

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



London N. Breed
Mayor

Daniel Adams
Director

March 19, 2024

To: Mayor London Breed; Board of Supervisors
From: Daniel Adams, Director
CC: Clerk of the Board of Supervisors

Re: Annual Report on Chapter 120 Loan and Grant Agreements (File #190679)

City Ordinance 202-19 delegated authority to the MOHCD Director to enter into the following agreements under Chapter 120 of the Administrative Code.

- Loans or grants that do not exceed \$10M under Homeownership, Multifamily or Acquisition Programs
- Local Operating Subsidy Program (LOSP) grants subject to annual appropriation by the Board of Supervisors
- Emergency life/safety loans exceeding \$10M subject to availability of funds and notification to the Mayor and Board of Supervisors

The Ordinance requires the Director to report annually to the Board of Supervisors with a summary of all loans and grants made under Chapter 120. Enclosed is the summary for fiscal years 2021-2022 and 2022-2023.

MOHCD is pleased to report that during this reporting period, the department closed on nearly 250 loans or grants to support 100% affordable housing projects, public housing redevelopment, and first-time homebuyers, including first responders and educators. Delegated authority enables the department to deliver funding expediently for affordable housing while maintaining long-term affordability restrictions.

MOHCD Delegated Authority Loans, Multifamily, FY21-22 & 22-23

Project Type	Project	Funded Amount	Agreement Date	Funding Sources	Repayment Mechanism	Term	Interest Rate
FY 2021-2022							
LOSP	365 Fulton - Drs. Julian and Raye Richardson Apartments	\$14,043,143	7/23/2021	General Fund	N/A - Grant	N/A	N/A
LOSP	66 9th St - Edith Witt Sr. Community	\$3,446,013	7/23/2021	General Fund	N/A - Grant	15 yrs	N/A
Preservation	369 3rd Ave	\$8,716,000	7/26/2021	PASS (2016 GO Bond); SSP (ERAF)	PASS: Amortizing; Deferred SSP: Residual Receipts	40 yrs	1.38908-5.16725%
LOSP	655 Alabama St. - Mosaica Senior	\$1,424,232	8/6/2021	General Fund	N/A - Grant	N/A	N/A
Preservation	2260-2262 Mission St.	\$4,166,000	8/10/2021	PASS (2016 GO Bond); SSP (ERAF)	PASS: Amortizing; Deferred SSP: Residual Receipts	40 yrs	1.38908-5.16725%
Predevelopment	1654 Sunnydale Ave - Sunnydale HOPE SF Master Planning	\$1,000,000	9/24/2021	LMIHAF	N/A - Grant	N/A	N/A
Predevelopment	Sunnydale Block 9	\$3,500,000	9/30/2021	2019 GO Bonds; LMIHAF; HOPE SF; General Fund	Residual Receipts	57 yrs	3.00%
Predevelopment	Balboa Reservoir - Building E	\$1,000,000	9/30/2021	CPMC	Deferred	3 yrs	3.00%
Predevelopment	Sunnydale Block 7	\$2,820,000	9/30/2021	2019 GO Bonds; LMIHAF	Residual Receipts	57 yrs	3.00%
Predevelopment	Sunnydale Infrastructure Phase 3	\$4,000,000	9/30/2021	2015 GO Bonds; LMIHAF	Deferred	55 yrs	0.00%
Relocation Costs	Bernal Dwellings	\$2,500,000	10/15/2021	HTF	Deferred	12/2/22 or conversion date	3.00%
LOSP	1346 Folsom - Folsom Dore	\$4,600,530	10/26/2021	General Fund	N/A - Grant	15 yrs	N/A
LOSP	3595 Geary Blvd - The Coronet	\$3,701,100	10/15/2021	General Fund	N/A - Grant	15 yrs	N/A
LOSP	5600 3rd Street - Armstrong Place	\$4,749,865	10/15/2021	General Fund	N/A - Grant	15 yrs	N/A
Predevelopment	240 Van Ness - Kelsey Civic Center	\$2,000,000	10/30/2021	AHF Inclusionary	Deferred	3 yrs	3.00%
Construction	Hunters View Phase 3A	\$6,192,595	11/15/2021	COP	Residual Receipts	30 yrs	0.25%
LOSP	833 Bryant - Tahanan	\$26,962,309	11/15/2021	General Fund	N/A - Grant	N/A	N/A
Construction	Hunters View Phase 2A Infrastructure	\$5,679,807	11/24/2021	HOPE SF; AHF Inclusionary	Residual Receipts	55 yrs	0.25%
Preservation	1411 Florida Street	\$2,625,000	2/10/2022	PASS (2016 GO Bond); SSP (2015 GO Bond); AHF Inclusionary; AHF Expedited Conversion)	PASS: Amortizing; Deferred SSP: Residual Receipts	458 mos	1.38908-5.16725%
Preservation	65 Woodward Street	\$3,684,418	2/16/2022	PASS (2016 GO Bond); SSP (ERAF)	PASS: Amortizing; Deferred SSP: Residual Receipts	462 mos	1.38908-5.16725%
Preservation	SFHA Scattered Sites	\$7,500,000	2/22/2022	2019 GO Bonds; HTF	Residual Receipts	3-55 yrs	3.00%
Preservation	60 28th Street	\$3,198,721	2/25/2022	PASS (2016 GO Bond); SSP (2015 GO Bond); AHF Inclusionary)	PASS: Amortizing; Deferred SSP: Residual Receipts	456 mos	1.38908-5.16725%
Preservation	654 Capp Street	\$4,038,772	3/15/2022	PASS (2016 GO Bond); SSP (LMIHAF)	PASS: Amortizing; Deferred SSP: Residual Receipts	463 mos	1.38908-5.16725%
Preservation	305 San Carlos Ave	\$6,194,250	3/30/2022	PASS (2016 GO Bond); SSP (ERAF)	PASS: Amortizing; Deferred SSP: Residual Receipts	460 mos	1.38908-5.16725%
Predevelopment	1939 Market	\$4,000,000	4/22/2022	HTF; CPMC	Deferred	3 yrs	3.00%
FY 2022-2023							
Preservation	3154-3158 Mission - El Rio	\$9,432,770	7/29/2022	PASS (2016 GO Bond); SSP (ERAF)	PASS: Amortizing; Deferred SSP: Residual Receipts	40 yrs	1.38908-5.16725%
Predevelopment	1515 South Van Ness	\$4,000,000	8/11/2022	HTF; AHF Eastern Neighborhoods - MAP	Deferred	3 yrs	3.00%
Predevelopment	88 Bluxome	\$2,000,000	8/11/2022	AHF Inclusionary	Deferred	3 yrs	3.00%
Predevelopment	772 Pacific	\$4,100,000	8/18/2022	HTF; 2019 GO Bonds; Donation	Residual Receipts	3 yrs	3.00%
Preservation	1000 Market - San Cristina	\$9,114,036	8/31/2022	CDBG; PASS (2016 GO Bond)	PASS: Amortizing; Deferred	40-55 yrs	0.95763-3.87289%
Predevelopment	160 Freelon	\$4,000,000	8/31/2022	AHF Inclusionary	Deferred	3 yrs	3.00%
Preservation	Westbrook Apartments RAD Payoff	\$770,806	9/27/2022	LMIHAF	N/A - Grant	N/A	N/A
Preservation	3280 17th Street	\$9,345,267	9/30/2022	PASS (2016 GO Bond); SSP (HTF; 2015 GO Bond)	PASS: Amortizing; Deferred SSP: Residual Receipts	462 mos	1.38908-5.16725%
Construction	2060 Folsom - Casa Adelante	\$499,999	10/6/2022	HTF	Residual Receipts	57 yrs	10.00%
Preservation	168 Sickles	\$6,145,000	10/14/2022	PASS (2016 GO Bond); SSP (2019 GO Bond); ERAF)	PASS: Amortizing; Deferred SSP: Residual Receipts	40 yrs	0.95763-3.87289%
Predevelopment	Sunnydale Phase 3 Infrastructure	\$5,975,000	12/16/2022	HTF; LMIHAF	Deferred	55 yrs	0.00%
Preservation	3661 19th Street	\$9,822,532	1/27/2023	PASS (2016 GO Bond); SSP (2019 GO Bond); ERAF)	PASS: Amortizing; Deferred SSP: Residual Receipts	40 yrs	0.95763-3.87289%
Predevelopment	Sunnydale Block 3A	\$4,727,660	2/28/2023	2015 GO Bonds; 2019 GO Bonds; HOME; LMIHAF; Donation	Residual Receipts	57 yrs	3.00%
Construction	480 Eddy - Yosemite Apartments	\$3,204,224	3/23/2023	O'Farrell Towers proceeds; CHRP (CDBG)	Residual Receipts	55 yrs	0.00%
Preservation	3225 24th St	\$3,939,941	3/24/2023	PASS (2016 GO Bond); SSP (General Fund)	PASS: Amortizing; Deferred SSP: Residual Receipts	40 yrs	0.95763-3.87289%
Preservation	1535 Jackson	\$7,485,932	3/31/2023	AHF Inclusionary; 2019 GO Bonds	Deferred	3 yrs	0.00%
Preservation	125 Mason	\$6,800,000	4/14/2023	AHF Expedited Conversion; PASS (2016 GO Bonds)	Residual Receipts; Amortizing; Deferred	Varies	0.95763-3.87289%
LOSP	681 Florida - Casa Adelante	\$9,741,949	5/19/2023	General Fund	N/A - Grant	15 yrs	N/A
Preservation	239 Clayton	\$5,698,000	6/21/2023	PASS (2016 GO Bond); SSP (AHF Inclusionary; General Fund)	PASS: Amortizing; Deferred SSP: Residual Receipts	40 yrs	1.38908-5.16725%
Preservation	1140-1142 Florida	\$3,072,441	6/22/2023	CLMH (ERAF; 2019 GO Bond)	Residual Receipts	55 yrs	3.00%
Preservation	40 Sycamore	\$3,870,000	6/23/2023	PASS (2016 GO Bond); SSP (General Fund)	PASS: Amortizing; Deferred SSP: Residual Receipts	40 yrs	0.95763-3.87289%
Construction	United Playaz - 1044 Howard Community Space	\$2,278,374	6/23/2023	SoMa Community Stabilization Fund	N/A - Grant	N/A	N/A
Preservation	Hayes Valley South RAD Conversion	\$5,241,378	6/26/2023	CPMC; Expedited Conversion; LMIHAF	Varies	Varies	Varies
Stabilization	Sunnydale HOPE SF Relocation and Rehabilitation	\$4,888,633	6/30/2023	HTF	N/A	N/A	N/A

MOHCD Delegated Authority Loans, Homeownership, FY21-22 & FY22-23							
Loan Program	Principal Amount	Funding Source	Term (Years)	Grant	Interest Rate (Shared Appreciation/Simple Interest/Forgivable)	% Share Appreciation	Closing Date
FY 2021-2022							
DALP	\$275,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	29%	6/22/2022
DALP	\$12,823	2015 GO Bond	Until Sale	No	Shared Appreciation	17%	5/27/2022
DALP	\$58,805	Housing Trust Fund	Until Sale	No	Shared Appreciation	45%	5/26/2022
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	26%	5/23/2022
DALP	\$303,000	2015 GO Bond	Until Sale	No	Shared Appreciation	20%	5/16/2022
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	29%	5/11/2022
DALP	\$375,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	31%	5/11/2022
DALP	\$211,000	2015 GO Bond	Until Sale	No	Shared Appreciation	16%	5/5/2022
DALP	\$298,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	33%	4/28/2022
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	32%	4/19/2022
DALP	\$310,000	2015 GO Bond	Until Sale	No	Shared Appreciation	26%	4/13/2022
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	42%	4/7/2022
DALP	\$259,000	2015 GO Bond	Until Sale	No	Shared Appreciation	28%	4/7/2022
DALP	\$311,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	32%	3/30/2022
DALP	\$155,000	2015 GO Bond	Until Sale	No	Shared Appreciation	13%	3/28/2022
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	35%	3/24/2022
DALP	\$220,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	27%	3/15/2022
DALP	\$158,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	22%	3/9/2022
DALP	\$202,430	2015 GO Bond	Until Sale	No	Shared Appreciation	28%	3/2/2022
DALP	\$371,250	2015 GO Bond	Until Sale	No	Shared Appreciation	45%	2/17/2022
DALP	\$246,175	2015 GO Bond	Until Sale	No	Shared Appreciation	36%	2/14/2022
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	30%	2/14/2022
DALP	\$265,000	2015 GO Bond	Until Sale	No	Shared Appreciation	35%	2/9/2022
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	30%	2/4/2022
DALP	\$375,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	41%	2/2/2022
DALP	\$157,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	28%	2/1/2022
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	33%	1/28/2022
DALP	\$182,975	Housing Trust Fund	Until Sale	No	Shared Appreciation	32%	1/25/2022
DALP	\$363,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	45%	1/21/2022
DALP	\$348,250	2015 GO Bond	Until Sale	No	Shared Appreciation	35%	1/19/2022
DALP	\$375,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	40%	1/18/2022
DALP	\$337,900	2015 GO Bond	Until Sale	No	Shared Appreciation	30%	12/29/2021
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	43%	12/23/2021
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	44%	12/20/2021
DALP	\$358,140	Housing Trust Fund	Until Sale	No	Shared Appreciation	47%	12/15/2021
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	29%	12/3/2021
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	32%	12/2/2021
DALP	\$350,000	2015 GO Bond	Until Sale	No	Shared Appreciation	29%	11/23/2021
DALP	\$365,000	2015 GO Bond	Until Sale	No	Shared Appreciation	29%	11/23/2021
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	32%	11/17/2021
DALP	\$135,000	2015 GO Bond	Until Sale	No	Shared Appreciation	12%	11/15/2021
DALP	\$273,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	39%	11/8/2021
DALP	\$375,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	31%	11/4/2021
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	39%	10/29/2021
DALP	\$217,000	2015 GO Bond	Until Sale	No	Shared Appreciation	26%	10/28/2021
DALP	\$355,000	2015 GO Bond	Until Sale	No	Shared Appreciation	42%	10/28/2021
FRDALP	\$313,250	Housing Trust Fund	Until Sale	No	Shared Appreciation	26%	6/13/2022
FRDALP	\$375,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	26%	5/17/2022
FRDALP	\$375,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	39%	12/21/2021
FRDALP	\$375,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	29%	11/23/2021
FRDALP	\$375,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	30%	10/14/2021
FRDALP	\$375,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	28%	9/16/2021
EDALP	\$285,000	2015 GO Bond	Until Sale	No	Shared Appreciation	18%	5/25/2022
EDALP	\$250,000	2015 GO Bond	Until Sale	No	Shared Appreciation	30%	1/31/2022
EDALP	\$236,500	2015 GO Bond	Until Sale	No	Shared Appreciation	28%	1/19/2022
EDALP	\$260,000	2015 GO Bond	Until Sale	No	Shared Appreciation	33%	10/21/2021
EDALP	\$93,500	2015 GO Bond	Until Sale	No	Shared Appreciation	11%	9/10/2021
DKDALP	\$228,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	40%	6/23/2022
DKDALP	\$451,750	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	44%	5/12/2022
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	6/23/2022
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	5/12/2022
CSLP	\$143,000	1996 GO Bond	Until Sale	No	Shared Appreciation	16%	6/27/2022
CSLP	\$228,000	1996 GO Bond	Until Sale	No	Shared Appreciation	31%	2/22/2022
CSLP	\$275,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	33%	1/7/2022
CSLP	\$10,000	BEGIN	Until Sale	No	Shared Appreciation	1%	9/27/2021
CSLP	\$247,200	BEGIN	Until Sale	No	Shared Appreciation	31%	9/14/2021
CSLP	\$340,000	BEGIN	Until Sale	No	Shared Appreciation	47%	7/28/2021
BMR DALP	\$5,700	1996 GO Bond	30	No	Shared Appreciation	1%	7/15/2021
BMR DALP	\$73,000	CalHome Mortgage Assistance	30	No	Shared Appreciation	20%	8/12/2021

BMR DALP	\$25,500	CalHome Mortgage Assistance	30	No	Shared Appreciation	8%	8/26/2021
BMR DALP	\$8,584	CalHome Mortgage Assistance	30	No	Shared Appreciation	2%	3/29/2022
BMR DALP	\$20,000	CalHome Mortgage Assistance	30	No	Shared Appreciation	8%	8/25/2021
BMR DALP	\$69,330	CalHome Mortgage Assistance	30	No	Shared Appreciation	18%	1/19/2022
BMR DALP	\$65,478	CalHome Mortgage Assistance	30	No	Shared Appreciation	17%	6/10/2022
TND	\$20,000	2015 GO Bond	10	Yes	Forgivable	N/A	8/31/2021
TND	\$20,000	Housing Trust Fund	10	Yes	Forgivable	N/A	4/5/2022
TND	\$20,000	2015 GO Bond	10	Yes	Forgivable	N/A	7/16/2021
TND	\$40,000	2019 GO Bond	10	Yes	Forgivable	N/A	5/25/2022
TND	\$40,000	2019 GO Bond	10	Yes	Forgivable	N/A	5/16/2022
TND	\$40,000	2019 GO Bond	10	Yes	Forgivable	N/A	3/24/2022
TND	\$40,000	2015 GO Bond	10	Yes	Forgivable	N/A	3/15/2022
TND	\$40,000	2015 GO Bond	10	Yes	Forgivable	N/A	1/31/2022
TND	\$40,000	2015 GO Bond	10	Yes	Forgivable	N/A	1/19/2022
TND	\$40,000	2015 GO Bond	10	Yes	Forgivable	N/A	12/29/2021
TND	\$40,000	2015 GO Bond	10	Yes	Forgivable	N/A	12/3/2021
TND	\$40,000	2015 GO Bond	10	Yes	Forgivable	N/A	11/15/2021
TND	\$40,000	2015 GO Bond	10	Yes	Forgivable	N/A	10/29/2021
TND	\$40,000	2015 GO Bond	10	Yes	Forgivable	N/A	10/21/2021
TND	\$40,000	2015 GO Bond	10	Yes	Forgivable	N/A	9/16/2021
TND	\$40,000	2015 GO Bond	10	Yes	Forgivable	N/A	9/10/2021
LIT	\$34,200	Legacy In Town	10	Yes	Forgivable	N/A	6/23/2022
HELP	\$58,805	Housing Trust Fund	30	No	Shared Appreciation	6%	12/1/2021
COVID-19 HELP	\$8,471	Housing Trust Fund	Until Sale	No	Simple Interest	N/A	6/16/2022
COVID-19 HELP	\$24,678	Housing Trust Fund	Until Sale	No	Simple Interest	N/A	5/9/2022
COVID-19 HELP	\$12,823	Housing Trust Fund	Until Sale	No	Simple Interest	N/A	12/9/2021
FY 2022-2023							
DALP	\$384,930	1996 GO Bond	Until Sale	No	Shared Appreciation	47%	6/2/2023
DALP	\$500,000	1996 GO Bond	Until Sale	No	Shared Appreciation	43%	4/17/2023
DALP	\$288,000	1996 GO Bond	Until Sale	No	Shared Appreciation	45%	3/27/2023
DALP	\$389,500	2015 GO Bond	Until Sale	No	Shared Appreciation	45%	3/3/2023
DALP	\$375,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	41%	2/23/2023
DALP	\$143,000	2015 GO Bond	Until Sale	No	Shared Appreciation	14%	1/30/2023
DALP	\$500,000	2015 GO Bond	Until Sale	No	Shared Appreciation	36%	1/24/2023
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	28%	1/20/2023
DALP	\$350,150	1996 GO Bond	Until Sale	No	Shared Appreciation	47%	1/3/2023
DALP	\$310,000	1996 GO Bond	Until Sale	No	Shared Appreciation	26%	12/28/2022
DALP	\$316,000	2015 GO Bond	Until Sale	No	Shared Appreciation	35%	12/21/2022
DALP	\$135,000	2015 GO Bond	Until Sale	No	Shared Appreciation	20%	12/16/2022
DALP	\$243,000	1996 GO Bond	Until Sale	No	Shared Appreciation	34%	12/6/2022
DALP	\$373,000	1996 GO Bond	Until Sale	No	Shared Appreciation	41%	11/29/2022
DALP	\$375,000	1996 GO Bond	Until Sale	No	Shared Appreciation	43%	11/21/2022
DALP	\$415,000	2015 GO Bond	Until Sale	No	Shared Appreciation	46%	11/3/2022
DALP	\$455,000	1996 GO Bond	Until Sale	No	Shared Appreciation	46%	10/25/2022
DALP	\$269,000	1996 GO Bond	Until Sale	No	Shared Appreciation	39%	10/24/2022
DALP	\$336,000	1996 GO Bond	Until Sale	No	Shared Appreciation	42%	10/12/2022
DALP	\$353,500	2015 GO Bond	Until Sale	No	Shared Appreciation	33%	9/30/2022
DALP	\$372,000	2015 GO Bond	Until Sale	No	Shared Appreciation	16%	9/28/2022
DALP	\$207,200	2015 GO Bond	Until Sale	No	Shared Appreciation	16%	9/27/2022
DALP	\$330,000	2015 GO Bond	Until Sale	No	Shared Appreciation	42%	9/9/2022
DALP	\$304,300	1996 GO Bond	Until Sale	No	Shared Appreciation	23%	8/30/2022
DALP	\$500,000	2015 GO Bond	Until Sale	No	Shared Appreciation	43%	8/15/2022
DALP	\$351,600	Housing Trust Fund	Until Sale	No	Shared Appreciation	41%	8/2/2022
DALP	\$333,000	2015 GO Bond	Until Sale	No	Shared Appreciation	38%	8/2/2022
DALP	\$317,000	2015 GO Bond	Until Sale	No	Shared Appreciation	31%	7/28/2022
DALP	\$375,000	1996 GO Bond	Until Sale	No	Shared Appreciation	44%	7/27/2022
DALP	\$375,000	2015 GO Bond	Until Sale	No	Shared Appreciation	31%	7/27/2022
FRDALP	\$500,000	Housing Trust Fund	Until Sale	No	Shared Appreciation	38%	11/30/2022
DKDALP	\$483,561	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	44%	6/23/2023
DKDALP	\$298,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	26%	6/9/2023
DKDALP	\$300,610	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	47%	6/8/2023
DKDALP	\$470,400	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	47%	4/26/2023
DKDALP	\$385,685	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	47%	4/24/2023
DKDALP	\$428,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	48%	4/21/2023
DKDALP	\$255,400	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	43%	4/18/2023
DKDALP	\$441,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	44%	4/10/2023
DKDALP	\$245,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	45%	1/31/2023
DKDALP	\$500,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	44%	1/6/2023
DKDALP	\$264,350	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	35%	12/20/2022
DKDALP	\$415,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	42%	12/20/2022
DKDALP	\$357,750	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	46%	12/16/2022
DKDALP	\$355,100	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	42%	12/8/2022
DKDALP	\$434,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	33%	12/5/2022
DKDALP	\$492,250	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	35%	11/23/2022
DKDALP	\$435,700	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	41%	11/18/2022
DKDALP	\$388,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	45%	11/9/2022
DKDALP	\$470,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	38%	11/1/2022
DKDALP	\$438,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	43%	10/20/2022
DKDALP	\$222,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	28%	10/11/2022

DKDALP	\$497,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	45%	10/7/2022
DKDALP	\$500,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	45%	10/6/2022
DKDALP	\$365,800	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	43%	9/13/2022
DKDALP	\$347,500	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	46%	9/7/2022
DKDALP	\$372,800	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	48%	8/4/2022
DKDALP	\$500,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	43%	7/28/2022
DKDALP	\$431,000	General Fund-Dream Keeper	Until Sale	No	Shared Appreciation	44%	7/14/2022
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$45,100
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$45,086
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$45,085
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$45,042
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$45,040
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$45,037
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$45,034
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$45,026
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,957
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,932
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,915
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,915
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,911
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,903
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,900
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,888
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,883
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,874
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,866
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,854
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,845
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,841
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,840
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,817
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,811
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,777
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,770
WBG	\$30,000	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	\$44,756
LIT	\$34,200	Legacy In Town	10	Yes	Forgivable	N/A	\$44,874
LIT	\$34,200	Legacy In Town	10	Yes	Forgivable	N/A	\$44,817
LIT	\$34,200	Legacy In Town	10	Yes	Forgivable	N/A	\$44,770
LIT	\$34,200	Legacy In Town	10	Yes	Forgivable	N/A	\$44,756
CSLP	\$247,000	BEGIN	Until Sale	No	Shared Appreciation	27%	12/28/2022
CSLP	\$368,000	City Second	Until Sale	No	Shared Appreciation	35%	8/31/2022
CSLP	\$322,000	BEGIN	Until Sale	No	Shared Appreciation	40%	8/11/2022
BMR DALP	\$33,000	CalHome Mortgage Assistance	30	No	Shared Appreciation	7%	7/12/2022
BMR DALP	\$57,500	CalHome Mortgage Assistance	30	No	Shared Appreciation	15%	8/30/2022
BMR DALP	\$64,750	Condo Conversion	30	No	Shared Appreciation	15%	10/25/2022
BMR DALP	\$15,000	CalHome Mortgage Assistance	30	No	Shared Appreciation	4%	12/6/2022
BMR DALP	\$85,000	CalHome Mortgage Assistance	30	No	Shared Appreciation	17%	2/7/2023
BMR DALP	\$84,084	CalHome Mortgage Assistance	30	No	Shared Appreciation	20%	4/11/2023
BMR DALP	\$67,000	CalHome Mortgage Assistance	30	No	Shared Appreciation	17%	5/30/2023
BMR DALP	\$48,690	CalHome Mortgage Assistance	30	No	Shared Appreciation	9%	6/23/2023
HELP	\$6,229	Housing Trust Fund	30	No	Shared Appreciation	1%	11/28/2022
SHRP	\$19,440	General Fund-Dream Keeper	3	Yes	Forgivable	N/A	6/2/2023
TND	\$20,000	Housing Trust Fund	10	Yes	Forgivable	N/A	5/1/2023
TND	\$40,000	2019 GO Bond	10	Yes	Forgivable	N/A	6/9/2023
TND	\$40,000	Housing Trust Fund	10	Yes	Forgivable	N/A	4/17/2023
TND	\$40,000	Housing Trust Fund	10	Yes	Forgivable	N/A	12/8/2022
TND	\$40,000	Housing Trust Fund	10	Yes	Forgivable	N/A	9/28/2022
TND	\$40,000	2019 GO Bond	10	Yes	Forgivable	N/A	9/27/2022
TND	\$40,000	2019 GO Bond	10	Yes	Forgivable	N/A	8/11/2022
TND	\$40,000	2019 GO Bond	10	Yes	Forgivable	N/A	7/27/2022

MOHCD Loans under Delegated Authority - Definitions Key - FY2021-22 & 2022-23

Multifamily			
Abbreviation	Program Name	Ordinance # / Code §	Primary Purpose / Funding Restrictions
AHF	Affordable Housing Fund	Admin Code § 10.100-49	Category eight fund (means funds are automatically appropriated for expenditures consistent with the purpose and use of the fund, with such expenditures to be authorized by the director of the recipient department) to receive fee revenue dedicated to affordable housing and other contributions. Sources referenced in this report include the Inclusionary Affordable Housing Program ("Inclusionary", Planning Code § 415), the Expedited Condominium Conversion Program ("Expedited Conversion", Subdivision Code § 1396.4), and the Eastern Neighborhoods Community Improvements Fund as it pertains to the Mission Area Plan ("Eastern Neighborhoods - MAP", Planning Code § 423.5(c)(2)(A).
CHRP (CDBG)	Community Housing Rehabilitation Program (Community Development Block Grant)	N/A	Unique to 480 Eddy - Yosemite Apartments. The now-defunct program was the funding source for the original deferred payment loans made in 1983 and 1989 using federal CDBG funds; it is listed as a funding source for this project as the existing loan was amended and restated to consolidate with an additional loan and then extended for an additional 55 years with a new interest rate of 0%. CDBG (Community Development Block Grant) funds are Federal funds that provide assistance to community for uses such as affordable housing, job creation and retention of businesses, etc. Allowable uses for housing include rehabilitation of existing affordable housing and site acquisition.
CLMH	Cooperative Living Opportunities for Mental Health	Admin Code § 117.1-4	Long-term loans to and contracts with nonprofit organizations to acquire, retain, and operate an economical and stable stock of multi-family buildings and/or single-family homes to create cooperative living opportunities for people with chronic mental illness and/or substance abuse disorders.
COP	Certificates of Participation	Admin Code § 10.62	COPs may be executed and delivered by the City in connection with the financing of capital projects payable and secured by the City's General Fund.
CPMC	California Pacific Medical Center Fund	Ord. #138-13	Funds generated from the City's development agreement with the California Pacific Medical Center are used for residential hotel unit replacement, residential unit replacement and affordable housing funding for acquisition, construction, or rehabilitation of affordable units.
ERAF	Educational Revenue Augmentation Fund	Admin Code § 10.100-11	ERAF funds land acquisition and production of new 100% affordable housing projects and acquisition and preservation of existing housing to make that housing permanently affordable. MOHCD is authorized to provide ERAF funds under this legislation to borrowers (i.e. nonprofit developers) for the development of affordable housing.
GO Bond	General Obligation Bond	Varies	General Obligations Bonds are approved by the voters. Specific allowable amounts and uses are identified in both the Proposition from the election and the Bond Report issued prior to the election. GO Bonds have restrictions on uses, including and especially tenant improvements.
HTF	Housing Trust Fund	Charter § 16.110	HTF supports "The creation, acquisition, and rehabilitation of rental and ownership housing affordable to Households earning up to 120% of the Area Median Income"
LMIHAF	Low- and Moderate-Income Housing Asset Fund	CA Health and Safety Code § 34176	LMIHAF is generated by assets transferred from former Redevelopment Agency or OCII to MOHCD pursuant to the 2012 Dissolution Law. Legislation allows funds to be used for new construction, acquisition, and rehabilitation. Due to allowable AMI calculation, funds are targeted to Public Housing or PSH. Funds can only apply to households earning 80% or less of AMI, with significant amounts required to be committed to 30% AMI or below.
LOSP	Local Operating Subsidy Program	N/A	The operating subsidy leverages capital financing by integrating homeless units into Low Income Housing Tax Credit projects by providing funds to eliminate operating deficits. The availability of LOSP for specific homeless populations in a City-funded housing development is identified in the initial Notice of Funding Availability (NOFA) or Request for Proposals (RFP) issued by MOHCD or OCII in collaboration with HSH to signal the availability of City capital funding for the development of new supportive housing units.

PASS	Preservation and Seismic Safety Program	Admin Code § 66.1-17	On November 3, 1992, the City’s voters approved Proposition A, a ballot measure authorizing the issuance of up to \$350 million of general obligation bonds to establish a Seismic Safety Loan Program (“SSLP”) to provide loans for the seismic strengthening of unreinforced masonry buildings (“Proposition A”); as of 2016, less than \$100 million of such issuance authority had been utilized. On November 8, 2016, voters approved Proposition C, a ballot measure expanding the permitted uses for which SSLP funds could be loaned (“Proposition C”). Among other changes, Proposition C authorized loans to “finance the costs to acquire, improve, and rehabilitate and to convert at-risk multi-unit residential buildings to permanent affordable housing.”
SSP	Small Sites Program	Admin Code § 415.5(f)(2)	The Small Sites Program (“SSP” or the “Program”) is an acquisition and preservation loan program for multi-family rental buildings of 5 to 25 units in San Francisco. The SSP Guidelines describe project eligibility and selection criteria and the City’s financing terms required for SSP projects. MOHCD uses the Guidelines to evaluate funding requests, which are presented to the Citywide Affordable Housing Loan Committee for consideration.
Multifamily			
Abbreviation	Program Name	Ordinance # / Code §	Primary Purpose / Funding Restrictions
BMR DALP	Below Market Rate Downpayment Assistance Loan Program	MOHCD DALP Manual	Providing down payment assistance, in the form of a deferred payment loan, to qualified first time homebuyer households to purchase a home at below market price as principal residence in San Francisco.
COVID-19 HELP	COVID-19 Homeowner Emergency Loan Program	MOHCD HELP Manual	Providing a deferred payment loan to qualified San Francisco homeowners who are struggling to make housing payments due to financial hardship caused by COVID-19.
CSLP	City Second Loan Program	MOHCD DALP Manual	Providing down payment assistance, in the form of a deferred payment loan, to qualified first time homebuyer households to a certain market-rate principal residence in San Francisco through the city's right of first refusal.
DALP	Downpayment Assistance Loan Program	Charter § 16.110(d)(2)	Providing down payment assistance, in the form of a deferred payment loan, to qualified first time homebuyer households to purchase a market-rate principal residence in San Francisco.
DKDALP	Dream Keeper Downpayment Assistance Loan Program	MOHCD DALP Manual	Providing down payment assistance, in the form of a deferred payment loan, to qualified first time homebuyer households to purchase a market-rate principal residence in San Francisco.
FRDALP	First Responders Downpayment Assistance Loan Program	Charter § 16.110(d)(2)	Providing down payment assistance, in the form of a deferred payment loan, to qualified first time homebuyer households to purchase a market-rate principal residence in San Francisco.
HELP	Homeowner Emergency Loan Program (formerly MALP)	Charter § 16.110(d)(3)	Providing a deferred payment loan to qualified San Francisco homeowners in need of a one-time emergency financial assistance due to an unforeseen financial hardship.
LIT	Legacy In Town	MOHCD DALP Manual	Providing down payment assistance, in the form of a forgivable loan, to low- and moderate-income first time homebuyer households in the District 10 neighborhood of Bayview Hunters Point, to purchase a principal residence in San Francisco.
TND	Teacher Next Door (formerly EDALP)	MOHCD DALP Manual	Providing down payment assistance, in the form of a forgivable grant, to qualified first time homebuyer households to a market-rate or below-market-rate principal residence in San Francisco through the city's right of first refusal.
WBG	Weath Building Grant	MOHCD DALP Manual	Providing financial assistance, in the form of forgivable grants, to qualified first time homebuyer households to purchase a market-rate principal residence under the DK-DALP Program.