

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



**London N. Breed**  
Mayor

**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)**

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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 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](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**

Q1 CY 2024

January 1 - March 31, 2024

Project Information							MOHCD Funding									HCD or State Funding Applied For in 2024					HCD or State Program Funding Awarded To Date				TCAC/CDLAC Funding		Target or Actual TCO Awarded	Summary / Causes of Delay		
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 Subsidy Amt.	LC Approval Date	Type	Amount Applied For	Type	Amount Applied For	Status	Type	Amount Awarded	Type	Amount Awarded	Amount	Status			
COMPLETE / LEASE-UP	Kapuso at the Upper Yard	2340	San Jose Avenue	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 Howard 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 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	78 Haight - Central Freeway 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 - 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 Stanyan	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 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.
CONSTRUCTION	Hunters View Blocks 14 & 17	1151	Fairfax	118	10	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 Geary 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 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 - 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	Shirley Chisholm Village - Educator Housing	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	

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

**1) Financing Updates**

Q1 CY 2024

January 1 - March 31, 2024

Project Information							MOHCD Funding									HCD or State Funding Applied For in 2024					HCD or State Program Funding Awarded To Date				TCAC/CDLAC Funding		Target or Actual TCO Awarded	Summary / Causes of Delay	
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 Subsidy Amt.	LC Approval Date	Type	Amount Applied For	Type	Amount Applied For	Status	Type	Amount Awarded	Type	Amount Awarded	Amount	Status		
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	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	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 application 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															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	750 Golden Gate	750	Golden Gate	171	2	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	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	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 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																		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	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 Predevelopment Financing for New Affordable Rental Housing NOFA (\$66.5M total awarded across 5 projects).

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

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Q1 CY 2024

January 1 - March 31, 2024

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PREDEVELOPMENT	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).	
PREDEVELOPMENT	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.	
PREDEVELOPMENT	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
PREDEVELOPMENT	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.
PREDEVELOPMENT	Treasure Island E1.2 Senior		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 delays 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 LIHTC/CDLAC. \$26m in IIG funding is for infrastructure costs for all of phase 1 which include Building E, A, & F.

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January 1 - March 31, 2024

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PREDEVELOPMENT	2530 18th Street - Homeless Prenatal Program	2530	18th	73	9	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, \$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	Development Agreement	N/A																					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	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																				

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REHABILITATION	300 Ocean Avenue	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 Senior Housing	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).
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
OTHER	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 Sponsor, 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

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

**2) Permitting Updates**

Q1 CY 2024

January 1 - March 31, 2024

Status	Project Name	Street Number	Street Name	Number of Units	Supv. District	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	
COMPLETE / LEASE-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.		<a href="#">201807033677</a>	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.		<a href="#">202211015602</a>	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)	TCO issued; resolved welfare tax exemption; public art completed	95% occupancy due July 2024; issue RFP ground floor commercial tenant; marketing and lease-up	Initial potential tenant could not come up with funds to build out tenant improvements	<a href="#">201903195605</a>	Site Permit	1/24/2022			7/6/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	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	Close target on construction loan is early June; follow-up on memo to Board of Supervisors regarding ground floor commercial use.	Need expedited Mayor signature to meet target closing schedule.	<a href="#">201911147293</a>	Site Permit	11/14/2019			7/21/2020	Issued; No Pending Addenda							
CONSTRUCTION	Sunnydale Block 3A	1501	Sunnydale	80	10	6/12/2023 (actual)	12/27/2024 (estimated)	12/5/2024 (estimated)	Addenda 5,8,10 issued	Addenda 5,11	None for now	<a href="#">202106031523</a>	Site Permit	6/3/2021			8/10/2022	Issued	FYI: SFUSD fees to be collected at ADD 5 issuance.						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Fire Sprinklers	7/21/2023	11/1/2023		2/13/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	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				
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Emergency Responder Radio Coverage System	11/20/2023	2/1/2024		1/16/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Exterior Building Maintenance	9/26/2023	5/1/2024		3/19/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	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 comments 12/22/23					
CONSTRUCTION	730 Stanyan	730	Stanyan	160	5	6/16/2023 (actual)	7/21/2025 (estimated)	9/1/2025 (estimated)	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.	<a href="#">202103317637</a>	Site Permit	3/31/2021			12/28/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Arch, MEP, Photovoltaic, EBM	1/10/2023	4/1/2023		2/2/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Building Env/Unitized Glass Fiber Reinf. Conc. Panel	12/1/2023	3/1/2024			Comments issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Steel Stairs	11/29/2023			1/10/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Sprinklers	3/8/2024	5/1/2024			In Review							



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**2) Permitting Updates**

Q1 CY 2024

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CONSTRUCTION	Hunters View 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						
	"	"	"	"	"	"	"	"	"	"	"	"	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	
	"	"	"	"	"	"	"	"	"	"	"	"	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	
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Ext. Building Maintenance	1/10/2024	3/1/2024	3/15/2024		Comments issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Shear Wall Tie Down System	12/27/2023	2/15/2024	3/15/2024		In Review - DPH issues need to be addressed.		Comments issued 1/9/24				
CONSTRUCTION	Hunters View 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 systems submitted	ADD 2 for MEP Revision 5 to be submitted.	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 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	
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Fire Sprinkler (Design Build)	12/21/2023	2/15/2024	3/1/2024		Comments Issued			Issued comments 1/8/24			
	"	"	"	"	"	"	"	"	"	"	"	"	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 Street	4200	Geary	98	1	4/23/2023 (actual)	12/4/2024 (estimated)	6/1/2024 (estimated)	Art install under way	Commercial space build-out; LOSP and other subsidies less than expected	Still working on PG&E contract and SFMTA updates	202009305561	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						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 11: Elevator	2/14/2024	4/1/2024			In Review						
CONSTRUCTION	The Kelsey	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						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Fire Protection	12/5/2023	3/1/2024	4/1/2024		In Review						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Fire Alarm System, Two-Way Emer. Comms. Sys	1/26/2024	3/1/2024	4/1/2024		In Review						
CONSTRUCTION	Sunnydale 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	10/19/2023	12/11/2023		1/11/2024	Issued						
"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Exterior Building Maintenance	9/26/2023	12/11/2023		2/26/2024	Issued							

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	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: Photovoltaic Array	11/1/2023	1/15/2024		3/8/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 10: Stormwater	12/21/2023	1/30/2024		1/29/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 11: Mechanical Car Lifts	1/23/2024	3/1/2025			In Review		3/1/2024: Issued comments				
	"	"	"	"	"	"	"	"	"	"	"	"	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 scaffold removed. Starting PG&E and water trenching. Issue all addenda	Potential significant delays for PG&E to provide permanent power & water infrastructure invoicing issues.	201912099009	Site Permit	12/9/2019			1/11/2021	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	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)	Crane removed; rain days caused delays; allwy work complete; ceiling work progressing; window installation, weather barrier, water pipe rough in and backflashing complete	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	202010196871	Site Permit	10/19/2020			11/22/2021	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Fire Alarm Sys., 2-Way ECCS	8/22/2023			2/7/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 10: Solar Photovoltaic	12/20/2023	3/1/2024	4/1/2024		In Review		1/8/24: Hold pending BLDG review comments in Bluebeam	3/21/24: REV2 rechecked and approved			
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 11: Exterior Building Maintenance	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 construction delays from foundation issues and initial permitting.	202006108345	Site Permit	6/10/2020			9/29/2021	Issued; No Pending Addenda						
	"	"	"	"	"	"	"	"	"	"	"	"	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)	TCO issued! Continue ground-floor buildout; resume street improvement and art tile installation	Expected certificate of final completion; air quality close-out with DPH; marketing and lottery, lease-up targeted end of May	Challenges with air quality close-out were resolved	202004307276	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)	12/1/2025 (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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	"	"	"	"	"	"	"	"	"	"	"	"	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.					
	"	"	"	"	"	"	"	"	"	"	"	"	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 issuance. Applicant emailed that recheck is needed.	2/15/24: Sent to CPB for issuance on 2/12/24				
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Superstructure	7/10/2023	3/1/2024	4/1/2024		In Review				8/3/23: Approved.		
	"	"	"	"	"	"	"	"	"	"	"	"	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
PREDEVELOPMENT	Sunnydale HOPE SF Block 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 2 approved by BLDG	Submit a Stormwater Control Plan (SCP)	Timing risk to have SPC reviewed and approved.	<a href="#">202211297323</a>	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.					
PREDEVELOPMENT	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.	<a href="#">202401083599</a>	Site Permit	1/29/2024	6/1/2024	7/1/2024		In Review						
PREDEVELOPMENT	3300 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	<a href="#">202310259516</a>	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	
PREDEVELOPMENT	2205 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	Secure additional financing; demo permit	Did not receive AHP funding in 2023 round; need to reapply	<a href="#">202101042026</a>	Site Permit	1/4/2021			10/2/2023	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	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		
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Tower Crane	2/5/2024				Comments Issued		2/12/24: Comments issued		2/7/24: Approved		
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Shoring/Grading	12/6/2023	4/1/2024	5/1/2024		In Review				1/10/24: Comments issued		
PREDEVELOPMENT	1515 South 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	Coordinating with other City departments to address street conditions as interim use ends	<a href="#">202306059259</a>	Site Permit	6/5/2023	6/1/2024	6/8/2024		In Review	3/22/24: Approved REV 3 3/13/24: Comments issued on REV 2 2/7/24: Comments issued on REV 1 1/24/24: Comments issued on submitted	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	2/12/24: Approved (stipulated); comments 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 on REV 1. 9/29/23: Comments issued on submitted.		

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PREDEVELOPMENT	1939 Market	1939	Market	187	8	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	10/13/2023	Issued; No Pending Addenda						
PREDEVELOPMENT	MTA Potrero Yards	2500	Mariposa	120	9	12/11/2025 (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.	Application for AHSC to be submitted.	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	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	Tentative map approval in Q2 2024 to transfer parcel to MOHCD by end of November 2024.	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.	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	6	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'.	Apply for HUD 202 FY 2023 (FY 2022 application was appealed but still under review) pending approval of prelim gap financing.	Project did not receive HUD 202 FY 2022 funding, but appealed decision, which is still 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	7	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	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/CDLAC. \$26m in	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.
PREDEVELOPMENT	2530 18th Street	2530	18th	73	9	4/15/2024 (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)	Application for additional financing to move project forward.	Did not receive HCD funding thru IIG application. Holding period costs of about \$6,400 per mo	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	7	12/1/2024 (estimated)	TBD	TBD	N/A	No deliverable - need infrastructure schedule resolved.	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.				
PREDEVELOPMENT	967 Mission	967	Mission	92	6	10/1/2027 (estimated)	8/1/2027 (estimated)	7/1/2027 (estimated)	Planning approval received/entitlement issued in Feb. 2024; updated project schedule	Issuance of RFPs and bid scopes; submission of additional permit addendae	Risk of added cost and design issues at Minna due to SFFD requests. TBD	202309227225	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 issuance. N. Foster	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

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

**2) Permitting Updates**

Q1 CY 2024

January 1 - March 31, 2024

Status	Project Name	Street Number	Street Name	Number of Units	Supv. District	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
PREDEVELOPMENT	Balboa Reservoir - Building A		Lee Avenue	159	7	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	3	11/1/2027 (estimated)	11/1/2029 (estimated)	10/1/2029 (estimated)	Acquisition and predev loans to acquire 758 Pacific site approved by LC in Jan. 2024.	Formal acquisition of 758 parcel; Rezoning and EIR completion (deliverable not expected before end of 2024).	EIR process is required, which makes it vulnerable to neighborhood opposition. Relocation needs	N/A	N/A	N/A				Not Submitted						
PREDEVELOPMENT	1234 Great Highway	1234	Great Highway	216	4	12/1/2026 (estimated)	12/1/2028 (estimated)	11/15/2028 (estimated)	Acquisition and predev loan approved.	Sponsor to work on design and submission of plans to SF Planning. Target date to submit site permit of Q4 2024.	Sponsor needs to seek funding source to subsidize senior units; interim use income 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)	Acquisition and predev loan approved. Site acquisition completed in January 2024.	Sponsor to work on design and submission of plans to SF Planning.	Anticipating difficulties with traffic control as 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 predev loan approved.	Sponsor to work on design and submission of plans to SF Planning.	Community support: previous project at this 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	10	2026 (estimated)	2028 (estimated)	2028 (estimated)	Acquisition and predev loan approved. Interim use would require planning action.	Waiting for HUD/CDBG updates.	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.	Ongoing work to define HUD-VASH unit type and code requirements for 20 units	Project is not eligible for ministerial approval since they are dwelling units and the project is not adding units.	N/A	N/A	N/A				Not Submitted						
REHABILITATION	1005 Powell	1005	Powell	64	3	10/13/2022 (actual)	3/15/2024 (actual)	N/A	Completed and closed out rehabilitation!	N/A	N/A	<a href="#">202202228422</a>	Site Permit	2/22/2022			4/29/2022	Issued						
REHABILITATION	528 Natoma	528	Natoma	4	6	7/25/2022 (actual)	1/24/2024 (actual)	N/A	Completed rehabilitation!	N/A	N/A	<a href="#">202307061599</a>	Site Permit	7/6/2023			7/24/2023	Issued						
REHABILITATION	The Rose	125	6th	76	6	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						

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

**2) Permitting Updates**

Q1 CY 2024

January 1 - March 31, 2024

Status	Project Name	Street Number	Street Name	Number of Units	Supv. District	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
REHABILITATION	The 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 Dorado Hotel	150	9th	57	6	4/24/2024 (estimated)	11/31/2025 (estimated)	N/A	Submitted first addendum. Submitted perm power application. Applied for additional AHP financing.	Issuance of site permit. Submit addendum #2 in April.	Project must be in service by Dec. 31, 2025 as required by 9% tax credits.	<a href="#">202305026865</a>	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	Approved 3/28/2024	8.3.23 Approved EPR SITE Permit only. ADDENDA requirement(s) for sign off	Approved 3/29/2024	
	"	"	"	"	"	"	"	"	"	"	"	"	Addenda 1: Foundation	2/26/2024	4/10/2024			In Review						
	"	"	"	"	"	"	"	"	"	"	"	"	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 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.	Approval of permit revisions.	Construction cost overruns, multiple permit changes, and private loan interest costs resulted in need for emergency MOHCD funding loan	<a href="#">201912270786</a>	Site Permit	12/27/2019	6/21/2022			Issued						
REHABILITATION	Larkin Pine Senior Housing	1303	Larkin	63	3	5/1/2024 (estimated)	2/1/2025 (estimated)	N/A	Loan agreement executed in time for HOME funds allocation requirements.	Submit site permit for approval.	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						



				HTF Small Sites	Inclusionary Small Sites	JHL Small Sites	Central SOMA Small Sites	Condo Conv Small Sites	Housing Stability Fund	AAU	2019 GO Bond	EN Mission	EN SOMA	DNPF - 1 Mile of 50 1st St	ERAF	SOMA Stabilization		
<b>Fiscal Year 23-24</b>				Existing Balances from 2022-23	5,800,000	3,800,000	851,305	0	1,500,000	35,638,127	14,235,550	19,839,095	1,900,000	5,400,000	4,280,000	2,021,344	5,000,000	
				Expected New Funds for 2023-24	3,000,000	149,679	0	0	0	2,443,990	0	0	0	0	0	1,000,000	0	
				<b>Total Available</b>	<b>8,800,000</b>	<b>3,949,679</b>	<b>851,305</b>	<b>0</b>	<b>1,500,000</b>	<b>35,638,127</b>	<b>16,679,540</b>	<b>19,839,095</b>	<b>1,900,000</b>	<b>5,400,000</b>	<b>4,280,000</b>	<b>3,021,344</b>	<b>5,000,000</b>	
Residential Units	Comm. Units	Project Type	Project Name	Fiscal Year	Total													
10		Small Sites	2676 Folsom Street	2023-24	3,770,000													
6		CLMHF	139 Dore Street	2023-24	6,016,341													
4		Small Sites	1130 Filbert	2023-24	2,139,714													
0		Small Sites	2976 23rd (SFCLT Refi)	2023-24	1,418,000													
5		Small Sites	566 Natoma Street	2023-24	2,900,000													
5		Small Sites	3975 24th Street	2023-24	3,055,000													
11		Small Sites	300 Ocean Avenue	2024-25	3,697,000													
3		CLMHF	2425 Post	2023-24	3,250,000													
4		Small Sites	528 Natoma Street	2023-24	5,880,000													
16		Small Sites	375 14th Street	2023-24	5,700,000													
31	2	Big Sites	936 Geary Boulevard	2023-24	8,270,000													
63	8	Big Sites	2901 16th Street	2023-24	28,799,782													
3	1	Small Sites *	2198 Cayuga	2023-24	3,111,000													
64	3	Big Sites	1005 Powell Street	2023-24	20,900,000													
-	-	Small Sites	Contingency	2023-24	3,661,726													
<b>TOTAL USES</b>					<b>102,568,563</b>	<b>8,800,000</b>	<b>3,949,679</b>	<b>851,305</b>	<b>0</b>	<b>1,500,000</b>	<b>34,174,387</b>	<b>16,679,540</b>	<b>19,832,308</b>	<b>1,900,000</b>	<b>3,945,003</b>	<b>4,280,000</b>	<b>2,021,344</b>	<b>4,834,997</b>
<b>TOTAL SOURCES</b>					<b>106,859,090</b>	<b>8,800,000</b>	<b>3,949,679</b>	<b>851,305</b>	<b>0</b>	<b>1,500,000</b>	<b>35,638,127</b>	<b>16,679,540</b>	<b>19,839,095</b>	<b>1,900,000</b>	<b>5,400,000</b>	<b>4,280,000</b>	<b>3,021,344</b>	<b>5,000,000</b>
<b>Balance of Funds Carried Forward</b>					<b>4,290,527</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,463,740</b>	<b>0</b>	<b>206,787</b>	<b>0</b>	<b>1,454,997</b>	<b>0</b>	<b>1,000,000</b>	<b>165,003</b>
<hr/>																		
<b>Fiscal Year 24-25</b>				Existing Balances from 2023-24	0	0	0	0	0	1,463,740	0	206,787	0	1,454,997	0	1,000,000	165,003	
				Expected New Funds for 2024-25	3,000,000	2,640,352	0	257,681	0	0	0	0	0	0	0	0	0	
				<b>Total Available</b>	<b>3,000,000</b>	<b>2,640,352</b>	<b>0</b>	<b>257,681</b>	<b>0</b>	<b>1,463,740</b>	<b>0</b>	<b>206,787</b>	<b>0</b>	<b>1,454,997</b>	<b>0</b>	<b>1,000,000</b>	<b>165,003</b>	
Residential Units	Comm. Units	Project Type	Project Name	Fiscal Year	Total													
15		Small Sites	1049 Market Street	2024-25	5,500,000													
-		Big Sites	629 Post Street	2024-25	-													
-		Small Sites	Contingency	2024-25	-													
<b>TOTAL USES</b>					<b>5,500,000</b>	<b>2,906,314</b>	<b>2,593,686</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL SOURCES</b>					<b>10,188,560</b>	<b>3,000,000</b>	<b>2,640,352</b>	<b>0</b>	<b>257,681</b>	<b>0</b>	<b>1,463,740</b>	<b>0</b>	<b>206,787</b>	<b>0</b>	<b>1,454,997</b>	<b>0</b>	<b>1,000,000</b>	<b>165,003</b>
<b>Balance of Funds Carried Forward</b>					<b>4,688,560</b>	<b>93,686</b>	<b>46,666</b>	<b>0</b>	<b>257,681</b>	<b>0</b>	<b>1,463,740</b>	<b>0</b>	<b>206,787</b>	<b>0</b>	<b>1,454,997</b>	<b>0</b>	<b>1,000,000</b>	<b>165,003</b>
<hr/>																		
<b>Fiscal Year 25-26</b>				Existing Balances from 2024-25	93,686	46,666	0	257,681	0	1,463,740	0	206,787	0	1,454,997	0	1,000,000	165,003	
				Expected New Funds for 2025-26	3,000,000	4,210,000	1,435,651	0	0	0	0	0	0	0	0	0	0	
				<b>Total Available</b>	<b>3,093,686</b>	<b>4,256,666</b>	<b>1,435,651</b>	<b>257,681</b>	<b>0</b>	<b>1,463,740</b>	<b>0</b>	<b>206,787</b>	<b>0</b>	<b>1,454,997</b>	<b>0</b>	<b>1,000,000</b>	<b>165,003</b>	
Residential Units	Comm. Units	Project Type	Project Name	Fiscal Year	Total													
-		Small Sites	Contingency	2025-26	-													
<b>TOTAL USES</b>					<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL SOURCES</b>					<b>13,334,211</b>	<b>3,093,686</b>	<b>4,256,666</b>	<b>1,435,651</b>	<b>257,681</b>	<b>0</b>	<b>1,463,740</b>	<b>0</b>	<b>206,787</b>	<b>0</b>	<b>1,454,997</b>	<b>0</b>	<b>1,000,000</b>	<b>165,003</b>
<b>Balance of Funds Carried Forward</b>					<b>13,334,211</b>	<b>3,093,686</b>	<b>4,256,666</b>	<b>1,435,651</b>	<b>257,681</b>	<b>0</b>	<b>1,463,740</b>	<b>0</b>	<b>206,787</b>	<b>0</b>	<b>1,454,997</b>	<b>0</b>	<b>1,000,000</b>	<b>165,003</b>