

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



London N. Breed
Mayor

Dan Adams
Director

August 8, 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 – Q2 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 second quarter of Calendar Year (CY) 2024, the period from April 1, 2024, through June 30, 2024.

Highlights from Q2 of 2024 include the completion and full lease-up of two projects: 921 Howard, a 203-unit project in SoMa; and 4840 Mission, a 137-unit project near Balboa Park BART Station. Additionally, Mayor Breed and the Board of Supervisors approved financing to complete key infrastructure work at Sunnydale HOPE SF, which will enable 170 units of affordable housing at Sunnydale Blocks 3A and 3B to move forward.

The report includes three documents, which meeting the reporting requirements of Administrative Code Section 109.3.

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.

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

Q2 CY 2024

April 1, 2024 - June 30, 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 / LEASED 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	-	Apr. 2020							CalHFA MIP (2020)	10,050,000			62,449,988	Committed	5/15/2023 (actual)	Lease up is completed. Permanent Conversion to be completed by the end of September
COMPLETE / LEASED 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	-	Apr. 2017											50,416,989	Committed	2/16/2024 (actual)	Lease up is completed this month. Permanent Conversion to be completed by the end of December.
COMPLETE / IN LEASE-UP	180 Jones	180	Jones Street	72	6	2019 RFQ	Final Gap	13,950,000	193,750	Mar. 2022	2,500,000	-	Nov. 2019										MHP (2020-21/Rd. 3)	15,395,000	Accelerator (2022)	22,695,963	None Received	N/A	2/1/2024 (actual)	Lease up has started. Expect to be completed by end of 2024
COMPLETE / IN LEASE-UP	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	-	Feb. 2019										AHSC (2019/Rd. 4)	13,753,000	Accelerator (2022)	55,601,514	None Received	N/A	6/27/2024 (actual)	The project received TCO 6/27/2024. The project was also awarded AHP.
CONSTRUCTION	Sunnydale HOPE SF Phase 3 Infrastructure	Santos St. & Sunnydale Avenue	b/t Sunnydale and Velasco	N/A	10	Development Agreement	Infrastructure Gap	52,362,512	N/A	Apr. 2024																				
CONSTRUCTION	1633 Valencia	1633	Valencia	146	9	HSH SF Health & Recovery GO Bond Loan	Acquisition and Preliminary Gap	39,036,048	267,370	Apr. 2024																				
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	-	Jan. 2020										27,047,994	Committed	12/1/2025		
CONSTRUCTION	4200 Geary Street	4200	Geary	98	1	2019 GO Bond NOFA	Final Gap	25,022,715	255,334	Dec. 2023	3,474,613	-	Apr. 2021										MHP (2022/Rd. 4)	20,000,000	Accelerator (2022)	32,284,809	None Received	N/A	2/1/2025	
CONSTRUCTION	Sunnydale HOPE SF 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	-	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	-	Dec. 2020													81,104,569	Committed	9/1/2025		
CONSTRUCTION	Hunters View Blocks 14 & 17	1151	Fairfax	118	10	Development Agreement	Final Gap	49,200,000	416,949	Apr. 2023	25,000,000	211,864	Jan. 2021	9,455,027	-	Nov. 2016 (amended Oct. 2017)										61,999,922	Committed	6/1/2025		
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	-	Oct. 2021										AHSC (2022/Rd. 6)	20,000,000	Accelerator (2022)	37,334,401	None Received	N/A	11/1/2024	Received AHP Award in 2024.

HOUSING DELIVERY REPORT - 100% Affordable Housing

1) Financing Updates

Q2 CY 2024

April 1, 2024 - June 30, 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	Sunnydale HOPE SF 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	-	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	-	Dec. 2019													24,747,525	Committed	9/7/2024	TCO delayed 21 days due to PGE electrification	
CONSTRUCTION	600 7th (801 Brannan)	600	7th St	221	6	2019 RFQ	Final Gap	84,277,411	381,346	April 2022	3,500,000	-	Mar. 2020										Other	5,000,000	NPLH	17,500,000	51,575,000	Committed	10/15/2024	
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	-	Mar. 2017							Accelerator (2022)	94,836,486	AHSC (2020/Rd. 5) and IIG	31,699,000	None Received	N/A	5/1/2025	Shoring permit procurement and foundation design discrepancies have caused multi-month delays for the project team. Additionally, weather delays have exhausted all scheduled weather days, and unresolved soil settlement issues could lead to further multi-week delays, impacting the overall critical path.
CONSTRUCTION	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	1515 South Van Ness	1515	South Van Ness	168	9	2020 Multi-site RFQ	Additional Predevelopment	7,180,991	-	June 2024	44,360,000	264,048	July 2023	4,000,000	-	June 2022							MHP (2023 SuperNOFA)	37,930,397			N/A	Application Submitted	1/1/2027	Approved for MHP. Submitted CDLAC/TCAC in March 2024. Closing construction financing in Jan 2025
PREDEVELOPMENT	772 & 758 Pacific	772 & 758	Pacific	175	3	2020 Multi-site RFQ	Preliminary Gap	50,218,262	286,961	June 2024	7,167,731	-	Jan 2024	4,100,000	-	Oct 2021												6/1/2029	Parcel acquired in order to expand # of units. Need to complete EIR for high rise designation. Construction start wont be until 2027 earliest	
PREDEVELOPMENT	1979 Mission Family	1979	Mission	300	9	Project RFQ	Predevelopment	3,500,000	-	May 2024																		7/1/2028	Predevelopment loan approval; will need AHSC to move forward	
PREDEVELOPMENT	1979 Mission PSH	1979	Mission	150	9	Project RFQ	Predevelopment	2,500,000	-	May 2024																		7/1/2028	Predevelopment approval. Have NPLH assigned to the project	
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				AHSC (2024/ Round 8)	18,500,000									N/A	Application Pending Submission	6/1/2027	Block 7 applied to HCD AHSC funding in Q2. We are awaiting the results.
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	TBD (August)	Committed; Pending Final Award Amount	10/1/2028	The project applied for CDLAC and was awarded tax credit. Preliminary CDLAC staff recommendation is \$31.1M; official award amount will be determined in August.
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 and Predevelopment Financing for New Affordable Rental Housing NOFA (\$66.5M total awarded across 5 projects).

HOUSING DELIVERY REPORT - 100% Affordable Housing

1) Financing Updates

Q2 CY 2024

April 1, 2024 - June 30, 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		
PREDEVELOPMENT	2205 Mission	2205	Mission	86	3	2023 Site Acquisition NOFA	Predevelopment and Acquisition	6,746,438	-	Feb. 2024																		TBD	Project was selected in the 2023 Acquisition, Predevelopment, and Construction Financing for New Affordable Educator Housing NOFA (\$32 million total for 2 projects). Project on hold as was not able to secure NMTC.
PREDEVELOPMENT	967 Mission	967	Mission	95	6	2020 Multi-site RFQ	Predevelopment	24,750,000	-	Jan. 2024																		7/1/2028	Will apply to HCD MHP once Super NOFA is released later in 2024
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).
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 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 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 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	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/ Round 8)	39,987,076										6/1/2027	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 full project entitlements were approved.
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				AHSC (2024/ Round 8)	29,000,000										6/1/2027	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
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	The project was awarded HUD 202 funding from the 2023 application.

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Q2 CY 2024

April 1, 2024 - June 30, 2024

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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	N/A	Application Pending Submission	10/1/2026	The project will be applying for Tax credits and bonds in August.
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	-	Aug. 2023															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	None Received	Application Submitted	10/1/2026	The sponsor unsuccessfully applied for LIHTC and state credits. The state credit was over-subscribed and resulted in the project not moving forward at this time. MidPen has applied to a City housing NOFA that would potentially fill a funding gap and allow the project to progress.
PREDEVELOPMENT	Balboa Reservoir - Block F - Educator Housing	11	Frida Kahlo Way	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 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.	
REHABILITATION	2425 Post	2425	Post	10	2	2021 Coop Living for Mental Health Program	Rehabilitation	3,326,000	332,600	Apr. 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	2198 Cayuga	168-2198	Cayuga	10	11	2019 Site Acquisition NOFA	Rehabilitation	3,525,000	352,500	Apr. 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	Granada Hotel	1000	Sutter	214	3	Homekey Acquisition and Rehabilitation	Permanent Gap	71,125,575	332,363	Apr. 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	Bernal Bundle	Var.	Var.	26	Var.	PASS	Rehabilitation, Loan Recast, and Interest Forgiveness	6,281,158	241,583	Apr. 2024																				
REHABILITATION	375 14th Street	375	14th	16	9	PASS/SSP	Rehabilitation	7,700,000	481,250	Apr. 2024																				
REHABILITATION	528 Natoma	528	Natoma	4	6	PASS/SSP	Acquisition and Rehabilitation	3,300,000	825,000	Mar. 2024																				

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Q2 CY 2024

April 1, 2024 - June 30, 2024

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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).
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. Bundling amount with Hazel Betsey and 195 Woolsey.
REHABILITATION	936 Geary	936	Geary	33	3	PASS/SSP	Acquisition and Rehabilitation	11,800,000	357,576	Jan. 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. Bundling amount with Positive Match and 195 Woolsey.
REHABILITATION	300 Ocean Avenue	300	Ocean	8	11	PASS/SSP	Acquisition and Rehabilitation	5,630,000	703,750	Jan. 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. Bundling amount with Positive Match and Hazel Betsey.
REHABILITATION	3975 24th Street	3975	24th Street	5	8	PASS/SSP	Acquisition and Rehabilitation	3,055,000	611,000	Dec. 2023		-		-																Project is currently on hold due to ongoing efforts of DPH to recertify Laguna Honda Hospital with CMS
REHABILITATION	San Cristina	1000	Market	58	5	9% Credit Expression of Interest	Rehabilitation Gap	1,993,694	34,374	Dec. 2023		-		-																This project is on hold until the Alexandria Group determines if it will sell the site.
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		-		-									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 5880
 Under Construction 1557
 Complete / Leasing up 550
 Predevelopment 3118
 Rehabilitation/Preservation 655

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q2 CY 2024

April 1, 2024 - June 30, 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	Housing Coordination Team	
COMPLETE / LEASED 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 / LEASED UP	4840 Mission	4840	Mission	137	11	6/24/2021 (actual)	8/1/2024 (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	Tenant improvement of the clinic is progressing.	201903195605	Site Permit	1/24/2022			7/6/2022	Issued; No Pending Addenda							
COMPLETE / IN LEASE-UP	180 Jones	180	Jones Street	72	6	5/17/2022 (actual)	5/1/2024 (estimated)	2/1/2024 (actual)	Lease up complete	Expect certificate of final completion; Had delays with air quality close-out with DPH;	Additional challenges with air quality close-out were resolved	202004307276	Site Permit	11/10/2020			5/31/2022	Issued; No Pending Addenda							
CONSTRUCTION	78 Haight - Central Freeway Parcel U	72-78	Haight Street	63	5	4/11/2022 (actual)	12/31/2025 (estimated)	12/31/2025 (estimated)	Foundation repairs to neighboring property completed with interior finishes nearing completion; 78 Haight receives Notice-To-Proceed authorization on 3/22/24 to restart construction. Basement Foundation	Construction progress to upper floors; PG&E/SFPUC utility trench for permanent power progressing at Gough and Haight Streets, revised Ground Floor Plan omitting Childcare to be submitted to SFDDBI.	SFDDBI Permit for revised Ground Floor Plan; ongoing Night Noise work for PG&E/SFPUC utility trench for permanent power.	201911147293	Site Permit	11/14/2019			7/21/2020	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: ERRCS	6/25/2024	8/1/2024	8/1/2024		Comments Issued							
CONSTRUCTION	Sunnydale Block 3A	1501	Sunnydale	80	10	6/12/2023 (actual)	12/27/2024 (estimated)	12/5/2024 (estimated)	Addenda 9, 11 & 12 issued	Addenda 5 issuance	Receiving permanent power from PUC/PGE	202106031523	Site Permit	6/3/2021			8/10/2022	Issued	FYI: SFUSD fees to be collected at ADD 5 issuance.						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Fire Alarm	11/2/2023	5/15/2024			In Review			6/6/24: request SFFD review of REV3 issued comments on 11/2/23, 3/8/24, and 4/15/24			6/6/24: team resubmitted, in SFFD's court for review 5/13/24: Prj team resubmitting.	
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 10: Elevators	12/28/2023	2/15/2024			Comments Issued							
CONSTRUCTION	730 Stanyan	730	Stanyan	160	5	6/16/2023 (actual)	7/21/2025 (estimated)	9/1/2025 (estimated)	Construction progressing with topping out, roof installed and exterior GFRC (Glass Fiber Reinforced Concrete) facade nearing completion. Interior sheetrock work ongoing.	Construction progressing at upper floors with sheetrock, building infrastructure and interior finishes.	PG&E/SFPUC utility trenching along Haight Street to Shrader point-of-connection will require Night Noise Permit, coordination with Haight Ashbury Merchants Association, SFMTA, Public Works and Muni.	202103317637	Site Permit	3/31/2021			12/28/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Building Env/Unitized Glass Fiber Reinf. Conc. Panel	12/1/2023	3/1/2024		5/7/2024	Issued		4/18/24: Building issued comments on Rev. 2 on 4/9/24.			Approved by Kamal Andrawes on 1/3/2024		
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Sprinklers	3/8/2024	5/1/2024		6/26/2024	Issued					LT. Woo issued comments on 3/30/2024		
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Fire alarm, ERRCS, 2-way Comms	To Be Submitted											
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)	Issuance of Addenda 2, 3, 5 & 9	Issuance of Add 4, 6, 8	Have had issues receiving the Bluebeam session IDs and comments/notifications from agencies - going to different points of contact.	201909121446	Site Permit	9/12/2019			7/16/2021	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: MOD, Arch, MEP	8/6/2021	7/14/2023	9/30/2023	4/17/2024	Issued							

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q2 CY 2024

April 1, 2024 - June 30, 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	Housing Coordination Team	
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Fire Sprinkler (Design Build)	12/11/2023	2/15/2024	3/15/2024	4/24/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Fire Alarm	5/1/2024	4/15/2024	8/1/2024		Comments Issued			FPE Berona start reviewing the plans on 5/2/2024 Review ongoing and in progress. 5/1/24: Assigned to SFFD to review				
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: ERRSC (Design Build)	2/9/2024	4/15/2024	5/15/2024	7/18/24	Issued			5/13/24: In project's court to respond to SFFD Comments				
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Ext. Building Maintenance	1/10/2024	3/1/2024	3/15/2024	7/15/24	In Review			6/20/24: Request SFFD review of REV2				
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Shear Wall Tie Down System	12/27/2023	2/15/2024	3/15/2024	5/3/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Metal Stairs	6/4/2024	8/1/2024	8/15/2024		In Review							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: Photovoltaic Array	4/23/2024	8/1/2024	8/15/2024		In Review						6/20/24: It looks like all agencies approved & PPC requested agency stamping on 6/4/24. Can it be issued?	
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)	Addenda 2, 3, 4, 6, 7, 9 issued	Addenda 5 & 8 issuance	Have had issues receiving the Bluebeam session IDs and comments/notifications from agencies - going to different points of contact.	201909121448	Site Permit	9/12/2019			4/7/2021	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: MOD, Arch, MEP	9/17/2021	8/1/2023		4/10/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Fire Sprinkler (Design Build)	12/21/2023	2/15/2024	3/1/2024	5/1/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Fire Alarm	3/11/2024	4/15/2024	5/15/2024	6/18/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: ERRCS	5/31/2024	8/1/2024	8/15/2024		In Review			6/6/24: Arrived at SFFD station			6/20/24: Request SFFD review.	
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Ext. Building Maintenance	1/10/2024	3/1/2024	3/15/2024	7/23/24	Issued	Approved 6/13/24		6/20/24: Request SFFD review of REV 3			6/20/24: Request SFFD final approval of REV 3 (previous revisions were approved)
	"	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Shear Wall Tie Down System	1/5/2024	3/15/2024	4/1/2024	5/3/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Metal Stairs	4/30/2024	6/1/2024	6/15/2024		In Review	5/17/24: Calvin Hom issued comments		Kamal Andrawes start reviewing the plans on 5/15/2024			6/20/24: Request SFFD review.	
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: Photovoltaic Array	4/19/2024	6/1/2024	6/15/2024	6/18/2024	Issued							
CONSTRUCTION	4200 Geary Street	4200	Geary	98	1	4/23/2023 (actual)	12/4/2024 (estimated)	1/22/2025 (estimated)	Art work completed.	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 10: Shear Wall Tie Down System	10/24/2023	12/1/2023	4/1/2024	4/8/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 11: Elevator	2/14/2024	4/1/2024		5/14/2024	Issued							
CONSTRUCTION	The Kelsey	240	Van Ness	112	6	4/20/2023 (actual)	1/30/2025 (estimated)	1/2/2025 (estimated)	Framing is up to Level 8 and Roof; drywall and exterior is ongoing; windows nearing completion.	Completing exterior and ongoing interior buildout.	PG&E utility trenching for permanent power.	202101042034	Site Permit	1/4/2021			1/24/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Fire Protection	12/5/2023	3/1/2024	4/1/2024	4/10/2024	Issued			Approved by Kamal Andrawes by 4/9/2024				
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Fire Alarm System, Two-Way Emer. Comms. Sys	1/26/2024	3/1/2024	4/1/2024		In Review			FPE Berona issued comments on 3/15/2024				
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: Solar Photovoltaic System	4/17/2024	8/1/2024	8/15/2024		In Review							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 10: DPH-Maher/Article 22A	8/19/2022			2/9/2023	Issued							

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q2 CY 2024

April 1, 2024 - June 30, 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	Housing Coordination Team
CONSTRUCTION	Sunnydale Block 3B	1501	Sunnydale	90	10	3/30/2023 (actual)	1/10/2025 (estimated)	6/1/2025 (estimated)	Addenda 7, 10, 13 & 14 Issued	Addenda 6 & 11 issued	None for now	202106031549	Site Permit	6/3/2021			5/12/2022	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Fire Alarm	10/19/2023	4/1/2024	8/1/25		In Review						6/20/24: Team responded to comments. In SFFD's court 5/13/24: Proj team responding to SFFD again, then being elevated to MOHCD.
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 11: Mechanical Car Lifts	1/23/2024	2/15/2024			In Review						5/13/24: Prj to respond to BLDG comments
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 12: Elevators	1/18/2024	3/1/2024		4/8/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 13: Evac Signage	3/9/2024			4/22/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 14: Steel-Framed Stairs	6/4/2024	8/1/2024				In Review					
CONSTRUCTION	Shirley Chisholm Village - Educator Housing	1360	43rd Avenue	135	4	8/24/2022 (actual)	10/14/2024 (estimated)	8/1/2024 (estimated)	All addenda approved. SIP permit received and hardscape/sidewalks in progress	TCO & permanent power	Significant delays for PG&E to provide permanent power. TCO delayed	201912099009	Site Permit	12/9/2019			1/11/2021	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD: Signage	2/5/2024	6/1/2024	6/15/2024	5/13/2024	Issued						
CONSTRUCTION	600 7th Street	600	7th St	221	6	8/8/2022 (actual)	10/31/2024 (estimated)	11/7/2024 (estimated)	Crane removed; rain days caused delays; allwy work complete; ceiling work progressing; perm power, weather barrier, water pipe rough in and backflashing complete	Finish building majority of exterior and interior work.	Unforeseen obstructions at excavation; change in shoring assumptions and new permitting; Union disputes may cause potential delay.	202010196871	Site Permit	10/19/2020			11/22/2021	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 10: Solar Photovoltaic	12/20/2023	3/1/2024	4/1/2024	4/16/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 11: Exterior Building Maintenance	3/6/2024	4/1/2024	4/15/2024	4/18/2024	Issued						
CONSTRUCTION	Potrero Block B	1801	25th St	157	9	8/22/2022 (actual)	5/2/2025 (estimated)	4/4/2025 (estimated)	All addenda approved. Addenda 7 issued	Completing concrete scope. Starting exterior installation	Still have significant construction delays from foundation issues and initial permitting. Having settlement issues which are being repaired.	202006108345	Site Permit	6/10/2020			9/29/2021	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD: Solar Photovoltaic	6/5/2024	7/15/24		7/18/2024	In Review	6/10/24: Invite sent to applicant to join BB session; HP 6/10/24: Bluebeam session created, invite sent to BLDG, MECH-E & SFFD to start electronic plan review; HP				6/28/24: Approved	
	"	"	"	"	"	"	"	"	"	"	"	202202248652	Site Permit: Commercial Space Only	2/24/2022				Approved but not issued	4/3/2024: Received long form, contractor statement, green halo tracking but need submittal date for green halo. Pending extension.					
CONSTRUCTION	180 Jones (duplicate)	180	Jones Street	72	6	5/17/2022 (actual)	5/1/2024 (estimated)	2/1/2024 (actual)	SIP closed	Lease up complete	Duplicate line item. See above in Lease-Up Section	202004307276	Site Permit	11/10/2020			5/31/2022	Issued; No Pending Addenda						

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q2 CY 2024

April 1, 2024 - June 30, 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	Housing Coordination Team		
CONSTRUCTION	Star View Court (Treasure Island C3.1)	78	Johnson	138	6	6/1/2022 (actual)	5/17/2024	5/21/2024 (actual)	Complete	Complete	Lease Up began June	201912139581	Site Permit	12/13/2019			4/13/2021	Issued; No Pending Addenda								
PREDEVELOPMENT	2550 Irving	2550	Irving	177	4	6/10/2024 (Actual)	2/16/2026 (estimated)	1/16/2026 (estimated)	Removed 27th Avenue's fence and planter that encroached onto 2550 Irving's property; ongoing shoring and site preparation.	Without access agreement with 27th Avenue neighbor, north wall has been redesigned as a CMU for "blind wall" construction as a revision to Addendum No. 04, ARCH/MEP; ongoing construction progress with rebar placement for concrete foundation pour.	Worked out Special Traffic Permits and Night Noise permit with SFMTA and SF Public Works for Saturday weekend pour of foundation in late September or early October 2024. Need Addendum No. 4 (ARCH/MEP) issued to facilitate preinspection meetings with City inspectors.	202205053630	Site Permit	5/5/2022			9/14/2023	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Health	8/10/2023	3/1/2024	4/1/2024	6/11/2024	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Grading, Shoring, Underground, Joint Trench Found.	7/10/2023	3/1/2024	4/1/2024	6/11/2024	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Superstructure	7/10/2023	3/1/2024	4/1/2024	6/11/2024	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Architecture, MEP, Stormwater	7/10/2023	3/1/2024	4/1/2024		In Review								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Shoring	3/15/2024				In Review							4/13/24: Project Team need to provide responses to BLDG and BSM.	
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)	Site permit approved and PSCP approved. Addenda 1 approved and ready for issuance	Receive Add 2 comments/review. Submit Add 3	No issue at this time.	202211297323	Site Permit	11/29/2022	8/1/2024	9/1/2024	6/11/2024	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Health	6/26/2024	11/26/2024		6/28/24	Approved but not issued								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Excavation, grading, Civil, Foundation	7/18/24	11/26/2024	1/15/24		In Review								
PREDEVELOPMENT	750 Golden Gate	750	Golden Gate	171	2	11/1/2024 (estimated)	1/1/2027 (estimated)	2/1/2027 (estimated)	Site permit was submitted in Q1, and made substantial progress in Q2	Site Permit to be issued in early July. At least three addenda should be ready to submit by end of July, with a possibility that one or more might be approved by end of Q2	Timing risk with construction needing to start December 2024.	202401083599	Site Permit	1/29/2024	6/1/2024	7/1/2024		In Review								
PREDEVELOPMENT	850 Turk	850	Turk	92	2	4/1/2025 (estimated)	2/1/27 (estimated)	2/1/27 (estimated)				202212087884	Site Permit	12/8/22			12/1/23	Issued								
	"	"	"	"	"	"	"	"	Submitted and approved, will be issued at start of construction			"	ADD 1: Health	5/24/24	4/1/24			Approved but not issued								
	"	"	"	"	"	"	"	"	Approved, will be issued at start of construction			"	ADD 2: Excavation, Shoring, and Ground Improvements	1/23/24	4/1/24			Approved but not issued								

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q2 CY 2024

April 1, 2024 - June 30, 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	Housing Coordination Team
	"	"	"	"	"	"	"	"				-	ADD 3: Foundation and Superstructure	1/30/24	4/1/24			Approved but not issued						
	"	"	"	"	"	"	"	"	Substantial progress made, second round of comments from remaining station issued in May	Second round of revisions to be submitted in July, permit should be approved by end of Q3		-	ADD 4: Arch MEP	1/25/24	4/1/24			In Review						
PREDEVELOPMENT	3300 Mission	3300	Mission	35	9	1/11/2025 (estimated)	12/1/2026 (estimated)	9/1/2026 (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; Finalize GC contract; Submit Addenda 1 and 2.	Site configuration, existing façade, and small project size contributing to significantly higher project costs	202310259516	Site Permit	2/14/2024	8/1/2024	8/15/2024		In Review			5/16/24: All station approved, CPB in progress of issuing the site permit. Building approved on 4/3/24	Approved by Lt. Woo on 4/3/2024		
	"	"	"	"	"	"	"	"				Pending	Demo Permit					Pending Submission						
PREDEVELOPMENT	2205 Mission	2205	Mission	63	3	9/3/2025 (estimated)	9/1/2027 (estimated)	7/1/2027 (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	202101042026	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				In Review				1/10/24: Comments issued		
	"	"	"	"	"	"	"	"				"	ADD 5: Architectural / Landscape	11/6/2023				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
PREDEVELOPMENT	1515 South Van Ness	1515	South Van Ness	168	9	1/15/2025 (estimated)	9/1/2026 (estimated)	8/15/2026 (estimated)	Site Permit issued 6/20/2024. Preparing demolition drawings for existing building.	Submit permits for demo of existing structure and complete demolition by last quarter of 2024.	SFDBI approval of demolition permit; Special Traffic Permits for demolition and new construction.		Site Permit	6/5/2023	6/1/2024	6/8/2024	6/20/2024	Issued						
PREDEVELOPMENT	1939 Market	1939	Market	187	8	4/1/2025 (estimated)	2/1/2027 (estimated)	3/1/2027 (estimated)	Applied for AHSC financing; received VASH commitment; temp & perm power design issued by PGE, street improvement plans in review; BART approvals	90% CD pricing; MTA approval of tower crane dismantle; SIP approval	Did not receive MHP financing in 2023 SuperNOFA, moving target start and completion dates back; need to identify additional financing resources.; negotiations with MTA	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)	Selecting architect for the housing portion of the project.	Finalize architect selection and reach 100% SD design.	Coordination and management between the bus yard and the housing portion of the project.	202311060243	Site Permit	11/6/2023	N/A	N/A		Pending Resubmission						

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q2 CY 2024

April 1, 2024 - June 30, 2024

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PREDEVELOPMENT	160 Freelon	160	Freelon (639 Bryant)	85	6	3/1/2025 (estimated)	3/1/2027 (estimated)	2/1/2027 (estimated)	Site permit issued 5/13/2024. Addendum for Foundation submitted.	Additional Addenda to be submitted for SFDDBI plan-check.	Parcel map needs to be completed in order for Addendum issuance.	202209283327	Site Permit	9/28/2022	8/1/2024	9/1/2024	5/13/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Foundation, Super & Underground Util.	6/27/2024				In Review						
PREDEVELOPMENT	Treasure Island E1.2 Behavioral Health Building		Avenue F and California Street	120	6	2/1/2026 (estimated)	9/1/2027 (estimated)	8/1/2027 (estimated)	Submitted initial site permit! 90% CD pricing complete	Conformed CD set and GMP negotiations	Possible delays with Island infrastructure/SIP and pads managed by master developer	202403258532	Site Permit	3/25/2024	9/1/2024	10/1/2025		In Review	4/3/24: Interagency agency completeness review. See completeness letter for complete list of issued comments.					
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 due to additional infrastructure requests being made and lack of financial support for added infrastructure.	Need to submit critical addenda to meet construction schedule.	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.	202207289451	Site Permit	7/28/2022	1/15/2023	2/15/2023		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			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		Pending	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)	Received approval by all agencies for site permit.	Receive approved site permit. Submit Addenda 1 & 2	Had issues obtaining agreeable NSR that met OEWD and Planning requirements	202309227225	Site Permit	9/22/2023	5/1/2024	7/1/2024		In Review	4/16/24: No updates. 2/13/24: Approved. 10/16/23: routed to manager.					
PREDEVELOPMENT	Balboa Reservoir - Building A		Lee Avenue	159	7	12/1/2025 (estimated)	12/1/2027 (estimated)	11/1/2027 (estimated)	Selection of GC not started yet. 100% SD complete, rest of design on pause	Submit site permit for approval.	Broader Balboa Reservoir infrastructure needs still to be addressed.	N/A	N/A	N/A				Not Submitted						

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q2 CY 2024

April 1, 2024 - June 30, 2024

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PREDEVELOPMENT	772 & 758 Pacific	772 & 758	Pacific	175	3	11/1/2027 (estimated)	11/1/2029 (estimated)	10/1/2029 (estimated)	PG&E/SFPUC provides preliminary approval of dedicated stairs for access to Basement with Primary Service; Conceptual Floor Plans being developed; Special Use District (SUD) process	Continue SUD process; develop conceptual design.	Final determination from PG&E/SFPUC on Primary Service at Basement.	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. Architect selected and GC RFP issued. Concept design in process.	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)	Architect selected. Owner's R	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						
	"	"	"	"	"	"	"	"	"	"	"	202109037810	Demo Permit	3/28/2024				Pending	6/18/24: Mail sent to applicant to convert existing in-house paper building permit application to a digital format					
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.	Waiting for HUD/CDBG updates. Issuing RFP for GC/Arch	Still determining financing. Interim use would require planning action.	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	Resolved issues regarding HUD-VASH and code requirements for 20 units to be considered studios, clearing the way for HUD approval of VASH commitment. VASH contract still outstanding.	Submitting building permit.	Sponsor is determining whether the State will approve the elevator servicing the basement; otherwise, a lift will need to be installed between the basement and lobby floors.	N/A	N/A	N/A				Not Submitted						
REHABILITATION	The Rose	125	6th	76	6	9/1/2024 (estimated)	TBD	N/A	Permit Drawings almost complete for submission to SFDBI for Over-The-Counter (OTC) Permit and for GC pricing.	SFDBI OTC permit and GC pricing.	Need to determine relocation while elevator is out of service (approx. 3 months)	202406053758	Site Permit	6/5/2024	TBD	TBD		In Review	6/5/24: Interior work to reception area on ground floor for residential use. No exterior work.	6/5/24: Comments issued OTC	06-5-24 Approved OTC. Inspection required. To help desk. Pd	6/5/24: No alteration or reconstruction of City Right-of-Way under this permit.		
REHABILITATION	The Dudley	172-180	6th	75	6	9/1/2024 (estimated)	TBD	N/A	Permit Drawings almost complete for submission to SFDBI for Over-The-Counter (OTC) Permit and for GC pricing.	SFDBI OTC permit and GC pricing.	N/A	N/A	N/A	N/A	TBD	TBD		Not Submitted						
REHABILITATION	El Dorado Hotel	150	9th	57	6	5/8/2024 (actual)	11/31/2025 (estimated)	N/A	Approval of first addendum. Submitted perm power application. Applied for additional AHP financing.	Issuance of site permit. Submit and approval of addendum #2	Project must be in service by Dec. 31, 2025 as required by 9% tax credits.	202305026865	Site Permit	5/2/2023	4/1/2024		4/3/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	Addenda 1: Foundation	2/26/2024	4/10/2024		5/7/2024	Issued						

HOUSING DELIVERY REPORT - 100% Affordable Housing

2) Permitting Updates

Q2 CY 2024

April 1, 2024 - June 30, 2024

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	"	"	"	"	"	"	"	"	"	"	"	"	Addenda 2: Arch, Structural, MEP, Fire Escapes	4/25/2024	5/15/2024			Comments Issued	5/7/24: Invite sent to applicant to join BB session; cm 5/7/24: Bluebeam session created, invite sent to BLDG, SFFD, MECH, Health, BSM, PUC, to start electronic plan review; cm	REVO 2024-05-23 - Comments issued in Bluebeam session. Review IP	5/23/2024 SFFD Comments submitted in Bluebeam Routed to Gauer bb 5/17/24. LP 5/20/24 assigned to FPE Andrawes-CG	5/8/24: Approve. EPR- PUBLIC WORKS/BSM sign off on Job Card required prior to DBI final. Subject to all conditions of PUBLIC WORKS/BSM: #24V-00005, 24E-00144 24MSE-00137- RD	Addendum 2. Approved. No additional charges from previous assessment. jfong@sfwater.org. 05/08/24.	
	"	"	"	"	"	"	"	"	"	"	"	202406033514	Site Permit (Fire Sprinkler Retrofit Only)	6/3/2024			6/3/2024	In Review						
REHABILITATION	3975 24th Street	3975	24th Street	5	8	11/1/2024 (estimated)	10/1/2025 (estimated)	N/A	Ongoing work on a mold remediation plan	Selecting contractor for rehabilitation of existing units and ADU construction (pending confirmation of feasibility)	Concerns about ADU feasibility	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	Received TCO for all work except power scope	Completing power work in September 2024	PGE delays due to crew availability	201912270786	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. Completed roof replacement, and generator removal.	Complete elevator modernization.		N/A	N/A	N/A				Not Submitted						

HOUSING DELIVERY REPORT: 100% Affordable Housing

3) Allocations Tool (Preservation)

Q2 CY 2024

(as of July 1, 2024)

				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	2024 GO Bond									
Fiscal Year 23-24				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	0	2,443,990	0	0	0	0	1,000,000	0									
				Total Available	8,800,000	3,949,679	851,305	0	1,500,000	35,638,127	16,679,540	19,839,095	1,900,000	5,400,000	4,280,000	3,021,344	5,000,000									
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	370,000																				
4		Small Sites	1130 Filbert	2023-24	2,139,714																					
0		Small Sites	2976 23rd (SFCLT Refi)	2023-24	1,418,000	480,000																				
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	2023-24	3,697,000	697,000																				
31	2	Big Sites	936 Geary Boulevard	2023-24	7,200,000	1,200,000																				
64	3	Big Sites	1005 Powell Street	2023-24	20,900,000																					
				TOTAL USES	51,096,055	-	-	2,747,000	0	0	0	11,415,174	16,679,540	10,052,997	0	0	4,280,000	3,021,344	2,900,000							
				TOTAL SOURCES	106,859,090	-	-	8,800,000	3,949,679	851,305	0	1,500,000	35,638,127	16,679,540	19,839,095	1,900,000	5,400,000	4,280,000	3,021,344	5,000,000						
				Balance of Funds Carried Forward	55,763,035	0	0	6,053,000	3,949,679	851,305	0	1,500,000	24,222,953	0	9,786,098	1,900,000	5,400,000	0	0	2,100,000						
				CDBG	CDBG Program Income	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	2024 GO Bond							
Fiscal Year 24-25				Existing Balances from 2023-24	7,000,000	3,000,000	8,800,000	1,202,679	851,305	0	1,500,000	24,222,953	16,679,540	19,839,095	1,900,000	5,400,000	4,280,000	3,021,344	5,000,000	0						
				Expected New Funds for 2024-25	0	0	3,000,000	2,640,352	0	257,681	0	0	0	0	0	0	0	0	0	30,000,000	0					
				Total Available	7,000,000	3,000,000	11,800,000	3,843,031	851,305	257,681	1,500,000	24,222,953	16,679,540	19,839,095	1,900,000	5,400,000	4,280,000	3,021,344	5,000,000	30,000,000	0					
Residential Units	Comm. Units	Project Type	Project Name	Fiscal Year	Total																					
4		Small Sites	528 Natoma Street	2024-25	3,000,000																					
16		Small Sites	375 14th Street	2024-25	5,700,000																					
3	1	Small Sites *	2198 Cayuga	2024-25	3,525,000	1,310,000																				
3		CLMHF	2425 Post	2024-25	3,326,000	300,000																				
63	8	Big Sites	2901 16th Street	2024-25	30,000,000	8,390,218		851,305		1,500,000	17,358,477															
		Big Sites	757 Sutter	2024-25	9,000,000																					
5		- Small Sites	514 Visatacion	2024-25	2,352,387	1,799,782		3,603,902			313,476	5,396,098	1,900,000													
108		- Big Sites	1155 Ellis Street (The Normandy)	2024-25	29,252,928	7,000,000	3,000,000																			
		Small Sites	Contingency	2024-25	700,000																					
				TOTAL USES	76,856,315	7,000,000	3,000,000	11,800,000	3,843,031	851,305	0	1,500,000	24,222,953	0	9,786,098	1,900,000	3,000,000	0	0	0	19,952,928					
				TOTAL SOURCES	91,661,068	7,000,000	3,000,000	11,800,000	3,843,031	851,305	257,681	1,500,000	24,222,953	0	9,786,098	1,900,000	5,400,000	0	0	2,100,000	30,000,000					
				Balance of Funds Carried Forward	14,804,753	0	0	0	0	0	0	0	0	0	0	2,400,000	0	0	0	2,100,000	10,047,072					
				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	2024 GO Bond									
Fiscal Year 25-26				Existing Balances from 2024-25	0	0	0	257,681	0	0	0	0	0	2,400,000	0	0	2,100,000	10,047,072								
				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	0								
				Total Available	3,000,000	4,210,000	1,435,651	257,681	0	0	0	0	0	2,400,000	0	0	2,100,000	10,047,072								
Residential Units	Comm. Units	Project Type	Project Name	Fiscal Year	Total																					
35	4	Big Sites	2509 Mission St (HAF)	2025-26	15,500,000	3,000,000	3,411,962	1,435,651																		
		Small Sites	Contingency	2025-26	798,038																					
				TOTAL USES	16,298,038	3,000,000	4,210,000	1,435,651	0	0	0	0	0	0	0	0	0	0	7,652,387							
				TOTAL SOURCES	23,450,404	3,000,000	4,210,000	1,435,651	257,681	0	0	0	0	2,400,000	0	0	2,100,000	10,047,072								
				Balance of Funds Carried Forward	7,152,366	0	0	0	257,681	0	0	0	0	2,400,000	0	0	2,100,000	2,394,685								