

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



**London N. Breed**  
Mayor

**Dan Adams**  
Director

February 15, 2024

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

From: Dan Adams, Director, MOHCD

CC: Clerk of the Board of Supervisors

Re: **CY 2023 - Q4 Report 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 (File 180547) and as part of OEWD's Executive Directive 17-02, covering the fourth quarter of Calendar Year (CY) 2023, the period from October 1, 2023, through December 31, 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 include 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 January 1, 2024—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.

Highlights from Q4 of CY 2023 include the completion and full lease-up of the 105-unit Maceo May project on Treasure Island, the completion of 130 units at Kapuso at the Upper Yard in District 11,

and the completion of 203 units at 921 Howard Street in District 6. Additionally, the Board of Supervisors approved financing for three rehabilitation projects consisting of 75 total units — Larkin Pine Senior Housing, 3975 24th Street, and the San Cristina at 1000 Market.

This report refines and updates fields 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. MOHCD has 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.

As referenced in Administrative Code Section 109.3, this report is required 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,



Dan Adams  
Director, Mayor's Office of Housing and Community Development  
San Francisco Mayor London N. Breed

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

**1) Financing Updates**

Q4 CY 2023

October 1 - December 31, 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	Per-Unit Subsidy Amt.	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 / IN FULLY LEASED	Treasure Island C3.2 - Maceo May	401	Avenue of the Palms	104	6	Final Gap	39,238,000	377,288	Dec. 2022	17,693,000	170,125	Jan. 2020	6,562,000	N/A	Dec. 2019					N/A	VHHP (2018)	10,000,000			27,525,002	Committed	1/30/2023	
COMPLETE / IN LEASE-UP	Balboa Park - Upper Yard and BART Plaza	2340	San Jose Avenue	130	11	Preliminary Gap	23,151,666	178,090	Jan. 2019 (amended Mar. 2021)	4,300,000	N/A	Mar. 2017 (amended June 2019)								N/A	AHSC (2020/Rd. 5)	20,000,000			44,532,832	Committed	5/25/2023	
COMPLETE / IN LEASE-UP	921 Howard Street	921	Howard	203	6	Final Gap	39,148,960	192,852	Mar. 2021	25,383,290	125,041	Sep. 2020	5,000,000	N/A	Apr. 2020					N/A	CalHFA MIP (2020)	10,050,000			62,449,988	Committed	6/1/2023	
CONSTRUCTION	4840 Mission	4840	Mission	137	11	Preliminary Gap	34,728,757	253,495	May 2023	28,751,450	209,865	May 2021	6,000,000	N/A	Apr. 2017					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	13,950,000	193,750	May 2022	2,500,000	N/A	Nov. 2019								N/A	MHP (2020-21/Rd. 3)	15,395,000	Accelerator (2022)	22,695,963	None Received	N/A	12/15/2023	
CONSTRUCTION	Treasure Island C3.1	78	Johnson (new address)/ 6th Street at Avenue C (old)	138	6	Preliminary Gap	33,452,317	242,408	May 2021	4,500,000	N/A	Feb. 2019								N/A	AHSC (2019/Rd. 4)	13,753,000	Accelerator (2022)	55,601,514	None Received	N/A	6/1/2024	
CONSTRUCTION	600 7th (801 Brannan)	600	7th St	221	6	Preliminary Gap	84,277,411	381,346	July 2022	3,500,000	N/A	Mar. 2020								N/A	Other	5,000,000	NPLH	17,500,000	51,575,000	Committed	6/1/2024	
CONSTRUCTION	4200 Geary Street	4200	Geary	98	1	Preliminary Gap	20,537,592	209,567	Mar. 2023	3,474,613	N/A	Apr. 2021								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	48,200,000	357,037	Aug. 2022	3,000,000	N/A	Dec. 2019								N/A					24,747,525	Committed	8/1/2024	
CONSTRUCTION	Potrero Block B	1801	25th Street	157	10	Final Gap	17,680,000	112,611	July 2022	13,557,404	86,353	Jan. 2021	2,206,907	N/A	Mar. 2017					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	23,536,029	210,143	Mar. 2023	2,000,000	N/A	Oct. 2021								N/A	AHSC (2022/Rd. 6)	20,000,000	Accelerator (2022)	37,334,401	None Received	N/A	11/1/2024	

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

**1) Financing Updates**

Q4 CY 2023

October 1 - December 31, 2023

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						Most Recent Loan Committee Approval	Amount	Per-Unit Subsidy Amt.	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
CONSTRUCTION	Sunnydale - Block 3A	1545	Sunnydale Ave	80	10	Final Gap	26,397,647	329,971	May 2023	26,044,937	325,562	June 2022	6,577,660	N/A	June 2019					N/A	AHSC (2022/Rd. 6)	10,850,000			43,761,006	Committed	12/5/2024	
CONSTRUCTION	78 Haight - Central Freeway Parcel U	72-78	Haight Street	63	5	Preliminary Gap	26,746,467	424,547	Apr. 2022	2,600,250	N/A	Jan. 2020								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	31,506,016	350,067	Feb. 2023	22,522,464	250,250	Mar. 2022	1,850,000	N/A	June 2019					N/A	Accelerator (2022)	47,814,455	IIG (2019)	6,500,000	None Received	N/A	6/1/2025	
CONSTRUCTION	Hunters View Blocks 14 & 17	1151	Fairfax	118	10	Final Gap	49,200,000	416,949	April 2023	25,000,000	211,864	Jan. 2021	9,455,027	N/A	Nov. 2016 (amended Oct. 2017)					N/A					61,999,922	Committed	6/1/2025	
CONSTRUCTION	730 Stanyan	730	Stanyan	160	5	Preliminary Gap	69,528,927	434,556	May 2023	4,500,000	N/A	Dec. 2020								N/A					81,104,569	Committed	9/1/2025	HCD MHP and IIG from 2022 SuperNOFA was NOT awarded. TCAC and CDLAC actually awarded in 2022. BOS approved gap funding for construction to begin in June 2023.
PREDEVELOPMENT	1515 South Van Ness	1515	South Van Ness	168	9	Preliminary Gap	44,360,000	264,048	July 2023	4,000,000	N/A	June 2022				MHP/IIG	37,930,397								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).
PREDEVELOPMENT	2530 18th Street - Homeless Prenatal Program	2530	18th	73	9	Acquisition Payoff, Predevelopment and Preliminary Gap	16,000,000	219,178	June 2022	9,846,900	N/A	August 2023				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
PREDEVELOPMENT	1939 Market	1939	Market	187	8	Preliminary Gap	52,360,000	280,000	July 2023	4,000,000	N/A	Apr. 2022				MHP/IIG	39,987,076								N/A	Application Pending Submission	6/1/2026	If awarded MHP/IIG in 2023, Sponsor will submit a 4% TC+Bonds application in 2024
PREDEVELOPMENT	2550 Irving	2550	Irving	177	4	Acquisition Payoff, Predevelopment and Preliminary Gap	16,759,885	94,689	June 2022	14,277,516	80,664	April 2021								MHP (2022 SuperNOFA)	29,363,536	IIG (2022 SuperNOFA)	6,999,486	N/A	Application Pending Submission	12/1/2025	Project intends to apply for CDLAC / TCAC in Round 3 2023 and start construction in Summer 2024	
PREDEVELOPMENT	160 Freelon	160	Freelon	85	6	Predevelopment and Preliminary Gap	22,577,951	265,623	Mar. 2023	4,000,000	N/A	Aug. 2022				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.
PREDEVELOPMENT	Balboa Reservoir - Building E		Lee Avenue	126	7	Predevelopment and Preliminary Gap	13,594,128	107,890	July 2022	1,000,000		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.	

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

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Q4 CY 2023

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						Most Recent Loan Committee Approval	Amount	Per-Unit Subsidy Amt.	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		
PREDEVELOPMENT	750 Golden Gate	750	Golden Gate	171	2	Preliminary Gap	20,000,000	116,959									LGMG	10,000,000				Pending			IIG	8,091,600	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.
PREDEVELOPMENT	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 for and was awarded HCD AHSC funding. \$26m in IIG funding is for infrastructure costs for all of phase 1 which include Building E.A. & F.
PREDEVELOPMENT	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	
PREDEVELOPMENT	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	
PREDEVELOPMENT	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	
PREDEVELOPMENT	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	
PREDEVELOPMENT	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.	
PREDEVELOPMENT	1234 Great Highway	1234	Great Highway	216	4	Predevelopment and Acquisition	24,000,000		Nov. 2023																					Project was selected in 2023 Site Acquisition and and Predevelopment Financing for New Affordable Rental Housing NOFA (\$66.5M total awarded across 5 projects).
PREDEVELOPMENT	650 Divisadero	650	Divisadero	95	5	Predevelopment and Acquisition	15,000,000		Nov. 2023																					Project was selected in 2023 Site Acquisition and and Predevelopment Financing for New Affordable Rental Housing NOFA (\$66.5M total awarded across 5 projects).
PREDEVELOPMENT	250 Laguna Honda	250	Laguna Honda	115	7	Predevelopment and Acquisition	8,000,000		Nov. 2023																					Project was selected in 2023 Site Acquisition and and Predevelopment Financing for New Affordable Rental Housing NOFA (\$66.5M total awarded across 5 projects).
PREDEVELOPMENT	3300 Mission	3300	Mission	35	9	Predevelopment and Acquisition	6,500,000		Aug. 2023																					Project was selected in 2023 Site Acquisition and and Predevelopment Financing for New Affordable Rental Housing NOFA (\$66.5M total awarded across 5 projects).

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**1) Financing Updates**

Q4 CY 2023

October 1 - December 31, 2023

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						Most Recent Loan Committee Approval	Amount	Per-Unit Subsidy Amt.	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					
PREDEVELOPMENT	249 Pennsylvania	249	Pennsylvania	120	10	Predevelopment and Acquisition	13,000,000		Nov. 2023																								Project was selected in 2023 Site Acquisition and and Predevelopment Financing for New Affordable Rental Housing NOFA (\$66.5M total awarded across 5 projects).
PREDEVELOPMENT	Treasure Island IC4.3		TBD	100	6	Predevelopment	4,500,000		Nov. 2023																						5/1/2028	MOHCD loan committee approved predevelopment financing.	
PREDEVELOPMENT	2205 Mission	2205	Mission	86	3	N/A																									6/1/2026	Project was selected in the 2023 Acquisition, Predevelopment, and Construction Financing for New Affordable Educator Housing NOFA (\$32 million total for 2 projects). Intended for Loan Committee approval in early 2024.	
PREDEVELOPMENT	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.		
PREDEVELOPMENT	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.		
PREDEVELOPMENT	Balboa Reservoir - Building B		Lee Avenue	90	7	N/A																									Building B is part of the phase 2 development at Balboa Reservoir.		
PREDEVELOPMENT	967 Mission	967	Mission	95	6	N/A																									Sponsor hopes to submit a Prelim Planning Application in June/July 2023.		
REHABILITATION	Larkin Pine Senior Housing	1303	Larkin	63	3	Rehabilitation	2,494,853		Nov. 2023																							Project was selected in the 2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA (\$20M total across 8 sites).	
REHABILITATION	3975 24th Street	3975	24th Street	5	8	Acquisition and Rehabilitation	3,055,000		Dec. 2023																								
REHABILITATION	San Cristina	1000	Market	5	58	Rehabilitation Gap	1,993,694		Dec. 2023																								
OTHER	375 Laguna Honda	375	Laguna Honda	263	7	Predevelopment	3,000,000																									Project is currently on hold due to ongoing efforts of DPH to recertify Laguna Honda Hospital with CMS	

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**1) Financing Updates**

Q4 CY 2023

October 1 - December 31, 2023

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						Most Recent Loan Committee Approval	Amount	Per-Unit Subsidy Amt.	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	
OTHER	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.
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	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.

**TOTAL UNITS** 6061  
 Under Construction 1581  
 Complete / Leasing up 437  
 Predevelopment 2756  
 Other - Feasibility phase 205  
 Other - Land Dedication Pending 223

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q4 CY 2023

October 1 - December 31, 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 / 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)	CFC issued 10/17/2023.	No further permitting milestones.		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	All addenda issued	TCO expected 1/16/2023	- SIP completion & closeout - need to replace light pole and move existing utilities to reach CFC. - Air quality close out with DPH	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		11/15/23	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"		ADD 7: Emergency Responder Radio Coverage	12/27/2022			2/2/23	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			
	"	"	"	"	"	"	"	"	"	"	"	"		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						



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

**2) Permitting Updates**

Q4 CY 2023

October 1 - December 31, 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	
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							
CONSTRUCTION	Shirley Chisholm Village - Educator Housing	1360	43rd Avenue	135	4	Rental	8/24/2022 (actual)	8/1/2024		Building water tight and wall close up in progress.	Finish installation, exterior being removed. Starting PG&E and water trenching. Issue all addenda	Potential significant delays for PG&E to provide permanent power & water infrastructure invoicing issues.		201012099009	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	1/15/23		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		10/4/23	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 13: ERRCS	7/7/2023			8/14/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	Revision to ADD 1 & 2: Found, ARCH/MEP/SGN	2/27/2023			3/29/2023	Issued							
CONSTRUCTION	Potrero Block B	1801	25th St	157	9	Rental	8/22/2022	4/30/2025		All addenda approved. Wood framing started on buildings A & B. School fees paid for	Completing concrete scope. Starting exterior installation	Still have significant construction delays from foundation issues and initial permitting.		202006108345	Site Permit	6/10/2020		9/29/2021	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Arch/Civil/Landscape /MEP	11/16/2021			3/14/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Fire Protection	2/3/2023			5/17/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Fire Alarm/Two-Way Comms. Sys.	7/11/2023			11/28/23	Issued			9/15/23: REV1 rechecked and emailed applicant for approved AMEP reference set				
	"	"	"	"	"	"	"	"	"	"	"	"	"	Site Permit: Commercial Space Only	2/24/2022				Approved but not issued		8/30/23: Need Green Halo Completed. Ready to issue					
CONSTRUCTION	The Kelsey	240	Van Ness	112	6	Rental	4/20/2023 (actual)	12/22/2024		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 (PG&E / 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								

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q4 CY 2023

October 1 - December 31, 2023

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	"	"	"	"	"	"	"	"	"	"	"	"	"	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				PY: 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			Comments issued				12/26/23: Issued comments		
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Fire Alarm	11/2/23	1/15/24			Comments issued				11/2/23: Issued comments		
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Emergency Responder Radio Coverage System	11/20/23			1/9/24	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	"	Exterior Building Maintenance	9/26/23				Comments issued			1/17/24: In BLDG court to review	1/17/24: In SFFD court to review		
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						
	"	"	"	"	"	"	"	"	"	"	"	"	"	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			Comments issued				issued comments 1/10/24		
	"	"	"	"	"	"	"	"	"	"	"	"	"	Fire Alarm	10/19/23	12/11/2023			Comments issued				issued comments 11/17/23		
	"	"	"	"	"	"	"	"	"	"	"	"	"	EMERGENCY RESPONDER RADIO COVERAGE SYSTEM	10/19/23	12/11/2023		1/11/24	Issued						
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		Comments issued				PUC issued comments 12/19/23	6/26/23: Issued Comments	

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q4 CY 2023

October 1 - December 31, 2023

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	"	"	"	"	"	"	"	"	"	"	"	"	"	Fire Sprinkler (Design Build)	12/11/23	2/15/24	2/28/24		Comments issued			Comments issued 12/28/23			6/26/23: Issued Comments	
	"	"	"	"	"	"	"	"	"	"	"	"	"	Shear Wall Tie Down System	12/27/23	2/15/24	2/28/24		Comments issued		Comments issued 1/9/24				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		MECH-E issued comments 12/12/23		Issued comments 12/18/23	7/7/23: Issued comments		
	"	"	"	"	"	"	"	"	"	"	"	"	"	Fire Sprinkler (Design Build)	12/21/23	2/15/24	3/1/24		Comments Issued			Issued comments 1/8/24				
	"	"	"	"	"	"	"	"	"	"	"	"	"	Shear Wall Tie Down System	1/5/24	3/15/24	4/1/24		In Review - DPH issues need to be addressed.		Need BLDG review				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 8: 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)		Project on hold due to funding availability. Site permit ready to issue, needs Contractor paperwork		8/23/23: Ready to issue but pending authorized agent and green halo forms					
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/JIG funding, awards announced in Dec 2023.	Coordination of marketing with reopening of 995 and SS 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	Dec-25	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 DTSC re: any additional testing scope for the site, not neighboring sites.	202205053630	Site Permit	5/5/2022		9/14/2023	Issued								

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q4 CY 2023

October 1 - December 31, 2023

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	"	"	"	"	"	"	"	"	"	"	"	"	"	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 IG/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 Pilipinas 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 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. SCP on hold due to additional infrastructure requests being made and lack of financial support for added infrastructure.	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 LHTC/CLAC. \$26m in IG 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.					
PRE-DEVELOPMENT	967 Mission	967	Mission	92	6	Rental	3/1/2025 (estimated)	10/1/2026		Team submitted site permit 2 months early. Completing entitlements in parallel w/ site permit. Prj approved for parallel processing	Next milestone will be submission of perm power applications. receive first round of comments and respond. Receive approval from everyone by 4/24	Risk of added cost and design issues at Minna due to SFFD requests. TBD	202309227225	Site Permit	9/22/23	5/1/24	7/1/24		In review	12/13/23: Project is eligible for parallel processing request for Planning on 12/13/23. Please route permit to next routing step with a route back to Planning prior to permit issuance. N. Foster.	BDG issued comments 1/4/24	SFFD issued comments 12/21/23, but needs SFFD 2nd round of review? See DBI website	Approved-Stipulated	Approved	na	
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	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). CDC 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																

