

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



**London N. Breed**  
Mayor

**Dan Adams**  
Director

November 18, 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 – Q3 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 third quarter of Calendar Year (CY) 2024, the period from July 1 through September 30, 2024.

Highlights from Q3 of 2024 include the completion and full lease-up of 180 Jones, a 72-unit project near Mid-Market; and the acquisition and start of rehabilitation of 71 units of affordable housing at 2901 16<sup>th</sup> Street through MOHCD's preservation program.

The report includes three documents, which meet 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 September 30, 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](mailto:sheila.nickolopoulos@sfgov.org).

Thank you,

A handwritten signature in blue ink, appearing to read "Dan Adams", is positioned above a thin horizontal grey line.

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**

Q3 CY 2024

July 1, 2024 - September 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 / LEASED 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 and is fully leased up.	
CONSTRUCTION	Sunnydale HOPE SF Phase 3 Infrastructure	Santos St. & Sunnydale Avenue	b/Sunnydale and Velasco	N/A	10	Development Agreement	Infrastructure Gap	52,362,512	N/A	Apr. 2024																				Construction of the Western Access road started in September with the rest of phase 3 to start in November 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	TCO scheduled for December 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			

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**1) Financing Updates**

Q3 CY 2024

July 1, 2024 - September 30, 2024

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CONSTRUCTION	The Kelsey	240	Van Ness	112	6	2017 RED C40 Reinvesting 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.	
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	TCO scheduled for February 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			
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	11/15/2024		
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	TCO is expected to be delayed further due to perm power delays.	
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	Construction started in June 2024	
PRESERVATION CONSTRUCTION	2901 16th Street	2901	16th Street	71	9	SSP	Acquisition and Rehabilitation	30,000,000	422,535	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	

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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					AHSC (2024/ Round 8)	18,500,000			N/A	Application Pending Submission	6/1/2027	Block 7 was awarded HCD AHSC funding and applied to TCAC in round 2. 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 is scheduled to close construction financing in November 2024
PREDEVELOPMENT	3300 Mission	3300	Mission	35	9	2023 Site Acquisition NOFA	Final Gap	12,440,242	355,435	August 2024	2,349,000	67,114	Aug. 2023													22,738,100	Awarded; LPA final	6/1/2027	Project will start construction in November 2024	
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	Project is applying to COC Build program and MOHCD applied to HCD for LHTF money.	
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											Not competitive for 2023 HCD MHP round; or 2024 AHSC. Project is on hold until financing can be secured	

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PREDEVELOPMENT	MTA Potrero Yards	2500	Mariposa	96	9	MTA Procurement	Predevelopment	3,000,000	-	June 2023																			10/1/2027	
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	Awarded 2024 AHSC round 8; Applied at CDLAC in Aug 2024. Construction will start June 2025
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.	
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 applied for Tax credits and bonds in August and is awaiting the results.
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 applied for tax credit and bonds in August and is awaiting results.	
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	MidPen was awarded City funding and re-applied for tax credit and bonds in August and awaiting results.
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	Project is on hold due to infeasibility.
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.

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Q3 CY 2024

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REHABILITATION	2198 Cayuga	2168-219	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.	2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA/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		-			-															
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	William Penn Hotel	160	Eddy	91	5	2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA	Rehabilitation	3,958,725	43,502	June 2024		-			-															
REHABILITATION	El Dorado Hotel	150	9th	57	6	2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA; PASS	Rehabilitation (PASS and \$4m in Soft Debt)	6,090,000	106,842	Feb. 2024		-			-											22,792,500	Closed 9%	11/31/2025	Project was selected in the 2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA (\$20M total across 8 sites). Project received \$4m in ENP and \$2,090,000 in PASS that came in during construction and will become amortizing at perm conversion	
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 Betsley.
REHABILITATION	3975 24th Street	3975	24th Street	5	8	PASS/SSP	Acquisition and Rehabilitation	3,975,000	795,000	Dec. 2023		-			-															\$920,000 in PASS Debt, \$3,055,000 in SSP soft debt

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REHABILITATION	2901 16th Street	2901	16th Street	71	9	SSP	Acquisition and Rehabilitation	30,000,000	422,535	June 2024																				
REHABILITATION	San Cristina	1000	Market	58	5	9% Credit Expression of Interest; PASS	Rehabilitation Gap	1,993,694	34,374	Dec. 2023	8,024,000	138,345											SH MHP	8,143,953	CHA	24,242,000		N/A Accelerator, applied and failed	9/1/2024	Project is just waiting for HCD funds to come in to perm convert. \$1.9m in new soft debt + recast and \$8m in PASS some of which came in during construction, will flip to amortizing at perm conversion
REHABILITATION	Larkin Pine Senior Housing	1303	Larkin	68	3	2023 Existing Nonprofit Owned Rental Housing Capital Repairs NOFA; PASS	Rehabilitation	2,494,853	36,689	Nov. 2023	10,681,360	157,079	3/1/2025													12,230,455	Award in December 2024	6/1/2025	Has ENP award existing (2.4m) and then will get PASS prior to closing. Will close 6/1/2025. Currently 63 units, will add 5 to get to 68 total	

TOTAL UNITS	6085
Under Construction	1557
Complete / Leasing up	550
Predevelopment	3118
Rehabilitation/Preservation	789



**HOUSING DELIVERY REPORT -**

**2) Permitting Updates**

Q3 CY 2024

July 1, 2024 - September 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	180 Jones	180	Jones Street	72	6	5/17/2022 (actual)	6/5/2024 (actual)	2/1/2024 (actual)	Lease up complete! Operational on 6/5/2024. CFC issued on 9/3/2024	N/A	N/A	202004307276	Site Permit	11/10/2020			5/31/2022	Issued; No Pending Addenda						
COMPLETE / IN LEASE-UP	Star View Court (Treasure Island C3.1)	78	Johnson	138	6	6/1/2022 (actual)	6/27/2024 (actual)	5/21/2024 (actual)	Complete	Complete	Leased up	201912139581	Site Permit	12/13/2019			4/13/2021	Issued; No Pending Addenda						
COMPLETE / IN LEASE-UP	Shirley Chisholm Village - Educator Housing	1360	43rd Avenue	135	4	8/24/2022 (actual)	11/5/2024 (estimated)	9/9/2024 (actual)	TCO received	CFO issued		201912099009	Site Permit	12/9/2019			1/11/2021	Issued						
CONSTRUCTION	78 Haight - Central Freeway Parcel U	72-78	Haight Street	63	5	4/11/2022 (actual)	10/25/2025 (estimated)	9/25/2025 (estimated)	Working with SFMTA to reduce the amount of traffic control flaggers from 3 to 1 will result in significant cost savings. Level 6 layout and rebar ongoing. Ongoing interior framing and MEPs installation. Building Permit for revised ground floor plan omitting childcare with new 3-BR family day-care unit.	Complete Level 8 and roof level concrete deck. Ongoing exterior envelope and interior framing/MEPs installation. Achieve building permit for revised ground floor.	SFDBI Permit for revised Ground Floor Plan. SFMTA requires Night Noise permit for deliveries.	201911147293	Site Permit	11/14/2019			7/21/2020	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Fire Alarm, 2-way Comm Sys	10/11/24	11/30/24	12/15/24								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Stairs	7/10/2024	10/15/2024		10/9/24	Comments Issued	7/23/24: S6 EMAILED PPC READY FOR SESSION. -AWC 7/9/24: S6 PENDING COMPLETENESS CHECK	9/23/24: Issued comments	7/23/24 Assigned to Lt Woo-CG Reviewed, no comments structural stairs - jason.woo@sfgov.org 7/25/24			
CONSTRUCTION	Sunnydale Block 3A	1501	Sunnydale	80	10	6/12/2023 (actual)	12/27/2024 (estimated)	12/5/2024 (estimated)	Last addenda issued	Permanent power	Receiving permanent power from PUC/PGE	202106031523	Site Permit	6/3/2021			8/10/2022	Issued	FY: SFUSD fees to be collected at ADD 5 issuance.					
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Fire Alarm	11/2/2023			9/26/2024	Issued	8/26/24: Emailed applicant to include the design professional stamp for Sheet A130A and include Sheet 000 (first page) in the drawing index (qc ok); kw 7/23/2024: Invite sent to SFFD plan checker to review and stamp REV4 drawing;nl			8/26/24 -- Approved REV4 with conditions noted on plans via Bluebeam Session ID# 740-081-731. Inspection required. Contact: marcus.berona@sfgov.org		
CONSTRUCTION	730 Stanyan	730	Stanyan	160	5	6/16/2023 (actual)	9/8/2025 (estimated)	8/1/2025 (estimated)	Trenching for perm power, switch gear install and green tag. Exterior skin caulking, electrical rough in complete on all floors	Progression of interior finishes, in unit MEP, PG&E perm power	PG&E/SFPUC/ SFMTA inspection coordination for power and utility pole replacement , SIP permit still pending due to new traffic signals requested,	202103317637	Site Permit	3/31/2021			12/28/2022	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Fire alarm, ERRCS, 2-way Comms	8/3/2024	In review			In Review	8/7/2024: Invite sent to applicant to join BB session;nl 8/7/2024: Bluebeam session created, Invite sent to SFFD to start electronic plan review;nl			8/19/24 -- Not approved, comments issued via Bluebeam Session ID# 397-210-305. Hold pending response/revision. Comments emailed to Jules Mancilla and uploaded to FPS via OnBoard.		

HOUSING DELIVERY REPORT -

2) Permitting Updates

Q3 CY 2024

July 1, 2024 - September 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	Hunters View Block 14	1151	Fairfax (112 Middle Point Road)	42	10	6/1/2023 (actual)	5/28/2025 (estimated)	2/1/2025 (estimated)	Issuance of Addenda 2, 3, 5 & 9	Fire Alarm, Elevator & Parking Stackers issued. Evac signaged submitted		<a href="#">201909121446</a>	Site Permit	9/12/2019			7/16/2021	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Fire Alarm	5/1/2024	4/15/2024	8/1/2024		Comments Issued						6/12/24 -- Not approved, comments issued on REV0 via Bluebeam Session ID# 089-501-827. Hold pending response/revision. Comments uploaded to FPS via OnBoard. Contact: marcus.berona@sfgov.org
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: ERRSC (Design Build)	2/9/2024			7/18/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Ext. Building Maintenance	1/10/2024			7/15/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Metal Stairs	6/4/2024			8/19/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: Photovoltaic Array	4/23/2024			7/19/2024	Issued						
CONSTRUCTION	Hunters View Block 17	1151	Fairfax (112 Middle Point Road)	76	10	6/1/2023 (actual)	6/1/2025 (estimated)	3/1/2025 (estimated)	Addenda 2, 3, 4, 6, 7, 9 issued	Last addenda submitted. ERRCS, Metal stairs and elevator addenda approved		<a href="#">201909121448</a>	Site Permit	9/12/2019			4/7/2021	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: ERRCS	5/31/2024	8/1/2024	8/15/2024		In Review					7/24/24 -- Not approved, comments issued on REV1 plans via Bluebeam Session ID# 661-938-677. Hold pending response/revision. Comments uploaded to FPS via OnBoard. Contact: marcus.berona@sfgov.org	
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Metal Stairs	4/30/2024	6/1/2024	8/15/2024		Pending Revision Submission					8/15/24: No update. 5/17/24: Calvin Hom issued comments	
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: Photovoltaic Array	4/19/2024			6/18/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 11: Elevators	7/26/2024	10/15/2024	11/15/2024		Comments Issued						8/12/2024: See completeness review letter for complete list of issued comments. Interagency completeness review
	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"					8/29/24: ISSUED COMMENTS: Correct table of contents on plans to match the 35 pages. The cover sheet shall be consistent size with the rest of the drawings. 9/20/24: ISSUED COMMENTS: Provide reference of approved site permit drawings, permit application, and structural drawings related to the elevator; requested per 7/25/24 OB submission form.

HOUSING DELIVERY REPORT -

2) Permitting Updates

Q3 CY 2024

July 1, 2024 - September 30, 2024

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CONSTRUCTION	4200 Geary Street	4200	Geary	98	1	4/23/2023 (actual)	2/7/2025 (estimated)	2/7/2025 (estimated)	Scaffolds disassembled. Appliances installation.	Substantial completion.	Still working on PG&E perm power redesign and trenching options.	202009305561	Site Permit	9/30/2020			8/20/2021	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: ERRCS Design-Build	8/12/2024	10/15/2024	11/1/2024		In Review	9/24/24: AB1114. UPLOAD BB. 5-9: 18 PAGES. READY FOR SESSION. AMARIS. 9/24/24: 5-9: 18 PAGES. STAGE 2 COMPLETE. PENDING COMPLETENESS CHECK. ALL QUESTION OR NEED ASSISTANCE IN SUBMITTING APPLICATION, PLEASE CONTACT: [Sfplanreview@sfgov.org]. AC. 9/13/24: "APPROVE ADDENDUM SCHEDULE" REQUIRE. STAGE 2 INCOMPLETE. AC. 9/13/24: RE-SUBMITTAL. 5-9: 18 PAGES. STAGE 1 COMPLETE. AC. 8/12/24: ONBASE. 18 PAGES. WRONG ADDENDUM FORM (FORM 3). REJECT. AC.	Deemed complete in OnBase - JLO 9/16/24.	Routed to CG on 09/25/2024-TK. 9/25/24 Assigned to FPE Berona.CG				
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 10: Shear Wall Tie Down System	10/24/2023			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)	4/29/2025 (estimated)	4/1/2025 (estimated)	Completing exterior and ongoing interior buildout.	Complete exterior and continue interior finishes.	PG&E transformer room incorrectly constructed without a 3-hour concrete exterior wall. Being reconstructed correctly and will delay	202101042034	Site Permit	1/4/2021			1/24/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 9: Solar Photovoltaic System	4/17/2024			7/26/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 11: ERRCS	4/18/2024			7/8/2024	Issued							
CONSTRUCTION	Sunnydale Block 3B	1501	Sunnydale	90	10	3/30/2023 (actual)	4/10/2025 (estimated)	3/1/2025 (estimated)	Addenda 7, 10, 13 & 14 Issued	Last addenda issued	None for now	202106031549	Site Permit	6/3/2021			5/12/2022	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Fire Alarm	10/19/2023	4/1/2024	8/1/2024		In Review	7/18/24: Team responding to comments. 6/20/24: Team responded to comments. In SFFD's court		FPE Berona issued comments on 8/28/2024 6/6/24 Invite sent to SFFD to review & stamp REV3		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			8/16/2024	Issued					5/13/24: Prj to respond to BLDG comments		
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 14: Steel-Framed Stairs	6/4/2024			6/25/2024	Issued					6/20/24: passed Pre-check on 6/10. In DBI's court to review		
CONSTRUCTION	600 7th Street	600	7th St	221	6	8/8/2022 (actual)	10/31/2024 (estimated)	11/29/2024 (estimated)	Scaffolds disassembled. Appliances installation. Unit punching.	Substantial completion and TCO.	Pending PG&E onsite to shutdown power for fire pump meter installation.	202010196871	Site Permit	10/19/2020			11/22/2021	Issued							

HOUSING DELIVERY REPORT -

2) Permitting Updates

Q3 CY 2024

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	"	"	"	"	"	"	"	"	"	"	"	"	ADD 11: Exterior Building Maintenance	8/20/2024	10/16/2024	11/1/2024	10/21/24	In Review	8/20/24: CUSTOMER SUBMIT REVISION. REMOVE APPROVE STAGE. RETURN TO PPC AS REQUESTED. AMARIS. 8/19/24: CONTRACTOR# 1066737, GUZMAN-SUFFOLK JV LLC. RECEIVE. PLEASE CONTACT PLAN CHECKER / PPC FOR PLAN CHECK COMMENT DIRECTLY. PPC TO VERIFY IF READY TO ISSUE S-11. AMARIS.							
CONSTRUCTION	Potrero Block B	1801	25th St	157	9	8/22/2022 (actual)	5/2/2025 (estimated)	4/4/2025 (estimated)	All addenda approved.	Complete all structural issues. Receive permanent power	Having perm power delays Still have significant construction delays from foundation issues and initial permitting. Having settlement	202006108345	Site Permit	6/10/2020			9/29/2021	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Solar Photovoltaic	6/5/2024			7/18/2024	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 8: Exterior Sunshade	8/19/2024			9/12/2024	Issued								
	"	"	"	"	"	"	"	"	"	"	"	202202248652	Site Permit: Commercial Space Only	2/24/2022				Approved but not issued	09/05/2024: Extension fee required. 1st extension fee \$3,786.23. When pay fee, new cancel date: 02/03/2026.ay							
CONSTRUCTION	2550 Irving	2550	Irving	177	4	6/10/2024 (actual)	2/9/2026 (estimated)	1/16/2026 (estimated)	Begin and complete mat slab work, level 1, vertical columns and rebar, in wall MEPs, erect tower crane.	Continue slab work for levels 2-4 and vertical columns for levels 2-4 including in wall MEPs. Resubmittal of ArchMEP, and SIP. Continuing procurement of roof rebar, PT cables, structural steel.	Ongoing neighborhood complaints have been reported to DBI. Neighbor has interfered with DBI inspections. Project sponsor and GC are in communication with inspectors regarding complaints. Risk of neighbor impacting critical path inspections	202205053630	Site Permit	5/5/2022			9/14/2023	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Architecture, MEP, Stormwater	7/10/2023	3/1/2024	10/1/2024		In Review	8/29/2024: Invite sent to plan checkers to review and stamp REV3 drawing.nl 7/19/2024: Invite sent to plan checkers to review and stamp REV2 drawing.nl	9/4/24: Rev3 approved	9/9/24: Approved rev3 7/26/2024 SFFD Comments for Rev 2 have been submitted in Bluebeam	8/29/24: BSM sign off on Job Card required prior to DBI final. Subject to all conditions of BSM: #231E-00069, 22V-00042 and 23MSE-00135. No encroachments related to gas meter doors, gas riser, FDC, and/or door swing etc. will be permitted within the right of way	Addendum4 REV3. Approved. No additional charges from previous assessment. jfong@swater.org. 09/06/24.			
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 6: Tower Crane	4/19/2024			8/30/2024	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 7: Underground for Fire Protection	6/24/2024			8/19/2024	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)	Submitted 2 addenda	Receive comments for addenda and submit third addenda	Having to revise the power design due to PUC rules and regulations issued after scope was designed.	202211297323	Site Permit	11/29/2022			6/11/2024	Issued								
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Health	6/26/2024	11/26/2024	12/15/24	6/28/24	Approved but not issued							8/15/24: Same question. 7/15/24: Is this approved? Looks like all review results are "Administrative" or "Approved"	
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Excavation, grading, Civil, Foundation	7/18/2024	12/29/2024	2/1/25		In Review	Plan Review comments issued for file "202211297323_ADD_2_BLDG DWGS" in the Bluebeam session 8/16/24.	Approved 8/1/24	Stipulated approval 8/5/24; Approved condition upon Street Improvement permit 24IE-00015.					
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Superstructure	9/12/2024	12/1/2024	2/1/25		In Review	9/23/24: In progress; assigned	N/A - approved Routed to CG on 09/18/2024-TK. 9/18 assigned to FPE Andrawes-CG	Approved condition upon Street Improvement permit 24IE-00015.					

HOUSING DELIVERY REPORT -

2) Permitting Updates

Q3 CY 2024

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PREDEVELOPMENT	750 Golden Gate	Final GMP pricing due	Golden Gate	171	2	1/1/2025 (estimated)	1/1/2027 (estimated)	2/1/2027 (estimated)	Final GMP pricing due, altered site permit changing type 1A to type 1B was submitted.	Construction start, addendum 3 and 4 to receive comments and approval.	First round comments of ARCH MEP will not be completed until after closing. Project is holding additional funds in owners allowance.	<a href="#">202401083599</a>	Site Permit	1/29/2024	7/12/2024	7/1/2024		In Review							
												<a href="#">202409171003</a>	Altered Site permit					In Review							
													ADD 1: Health					In Review							
													ADD 2: Shoring					Approved but not issued							
													ADD 3: Foundation & Superstructure					In Review							
PREDEVELOPMENT	850 Turk	850	Turk	92	2	4/1/2025 (estimated)	2/1/2027 (estimated)	2/1/2027 (estimated)	Final SWCP will be submitted.			<a href="#">202212087884</a>	Site Permit	12/8/2022			12/1/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	<a href="#">202410072408.00</a>	Altered Site permit												
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Health	5/24/2024				Approved but not issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Excavation, Shoring, and Ground Improvements	1/23/2024				Approved but not issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Foundation and Superstructure	1/30/2024				Approved but not issued							
PREDEVELOPMENT	3300 Mission	3300	Mission	35	9	11/8/2024 (estimated)	10/1/2026 (estimated)	10/1/2026 (estimated)	Successfully defended the project from neighbor's appeal.	Demo and Shoring permit approval. Construction start.	Value Engineering.	<a href="#">202310259516</a>	Site Permit	2/14/2024	8/1/2024	8/15/2024	9/10/2024	Issued						Initially issued on 7/5/24; was suspended per BOA Appeal No. 24-042; was reinstated per BOA NOD dated 9/10/24.	
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Structural Foundation	7/16/2024	11/3/2024	12/3/2024		In Review	NEED BART CONFORMATION LETTER PRIOR TO START OF EXCAVATION/DRILLING. MGW 7/26/24				9/19/24: comments issued re: tree placement. 7/23/24: comments issued re: removal of subsidewalk basements on both frontages.		
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: ARCH, MEP	7/12/2024	11/13/2024	12/13/2024		In Review	7/19/24: Issued comments; Provide Article-38 letter, GS-2 submittal, and environmental noise study report.						
	"	"	"	"	"	"	"	"	"	"	"	<a href="#">202407116315</a>	Demo Permit	7/11/2024	10/26/2024	11/08/2024		In Review	9/9/2024: Invite sent to plan checkers to review and stamp REV1 drawing. Invite sent to HEALTH to start electronic plan review. 8/28/24: Invite sent to applicant to join BB session; ml 8/28/24: Bluebeam session created, invite sent to CP-ZOC, BLDG, SFFD & DPW-BSM to start electronic plan review; ml	NEED APPROVAL LETTER FROM BART ON DEMO/SHORING PLANS. MGW 8/30/24 ENGINEER & PLAN REVIEWER, CHU LIU WILL VERIFY COMPLIANCE AND RECEIPT OF REQUIRED LETTER OF AUTHORIZATION FROM BART. MGW 9/25/24	N/A for fire - demo only jason.woo@sfgov.org 8/30/24	BB comments of temporary shoring shown in drawing encroaching into the right of way 8/28/24. 9/12/24: approved. Apply for a separate street space application prior to occupancy of the public right of way and pre-construction site meeting required by PUBLIC WORKS/BSM Street Inspection to schedule. Call (628) 271-2000 or dpw-bsminspects@sfdpw.org to schedule no temporary shoring allowed under this application - RD			

HOUSING DELIVERY REPORT -

2) Permitting Updates

Q3 CY 2024

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PREDEVELOPMENT	2205 Mission	2205	Mission	63	3	9/3/2025 (estimated)	9/1/2027 (estimated)	7/1/2027 (estimated)	Project on hold	Secure additional financing.	Pending on additional financing source to bridge the gap.	<a href="#">202101042026</a>	Site Permit	1/4/2021			10/2/2023	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Structural / Foundation	10/4/2023				Approved but not issued	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	9/3/24: Issued comments to 02101042026_ADD 5_BLDG DWGS_V1.pdf in Blue Beam Session 642-314-965. Awaiting for the applicant's response. peter.j.tan@sfgov.org	3/8/24: Comments issued	11/13/23: Comments issued	Issued Comments. Please refer to the comments made in Bluebeam. - 09/05/24.			
PREDEVELOPMENT	1515 South Van Ness	1515	South Van Ness	168	9	1/21/2025 (estimated)	1/21/2027 (estimated)	12/21/2026 (estimated)	Demolition of existing building has commenced. Addenda plan-check ongoing.	Complete demolition by last quarter of 2024 and issue Addendum No. 03 FOUNDATION.	Permit to change construction Type from 1A to 1B may delay plan-check of Addenda for FOUNDATION and ARCHITECTURE.	<a href="#">202306059259</a>	Site Permit	6/5/2023			6/20/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	<a href="#">202407237064</a>	Demo Permit	7/23/24	10/1/24		10/2/24	Issued	Approved the demolition of existing commercial building pursuant to AB 2162 and SDB programs. GP 8/20/2024			8/28/24: approved. Apply for separate street space application prior to occupancy of public right of way and pre-construction meeting required. 8/9/24: comments issued			
	"	"	"	"	"	"	"	"	"	"	"	<a href="#">202409241535</a>	Abatement	9/24/2024			9/26/2024	Work completed 10/31/24							
PREDEVELOPMENT	1939 Market	1939	Market	187	8	2/26/2026 (estimated)	3/20/2028 (estimated)	3/1/2028 (estimated)	Applied for AHSC financing - not awarded; , street improvement plans submitted and in review; BART approved Market street tower crane and other work	MTA approval of tower crane dismantle at Market; SIP approval	Did not receive MHP financing in 2023 SuperNOFA, moving target start and completion dates back; need to identify additional financing resources.; negotiations	<a href="#">202211045959</a>	Site Permit	11/4/2022	6/30/2023	8/15/2023	10/13/2023	Issued	Complete				In process		
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Deep Foundations / Foundation	9/19/2024	5/25/2025			In Review	9/27/24: In progress			9/27/24: BSM sign off on Job Card required prior to DBI final. Subject to all conditions of BSM: #23IE-00544 & 22V-00039			
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Superstructure	9/19/2024	5/25/2025			In Review	9/27/24: In progress			9/27/24: BSM sign off on Job Card required prior to DBI final. Subject to all conditions of BSM: #23IE-00544 & 22V-00039			
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 5: Architecture	10/5/2024	8/10/2025			Pre-app	Pre-app						
PREDEVELOPMENT	160 Freelon	160	Freelon (639 Bryant)	85	6	5/31/2025 (estimated)	5/31/2027 (estimated)	4/30/2027 (estimated)	Site permit issued 5/13/2024 and appealed by adjacent neighbor. On 7/17/24, Board of Appeals declined the appeal and Site Permit reinstated. Addenda Nos. 2, 3 and 4 submitted.	Ongoing plan-check and responses for submitted Addenda.	Land transfer and parcel map needs to be completed in order for Addendum issuance.	<a href="#">202209283327</a>	Site Permit	9/28/2022			5/13/2024	Issued							
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 2: Excavation, Grading & Health	8/1/2024	4/30/25	5/15/25		In Review				8/5/24: Approved.		8/7/24: DPH issued comments re: Maher approval.	
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Foundation, Super & Underground Util.	6/27/2024	4/30/25	5/15/25		In Review	09/27/24: Sent out list of peers 09/23/24: Preparing Peers review on 3 aspect: Structural, Geotechnical and Site Hazard			8/5/24: Approved.		8/7/24: DPH issued comments re: Maher approval.	
"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Arch, Civil, Landscape, MEP, Vapor Mitigation	8/1/2024	4/30/25	5/15/25		In Review	8/1/24: Comments: provide Article-38 compliance letter, environmental noise study, and GS-2 Green Building submittal.							

**HOUSING DELIVERY REPORT -**

**2) Permitting Updates**

Q3 CY 2024

July 1, 2024 - September 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
PREDEVELOPMENT	967 Mission	967	Mission	92	6	2026 (estimated)	2028 (estimated)	2028 (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	<a href="#">202309227225</a>	Site Permit	9/22/2023	5/1/2024	7/1/2024	8/19/2024	Issued						8/15/24: BUF stamping resolved, requesting permit approval so team can submit addenda. 7/15/24: Prj team requesting most current NSR from Planning & they will execute it.
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 1: Foundation, Super, Civil	8/20/2024	1/1/2025	2/15/25		In Review	9/27/24: Route to Planning to confirm compliance with PC Section 429 (Public Art Fee in C-3 districts) prior to issuance.	9/11/24: Issued comments			BSM sign off on Job Card required prior to DBI final. Subject to all conditions of BSM: #23IE-00550 & 23V-00028.	
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Arch/MEP & Landscaping	8/20/2024	1/1/2024	2/15/25		In Review	9/26/24: Approved per Planning Record No. 2023-009146PRJ. Please note, however, that the applicant will need to demonstrate conformity with the public art requirement of PC Section 429 prior to issuance of the first construction document	Routed to CG on 09/25/2024-TK. 9/26/24- Assigned to FPE Andrawes-CG			Addendum. Approved. No additional charges from previous assessment. jfong@sfgwater.org. 09/27/24.	
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	<a href="#">202403258532</a>	Site Permit	3/25/2024	12/1/2024	1/1/2025		In Review	9/27/24: Resubmission - Interagency completeness review	9/18/24: ISSUED COMMENTS: 1) Provide better resolution scan for drawing of sheets, G1.306, G1.307 & G1.400. Many scanned sheets are barely legible (in first half of dwgs) and lack resolution. 2) Provide better resolution scan for drawing of Gensler DBI pre-app mtg dated 9/29/23, sheet G1.300.				
	Treasure Island E1.2 SENIOR		Macky Lane and California Street	100	6	3/15/2026 (estimated)	1/15/2028 (estimated)		Initial concept presentation and pricing	Concept presentation with MOHCD leadership and approved to move to schematics														
PREDEVELOPMENT	MTA Potrero Yards	2500	Mariposa	120	9	6/11/2026 (estimated)	6/1/2029 (estimated)	6/1/2029 (estimated)	Selected architect for the housing portion of the project and working on schematics design.	Finalize 100% SD design.	Pending the bus yard resolving funding issue.	<a href="#">202311060243</a>	Site Permit	11/6/2023	N/A	N/A		Pending Resubmission						
PREDEVELOPMENT	Balboa Reservoir - Building E	11	Frida Kahlo Way	128	7	6/1/2025 (estimated)	3/1/2027 (estimated)	3/1/2027 (estimated)	Prelim SCP will be submitted by November, as a separate parcel. SIP will be resubmitted in November. Site permit will be submitted once PSCP is approved. Team will request expedited review of site permit	Need to submit critical addenda to meet construction schedule. Design teams to progress to 95% CDs by February. VE is on going	Project is requesting a waiver to use PG&E power, instead of PUC, to limit construction costs and reduce perm power scheduling. If waiver not received, this may potentially delay construction completion and make project infeasible from a cost standpoint.	<a href="#">202207289451</a>	Site Permit	7/28/2022	1/15/2023	2/15/2023		Approved but not issued						8/15/24: No new updates 7/15/24: No new updates. Master SCP dependent
PREDEVELOPMENT	2530 18th Street	2530	18th	73	9	4/15/2026 (estimated)	3/1/2028 (estimated)	2/1/2028 (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	<a href="#">202201105662</a>	Site Permit	1/20/2022	8/15/2023			Approved but not issued						
PREDEVELOPMENT	Balboa Reservoir - Block F - Educator Housing	11	Frida Kahlo Way	151	7	TBD	TBD	TBD	N/A	No deliverable - need infrastructure schedule resolved.	Infrastructure gap financing sources needed.	<a href="#">202212218827</a>	Site Permit	12/21/2022				Filed						

HOUSING DELIVERY REPORT -

2) Permitting Updates

Q3 CY 2024

July 1, 2024 - September 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
PREDEVELOPMENT	Balboa Reservoir - Building A		Lee Avenue	159	7	12/1/2025 (estimated)	12/1/2027 (estimated)	11/1/2027 (estimated)	GC selection by of October, final decision on building type (type 3 vs type 1), start on DD's by November. PSCP submitted.	Submit site permit ater PSCP is approved.	Broader Balboa Reservoir infrastructure / PG&E vs PUC power needs still to be addressed.	N/A	N/A	N/A				Not Submitted						
PREDEVELOPMENT	772 & 758 Pacific	772 & 758	Pacific	175	3	2/15/2027 (estimated)	8/30/2029 (estimated)	7/30/2029 (estimated)	PG&E/SFPUC has approved Basement with Primary Service; Conceptual Floor Plans being developed; Special Use District (SUD) submitted to Board of Supervisors.	SUD approval by the Board of Supervisors.	Banquet Hall determination, cost containment for project and HUD 202 funding award in January 2025.	N/A	N/A	N/A				Not Submitted						
PREDEVELOPMENT	1234 Great Highway	1234	Great Highway	216	4	12/15/2026 (estimated)	12/15/2028 (estimated)	11/15/2028 (estimated)	Acquisition and predev loan approved. Architect selected and GC RFP issued. Concept design approved by MOHCD leadership.	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 Rep selected. GC to be selected and remaining subconsultant will be selected	Design team to progress with schematic designs, submitting to planning and starting community engagement.	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	9/3/2021				Pending	9/27/24: 2nd round of mail sent to applicant to convert existing in-house paper building permit application to a digital format; HP					
PREDEVELOPMENT	250 Laguna Honda	250	Laguna Honda	115	7	6/1/2026 (estimated)	6/1/2028 (estimated)	6/1/2028 (estimated)	Started SD design.	Moving the design forward and getting ready for entitlement process.	Community opposition.	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 / COMPLETE	San Cristina	1000	Market	58	5	10/10/2022 (actual)	9/4/2024	NA (remodel work)	completion received for power work	Closing retention		201912270786	Site Permit	12/27/2019			6/21/2022	Issued						
REHABILITATION	The Rose	125	6th	76	6	TBD	TBD	N/A	Permit Drawings approved by SFDDBI Over The-Counter. GC has commenced pricing.	Incorporating new HSH funding for elevator. Need GC final pricing and construction schedule.	Need to determine relocation while elevator is out of service (approx. 3 months)	202406053758	OTC Permit	6/5/2024			8/7/2024	Issued						
REHABILITATION	The Dudley	172-180	6th	75	6	TBD	TBD	N/A	Permit Drawings approved by SFDDBI Over The-Counter. GC has commenced pricing.	Need GC final pricing and construction schedule.	Tenant relocation plan.	202404180270	OTC Permit	4/18/2024			8/7/2024	Issued						Previously Approved door replacement . OTC, stamped cut sheet of the new security door . returned paper plans to applicant . inspection required. RLG.
	"	"	"	"	"	"	"	"	"	"	"	202407317631	OTC Permit	7/31/2024			8/7/2024	Issued	Interior alterations and facades and roof repairs inkind. No change in use or room numbers.					
	"	"	"	"	"	"	"	"	"	"	"	202407317662	OTC Permit	7/31/2024			8/7/2024	Issued	N/A - Interior dry wall repair in laundry room.					APPROVED OTC PLANS WITH APPLICANT INSPECTION REQUIRED



HOUSING DELIVERY REPORT -

2) Permitting Updates

Q3 CY 2024

July 1, 2024 - September 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
REHABILITATION	El Dorado Hotel	150	9th	57	6	5/8/2024 (actual)	6/10/2025 (estimated)	6/10/2025 (estimated)	Demolition, Framing and foundation work done for the basement and ground level.	Relocate all tenants and start working on Level 2-4.	Unkonwon conditions.	<a href="#">202305026865</a>	Site Permit	5/2/2023	4/1/2024		4/3/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	Addenda 2: Arch, Structural, MEP, Fire Escapes	4/25/2024	5/15/2024		9/16/2024	Issued						
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 3: Fire Sprinklers	7/29/2024	11/15/2024	11/30/2024		In Review						8/13/24 -- Not approved, comments issued on REV0 via Bluebeam Session ID# 872-292-905. Hold pending response/revision. Comments
	"	"	"	"	"	"	"	"	"	"	"	"	ADD 4: Fire Alarm & 2-Way Comms	7/31/2024	12/1/2024	12/15/2024		In Review	09/30/24: S4 EMAILED PPC READY FOR SESSION. -AWC 09/19/24: RESUBMISSION, PENDING COMPLETENESS CHECK, INCOMPLETE- MISSING					
REHABILITATION	Larkin Pine Senior Housing	1303	Larkin	63	3	P1: 2/15/2024 P2: 7/1/2025 (estimated)	P1: 8/1/2024 P2: 7/1/2026 (estimated)	7/1/2026	Phase I work complete. Started DD design.	Hiring contractor for Phase II work and start DD/CD design. Submit for permits.	Lease re-negotiation of lease with USPS.	<a href="#">202407307603</a>	Site Permit	7/30/2024	6/1/2025	7/1/2025		In Review	Replace siding in-kind with EIFS stucco material. No other work.					
	"	"	"	"	"	"	"	"	"	"	"	<a href="#">202401315027</a>	Site Permit	1/31/2024			2/5/2024	Issued	Site Permit for re-roofing only. Work completed 5/9/2024.					
REHABILITATION	629 Post	629	Post	65	3	TBD	TBD	N/A	Conducted SFDBI/SFFD Pre-Application Meeting. State Elevator has approved extension at Basement without significant alteration of elevator shaft.	Achieve signed SFFD/SFDBI Pre-Application Meeting Minutes. Submit for Building Permit.	Confirm operational costs to connect to City's steam heating system. SFDBI to confirm mobility units can be off-site.	N/A	N/A	N/A				Not Submitted						
REHABILITATION	40 Sycamore	40	Sycamore	5		12/1/2024 (estimated)	8/15/2025	7/30/2025	Permit set submitted - held up by infeasibility inlieu unit approval; will seek special dispensation to commence on cottage as we await approvals for the rest of the site.	Receive permit approval; Construction start for cottage	DBI has revised its infeasibility approval protocols causing challenges for this and other preservation projects.	<a href="#">202407025689</a>	Site Permit	7/2/2024	10/20/2024									
	"	"	"	"	"	"	"	"	"	"	"	<a href="#">202406285528</a>	Site Permit	7/30/2024	10/20/2024									
	"	"	"	"	"	"	"	"	"	"	"	<a href="#">202407106115</a>	Site Permit	7/24/2024	10/20/2024									
REHABILITATION	3975 24th Street	3975	24th Street	5	8	11/1/2024 (estimated)	10/1/2025 (estimated)	N/A	GC was onboarded and released windows. Began working in the units to add in kitchen and bathroom ventilation.	Progress to remaining units and install windows.	Installing windows during the wet season.	<a href="#">20241028390</a>	Building	N/A				Not Submitted						



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

**3) Allocations Tool (Preservation)**

**Q2 CY 2024**

**(as of July 1, 2024)**

						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	7,800,000	4,474,000	10,000,000	2,000,000	851,305	0	1,500,000	24,222,953	0	9,746,020	2,100,000	5,750,000	2,000,000	3,276,920	2,100,000	0					
						Expected New Funds for 2024-25	0	0	3,000,000	0	0	257,681	0	0	0	0	0	0	0	0	0	30,000,000					
						<b>Total Available</b>	<b>7,800,000</b>	<b>4,474,000</b>	<b>13,000,000</b>	<b>2,000,000</b>	<b>851,305</b>	<b>257,681</b>	<b>1,500,000</b>	<b>24,222,953</b>	<b>0</b>	<b>9,746,020</b>	<b>2,100,000</b>	<b>5,750,000</b>	<b>2,000,000</b>	<b>3,276,920</b>	<b>2,100,000</b>	<b>30,000,000</b>					
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	3,514,871																						
3		CLMHF	2425 Post	2024-25	3,326,000																						
63	8	Big Sites	2901 16th Street	2024-25	30,000,000																						
31	2	TBD	TBD Site(s)	2024-25	5,257,782	8,690,218															851,305	1,500,000	17,058,477				
108		Big Sites	1155 Ellis Street (The Normandy)	2024-25	29,500,000	7,800,000	4,474,000	2,999,782	2,000,000												2,102,261	5,356,020	2,000,000				
		Big Sites	1155 Ellis Street (Gap Funding)	2024-25	6,900,000																						
		Small Sites	SOMA TBD	2024-25	7,160,890																						
		Small Sites	Contingency	2024-25	1,698,264																						
228	11	<b>TOTAL USES</b>			<b>96,057,807</b>	<b>7,800,000</b>	<b>4,474,000</b>	<b>13,000,000</b>	<b>2,000,000</b>	<b>851,305</b>	<b>257,681</b>	<b>1,500,000</b>	<b>24,222,953</b>	<b>0</b>	<b>9,746,020</b>	<b>2,100,000</b>	<b>5,750,000</b>	<b>2,000,000</b>	<b>3,276,920</b>	<b>2,100,000</b>	<b>16,978,928</b>						
<b>TOTAL SOURCES</b>					<b>109,078,879</b>	<b>7,800,000</b>	<b>4,474,000</b>	<b>13,000,000</b>	<b>2,000,000</b>	<b>851,305</b>	<b>257,681</b>	<b>1,500,000</b>	<b>24,222,953</b>	<b>0</b>	<b>9,746,020</b>	<b>2,100,000</b>	<b>5,750,000</b>	<b>2,000,000</b>	<b>3,276,920</b>	<b>2,100,000</b>	<b>30,000,000</b>						
<b>Balance of Funds Carried Forward</b>					<b>13,021,072</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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,021,072</b>					

						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 25-26						Existing Balances from 2024-25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,021,072	
						Expected New Funds for 2025-26	0	0	3,000,000	4,210,000	1,435,651	0	0	0	0	0	0	0	0	0	0	0	
						<b>Total Available</b>	<b>0</b>	<b>0</b>	<b>3,000,000</b>	<b>4,210,000</b>	<b>1,435,651</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>13,021,072</b>
Residential Units	Comm. Units	Project Type	Project Name	Fiscal Year	Total																		
19	-	CLMH	3900 3rd St	2025-26	3,750,000																		
		Small Sites	Contingency	2025-26	798,038	3,000,000	750,000																
19	-	<b>TOTAL USES</b>			<b>4,548,038</b>	<b>3,000,000</b>	<b>1,548,038</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>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL SOURCES</b>					<b>21,666,723</b>	<b>3,000,000</b>	<b>4,210,000</b>	<b>1,435,651</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>0</b>	<b>13,021,072</b>	
<b>Balance of Funds Carried Forward</b>					<b>17,118,685</b>	<b>0</b>	<b>2,661,962</b>	<b>1,435,651</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>0</b>	<b>13,021,072</b>	

						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 26-27						Existing Balances from 2024-25	0	0	0	2,661,962	1,435,651	0	0	0	0	0	0	0	0	0	0	0	13,021,072
						Expected New Funds for 2025-26	0	0	3,000,000	2,150,000	0	0	0	0	0	0	0	0	12,104,913	0	0	0	
						<b>Total Available</b>	<b>0</b>	<b>0</b>	<b>3,000,000</b>	<b>4,811,962</b>	<b>1,435,651</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,104,913</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,021,072</b>
Residential Units	Comm. Units	Project Type	Project Name	Fiscal Year	Total																		
35	4	Big Sites	2509 Mission St (HAF)	2026-27	16,740,000																		
		Small Sites	Contingency	2026-27	-	3,411,962	306,966																
35	4	<b>TOTAL USES</b>			<b>16,740,000</b>	<b>0</b>	<b>3,411,962</b>	<b>306,966</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>0</b>	<b>13,021,072</b>	
<b>TOTAL SOURCES</b>					<b>34,373,598</b>	<b>0</b>	<b>3,000,000</b>	<b>4,811,962</b>	<b>1,435,651</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>12,104,913</b>	<b>0</b>	<b>0</b>	<b>13,021,072</b>	
<b>Balance of Funds Carried Forward</b>					<b>17,633,598</b>	<b>0</b>	<b>0</b>	<b>3,000,000</b>	<b>1,400,000</b>	<b>1,128,685</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>12,104,913</b>	<b>0</b>	<b>0</b>	<b>0</b>	