Mayor's Office of Housing and Community Development

City and County of San Francisco



London N. BreedMayor

Dan Adams
Director

May 30, 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 2024 – Q1 Report 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 (File 180547) and as part of OEWD's Executive Directive 17-02, covering the first quarter of Calendar Year (CY) 2024, the period from January 1, 2024, through March 31, 2024.

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 April 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 Q1 of 2024 include the completion and full lease-up of the 130-unit project at Kapuso at the Upper Yard in District 11, and the resuming of construction of 63 units at 78 Haight.

Additionally, four projects successfully secured a total of nearly \$103 million in State financing last year, which is reflected in this report: \$33 million for Balboa Reservoir – Building A and \$22 million for 850 Turk through the Affordable Housing and Sustainable Communities program; \$37.9 million for 1515 South Van Ness through the Multifamily Housing Program; and \$10 million for 750 Golden Gate Avenue through the Excess Sites Local Government Matching Grants Program.

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.

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

Q1 CY 2024

			Project	Information								MOHCD Fu	nding						HCD or State	Funding Appl	ied For in 2024		HCD or St	ate Program F	unding Awarde	ed To Date	TCAC/CDL	AC Funding	Target or	
Status	Na		Street Number	Street	# Units	Sup. Dist.	Procurement Source	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 Am	LC Approval Date	Туре	Amount Applied For	Туре	Amount Applied For	Status	Туре	Amount Awarded	Туре	Amount Awarded	Amount	Status	Actual TCO Awarded	Summary / Causes of Delay
COMPLETE / LEASED UP		the Upper ard	2340 S	an Jose Avenue	e 130	11	2018 RFQ	Final Gap	23,151,666	178,090	Jan. 2019 (amended Mar. 2021)	4,300,000	N/A	Mar. 2017 (amended June 2019)									AHSC (2020/Rd. 5)	20,000,000			44,532,832	Committed	5/25/2023 (actual)	
COMPLETE / IN LEASE-UP	921 Howa	ard Street	921	Howard	203	6	2007 Family NOFA	Final Gap	39,148,960	192,852	Mar. 2021	25,383,290	125,041	Sep. 2020	5,000,000	N/A	Apr. 2020						CalHFA MIP (2020)	10,050,000			62,449,988	Committed	5/15/2023 (actual)	
COMPLETE / IN LEASE-UP	4840 N	Mission	4840	Mission	137	11	2016 GO Bond NOFA	Additional Gap	34,728,757	253,495	May 2023	28,751,450	209,865	May 2021	6,000,000	N/A	Apr. 2017										50,416,989	Committed	2/16/2024 (actual)	
CONSTRUCTION		t - Central Parcel U	72-78	Haight Street	63	5	2017 RFP	Additional Gap	30,525,994	484,540	Jan 2024	26,746,467	424,547	Apr. 2022	2,600,250	N/A	Jan. 2020										27,047,994	Committed	12/1/2025	
CONSTRUCTION	Sunnydale	e - Block 3A	1545	Sunnydale Ave	80	10	Development Agreement	Final Gap	26,397,647	329,971	May 2023	26,044,937	325,562	June 2022	6,577,660	N/A	June 2019						AHSC (2022/Rd. 6)	10,850,000			43,761,006	Committed	12/5/2024	
CONSTRUCTION	730 St	tanyan	730	Stanyan	160	5	2019 RFQ	Final Gap	69,528,927	434,556	May 2023	4,500,000	N/A	Dec. 2020													81,104,569	Committed	9/1/2025	HCD MHP and IIIG from 2022 SuperNOFA was NOT awarded. TCAC and CDLAC actually awarded in 2022. BOS approved gap funding for construction to begin in June 2023.
CONSTRUCTION		iew Blocks & 17	1151	Fairfax	118		Development Agreement	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)										61,999,922	Committed	6/1/2025	
CONSTRUCTION	4200 Gea	ary Street	4200	Geary	98	1	2019 GO Bond NOFA	Final Gap	25,022,715	255,334	Dec 2023	3,474,613	N/A	Apr. 2021									MHP (2022/Rd. 4)	20,000,000	Accelerator (2022)	32,284,809	None Received	N/A	6/1/2024	
CONSTRUCTION	The k	Kelsey	240	Van Ness	112	6	2017 RED C40 Reinventing Cities Competition	Final Gap	23,684,459	211,468	Mar. 2023	2,000,000	N/A	Oct. 2021									AHSC (2022/Rd. 6)	20,000,000	Accelerator (2022)	37,334,401	None Received	N/A	11/1/2024	
CONSTRUCTION	Sunnydale	e - Block 3B	1555	Sunnydale Ave	90	10	Development Agreement	Final Gap	31,506,016	350,067	Feb. 2023	22,522,464	250,250	Mar. 2022	1,850,000	N/A	June 2019						Accelerator (2022)	47,814,455	IIG (2019)	6,500,000	None Received	N/A	6/1/2025	
CONSTRUCTION	Village -	Chisholm Educator Ising	1360	43rd Avenue	135	4	2018 RFP	Final Gap	48,200,000	357,037	Aug. 2022	3,000,000	N/A	Dec. 2019													24,747,525	Committed	8/1/2024	

1) Financing Updates Q1 CY 2024

		Project	Information								MOHCD Fu	nding						HCD or State	Funding Appl	ied For in 2024		HCD or St	ate Program F	unding Award	ed To Date	TCAC/CDL	AC Funding	Target or	
Status	Name	Street Number	Street	# Units	Sup. Dist.	Procurement Source	Most Recent Loan Committee	Amount	Per-Unit Subsidy Amt	LC Approval Date	Amount	Per-Unit Subsidy Amt.	LC Approval Date	Amount	Per-Unit Subsidy Amt.	LC Approval Date	Туре	Amount Applied For	Туре	Amount Applied For	Status	Туре	Amount Awarded	Туре	Amount Awarded	Amount	Status	Actual TCO Awarded	Summary / Causes of Delay
CONSTRUCTION	600 7th (801 Brannan)	600	7th St	221	6	2019 RFQ	Final Gap	84,277,411	381,346	April 2022	3,500,000	N/A	Mar. 2020									Other	5,000,000	NPLH	17,500,000	51,575,000	Committed	6/1/2024	
CONSTRUCTION	Potrero Block B	1801	25th Street	157	10	Development Agreement	Final Gap	17,680,000	112,611	July 2022	13,557,404	86,353	Jan. 2021	2,206,907	N/A	Mar. 2017						Accelerator (2022)	94,836,486	AHSC (2020/Rd. 5) and IIG	31,699,000	None Received	N/A		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	180 Jones	180	Jones Street	72	6	2019 RFQ	Final Gap	13,950,000	193,750	March 2022	2,500,000	N/A	Nov. 2019									MHP (2020-21/Rd. 3)	15,395,000	Accelerator (2022)	22,695,963	None Received	N/A	2/1/2024 (actual)	
CONSTRUCTION	Star View Court Treasure Island C3.1)	78	Johnson (new address)/ 6th Street at Avenue C (old)	138	6	Development Agreement	Preliminary Gap	33,452,317	242,408	May 2021	4,500,000	N/A	Feb. 2019									AHSC (2019/Rd. 4)	13,753,000	Accelerator (2022)	55,601,514	None Received	N/A	6/1/2024	
PREDEVELOPMENT	2550 Irving	2550	Irving	177	4	2019 GO Bond NOFA	Final Gap	16,956,650	95,800	March 2024	5,264,611	29,744	June 2022	14,277,516	80,664	April 2021						MHP (2022 SuperNOFA)	29,363,536	IIG (2022 SuperNOFA)	6,999,486	45,303,503	Committed	6/1/2026	Successful in MHP appliation and CDLAC/TCAC. Construction start in June 2024
PREDEVELOPMENT	Sunnydale HOPE SF Block 7 (Phase 4)		Sunnydale and Santos	69	10	Development Agreement	Preliminary Gap	15,350,000	222,464	Mar. 2024	2,820,000	-	May 2021		-														Block 7 plans to apply for HCD financing in 2024. The projects currently has no MOHCD gap financing which is needed
PREDEVELOPMENT	750 Golden Gate	750	Golden Gate	171		HCD Surplus Land Procurement	Predevelopment	3,000,000	-	Feb. 2024	20,000,000	116,959	Aug. 2023		-							LGMG (2023)	10,000,000	IIG	8,091,600	N/A	Application Pending Submission		Project received funding from MOHCD Educator NOFA in July 2023. S8M in II G funding will be awarded to the City and granted to both Turk and Golden Gate. Preparing for a 2024 LIHTC/CDLAC application.
PREDEVELOP MENT	3300 Mission	3300	Mission	35	9	2023 Site Acquisition NOFA	Preliminary Gap	11,663,553	333,244	Feb. 2024	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).
PREDEVELOPMENT	2205 Mission	2205	Mission	86	3	2023 Site Acquisition NOFA	Predevelopment and Acquisition	6,746,438	-	Feb. 2024		-			-														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.
P REDEVEL OP MENT	772 & 758 Pacific	772 & 758	Pacific	175	3	2020 Multi-site RFQ	Additional Predevelopment and Acquisition	7,167,731	40,958	Jan 2024	4,100,000	23,429	Oct 2021		-													6/1/2026	Parcel acquired in order to expand # of units. Need to complete EIR for high rise designation. Construction start wont be until 2027 earliest
PREDEVELOPMENT	1234 Great Highway	1234	Great Highway	216	4	2023 Site Acquisition NOFA	Predevelopment and Acquisition	24,000,000	-	Nov. 2023																		7/1/2029	Project was selected in 2023 Site Acquisition and and Predevelopment Financing for New Affordable Rental Housing NOFA (566.5M total awarded across 5 projects).

HOUSING DELIVERY REPORT - 100% Affordable Housing 1) Financing Updates

Q1 CY 2024

		Project	Information								MOHCD Fu	nding						HCD or State	Funding App	lied For in 2024		HCD or St	ate Program F	unding Awarded To Date	TCAC/CD	LAC Funding	Target or	
Status	Name	Street Number	Street	# Units	Sup. Dist.	Procurement Source	Most Recent Loan Committee	Amount	Per-Unit Subsidy Amt.	LC Approval Date	Amount	Per-Unit Subsidy Amt.	LC Approval Date	Amount	Per-Unit Subsidy Amt.	LC Approval Date	Туре	Amount Applied For	Туре	Amount Applied For	Status	Туре	Amount Awarded	Type Amount Awarded	Amount	Status	Actual TCO Awarded	Summary / Causes of Delay
P REDEVEL OP MENT	650 Divisadero	650	Divisadero	95	5	2023 Site Acquisition NOFA	Predevelopment and Acquisition	15,000,000	-	Nov. 2023																	7/1/2029	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	2023 Site Acquisition NOFA	Predevelopment and Acquisition	8,000,000	-	Nov. 2023																	7/1/2029	Project was selected in 2023 Site Acquisition and and Predevelopment Financing for New Affordable Rental Housing NOFA (\$66.5M total awarded across 5 projects).
P REDEV ELOPM ENT	249 Pennsylvania	249	Pennsylvania	120	10	2023 Site Acquisition NOFA	Predevelopment and Acquisition	13,000,000	-	Nov. 2023																	7/1/2029	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	Development Agreement	Predevelopment	4,500,000	-	Nov. 2023		-			-												5/1/2028	MOHCD loan committee approved predevelopment financing.
PREDEVELOPMENT	1515 South Van Ness	1515	South Van Ness	168	9	2020 Multi-site RFQ	Preliminary Gap	44,360,000	264,048	July 2023	4,000,000	N/A	June 2022									MHP (2023 SuperNOFA)	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, received MHP funding in final awards
PREDEVELOPMENT	1939 Market	1939	Market	187	8	2020 Multi-site RFQ	Preliminary Gap	52,360,000	280,000	July 2023	4,000,000	N/A	Apr. 2022				AHSC (2024 Super NOFA)	39,987,076							N/A	Application Pending Submission	6/1/2026	Not competitive for 2023 HCD MHP round; applying for 2024 AHSC
PREDEVELOPMENT	MTA Potrero Yards	2500	Mariposa	96	9	MTA Procurement	Predevelopment	3,000,000	-	June 2023		-			-												10/1/2027	The sponsor plans to apply to AHSC in 2024.
PREDEVELOP MENT	160 Freelon	160	Freelon	85	6	2020 Multi-site RFQ	Predevelopment and Preliminary Gap	22,577,951	265,623	Mar. 2023	4,000,000	N/A	Aug. 2022												N/A	Application Pending Submission	6/1/2026	Applying for 2024 AHSC round 8
P REDEVELOP MENT	Balboa Reservoir - Building A		Lee Avenue	124	7	Development Agreement	Predevelopment and Preliminary Gap	3,000,000	-	Jan. 2023	14,000,000	112,903	Jan. 2023		-							AHSC (2023/Rd. 7)	33,000,000	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.
P REDEVEL OP MENT	Treasure Island E1.2 Senior	1	Avenue F and California Street	100	6	Development Agreement	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 delay in the infrastructure which could delay the project from progressing with its financing
PREDEVELOPMENT	Balboa Reservoir - Building E		Lee Avenue	126	7	Development Agreement	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 LHTC/CDLAC. S26m in 116 Tunding is for infrastructure costs for all o phase 1 which include Building E,A, & F.

1) Financing Updates

Q1 CY 2024

	Project Information									MOHCD Fu	nding						HCD or State	Funding App	lied For in 2024		HCD or S	tate Program F	unding Award	ed To Date	TCAC/CD	LAC Funding	Target or		
Status	Name	Street Number	Street	# Units	Sup. Dist.	Procurement Source	Most Recent Loan Committee Approval	Amount	Per-Unit Subsidy Amt	LC Approval Date	Amount	Per-Unit Subsidy Amt.	LC Approval Date	Amount	Per-Unit LC / Subsidy Amt.	Approval Date	Туре	Amount Applied For	Туре	Amount Applied For	Status	Туре	Amount Awarded	Туре	Amount Awarded	Amount	Status	Actual TCO Awarded	Summary / Causes of Delay
PREDEVEL OP MENT	2530 18th Street - Homeless Prenatal Program	2530	18th	73		2022 Homeless Family NOFA	Acquisition Payoff, Predevelopment and Preliminary Gap	9,846,900	134,889	Aug 2023	4,946,900	N/A	Aug. 2023													N/A	Application Pending Submission	2/1/2026	Sponsor regrouping to understand financial competitiveness of HCD programs
PREDEVELOPMENT	Sunnydale HOPE SF Block 9 (Phase 4)		Sunnydale and Santos	100	10	Development Agreement	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	850 Turk	850	Turk	91	2	HCD Surplus Land Procurement	N/A								-							AHSC (2023/Rd. 7)	22,000,000	LGMG (2022): \$10,000,000	: IIG: \$8,091.600			10/1/2026	MOHCD currently has no housing funds committed to this project. However, S8M 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 Wa	y 151	7	Development Agreement	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 ING funding is for infrastructure construction starts. \$26m in ING funding include Building E.A. & F.
PREDEVELOPMENT	Balboa Reservoir - Building B		Lee Avenue	90	7	Development Agreement	N/A					-			-														Building B is part of the phase 2 development at Balboa Reservoir.
PREDEVELOPMENT	967 Mission	967	Mission	95	6	2020 Multi-site RFQ	24,750,000	260,526	Sept 2023	4,000,000	42,105	Sept 2023			-													7/1/2028	Will apply to HCD MHP in 2024
REHABILITATION	528 Natoma	528	Natoma	4	6	PASS/SSP	Acquisition and Rehabilitation	3,300,000	825,000	Mar. 2024		-			-														
REHABILITATION	The Rose	125	6th	76	6	2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA	Rehabilitation	4,000,000	52,632	Mar. 2024		-			-														Project was selected in the 2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA (\$20M total across 8 sites). Scheduled for Loan Committee in early 2024.
REHABILITATION	The Dudley	172-180	6th	75	6	2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA	Rehabilitation	2,942,275	39,230	Mar. 2024		-			-														Project was selected in the 2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA (\$20M total across 8 sites). Scheduled for Loan Committee in early 2024.
REHABILITATION	El Dorado Hotel	150	9th	57	6	2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA	Rehabilitation	6,090,000	106,842	Feb. 2024		-			-														Project was selected in the 2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA (\$20M total across 8 sites). Scheduled for Loan Committee in early 2024.
REHABILITATION	936 Geary	936	Geary	33	3	PASS/SSP	Acquisition and Rehabilitation	11,800,000	357,576	Jan. 2024		-			-														

1) Financing Updates

Q1 CY 2024

January 1 - March 31, 2024

		Proje	t Information							MOHCD Funding				HCD or State	Funding Applied For in 20	24	HCD or Sta	te Program Fu	ınding Awarded To	Date	TCAC/CDL	AC Funding	Target or	
Statu	s Name	Street Number	Street	# Units	Sup. Dist.	Procurement Source	Most Recent Loan Committee Approval	Amount	Per-Unit LC Approval Subsidy Amt. Date	Amount Per-Unit Subsidy Amt	LC Approval Date	-Unit LC Approval dy Amt. Date	Туре	Amount Applied For	Type Amoun Applied I	Status	Туре	Amount Awarded		Amount Iwarded	Amount	Status	Actual TCO Awarded	Summary / Causes of Delay
REHABILITATION	300 Ocean Avenu	e 300	Ocean	8	11	PASS/SSP	Acquisition and Rehabilitation	5,630,000	703,750 Jan. 2024	-		-												
REHABILITATION	3975 24th Street	3975	24th Street	5	8	PASS/SSP	Acquisition and Rehabilitation	3,055,000	611,000 Dec. 2023	-		-												
REHABILITATION	San Cristina	1000	Market	58	5	9% Credit Expression of Interest	Rehabilitation Gap	1,993,694	34,374 Dec. 2023	-		-												
REHABILITATION	Larkin Pine Senio Housing	r ₁₃₀₃	Larkin	63	3	2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA	Rehabilitation	2,494,853	39,601 Nov. 2023	-		-												Project was selected in the 2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA (\$20M total across 8 sites).
ОТНЕВ	375 Laguna Hond	a 375	Laguna Honda	a 263	7		Predevelopment	3,000,000		-		-												Project is currently on hold due to ongoing efforts of DPH to recertify Laguna Honda Hospital with CMS
ОТНЕК	88 Bluxome	88	Bluxome	107	6	2020 Multi-site RFQ	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	RFQ	Predevelopment	3,000,000		-		-					AHSC (2020/Rd. 5)	20,113,667						Project to be cancelled due to engineering and insurance risk challenges observed by Sportsor; as well as a lack of a viable financing path.

| TOTAL UNITS | 6053 | Under Construction | 1444 | Complete / Leasing up | 470 | Predevelopment | 2845 | Other - Feasibility phase | 205 | Other - Land Dedication Pending | 223 |

2) Permitting Updates

Q1 CY 2024

Status	Project Name	Street Number	Street Name	Number of Units	Supv. Distric t	Start Date (Estimated or Actual)	Completion Date (Estimated or Actual)	TCO Issuance Date (Estimated or Actual)	Milestones/ Deliverables This Quarter	Milestones/ Deliverables Next Quarter	Risks / Challenges / Major Activities	Building Permit No.	Permit Type	DBI Arrival	Target Permit Issuance Date		Issuance ate	Project Permit Status	Planning	DBI	SFFD	Public Works	SFPUC	MOD
COMPLETE / LEASED UP	Kapuso at the Upper Yard	2340	San Jose Avenue	130	11	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; No Pending Addenda						
COMPLETE / IN LEASE-UP	921 Howard Street	921	Howard	203	6	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; No Pending Addenda						
COMPLETE / IN LEASE-UP	4840 Mission	4840	Mission	137	11	6/24/2021 (actual)	4/8/2024 (estimated)	2/16/2024 (actual)		July 2024; issue RFP ground floor	Initial potential tenant could not come up with funds to build out tenant improvements	201903195605	Site Permit	1/24/2022		7/6,	/2022	Issued						
	"	"							"		п	"	ADD 16: Stormwater	2/1/2024		3/22	/2024	Issued						
CONSTRUCTION	78 Haight - Central Freeway Parcel U	72-78	Haight Street	63	5	4/11/2022 (actual)	12/31/2024 (estimated)	4/1/2025 (estimated)	Resumed construction on project; began foundational repairs to neighboring property; submit additional addenda	construction loan is early June; follow-up	Need expedited Mayor signature to meet target closing schedule.	201911147293	Site Permit	11/14/2019		7/21	/2020	Issued; No Pending Addenda						
									Addenda 5,8,10 issued	Addenda 5,11	None for now								FYI: SFUSD fees to be collected at ADD 5 issuance.					
CONSTRUCTIC	Sunnydale Block 3A	1501	Sunnydale	80	10	6/12/2023 (actual)	12/27/2024 (estimated)	12/5/2024 (estimated)				202106031523	Site Permit	6/3/2021		8/10	/2022	Issued						
	"	"	"	"	"	"	"	"	"	"	"	н	ADD 4: Fire Sprinklers	7/21/2023	11/1/2023	2/13	/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	п	ADD 5: Fire Alarm	11/2/2023	1/15/2024	2/1/2024		Comments issued	2/7/24: Please assign to BLDG & MECH		2/7/2024: Approved			
	"	"	"	"		"	"		n	"	"	"	ADD 6: Emergency Responder Radio Coverage System	11/20/2023	2/1/2024	1/16	/2024	Issued						
			"					"	"	"			ADD 7: Exterior Building	9/26/2023	5/1/2024	3/19	/2024	Issued						
	"		"		"	"	"	"	"	"	"	п	Maintenance ADD 8: Photovoltaic Array	9/26/2023	5/1/2024	3/18	/2024	Issued		MECH-E Issued comments 12/5/23	Issued comments 11/30/23			
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: Stormwater	12/21/2023	2/15/2024	1/26	/2024	Issued		PID issued comments12/22/23				
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 10: Elevators	12/28/2023	2/15/2024			Comments issued		MECH issued comments 3/18/24				
CONSTRUCTION	730 Stanyan	730	Stanyan	160	5	6/16/2023 (actual)	7/21/2025 (estimated)	9/1/2025 (estimated)	Minor Sidewalk Encroachment permits.	Neighbor agreements finalized. Revisions to issued ADD 1 (Foundation) and Shoring Permit required.		202103317637	Site Permit	3/31/2021		12/2	3/2022	Issued						
	"		"	"		"	"	"	"	"	"	п	ADD 3: Arch, MEP, Photovoltaic, EBM	1/10/2023	4/1/2023	2/2	/2024	Issued						
	п	"	"	"	"	n.	"	"	"	"	"	п	ADD 5: Building Env/Unitized Glass Fiber Reinf. Conc. Panel	12/1/2023	3/1/2024			Comments issued						
	n	"	"	"	"	"	"	"	n	"	n	п	ADD 6: Steel Stairs	11/29/2023		1/10	/2024	Issued						
	n	"	"	"	"	n.	"	"	п	n	п	п	ADD 7: Sprinklers	3/8/2024	5/1/2024			In Review						

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Statu	s Project N	Name	Street Number	Street Name	Number of Units		Start Date (Estimated or Actual)	Completion Date (Estimated or Actual)	TCO Issuance Date (Estimated or Actual)	e 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	Hunters View	v Block 14	1151	Fairfax (112 Middle Point Road)	42	10	6/1/2023 (actual)	2/28/2025 (estimated)	6/1/2025 (estimated)	Additional addenda for ext. building maintenance submitted	ADD 2 for MEP Revision 5 to be submitted.	ADD 2 for MEP rev 4 not approved. In design team's court.	201909121446	Site Permit	9/12/2019			7/16/2021	Issued						
			"	"		"	"	"	"	"	п		"	ADD 2: MOD, Arch, MEP	8/6/2021	7/14/2023	9/30/2023		Comments issued					PUC issued comments 12/19/23	6/26/23: Issued Comments
			"	п	"		"	"		н	п	п	"	ADD 3: Fire Sprinkler (Design Build)	12/11/2023	2/15/2024	3/15/2024		Comments issued			Comments issued 12/28/23		, , ,	6/26/23: Issued Comments
	-		"	п	"	"	"	"	п	п	п	п	n n	ADD 6: Ext. Building Maintenance	1/10/2024	3/1/2024	3/15/2024		Comments issued						
	-		"	п			"	п		п	п	п	"	ADD 7: Shear Wall	12/27/2023	2/15/2024	3/15/2024		In Review - DPH issues		Comments issued 1/9/24				
CONSTRUCTION	Hunters View	v Block 17	1151	Fairfax (112 Middle Point Road)	76	10	6/1/2023 (actual)	3/1/2025 (estimated)	6/1/2025 (estimated)	Additional addenda for ext. building maintenance and shear wall tie down systemsubmitted	Revision 5 to be	Water application approval is upcoming challenge; submitting to PUC for both Blocks 14 & 17.	201909121448	Tie Down System Site Permit	9/12/2019			4/7/2021	need to be addressed.						
			"	"			п	"	"	п	"	"	"	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
			"	"	"		"	"	"	"	п	"	"	ADD 3: Fire Sprinkler (Design Build)	12/21/2023	2/15/2024	3/1/2024		Comments Issued		11, 12, 25	Issued comments 1/8/24			
	-		"	"	"		"	"	"	n	n	"	"	ADD 6: Ext. Building Maintenance	1/10/2024	3/15/2024	4/1/2024		Comments issued						
	-		"	"	"		"	"	"	"	"	"	"	ADD 7: Shear Wall Tie Down System	1/5/2024	3/15/2024	4/1/2024		In Review		Need BLDG review				7/7/23: Issued comments
CONSTRUCTION	4200 Geary	y Street	4200	Geary	98	1	4/23/2023 (actual)	12/4/2024 (estimated)	6/1/2024 (estimated)		Commercial space build-out; LOSP and other subsidies less than expected	Still working on PG&E contract and SFMTA updates	<u>202009305561</u>	Site Permit	9/30/2020			8/20/2021	Issued						
														ADD 8: Photovoltaic	11/7/2023			2/21/2024	Issued						
														ADD 10: Shear Wall Tie Down System	10/24/2023	12/1/2023	4/1/2024		In Review						
										Colombia adalah	Manufaction doubt fluore			ADD 11: Elevator	2/14/2024	4/1/2024			In Review						
CONSTRUCTION	The Kel	lsey	240	Van Ness	112	6	4/20/2023 (actual)	12/2/2024 (estimated)	11/1/2024 (estimated)	Submit additional addenda; begin marketing plan drafts	Marketing draft flyers; AHP application		202101042034	Site Permit	1/4/2021			1/24/2022	Issued						
			"	п		"	"	"	"	п	п	п	"	ADD 7: Fire Protection	12/5/2023	3/1/2024	4/1/2024		In Review						
	-		"	п				п	п	п	п	п	"	ADD 8: Fire Alarm System, Two-Way	1/26/2024	3/1/2024	4/1/2024		In Review						
CONSTRUCTION	Sunnydale B	Block 3B	1501	Sunnydale	90	10	3/30/2023 (actual)	1/10/2025 (estimated)	6/1/2025 (estimated)	Addenda 5,8,9, 12 issued	Addenda 11	None for now	202106031549	Site Permit	6/3/2021			5/12/2022	Issued						
	"		"	"	"	"	"	"	"	"	"	"	"	ADD 5: Fire Sprinkler System	7/21/2023	12/11/2023		2/9/2024	Issued						
	"		"	"		"	"	"	"	"	"	"	"	ADD 6: Fire Alarm	10/19/2023	4/1/2024			Comments issued			2/9/2024: New comments issued on REV1			
													"	ADD 7: EMERGENCY RESPONDER RADIO COVERAGE SYSTEM		12/11/2023		1/11/2024	Issued						
			"	"			"	"	"	"	"	"	n n	ADD 8: Exterior Building Maintenance	9/26/2023	12/11/2023		2/26/2024	Issued						

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Status	Project Name	Street Number	Street Name	Number of Units	Supv. Distric t	Start Date (Estimated or Actual)	Completion Date (Estimated or Actual)	TCO Issuance Date (Estimated or Actual)	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
	II	"	п	"	"	"	п	п	н	II .	п	п	ADD 9: Photovoltaio Array	11/1/2023	1/15/2024		3/8/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	n n	ADD 10: Stormwater	12/21/2023	1/30/2024		1/29/2024	Issued						
	"	"	"	"	"	"	n	n	п	п	"	n n	ADD 11: Mechanical Car Lifts	1/23/2024	3/1/2025			In Review		3/1/2024: Issued comments				
	п	"	"	"	"	"			"	n	п	"	ADD 12: Elevators	1/18/2024	3/1/2025			In Review		3/19/2024: MECH Issued comments 2/23/2024: BLDG issued comments	3/25/2024: Approved			
CONSTRUCTION	Shirley Chisholm Village - Educator Housing	1360	43rd Avenue	135	4	8/24/2022 (actual)	10/14/2024 (estimated)	8/1/2024 (estimated)	Building water tight and wall close up in progress.	Finish installation, exterior being completed and scaffol removed. Starting PG&E and water trenching. Issue all addenda	Potential significant delays for PC&E to d provide permanent power & water infrastructure invoicing issues.	201912099009	Site Permit	12/9/2019			1/11/2021	Issued						
	"	п	п	"	"	"	н	п	н	п	н	п	ADD 7: Fire Alarm System	11/23/2022	9/1/2023	1/15/2024	1/12/2024	Issued						
CONSTRUCTION	600 7th Street	600	7th St	221	6	8/8/2022 (actual)	10/31/2024 (estimated)	10/7/2024 (estimated)	days caused delays;	PG&E permanent power scheduled for June 2024	Unforeseen obstructions at excavation; change in shoring assumptions and new permitting; PG&E delays with trench design/infrastructure and approvals	<u>202010196871</u>	Site Permit	10/19/2020			11/22/2021	Issued						
	п	"	п	н	"	ш	п	п	"	ш	п	п	ADD 8: Fire Alarm Sys., 2-Way ECCS	8/22/2023			2/7/2024	Issued						
	"	"	11	"	"	"	"	н	н	п	п	"	ADD 10: Solar Photovoltaic	12/20/2023	3/1/2024	4/1/2024		In Review		review comments in	3/21/24: REV2 rechecked and approved			
	п	"	п	"		"	п	п	н	п	п	"	ADD 11: Exterior Building	3/6/2024	4/1/2024	4/15/2024		In Review		3/6/24: Deemed incomplete				
CONSTRUCTION	Potrero Block B	1801	25th St	157	9	8/22/2022 (actual)	5/2/2025 (estimated)	4/4/2025 (estimated)	All addenda approved. Wood framing started on buildings A & B. School fees paid for	Completing concrete scope. Starting exterior installation	Still have significant r construction delays from foundation issues and initial permitting.	202006108345	Maintenance Site Permit	6/10/2020			9/29/2021	Issued; No Pending Addenda						
	u	II	п	"	"	"	п	п	"	н	п	202202248652	Site Permit: Commercial Space Only	2/24/2022				Approved but not issued		8/30/23: Need Green Halo Completed. Ready to issue				
CONSTRUCTION	180 Jones	180	Jones Street	72	6	5/17/2022 (actual)	5/1/2024 (estimated)	2/1/2024 (actual)	resume street		quality close-out were	<u>202004307276</u>	Site Permit	11/10/2020			5/31/2022	Issued; No Pending Addenda						
CONSTRUCTION	Star View Court (Treasure Island C3.1)	78	Johnson	138	6	6/1/2022 (actual)	5/30/24 (estimated)	10/30/2024 (estimated)	Finish stucco coat complete at courtyard elevations and scaffold down	TCO is expected	Lease Up	201912139581	Site Permit	12/13/2019			4/13/2021	Issued; No Pending Addenda						
PREDEVELOPMENT	2550 Irving	2550	Irving	177	4	4/1/2024 (estimated)	10/1/2025 (estimated)		Rechecks for permit and addenda ongoing; ongoing traffic control work with SFMTA	Gap loan introduction at BOS in April 2024	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						

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Sta	tus Pro	oject Name	Street Number	Street Name	Number of Units	Supv. Distric t	Start Date (Estimated or Actual)	Completion Date (Estimated or Actual)	TCO Issuance Date (Estimated or Actual)	e 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
		п	п	н	п	п		п	и	н	н			ADD 1: Health	8/10/2023	3/1/2024	4/1/2024		In Review	2/16/24: Invite sent to CPB to close out permit. 2/15/24: DPH approved in compliance with SFHC Article 22A. 2/9/24: Not rdy for issuance. Applicant emailed that recheck is needed.					
		п	п	н	n	п	"	п	п	п	u.	н	п	ADD 2: Grading, Shoring, Underground, Joint Trench Found.	7/10/2023	3/1/2024	4/1/2024		In Review	2/9/24: Reupload docs for recheck, route back to PPC 2/2/24: Not rdy for issuaqnce. Applicant emailed that recheck is needed.	2/15/24: Sent to CPB for issuance on 2/12/24				
		"	"	"	"	"		"	"	"	"	n	II.	ADD 3: Superstructure	7/10/2023	3/1/2024	4/1/2024		In Review				8/3/23: Approved.		
		"	п	"	"	"	п	п	п		"	n	п	ADD 4: Architecture, MEP, Stormwater	7/10/2023	3/1/2024	4/1/2024		In Review	3/19/24: No updates.	2/15/24: BLDG approved on 12/5/23; MECH & MECH-E pending on outstanding comments			7/11/23: Approved	7/25/23: Comments issued
		ydale HOPE SF k 7 (Phase 4)		Sunnydale and Santos	69	10	6/1/2025 (estimated)	2/1/2027 (estimated)	3/1/2027 (Estimated)	DPW approved condition for SIP. Rev approved by BLDG	Submit a Stormwater 2 Control Plan (SCP	Timing risk to have SPC reviewed and approved.	<u>202211297323</u>	Site Permit	11/29/2022	8/1/2024	9/1/2024		In Review	3/20/24: All approved, issuance pending on PUC's removal of the Stormwater management hold. 3/19/24: No updates. Approved R-2 2/27/24.					
	750	Golden Gate	750	Golden Gate	171	2	11/1/2024 (estimated)	1/1/2027 (estimated)	2/1/2027 (estimated)	Site permit submitted	Addendum #1 submitted	Timing risk with construction needing to start December 2024.	<u>202401083599</u>	Site Permit	1/29/2024	6/1/2024	7/1/2024		In Review						
	330	00 Mission	3300	Mission	35	9	12/1/2024 (estimated)	6/1/2026 (estimated)	5/1/2026 (estimated)	Site permit submitted; response and resubmittal posted; pending rev2 comments; Prelim gap loan approved; Application for 2024 Round 1 9% TCAC	Procurement of property manager;	Site configuration, existing façade, and small project size contributing to significantly higher project costs	<u>202310259516</u>	Site Permit	2/14/2024	8/1/2024	8/15/2024		In Review		2/20/24: Comments issued	2/22/24: Comments issued	2/13/24: Comments issued	2/21/24: Comments issued	
	220	05 Mission	2205	Mission	63	3	9/3/2024 (estimated)	3/1/2026 (estimated)	2/1/2026 (estimated)	Acquisition and predev loans approved by Loan Committee; reapplied for AHP; ongoing NMTC applications		Did not receive AHP it funding in 2023 round; need to reapply	202101042026	Site Permit	1/4/2021			10/2/2023	Issued						
		"	II	"	"		п	п	п	п	н	п	II	ADD 2: Structural / Foundation	10/4/2023			2/26/2024	Approved	2/26/24: Approved. All fees due at issuance of 1st addenda.			2/7/24: Approved		
		"	н	п	п		п	n n	н	п	п	II	п	ADD 3: Tower Crane	2/5/2024				Comments Issued		2/12/24: Comments issued		2/7/24: Approved		
		"	"	п	"	п	II .	"	"	п	п	"	II .	ADD 4: Shoring/Grading	12/6/2023	4/1/2024	5/1/2024		In Review				1/10/24: Comments issued		
		"	ı	п			ш	п		u u		п	u	ADD 5: Architectural / Landscape	11/6/2023	4/1/2024	5/1/2024		In Review		3/1/24: In progress for BLDG 11/8/23: MECH issued comments	3/8/24: Comments issued	11/13/23: Comments issued	12/4/23: Comments issued	
	1515 \$	outh Van Ness	1515	South Van Ness	168	9	7/1/2024 (estimated)	7/1/2026 (estimated)	8/1/2026 (estimated)	Applications for additional financing (AHP/CDLAC) submitted	Submit permits for demo of existing structure to meet construction start target date; execute contract with DPW for weekly power washing		<u>202306059259</u>	Site Permit	6/5/2023	6/1/2024	6/8/2024		In Review		REV 2 2/7/24: Comments issued on REV 1	3/18/24: Approved REV 3 2/15/24: Comments issued on REV 2 1/18/24: Comments issued on REV 1 10/2/23: Comments issued on submitted	issued; updates required in addenda	3/13/24: Re-stamped REV 3, approved. 2/2/24: Re-stamped REV 2, approved. 1/18/24: Issued comments o REV 1. 9/29/23: Comments issued o submitted.	n

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Status	Project Name	Street Number	Street Name		tric (Es	Start Date Stimated or Actual)	Completion Date (Estimated or Actual)	TCO Issuance Date (Estimated or Actual)	e 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)	ual Issuance Date	Project Permit Status	Planning	DBI	SFFD	Public Works	SFPUC	MOD
PREDEVELOPMENT	1939 Market	1939	Market	187		4/1/2025 estimated)	5/1/2027 (estimated)	4/1/2027 (estimated)	Applied for AHSC financing; received VASH commitment; ongoing review of temp & perm power, street improvement plans; procured arborist	Hire NEPA consultant; PG&E design finalization target date of June 3	Did not receive MHP financing in 2023 SuperNOFA, moving target start and completion dates back; need to identify additional financing resources.	202211045959	Site Permit	11/4/2022	6/30/2023	8/15/2023 10	0/13/2023	Issued; No Pending Addenda						
PREDEVELOPMENT	MTA Potrero Yards	2500	Mariposa	120		2/11/2025 estimated)	7/28/2027 (estimated)	6/28/2027 (estimated)	Design still under review by SF Planning; initial permit submitted Nov. 2023 for construction of 4-story bus terminal, no AH details included.	be submitted.	o Coordination of design and permitting for 100% AH portion of project with SFMTA.	202311060243	Site Permit	11/6/2023	N/A	N/A		Pending Resubmission						
PREDEVELOPMENT	160 Freelon	160	Freelon (639 Bryant)	85	6 1	3/1/2025 estimated)	3/1/2027 (estimated)	2/1/2027 (estimated)	Initiated work with DPW, Mayor's Office, and DRE on parcel mapping ahead of land dedication; application for NHTF NOFA submitted in February		MOHCD gap loan allowed restart of process for land transfer and parcel mapping in Jan 2023 and was expended as of March 2023. Project must meet required construction deadlines set by loan approval in order to move forward.	202209283327	Site Permit	9/28/2022	8/1/2024	9/1/2024		In Review		6/29/23: Approved, updated in PTS, SFUSD form 100 completed.	1 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.	
PREDEVELOPMENT	Treasure Island E1.2 Senior		Avenue F and California Street	100		2/1/2026 estimated)	9/1/2027 (estimated)	8/1/2027 (estimated)	Submitted initial site permit! Reduction of adjacent building footprint size to allocate extra 6'.		Project did not receive HUD 202 FY 2022 funding, but appealed decision, which is still g under review. Permit applications pending additional funding.	202403258532	Site Permit	3/25/2024	2/1/2025	3/1/2025		In Review						
PREDEVELOPMENT	Balboa Reservoir - Building E	11	Frida Kahlo Way	128		12/1/2024 estimated)	9/28/2026 (estimated)	8/29/2026 (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 the bending services of the school of the sc	No deliverable - need infrastructure schedul resolved.		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.	/21/22: Approved.
PREDEVELOPMENT	2530 18th Street	2530	18th	73		1/15/2024 estimated)	3/1/2026 (estimated)	2/1/2026 (estimated)	Current design is not penciling out financially. Potential of re-design requiring Site Permit resubmittal (TBD)	additional financing to move project forward.		202201105662	Site Permit	1/20/2022	8/15/2023	TBD (See comments)		Approved						
PREDEVELOPMENT	Balboa Reservoir - Block F - Educator Housing	11	Frida Kahlo Way	151		12/1/2024 estimated)	TBD	TBD	N/A	No deliverable - need infrastructure schedul resolved.		<u>202212218827</u>	Site Permit	12/21/2022	TBD	TBD		Initial Review		12/23/2022: Received SFPUC form, updated dwgs. Pendin permit apps.				
PREDEVELOPMENT	967 Mission	967	Mission	92		.0/1/2027 estimated)	8/1/2027 (estimated)	7/1/2027 (estimated)	Planning approval received/entitlement issued in Feb. 2024; updated project schedule	bid scopes; submission	Risk of added cost and n design issues at Minna due to SFFD requests. TBD		Site Permit	9/22/2023	5/1/2024	7/1/2024		In review	12/13/23: Project is eligible for parallel processing; request for parallel processing approved by Planning on 12/13/23. Please route permit to next routing step with a route back to Planning prior to permit	BLDG 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	

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Status	Project Name	Street Number	Street Name	Number of Units	stric (E	Start Date Estimated or Actual)	Completion Date (Estimated or Actual)	TCO Issuance Dat (Estimated or Actual)	e 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)	Project Permit Status	Planning	DBI	SFFD	Public Works	SFPUC	MOD
PREDEVELOPMENT	Balboa Reservoir - Building A		Lee Avenue	159		12/1/2025 (estimated)	12/1/2027 (estimated)	11/1/2027 (estimated)	RFP for general contractor issued; deadline for responses is March 29. Ongoing concept design work.	Submit site permit for approval.	Broader Balboa Reservoir infrastructure needs still to be addressed.	N/A	N/A	N/A			Not Submitted						
PREDEVELOPMENT	772 & 758 Pacific	772 & 758	Pacific	175		11/1/2027 (estimated)	11/1/2029 (estimated)	10/1/2029 (estimated)	Acquisition and predet loans to acquire 758 Pacific site approved b LC in Jan. 2024.	758 parcel; Rezoning y and EIR completion (deliverable not	EIR process is required, which makes it vulnerable to neighborhood of opposition. Relocation needs		N/A	N/A			Not Submitted						
PREDEVELOPMENT	1234 Great Highway	1234	Great Highway	216		12/1/2026 (estimated)	12/1/2028 (estimated)	11/15/2028 (estimated)	Acquisition and predevloan approved.	design and submission of plans to SF Planning Target date to submit	Sponsor needs to seek in funding source to g. subsidize senior units; interim use income is is significantly less due to change in operator	N/A	N/A	N/A			Not Submitted						
PREDEVELOPMENT	650 Divisadero	650	Divisadero	216	4 (2026 (estimated)	2028 (estimated)	2028 (estimated)	loan approved. Site		Anticipating difficulties in with traffic control as g, site is along a main traffic arterial (Divisadero).	N/A	N/A	N/A			Not Submitted						
PREDEVELOPMENT	250 Laguna Honda	250	Laguna Honda	115	7 (2026 (estimated)	2028 (estimated)	2028 (estimated)	Acquisition and predet loan approved.	design and submission	Community support: n previous project at this g. site faced significant opposition. Design around church structure TBD, anticipating difficulties.	N/A	N/A	N/A			Not Submitted						
PREDEVELOPMENT	249 Pennsylvania	249	Pennsylvania	120 1	10 (2026 (estimated)	2028 (estimated)	2028 (estimated)	Acquisition and predev loan approved. Interin use would require planning action.	/ Waiting for HUD/CDBi	G Still determining financing.	N/A	N/A	N/A			Not Submitted						
REHABILITATION	629 Post	629	Post	65	3	6/1/2023 (actual)	12/31/2024 (estimated)	N/A	Owner entered into MOU with contractor.	HUD-VASH unit type and code requirement for 20 units	ts since they are dwelling units and the project is not adding units.		N/A	N/A			Not Submitted						
REHABIUTATION	1005 Powell	1005	Powell	64	3	10/13/2022 (actual)	3/15/2024 (actual)	N/A	Completed and closed out rehabilitation!		N/A	<u>202202228422</u>	Site Permit	2/22/2022		4/29/2022	Issued						
REHABIUTATION	528 Natoma	528	Natoma	4	6	7/25/2022 (actual)	1/24/2024 (actual)	N/A	Completed rehabilitation!	N/A	N/A	<u>202307061599</u>	Site Permit	7/6/2023		7/24/2023	Issued						
REHABIUTATION	The Rose	125	6th	76		9/1/2024 (estimated)	TBD	N/A	Rehabilitation loan approved by LC for project to move forward.	Submit site permit for approval.	Need to determine relocation while elevator is out of service (approx. 3 months)	N/A	N/A	N/A			Not Submitted						

2) Permitting Updates

Q1 CY 2024

Status	s Proj	ject Name	Street Number	Street Name	Number of Units	Supv. Distric t	Start Date (Estimated or Actual)	Completion Date (Estimated or Actual)	: TCO Issuance Date (Estimated or Actual)	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)	Project Permit Status	Planning	DBI	SFFD	Public Works	SFPUC	MOD
REHABILITATION	The	e Dudley	172-180	6th	75	6	9/1/2024 (estimated)	TBD	N/A	Rehabilitation loan approved by LC for project to move forward.	Submit site permit for approval.	N/A	N/A	N/A	N/A			Not Submitted						
REHABILITATION	El Do	rado Hotel	150	9th	57	6	4/24/2024 (estimated)	11/31/2025 (estimated)	N/A	Submitted first addendum. Submitted perm power application. Applied fo additional AHP financing.	in April.	Project must be in service by Dec. 31, 2025 as required by 9% tax credits.	202305026865	Site Permit	5/2/2023	4/1/2024		In Review	8/1/2023- Approved reconfiguration of a 57-unit SRO building to 62 affordable housing units (five net new) per AB2162	Approved 3/26/2024	.,	8.3.23 Approved EPR SITE Permit only. ADDENDA requirement(s) for sign off	Approved 3/29/2024	
		"	"	"	"	"	"	"	"	н	п	ш	"	Addenda 1: Foundation	2/26/2024	4/10/2024		In Review						
		"	п	"		"			"	"	II .		"	Addenda 2: Arch, Structural, MEP, Fire Escapes	Pending	5/15/2024		Not Submitted						
REHABILITATION	3975	24th Street	3975	24th Street	5	8	10/1/2025 (estimated)	11/1/2024 (estimated)	N/A	Signed 20-year lease with two existing ground floor commercial space tenants.	Submit site permit for approval.	N/A	N/A	N/A	N/A			Not Submitted						
REHABILITATION	San	n Cristina	1000	Market	58	5	10/10/2022 (actual)	7/1/2024 (estimated)	N/A	Permit revisions for change of occupancy from office space to storage space submitted.	revisions.	Construction cost overruns, multiple permit changes, and private loan interest costs resulted in need for emergency MOHCD funding loan	201912270786	Site Permit	12/27/2019	6/21/2022		Issued						
REHABILITATION		Pine Senior lousing	1303	Larkin	63	3	5/1/2024 (estimated)	2/1/2025 (estimated)	N/A	Loan agreement executed in time for HOME funds allocation requirements.		Operating subsidies and vacancy rate resulting in negative cash flow which makes difficult to acquire financing for rehab.	N/A	N/A	N/A			Not Submitted						

			g TBD Housing Housi	ing Trust	C HOME	LMIHAF C	Condo HC	Hotel Tax CD to Repayments OHCD Senior/Disabled	CDBG Program	DBG H	ITF AHF	HL Central SOMA	Condo Con Stal	bility AAU and Settlemen	2019 GOB	Eastern Easte Neighbor Neigh Mission SON	orn DNPF bor 1 Mile of A 50 First St	Small SC Sites Stabil	MA AH	F AHF AHF	Van Ness E Special Use District	HOPE SF Mark	at Neighbor 1 M	ile of from	SOMA JHI PSH	Central Treasu SOMA Island	1 ERAF	Fund	Specific B	OND BOND sue 1 Issue 2	2015 GO BOND Issue 3	2019 GO 21 BOND I Public Hsq Low	19 GO 2019 G SOND BOND Income Senior	BOND BOND Moderate Educat
Existing I	Balances from 2022-23 New Funds for 2023-24	785,217,382	IG TBD 0 45,700,000 17	AVAILABLE FO 7,600,000 12,24	OR REHAB & NEW CON 45,790 28,571,522	NSTRUCTION 38,200,000 5	5,700,000	1,000,000	REHAB ONLY 13,090,000	2,130,000 5,8	HTF AHF II Sites Small Sites Small 500,000 3,800,000 000,000 149,679 800,000 3,949,679	351,305	0 1,500,000 35,6	PRESERV 38,127 14,235,5	ATION 50 19,839,095	1,900,000 5,40	0,000 4,280,000	2,021,344 5,0	00,000 7,00	NEW CONSTRUCTIO 0,000 14,212,130 2,500,00	N ONLY 0 6,900,000	HOPE SF 17,320 54,181,905 7,500	000 3,840,930 5,8	AREA-SPECIFIC 82,987 23,124,009	0	0 0 4,000,	000 2,215,992	OTHER 10,000,000 72,000,0	0 2,656,215	2015 GO 867,258	458,000	103,780,000 7	2019 GO 1,017,082 110,260,	21 0 19,600,
Expected I	lew Funds for 2023-24 Total Available	54,779,007 839,996,389	0 21,337,420 0 67,037,420 17	0 7,600,000 12,24	0 4,585,164 45,790 33,156,686	3,000,000 41,200,000 5	5,700,000 6,7	798,810 798,810 1,000,000	5,842,626 18,932,626	3,0 2,130,000 8,8	000,000 149,679 800,000 3,949,679	0 851,305	0 1,500,000 35,6	0 2,443,9 38,127 16,679,5	90 0 40 19,839,095	0 1,900,000 5,40	0 0,000 4,280,000	1,000,000 3,021,344 5,0	0 1,34 10,000 8,34	NEW CONSTRUCTIO 0,000 14,212,130 2,500,00 7,113 0 1 7,113 14,212,130 2,500,00	0 6,900,000	0 111 17,320 54,181,905 7,611	,548 0 ,548 3,840,930 5,8	0 0 82,987 23,124,009	0	0 0 5,162, 0 0 9,162,	657 0 657 2,215,992	0 10,000,000 72,000,0	0 0 00 2,656,215	867,258	458,000	103,780,000 7	0,017,082 110,260,	21 0 19,600
ect Address/Name Type of Loan Resident 1		ands Identified	600,000						200.000																									
eedom West Foreclosure Prevention Preservation Family using Trust Fund Debt Service Admin	2023-24 2023-24	300,000 15 515 000	600,000 300,000 15,515,000 600,000						200,000																									
Amber Drive Habitat for Humanity NOFA Family 7 Mission Predey Senior	2023-24 2023-24	600,000 4,000,000	600,000																					4.000.000										
ousing Trust Fund Debt Service Admin A mber Drive Habitat for Humanity NOFA Family 37 Mission Predev Senior 97 Mission Predev Family 197 Mission Predev Family 2 frero Yard - MTA Predev Family 6 m PSH Family	1 2023-24 2023-24	6,000,000				3,000,000													3,00	0,000 0,000 1,000,000														
nox Gap PSH 350 18th Gap Family	2023-24	6,798,810 8,000,000	8,000,000				6,7	798,810							_						-													
50 Divisadero Acquisition/Predev Family 50 Laguna Honda Acquisition/Predev Family	2023-24 2023-24	15,000,000 8,000,000		1.000.000																	6,442,911	3,454	619					5,102,4 7,000.0						
249 Pennsylvania Street Acquisition/Predev Family ISSO Mission Street Acquisition/Predev Family	2023-24 2023-24	13,000,000 6,500,000	6,000,000 1 1,154,963	1,900,000		2,500,000																						2,600,0 5,345,0 19,952,4	00 87					
	2023-24 2023-24	24,000,000 3,000,000				4,047,507														2,886,742								19,952,4	93	333,258				
205 Mission Street Educator Acquisition/Predey Educator	2023-24 2023-24	3,000,000 6,746,438	500,000																40	000,0								6,246,4						2,600.
oop Repairs Rehab Family lidtown Rehab Family	2023-24 2023-24	17,000,000 11,000,000	10,000,000 2,000,000																									7,000,0 9,000,0 2,000,0 2,000,0	00					
laza East Repairs Rehab Family Vestern Addition Equity Project Predev TBD alboa Reservoir Bldg A Predev Family	2023-24 2023-24	2,000,000 3,000,000																				1,000	000					2,000,0 2,000,0	00					
alboa Reservoir Bldg A	2023-24 2023-24	3,000,000 2,000,000	2,000,000																	3,000,000														
easure Island- E1.2 Senior Predev Senior easure Island C4.3 (JSCo/Cath Charities) Predev PSH	2023-24 2023-24	3,000,000 3,000,000				500,000 3,000,000																				2,500,								
easure Island C4.3 (JSCo/Cash Chantles) Prodev PSH easure Island E.2. 948B- HR300 Prodev Other Other Change Signature Other Change Other Change Other Change Other Change Other Change Other Oth	2023-24 2023-24	4,679,657 43,007,405			7,067,472	3,705,000																				4,679,	657					32,234,933		
ınnydale Block 3A Vertical Gap Family ınnydale Block 3A Commercial Gap Family "HA Sunnydale Relocation Units Rehab Family	2023-24 2023-24	12,138,400 12,409,247			2,197,000	1,612,641 2,409,247																										8,328,759 10,000,000		
7-HA Sunnydale Relocation Units Rehab Family 50 Irving Gap Family 40 Mission PGE Delay Addtl Gap Family	2023-24 2023-24	4,888,633 11,701,093				4,888,633 1,884,073																											1,817,020 1,185,950	
I40 Mission PGE Delay Addtl Gap Family Haight Street Gap Family	2023-24 2023-24	8,977,307 8,559,766	5,799,357 3,559,766 936,205																											534,000	458,000		,185,950 i,000,000	
2 Pacific Acquisition Senior flam Penn Rehab Other	2023-24 2023-24	3,067,731 3,958,725		3,95	58,725 - 58,734 -				2,131,526																									
he Dudley Rehab Other ose Hotel Rehab Other	2003-24 (2003-24) (2003-24 (2003-24) (2003-24 (2	860,000 1 200,000 1 600,00	1	1,583,541 1,35 50	00.000 .																							3,500,000						
	2023-24 2023-24	2,494,853 4,000,000			2,494,853													ł										4,000,000 2,500,000						
tditional San Cristina gap Rehab PSH	2023-24 2023-24	2,570,158 1,999,999	70,158						1,999,999		800.000 3.949.679																	2,500,000						
reservation/Small Sites Expenditures Rehab Other	2023-24 2023-24	1,764,223		1,76	84,223 35,892					8,8	800,000 3,949,679	351,305	0 1,500,000 34,1	74,387 16,679,5	40 19,632,308	1,900,000 3,94	5,003 4,280,000	2,021,344 4,8	34,997															
otrero Phase 3 infra Predev Family unnydale Phase 3 Infrastructure Gap Family	2023-24 2023-24	3,235,777 42,387,512		1,33 2,00	35,892 00,000																											1,899,885 40,387,512		
ervices support for COVID EHV vouchers Gap Family unnydale 1A-3 Infra- Additional Gap Addit Gap Infra	2023-24 2023-24 TAL USES	1,495,294	539,049 593,876																													901,418		
Balance of Funds Carried Forward (NIC Fun	SOURCES	451,645,915 839,996,389	0 58,168,374 4	4,483,541 10,91	28.216 21.397.361	42.652.900	F 700 000	0 1,000,000	4,331,525	0 8,8	0 0	351,305	0 1,500,000 34,1	74,387 10,079,5	0 206.787	1,900,000 3,94	4,280,000	2,021,344 4,8	54,997 5,40	7.113 7.545.388 2.500.00	0 6,442,911	47 220 54 494 005 3 455	019 0	0 4,000,000	0	0 0 1,983.	000 2215992	0 5.753.5	3 2000 240	0 0	458,000	40.027.402 F	.014.112 110.260.	21 0 17,000
Balance of Funds Carried Forward (NIC Fun	allig 180)	300,300,474	0 0,000,040 13	3,116,405 1,32	20,216 21,357,361	13,002,039 0	5,700,000	0 1,000,000	14,601,101	2,130,000		•	0 1,4	03,740	0 200,787	0 1,40	4,557 0	1,000,000	55,003 2,54	7,113 7,040,300 2,000,00	0 407,000	17,320 04,101,500 3,100	3,040,930 0,0	15,124,005	•	0 1,563,	2,210,992	0 0,703,0	2,000,210			10,027,493 5	1,014,112 110,200,	21 0 17,000,
		Fundi	g TBD Housing Housi Trust Fund Fund	ing Trust		LMIHAF C	Condo HC	Hotel Tax CD to Repayments OHCD Senior/Disabled	ct	DBG H	ITF AHF	HL Central SOM	Hou Condo Con Stal	ising bility AAU	2019 GOB	Eastern Easte Neighbor Neigh Mission SON	orn DNPF bor 1 Mile of IA 50 First St	ERAF Small SC	ма ан	F AHF AHF prinary Jobs Hsg JHL PSH NEW CONSTRUCTIO 7,113 7,645,388 2,500,00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Van Ness E Special Use	N UMU HOPE SF Mark	Eastern D et Neighbor 1 N ia Alternative 50 F	NPF Quarter Mile ile of from	Pier 70 Central SOMA JHL PSH	Central Treasu SOMA Island Jobs Hsq	re ERAF	General 2023 COP Fund	S Project 20° Specific B	5 GO 2015 GO OND BOND sue 1 Issue 2	2015 GO BOND	2019 GO 21 BOND 1	19 GO 2019 G SOND BOND	2019 GO 2019 G BOND BOND
		FUNDI 388.350.474		Advance CPMC AVAILABLE FO	C HOME DR REHAB & NEW COR 28,216 21,397,361 0 3,600,000	Asset Fund Cor NSTRUCTION	onversion MC	OHCD Senior/Disabled	CDBG Program	n Income Smal 2,130,000	II Sites Small Sites Small	II Sites JHL Small Site	s Small Sites Fu	nd Settlemer	ATION		A 50 First St	Sites Stabil	zation Inclusion	nary Jobs Hsg JHL PSH NEW CONSTRUCTIO	District IN ONLY	HOPE SF Mark COPS Octan HOPE SF 17,320 54,181,905 3,156 258 17,320 54,181,905 3,418	ia Alternative 50 F	irst St 5M AREA-SPECIFIC	JHL PSH	Jobs Hsg		OTHER		sue 1 Issue 2 2015 GO	Issue 3		2019 GO	moderate Educat
Existing I Expected I	Balances from 2023-24 New Funds for 2024-25	322.620.108	8,869,046 13 23,337,420	3,116,459 1,32 0 3,116,459 1,32	28,216 21,397,361 0 3,600,000 28,216 24,997,361	13,652,899 5 3,000,000 16,652,899 5	5,700,000	0 1,000,000	14,601,101 2 2,750,000	2,130,000	0 0	0 257.68	0 1,4	63,740	0 206,787		4,997 0	1,000,000 1	55,003 2,94 55.003 2.94	7,113 7,545,388 2,500,00 0 0 7,113 7,545,388 2,500,00	0 457,089 0 0 0 457,089	17,320 54,181,905 3,156 258	,929 3,840,930 5,6 ,769 0	82,987 19,124,009	0 3,976,759 773,04	0 0 1,983, 2 1,546,085 41,000,	000 2,215,992 000 0	0 5,753,5 0 5,753,5	52 2,656,215 3,000,000				1,014,112 110,260,	
024-25:	Total Available	710,970,583	32,206,466 13	3,116,459 1,32	28,216 24,997,361	16,652,899 5	5,700,000	0 1,000,000	17,351,101	2,130,000 3,0	000,000 2,640,352	0 257,68	1 0 1,4	63,740	0 206,787	0 1,45	4,997 0	1,000,000 1	55,003 2,94	7,113 7,545,388 2,500,00	0 457,089	17,320 54,181,905 3,415	699 3,840,930 5,8	82,987 19,124,009	3,976,759 773,04	2 1,546,085 42,983,	000 2,215,992	0 5,753,5	52 5,656,215			10,027,493 5	1,014,112 110,260,	21 0 17,000,
roject Address/Name Type of Loan Resident 1 OHCD Project-Related Admin Admin eedom West Foreclosure Prevention Preservation Family	Type/Mix Year Total Fu 2024-25	nds Identified 800,000	600,000						200,000																									
suring Trust Fund Daht Service Admin	2024-25 2024-25	300,000 2,250,000 4,086,168 9,000,000 5,753,562	300,000 2,250,000																						3,000,000				1.066.168					
100 Mission Street Gap Family	2024-25 2024-25 2023-24	9,000,000	9,000,000																						3,000,000			5.753.5						
0 Golden Gate Educator Gap Educator	2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25 2004-25	17,000,000 19,200,000 70,733,797 27,500,000 45,294,203 9,000,000 3,000,000 5,500,000																										0,703,0	12				,600,000	17,000,
alboa Reservoir Bldg E Gap Family 339 Market Gap Senior	2024-25 2024-25	19,200,000 70,733,797	7,000,000 3 3,125,242 3	558,660 3,718,984 3,428,215		8,000,000		1,000,000											2,84	9,113 500,000 8,000 4,000,000 2,070,354 2,500,00 641,776		17 320	3.840.930 5.5	XX XXX		2 1 548 085	2,215,992						44,700,	21
60 Freelon Gap Family 515 SVN Gap Family	2024-25 2024-25	45,294,203	3,125,242 3	3,428,215		4,615,825 1,277,080 2	2,850,000		7,000,000	5 XAA XAX										2,070,354 2,500,000 641,776	0	17,320	3,840,930 5,0	62,987	773,04	2 1,546,085						3	5,525,347	
Otown Gap Family 11 Hyde Predev TBD Other	2024-25 2024-25	3,000,000							7,000,000		906.314 2.593.686				0 0														3,000,000					
11 Hyde Predev TBD TBD TBD TBD TBD TBD TBD TBD	2024-25 2024-25 2024-26	41,000,000 5,000,000 25,000,000 28,000,000				2,150,000 2	2.050,000			2,0	900,314 2,093,080															41,000,	000							
nnydale Bik 9 Vertical Gap Family nnydale Bik 9 Vertical Gap Family	2024-25 2024-25 2024-25	25,000,000				2,150,000 2	2,830,000																											
TO	TAL USES SOURCES	318,397,730 710,970,583	0 22,275,242 7	7,705,859	0 0	16,042,905 5	5,700,000	0 1,000,000	7,200,000	2,000,000 2,9	906,314 2,593,686	0	0 0	0	0 0	0	0 0	0	0 2,94	7,113 7,212,130 2,500,00	0 0	17,320 0	0 3,840,930 5,5	82,987 0	3,000,000 773,04	2 1,546,085 41,000,	000 2,215,992	0 5,753,5	52 4,066,168	0 0	0	0 4	,125,347 44,700,	21 0 17,000,
Balance of Funds Carried Forward (NIC Fun	ding TBD)	392,572,853	0 9,931,224 5	5,410,600 1,32	28,216 24,997,361	609,994	0	0 0	10,151,101	130,000	93,686 46,666	0 257,68	1 0 1,4	63,740	0 206,787	0 1,45	4,997 0	1,000,000 1	55,003	(0) 333,258	0 457,089	0 54,181,905 3,415	699 0	0 19,124,009	976,759	0 (0) 1,983,	000 0	0	0 1,590,047	0 0	0	10,027,493	,888,765 65,560,	00 0
								Hotel Tax					Hou	ising		Eastern Easte	m DNPF	ERAF	_		Van Ness E	N UMU	Eastern D	NPF Quarter Mile	Pier 70 Central	Central Treasu	re ERAF	General 2023 COP	S Project 20	5 GO 2015 GO	2015 GO	2019 GO 21	19 GO 2019 G	2019 GO 2019 G
							Condo MC	Hotel Tax CD to Repayments OHCD Senior/Disabled	CE	DBG H	ITF AHF	HL Central SOM	Condo Con Stal	bility AAU	2019 GOB nt Preservation	Neighbor Neigh Mission SON	bor 1 Mile of IA 50 First St	Small SC Sites Stabil	MA AH zation Inclusion	F AHF AHF	Special Use District	HOPE SF Mark	Eastern D at Neighbor 1 N ia Alternative 50 F	ile of from irst St 5M	SOMA JHL PSH	Central Treasu SOMA Island	d ERAF	Fund	S Project 20' Specific B Sources Is:	5 GO 2015 GO OND BOND sue 1 Issue 2	BOND Issue 3	BOND I Public Hsg Lov	19 GO 2019 G SOND BOND Income Senior	BOND BONE Moderate Educat
			g TBD Housing Housi Trust Fund Fund	ing Trust Advance CPMC	C HOME	Asset Fund Cor	onversion MC		CDBG Program	n Income Small		II Sites JHL Small Site																						
Existing	Salances from 2024-25	FUNDI	Trust Fund Fund				onversion MC	0 0	REHAB ONLY	130.000 Small	HTF AHF II Sites Small Sites Small 93.686 46.666	0 257.68	1 0 1.4	PRESERV	ATION 0 206.787		4.997 0	1.000.000 1	55.003	(0) 333.258	N ONLY 0 457.089	HOPE SF 0 54.181.905 3.415	699 0	AREA-SPECIFIC 0 19.124.009	976,759	Jobs Hsg 0 (0) 1.983.	000 0	OTHER 0	0 1.590.047	2015 GO	7		2019 GO .888.765 65.560.	00 0
Existing Expected 8	Balances from 2024-25 lew Funds for 2025-26 Total Available	FUNDI					onversion MC	0 0 0 0	REHAB ONLY 10,151,101 2,750,000 12,901,101	130,000 3,0 130,000 3,0	93,686 46,666 000,000 4,210,000 1, 093,686 4,256,666 1,	0 257,68 435,651 435,651 257,68	,,,	00,740	ATION 0 206,787 0 206,787	0 1,45	4,997 0 4,997 0	1,000,000 1	55,003 55,003	(0) 333,258 (0) 8,613,906 4,306,95 (0) 8,947,164 4,306,95	N ONLY 0 457,089 3 0 3 457,089	HOPE SF 0 54,181,905 3,415 0 54,181,905 3,415	699 0	0 19,124,009	976,759 976,759	0 (0) 1,983, 0 0 3,722, 0 (0) 5,705,	000 0 000 000 0		0 1,590,047 0 1,590,047	2015 GO		10,027,493	2019 GO ',888,765 65,560, ',888,765 65,560,	
Existing Expected b Ex	Salances from 2024-25 lew Funds for 2025-26 Total Available Type/Mix Year Total Fu	FUNDI	IG TBD 0 9,931,224 8 23,337,420 33,268,644 8		C HOME DR REHAB & NEW COI 28,216 24,997,361 0 3,600,000 28,216 28,597,361		onversion MC	0 0 0 0	2,750,000 12,901,101	130,000 3,0 130,000 3,0	93,686 46,666 000,000 4,210,000 1,093,686 4,286,666 1,	201,00	,,,	00,740		0 1,45	4,997 0 4,997 0	1,000,000 1 1,000,000 1	55,003 55,003	F AHF AHF nary Jobs Hsg JHL PSH NEW CONSTRUCTIO (0) 333,258 0 8,613,906 4,306,95 (0) 8,947,164 4,306,95	N ONLY 0 457,089 3 0 3 457,089	HOPE SF 0 54,181,905 3,415	699 0	0 19,124,009		0 (0) 1,983, 0 0 3,722, 0 (0) 5,705,	000 0 000 000 0			2015 GO		10,027,493		
Existing II Expected 1 Expec	Total Available Type/Mix Year Total Fu 2025-26	392,672,863 67,975,930 450,548,783 ands Identified 800,000	IG TBD 0 9,931,224 8 23,337,420 33,268,644 8 600,000 2,250,000			85TRUCTION 609,994 3,000,000 3,609,994	0 0	0 0 0	CDBG Program REHAB ONLY 10,151,101 2,750,000 12,901,101	130,000 3,0 130,000 3,0	93,686 46,666 000,000 4,210,000 1, 093,686 4,256,666 1,	0 257,68 135,651 135,651 257,68	,,,	00,740		0 1,45	4,997 0 4,997 0	1,000,000 1	55,003 55,003	(0) 332,258 0 8,613,906 4,306,95 (0) 8,947,164 4,306,95	N ONLY 0 457,089 3 0 3 457,089	HOPE SF 0 54,181,905 3,415	699 0	0 19,124,009		0 (0) 1,983, 0 0 3,722, 0 (0) 5,705,	000 0 000 0 000 0			2015 GO		10,027,493	,888,765 65,560,	00 0
15-26: Type of Loan Resident 1 Admin Admin Admin Admin Admin Admin Admin Gap Senior 2 Senior 2 Senior 2 Senior 3 Senior 3	Total Available Type/Mix Year Total Fu 2025-26	392,672,863 67,975,930 450,548,783 ands Identified 800,000	IG TBD 0 9,931,224 5 23,337,420 33,268,644 5 600,000				onversion MC	OHCD Senior/Disabled 0 0 0 0	2,750,000 12,901,101	130,000 3,0 130,000 3,0	93,686 46,666 500,000 4,210,000 1,933,686 4,256,666 1,	0 257,68 435,651 435,651 257,68	,,,	00,740		0 1,45	4,997 0 4,997 0	1,000,000 1	55,003	(0) 332,258 (0) 8,613,906 4,306,95 (0) 8,947,164 4,306,95	N ONLY 0 457,089 3 0 3 457,089	HOPE SF 0 54,181,905 3,415	699 0	0 19,124,009		0 (0) 1,983, 0 0 3,722, 0 (0) 5,705,	000 0 000 0 000 0			2015 GO		10,027,493		00 0
5-26: Icct Address/Name Int Deroject-Related Admin Admin Admin Admin Admin Admin Admin Admin Admin Senior Senior Senior	Total Available Type/Mix Year Total Fu 2025-26	392,572,853 57,975,300 450,548,783 ands Identified 800,000 2,250,000 53,519,988 23,850,000 0 (6	0 9,931,224 8 23,337,420 33,268,644 8 600,000 2,250,000			85TRUCTION 609,994 3,000,000 3,609,994	onversion MC	OHCD Sentor/Disabled 0 0 0 0	2,750,000 12,901,101	130,000 3,0 130,000 3,0	93,686 46,666 1, 193,686 4,266,666 1,	II Sites JHL Small Site 0 267,68 135,651 287,68	,,,	00,740		0 1,45	4,997 0 4,997 0	1,000,000 1	55,003		N ONLY 457,089 3 0 3 457,089	HOPE SF 0 54,181,905 3,415	699 0	0 19,124,009		Joos resg 0 (0) 1,983, 0 0 0 3,722, 0 (0) 5,705,	000 0 000 0 000 0			2015 GO		10,027,493	,888,765 65,560,	00 0
5-26: ect AddressiName CtD Project-Related Admin Adm	Total Available Type/Mix Year Total Fu 2025-26	392,572,853 57,975,300 450,548,783 ands Identified 800,000 2,250,000 53,519,988 23,850,000 0 (6	0 9,931,224 8 23,337,420 33,268,644 8 600,000 2,250,000			85TRUCTION 609,994 3,000,000 3,609,994	onversion MC	OHCD Senior/Disabled 0 0 0 0	2,750,000 12,991,101 200,000	130,000 3,0 130,000 3,0	93,686 46,666 1, 193,686 4,266,666 1,	US stress JHL Small Site 0 257,68 335,651 257,68	,,,	00,740		0 1,45	4,997 0 4,997 0	1,000,000 1	55,003	(b) 333,268 (c) 0 8,813,306 (c) 0,813,306 (c) 0,813,306 (c) 0,947,164 (c	N ONLY 457,089 3 0 3 457,089	HOPE SF 0 54,181,905 3,415	699 0	0 19,124,009		Joos Hsg (0) 1,983, 00 0 3,722, 00 (0) 5,705,	000 0 000 0 000 0			2016 GO		10,027,493	,888,765 65,560,	00 0
\$48C Type of Loan Resident 1 Type of Loan Type of L	Total Available Type/Mix Year Total Fu 2025-26	392,572,853 57,975,930 450,548,783 inds Identified 800,000 2,250,000 53,519,988 0 0 (6 4,000,000 30,000,000 9,000,000 5,000,000	65 TBD 9,931,224 t 23,337,420 33,286,644 t 600,000 2,250,000 2,250,000 5,000,000 5,875,991			85TRUCTION 609,994 3,000,000 3,609,994	onversion MC	OHOD Senior/Disabled 0 0 0 0	2,750,000 12,901,101	130,000 Smal (130,000 Smal (13	13 DIES SMBII DIES SMB	II Sites JHL Small Site 0 267,68 135,651 257,68	,,,	00,740		0 1,45	4,997 0 4,997 0	1,000,000 1	55,003 55,003		N ONLY 0 457,089 3 0 0 3 457,089	HOPE SF 0 54,181,905 3,415	699 0	0 19,124,009 0 0 0 19,124,009		Joos rsg 0 (0) 1,985, 0 0 3,722, 0 (0) 5,795,	000 0 000 0 000 0			2016 GO		10,027,493	,888,765 65,560,	00 0
15-65 17	Total Available Type/Mix Year Total Fu 2025-26	392,672,853 57,975,930 450,548,783 inds Identified 800,000 2.250,000 2.250,000 53,319,988 23,850,000 0 0 0 0 0 0 0 0 0 0 0 0	65 TBD 9,931,224 2 23,337,429 33,268,644 2 600,000 2,260,000 2,260,000 0 0,000,000 0,000,000 0,000,000 0,000,00		028,216 24,997,361 0 3,600,000 28,216 28,597,361	85TRUCTION 609,994 3,000,000 3,609,994	onversion MC	OHOD Senior/Disabled 0 0 0 0	2,750,000 12,991,101 200,000	130,000 Smal (130,000 Smal (13	13 DIES SMBII DIES SMB	18 Sites JHL Small Site 18 18 18 18 18 18 18 18 18 18 18 18 18	,,,	00,740		0 1,45	4,997 0 4,997 0	1,000,000 1	55,003		N ONLY 0 457,089 3 0 457,089 3 457,089	HOPE SF 0 54,181,905 3,415	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 19,124,009 0 0 0 19,124,009		Joos rsg (0) 1,983, 0 0 3,722, 0 (0) 5,705,	000 0			2015 GO		10,027,493	,888,765 65,560,	00 0
15-66 Type of Loan	Total Available Type/Mix Year Total Fu 2025-26	392,672,853 57,975,930 450,548,783 inds Identified 800,000 2.250,000 2.250,000 53,319,988 23,850,000 0 0 0 0 0 0 0 0 0 0 0 0	65 TBD 9,931,224 t 23,337,420 33,286,644 t 600,000 2,250,000 2,250,000 5,000,000 5,875,991		028,216 24,997,361 0 3,600,000 28,216 28,597,361	85TRUCTION 609,994 3,000,000 3,609,994	Onversion MC	OHOD Sentor/Disabled 0 0 0	2,750,000 12,991,101 200,000	130,000 Smalf (130,000 Smalf (130,00	000,000 4,210,000 1, 4,210,000 4,256,666 1,	135,651 135,651 267,68	0 1,4	53,740	0 206,787	0 1.45 0 1.45	4,997 0 4,997 0	1,000,000 1	55,003	4,000,000	N ONLY 0 457,089 3 0 3 457,089	HOPE SF 0 54,181,995 3,418 0 54,181,995 3,418	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 19,124,009 0 0 0 19,124,009		Job reg (9) 1,983,0 0 0 0 3,722 0 0 0 5,705,	000 0			2015 GO		10,027,493	,888,765 65,560,	00 0
\$5.60 Type of Loan Resident HUCD Project Related Admin Admin HUCD Project Related Admin Admin HUCD Project Related Admin Admin Company Trans Found Performance Company Trans Found Performance Company Trans Resource Company Tran	Total Available Type/Mix Year Total Fu 2025-26	392,572,853 75,975,330 450,542,743 880,050 2,250,000 2,250,000 0,0	6 750 931.224 9		08. R4848 8 NEW 24,997,361 0 3,600,000 28,216 28,597,361 5,000,000	85TRUCTION 609,994 3,000,000 3,609,994	onversion MC	DHICD SeniorDisabled 0 0 0 0	2,750,000 12,991,101 200,000	130,000 Smalf 130,000 3,0 130,000 130,000	0 0 0 0	135,651 135,651 267,68	,,,	53,740		0 1.45 0 1.45	0 0 0	1,000,000 1	55,003 55,003 0	4,000,000	N ONLY 0 457,089 3 0 3 457,089	HOPE SF 0 54,181,995 3,418 0 54,181,995 3,418	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 19,124,009 0 0 0 19,124,009						2015 GO		10,027,493	,888,765 65,560,	00 0
\$5.60 Type of Loan Resident HUCD Project Related Admin Admin HUCD Project Related Admin Admin HUCD Project Related Admin Admin Company Trans Found Performance Company Trans Found Performance Company Trans Resource Company Tran	Total Available Type/Mix Year Total Fu 2025-26	392,572,853 75,975,330 450,542,743 880,050 2,250,000 2,250,000 0,0	931.224 9 931.24		08. R4848 8 NEW 24,997,361 0 3,600,000 28,216 28,597,361 5,000,000	85TRUCTION 609,994 3,000,000 3,609,994	overaion MC	DHCD SeniorDisabled 0 0 0 0	2,750,000 12,991,101 200,000	130,000 Small (130,000 Small (130,00	000,000 4,210,000 1, 4,210,000 4,256,666 1,	135,651 135,651 267,68	0 1,4	53,740	0 206,787	0 1.45 0 1.45	0 4,997 0	1,000,000 1	55,003	4,000,000	N ONLY 3 457,089 3 3 0 3 457,089 3 457,089	HOPE SF 0 54,181,995 3,418 0 54,181,995 3,418	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 19,124,009 0 0 0 19,124,009		JOSO 1789 (0) 1,983 0 0 3,722 0 (0) 5,706,				2015 GO		10,027,493	,888,765 65,560,	00 0
1,54E	Spannes from 3934-28 from 1934-28 from 1934-28 from 1934-28 from 1934-28 from 1934-29 from 1934-	392,672,853 57,975,930 450,548,783 inds Identified 800,000 2.250,000 2.250,000 53,319,988 23,850,000 0 0 0 0 0 0 0 0 0 0 0 0	6 750 931.224 9		08. R4848 8 NEW 24,997,361 0 3,600,000 28,216 28,597,361 5,000,000	85TRUCTION 609,994 3,000,000 3,609,994	© 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DHCD SeniorDisable 0 0 0	2,750,000 12,991,101 200,000	130,000 Small 130,000 3,0 3,0 3,0 3,0 3,0 3,0 3,0 3,0 3	000,000 4,210,000 1, 4,210,000 4,256,666 1,	135,651 135,651 267,68	0 1,4	53,740	0 206,787	0 1.45 0 1.45	0 0	1,000,000 1	0	4,000,000	N ONLY 0	HOPE SP 6 4,161,300 3,419 0 64,181,300 3,416	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 19,124,009 0 0 0 19,124,009						2016 GO		10,027,493	,888,765 65,560,	00 0
366 CD Project Paleded Admin CD Project Paleded Admin CD Project Paleded Admin Admin Fine That Full Gebe Service Admin Fine That Full Geb Service Admin Fine That Full Geb Service Admin Service Servi	Total Available Vyperlikix Very 2005-26	392,572,853 57,975,500 57,975,500 460,548,733 mds Identified 2,250,000 2,250,000 2,250,000 4,000,000 4,000,000 4,000,000 4,000,000	6 750 931.224 9		08. R4848 8 NEW 24,997,361 0 3,600,000 28,216 28,597,361 5,000,000	85TRUCTION 609,994 3,000,000 3,609,994	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Demodisable 0 0 0 0 0 0 0 0 0 0 0 0 0	2,750,000 12,991,101 200,000	3000 Small 130,000 3,0 3,0 3,0 3,0 3,0 3,0 3,0 3,0 3	000,000 4,210,000 1, 4,210,000 4,256,666 1,	135,651 135,651 267,68	0 1,4	53,740	0 206,787	0 1.45 0 1.45	0 0 0	1,000,000	0	4,000,000	N ONLY 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0	HOPE SP 6 4,161,300 3,419 0 64,181,300 3,416	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 19,124,009 0 0 0 19,124,009						2016 GO	0	10,027,493	,888,765 65,560,	00 0
See Continue Type of Loan Resident	Total Available Total Full 2005-26	392.572.883 75.797.5390 75.797.5390 76.797.5390 76.000,000 76.000,	6 750 8 951.224 9 237.46 9 237.46 9 237.46 9 237.46 9 247	5,410,600 1,32	08. R4848 8 NEW 24,997,361 0 3,600,000 28,216 28,597,361 5,000,000	\$3,00,000 3,000,000 3,600,994 3,519,988	U U U U U U U U U U U U U U U U U U U	Demorphism of the control of the con	2,750,000 12,991,101 200,000	3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0	000,000 4,210,000 1, 4,210,000 4,256,666 1,	33,684 133,681 287,68	0 1,4 0 1,4 1 0 1,4 1 0 1,4 1 0 1,4 1 0 1,4 1 0	0	0 206,787	0 1.45	0 0	0	0	4,000,000	D 0	HOPE SP 6 4,161,300 3,419 0 64,181,300 3,416	699 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 19,124,009 0 19,124,009 19,124,009	976,769		000	0		2016 GO	0	10,027,489 10,027,489 10,027,489	,888,765 65,560,	00 0

4 Small Size 1130 Filbert 2023-24 1,418,000 480,000 97,000 98,000	2,900,000 1,934,997 4,834,997 5,000,000 165,003	2,021,344 2,021,344 3,021,344 1,000,000	4,280,000 4,280,000	3,945,003 5,400,000	1,900,000 1,900,000	3,994,997 938,000 4,390,000 2,790,000 3,092,101 1,027,210 19,632,308 19,839,095	16,679,540 16,679,540	3,055,000 3,000,000 2,950,000 13,063,697 3,111,000 4,220,460 2,634,516 34,174,387 35,638,127	1,500,000 1,500,000	0	851,305 851,305	480,000 697,000 1,200,000 1,202,679	1,310,000 7,190,000 8,800,000 8,800,000	3,770,000 6,016,341 2,139,714 1,1418,000 2,900,000 3,055,000 3,697,000 3,250,000 5,880,000 5,700,000 8,270,000 28,799,782 3,111,000 20,900,000 3,661,726	ject Name Year 1 Street 2023-24 (reet 2023-24 STCLT Refi) 2023-24 STCLT Refi) 2023-24 (reet 2023-24 Avenue 2024-25 (2023-24 toet 2023-24 (reet 2023-24 STreet 2023-24 STreet 2023-24 STreet 2023-24 STreet 2023-24 TOTAL USES	Note	Units 10 6 4 4 0 5 5 5 11 3 4 16 6 31 63 3 64 6 4
225 14 TOTAL USES 102,568,563 8,800,000 3,949,679 851,305 0 1,500,000 34,174,387 16,679,540 19,632,308 1,900,000 3,945,003 4,280,000 2,021,34 TOTAL SOURCES 106,859,090 8,800,000 3,949,679 851,305 0 1,500,000 35,538,127 16,679,540 19,839,095 1,900,000 5,400,000 4,280,000 3,021,34 Balance of Funds Carried Forward 4,290,827 0 0 3,449,679 851,305 0 1,500,000 35,538,127 16,679,540 19,839,095 1,900,000 4,280,000 3,021,34 Balance of Funds Carried Forward 4,290,827 0 0 3,449,679 851,305 0 1,463,740 0 206,787 0 1,454,997 0 1,000,000 TOTAL SOURCES 106,859,090 8,800,000 3,49,679 851,305 0 1,500,000 34,174,387 16,679,540 19,832,308 1,900,000 3,945,003 4,280,000 2,000,3021,34 Balance of Funds Carried Forward 4,290,827 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,000,000 165,003 SOMA	3,021,344 1,000,000	4,280,000	5,400,000	1,900,000	19,632,308 19,839,095	16,679,540	34,174,387 35,638,127	1,500,000	0	851,305		8,800,000	102,568,563	TOTAL USES	14 TOTA	225
TOTAL SOURCES 106,889,090 8,800,000 3,949,679 851,305 0 1,500,000 35,538,127 16,679,540 19,839,095 1,900,000 5,400,000 4,280,000 3,021,344 Balance of Funds Carried Forward 4,290,527 0 0 0 0 0 1,463,740 0 206,787 0 1,454,997 0 1,000,001 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,000,000 165,003 SOMA	3,021,344 1,000,000	4,280,000	5,400,000	1,900,000	19,839,095	16,679,540	35,638,127	1,500,000	0	851,305		8,800,000				
HTF Small Inclusionary JHL Small Central SOMA Condo Conv Housing DNPF - 1 Mile of Sites Small Sites Small Sites Small Sites Small Sites Stability Fund AAU 2019 GO Bond EN Mission EN SOMA 50 1st St ERAF Existing Balances from 2023-24 0 0 0 0 0 1,453,740 0 206,787 0 1,454,997 0 1,000,000 Fiscal Year 24-25 Expected New Funds for 2024-25 3,000,000 2,640,352 0 257,681 0 0 0 0 0 0 0 0 0	SOMA		Ü	1,454,997	v	206,767	v	1,463,740	U			•		4 200 527			225
Residential Comm. Fiscal Units Project Type Project Name Year Total 8mall Sites 1049 Market Street 2024-25 5,500,000 2,906,314 2,593,686 15 Big Sites 629 Post Street 2024-25 - - Small Sites Contingency 2024-25 -	165,003 0 165,003	1,000,000 0 1,000,000	50 1st St 0 0	1,454,997 0	0	206,787 0	0	ability Fund 1,463,740 0	Small Sites S	Small Sites 0 257,681	Sites 0 0	Small Sites 0 2,640,352 2,640,352	Sites 0 3,000,000 3,000,000	ted New Funds for 2024-25 Total Available Total	Fiscal	Comm. Project Type	Units
	0 165,003 165,003	1,000,000 1,000,000	0	1,454,997	0		0		0	257,681	0	2,640,352	3,000,000	10,188,560	TOTAL SOURCES	TOTAL S	15
Fiscal Year 25-26 Expected New Funds for 2025-26 3,000,000 4,210,000 1,435,651 0 0 0 0 0 0 0 0 0	SOMA Stabilization 165,003 0 165,003	ERAF 1,000,000 0 1,000,000	50 1st St 0 0	1,454,997 0	0	206,787 0	0	ability Fund 1,463,740 0	Small Sites S	Small Sites 257,681 0	Sites 0 1,435,651	Small Sites 46,666 4,210,000	Sites 93,686 3,000,000	ted New Funds for 2025-26		Fiscal Year 25-26	
Residential Comm. Units Units Project Type Project Name Year Total - Small Sites Contingency 2025-26 -														Total -	ject Name Year 2025-26	Units Project Type Project Name Small Sites Contingency	Units
	165,003 165,003	1,000,000		1,454,997	0	206,787	0	1,463,740	0	257,681	1,435,651	4,256,666	3,093,686	13,334,211	TOTAL SOURCES	TOTAL S	-