in April 2023.	1). Funding availability. Application for additional City note and loan must be approved by BOS ahead of 5/5/2023 date in order to keep tax credit funding.	201909121446	Addendum 1: Structural (Foundation & Superstructure)	9/17/2021	1/15/2022	12/15/2022		12/12/22: pending developer response		12/12/22: BLDG issued comments on 11/08/22. Pending developer response.			11/14/22: Approved on 10/26/22.		
	"	"	"	"	"	"	"	"	"	"	"	"		Addendum 2: MOD, Architectural, Mechanical, Electrical & Plumbing	8/6/2021	1/15/2022	12/15/2022		12/12/22: pending developer response	12/12/22: No updated	10/18/22: BLDG issued comments on 12/10/21. MECH issued comments on 08/11/22. Pending Developer response	10/18/22: FPE issued comments on 10/03/22. Pending Developer response.	11/14/22: Approved on 10/31/22.	9/12/22: Issued comments on 08/30/22. Pending developer response.	10/18/22: Issued comments on 10/03/22. Pending Developer response.	
PERMITTING	Hunters View Block 17	1151	Fairfax	76	10	Rental	5/5/2023 (estimated)			1). Permit addenda nos. 1 and 2 to be issued by target date of 12/15/2022.	1). Introduction of gap loan/notes to be approved by BOS in April 2023.	1). Funding availability. Application for additional City note and loan must be approved by BOS ahead of 5/5/2023 date in order to keep tax credit funding.	201909121448	Addendum 1: Structural (Foundation & Superstructure)	8/6/2021	1/15/2022	12/15/2022		12/12/22: pending developer response		12/12/22: BLDG issued comments on 11/08/22. Pending Developer response.			12/12/22: Request for restamp		
	"	"	"	"	"	"	"	"	"	"	"	"		Addendum 2: MOD, Architectural, Mechanical, Electrical & Plumbing	10/28/2021	1/15/2022	12/15/2022		12/12/22: need BLDG comments and BSM restamp		12/13/22: BLDG/MECH/MECH-E will start review of the revision by 12/19/2022.	12/12/22: FPE issued comments on 10/19/22. Pending Developer response.	12/12/22: Request for restamp	12/12/22: Issued comments on 08/30/22. Pending Developer response.	12/12/22: Issued comments on 10/05/22. Pending developer response.	
PERMITTING	266 4th Street	266	4th	70	6	Rental	TBD	TBD	TBD			1). State funding award (required to start construction) 2). Agreement regarding design with SFMTA (MUNI Substation)	201907236649	Site Permit	7/23/2019	TBD		N/A	Ready to Issue, no Green Halo required. Project on HOLD pending financing							
PERMITTING	730 Stanyan	730	Stanyan	160	5	Rental	6/1/2023 (estimated)	12/1/2024		1). Site Permit issuance and submission of Addenda. 2). Downpayment to PG&E/SFPUC required for utility progress and ordering of electrical switchgear. 3). 85% CD bid set to determine GMP.	1). DPH requires Site Specific Dust Control Plan for property over 1/2 acre. Plan to be submitted.	1). State funding application submitted but is needed to start construction.	202103317637	Site Permit	5/24/2022				10/19/22 - All Stations finished except Preliminary Stormwater Control Plan to SF Water/SFPUC.						12/9/22 - PSCP provide and with SF Water's priority review, SF Water releases hold. 10/19/22 - Due to project team miscommunication, PSCP not submitted until 10/14/22. MOHCD checking with SF Water/SFPUC is Site Permit can be issued after initial review of PSCP. MOHCD reaching out to SFPUC.	

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PERMITTING	The Kelsey	240	Van Ness	112	6	Rental	2/15/2023 (estimated)	12/1/2024		1). Addenda Nos. 1, 2, 3 reviewed, awaiting comments to be issued.	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	ADD 1 Ground Improvement	4/12/2022	1/1/2023	4/1/2023		12/9/22 - Ready for issuance. Funding to be available in 1st Qtr 2023 to pay fees.						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2 Foundation, Super and Underground Utilities	3/22/2022	1/1/2023	4/1/2023		12/9/22 - Ready for issuance after ADD 1 is issued.						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3 Architectural, Landscape and Civil	7/12/2022	1/1/2023	4/1/2023		12/9/22 - Plan-check responses required.						
PERMITTING	4200 Geary Street	4200	Geary	98	1	Rental	2/20/2023 (estimated)	12/1/2024		1). Loan Committee approval for gap financing; bring to Board of Supervisors in Feb 2023	1). RFQ selection for public art. 2). Finalize closing checklists for construction start Feb 2023 3). GMP contract 4). Service plan withr HSH. 5). Board of Supervisors approval for gap loan financing	1). Finalizing and coordination of Temp and Perm power design and service provision (PGE / PUC); additional trenching and obstacles for vault. 2). Coordination of final design of bus stop and bulb-out with SFMTA. 3). Tight timeline for bids, additional VE, GMP contract and start of constr	202009305565	Demo	9/30/2020				1/04/23: No update 9/12/2022: Basically approved and just needs to get through CPB and payment to pull permit.						
	"	"	"	"	"	"	"	"	"	"	"	"	202009305561	ADD 1 Foundation Super	8/20/2021			4/19/2022	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2 Arch, MEP, Landscape	8/20/2021	10/15/2022	2/28/2023		Approval 10/15/2022 and sponsor to pay fees for issuance 2/28/2023						
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3 Fire Sprinklers	5/13/2022	3/15/2023			12/06/22: On hold with SFFD; await project team responses						
	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	12/06: No updates. 11/10/2022: No updates; await subcontractor responses.					
PRE-ENTITLEMENT	2550 Irving	2550	Irving	177	4	Rental	4/1/2024 (estimated)	10/1/2025		1). Demo permit issued 12/9/22 but on hold due to appeal.	1). Pending Board of Appeals decision, Demolition Permit to be issued in Q1 2023.	1). Resolution of Temp and Perm power design and service provision (PGE / PUC) 2). Notice of Special Restrictions (NSR) need to be recorded for Site Permit issuance. 3). Demolition permit appealed by neighborhood group; scheduled to go to Board of Appeals on Feb. 22, 2023	202205053630	Site Permit	5/5/2022	3/1/2023		Pending Board of Appeals decision in Feb 2023.	12/13/22: No update. 11/16/22: Approved 8/17/22	12/9/22 - Same as below. 10/19/22 - DBI comments provided				12/9/22 - Same as below. 10/19/22 - SFFD comments provided 9/8/22.	10/19/22 - Arrive 8/18/22 and plan-check comments needed.
PRE-ENTITLEMENT	Balboa Reservoir - Building E		Lee Avenue	126	7	Rental	3/1/2023 (estimated)	12/1/2024		1). Continued work on site permit application, project sponsor responding to comments. 2). Submit applications for State awards. 3). Commenced construction documents.	1). State Park Grant Award 2). IIG Award 3). Prepare TCAC application for July submission 4). Receive Site Permit 5). Submit Addenda 1 & 2. 6). Apply for gap financing, submit to Loan Committee in Feb 2023	1). Gap funding challenges due to rents, construction costs and reduced Tax Credit Equity as a result 2). Land disposition and cost share analysis including entitlement required prior to Gap loan application 3). Infrastructure campus work receiving approval and completing on time.	202207289451	Site Permit	7/28/2022	1/15/2023	2/15/2023	11/15/22: Revisions uploaded 11/4. Project team responding to comments.							
PRE-ENTITLEMENT	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										

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PRE-ENTITLEMENT	772 Pacific	772	Pacific	86	3	Rental	4/24/2024 (estimated)	1/1/2026		1). Community Meeting work in progress. 2). Pre-application meetings with Planning. 3). Continuing to identify how planning application could be eligible for streamlined ministerial approval.	1). Planning Application to be submitted in Spring 2023.	1). Determination between mid- and high-rise options dependent on funding availability. High-rise would not qualify for SB 35 ministerial review. 2). Difficulties in assessing viability of purchasing adjacent parcel to include in development for banquet restaurant.	n/a	n/a	n/a											
PRE-ENTITLEMENT	1515 South Van Ness	1515	South Van Ness	122	9	Rental	5/1/2024 (estimated)	3/1/2026		1). Pre-application meetings with Planning, SFDBI, SFFD, SFPUC, MOD. 2). Conceptual design set and cost estimate. 3). Commenced lot merger process.	1). Planning Application to be submitted in Spring 2023. 2). Continuance of lot merger process.	1). Ongoing refinement of conceptual plans to meet Owner's property management, maintenance and program needs. 2). Lot merger required.	n/a	n/a	n/a											
PRE-ENTITLEMENT	160 Freelon	160	Freelon	72	6	Rental	2/1/2024 (estimated)	3/1/2026		1). Continued pre-development plan review assessment with SF Planning, SFDBI, SFFD, SFPUC, MOD.	1). Planning application approval in early 2023. 2). Site Permit approval from SFDBI; following permit approval, file permit requests for Addenda Nos. 1, 2 and 3.	1). Proposed 9-story building has ground floor 2 feet elevated above sidewalk for resiliency against future flooding. SFDBI has opined that elevated ground floor will count toward building height and floor-to-floor heights will need to be reduced to maintain mid-rise classification. 2). From adjacent future park owned by the City's Department of Real Estate, 160 Freelon is seeking 20 feet no-build zone to the west and north for light and air; fire access via hammerhead off of Freelon Street and temporary fire access to Welsh Street and	202209283327	Site Permit	9/28/2022	Early 2023		In Review		SFDBI has opined that elevated ground floor will count toward building height and floor-to-floor heights will need to be reduced to maintain mid-rise classification.					Need SFPUC's determination on whether underground utility vaults on private property (future park owned by the City) will be acceptable.	
PRE-ENTITLEMENT	1939 Market	1939	Market	187	8	Rental	6/14/2024 (estimated)	5/30/2026		1). Filed site permit 11/04/22. 2). PG&E temporary power application and permanent power application. 3). Continued stakeholder and community meetings.	1). Planning application approval in early 2023. 2). Begin filing site permit addenda in February 2023 following approval of site permit.	1). Coordination of marketing with reopening of 995 and 55 Laguna waitlists. 2). Utilities, BART, and logistics challenges. 3). Financing options: desire to affirmatively market to seniors as defined as 55-years and older (not limit to 62 years)	202211045959	Site Permit	11/4/2022											
PRE-ENTITLEMENT	725 Harrison	725	Harrison	123	6	Rental	3/1/2025 (estimated)	10/1/2026		1). Part of multisite NOFA																
PRE-ENTITLEMENT	71 Boardman	71	Boardman	100	6	Rental	3/1/2025 (estimated)	10/1/2026		1). Part of multisite NOFA																
PRE-ENTITLEMENT	967 Mission	967	Mission	92	6	Rental	3/1/2025 (estimated)	10/1/2026			1). Interim use prior to new construction of multifamily housing. Parking meter removal, curb cuts for temporary (interim) use.															
PRE-ENTITLEMENT	Balboa Reservoir - Block F - Educator Housing	11	Frida Kahlo Way	151	7	Rental	8/22/2023 (estimated)	12/1/2024		1). Submitted site application on 12/21/2022. Waiting for project sponsor to respond to initial review inquiries.	1). Submission of site-specific Site Permit Application. 2). Infrastructure start anticipated 4/1/23 for August vertical start.	1). Infrastructure gap financing sources needed.	202212218827	Site Permit	12/21/2022	4/1/2023		Initial Review								

