

# **San Francisco 2015 Affordable Housing General Obligation Bond**

*Funding Housing Equity in San Francisco*



Casa Adelante – 1990 Folsom

## **CGOBOC Report** **December 2020**

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## Affordable Housing Bond – Overview

### History of Bond Approval

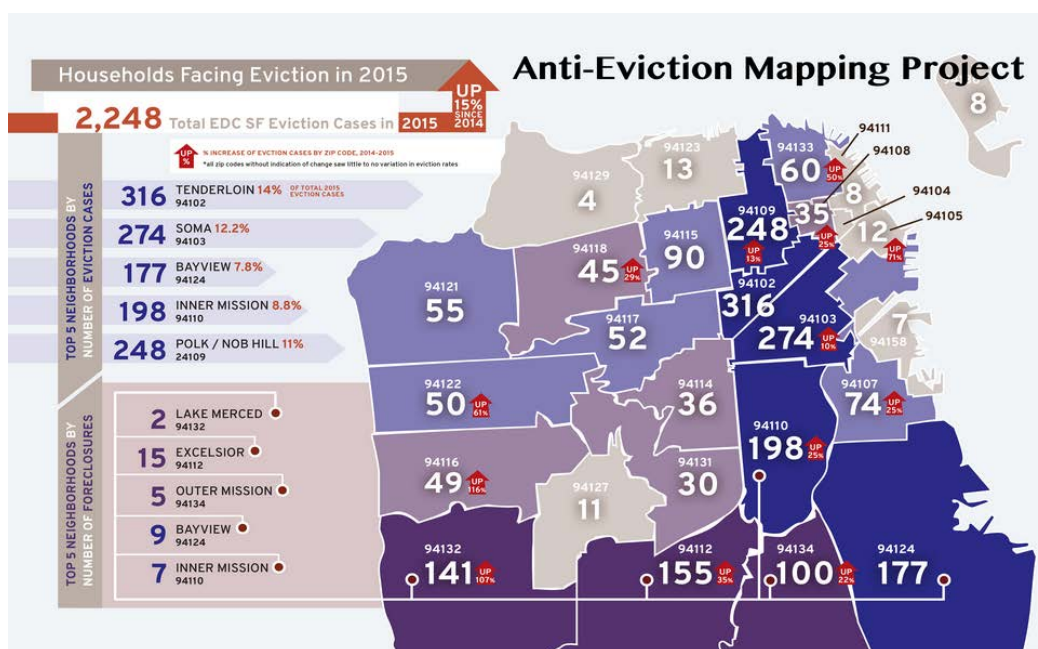
In November 2015, the Affordable Housing General Obligation Bond (Bond) was passed by voters with the goal of helping to make San Francisco a more affordable place for residents to live. The Bond was proposed by late Mayor Lee and San Francisco Board of Supervisors and approved by 74% of voters in the November 2015 election. The Bond is a component of the Mayor Breed's plan to construct 30,000 new and rehabilitated homes throughout the City by 2020, with half available for low- and middle-income San Franciscans.

GO Bond Investment Categories

Program Categories	GO Bond
Public Housing	\$80 Million
Affordable Housing (up to 80% AMI)	\$100 Million
<i>set aside for Mission Area Plan Investments</i>	\$50 Million
Middle Income Housing (80%-175% AMI)	\$80 Million
TOTAL	\$310 Million

## Need for the Bond

The well-documented housing affordability gap that has arisen and expanded in the local housing market makes it a challenge for the City to ensure that economic diversity can be maintained. High housing costs inhibit healthy, balanced economic growth regionally when individuals and families are increasingly locked out of the local housing market and forced to take on increasingly long employment commutes. In recent years, the impact of this affordability gap has expanded beyond the low- and moderate-income households for whom assistance has traditionally been provided. Strong housing production and the availability of housing affordable to a broader range of households has become more important than ever. The speed at which affordable housing is produced is also critically relevant to meeting the growing need for affordable housing, and the City is combining Bond revenue with other housing fund sources to expedite production. The 2015 Affordable Housing Bond is helping to address the affordability gap, as well as mitigating the destabilization that occurs when market pressures in specific neighborhoods result in driving long-time residents out of the City. Further, through prioritized spending, the 2015 Housing Bond will help the City to provide housing for the specific income categories identified in the Regional Housing Needs Assessment.



## Overview of Allocations and Target Beneficiaries

The Bond is relieving housing market pressure by:

- Investing in neighborhoods to promote and preserve economic diversity;
- Developing and acquiring housing for a broad population, including families, seniors, transitional-aged youth, single working adults, veterans, disabled households, and income levels ranging from extremely low to moderate; and,
- Meeting the need through a range of activities, including new multi-family construction, acquisition of existing apartment buildings, and other efforts that will effectively increase the affordable housing supply.

The Bond targets several priority populations in order to serve the City's vulnerable residents and households at risk of displacement:

- Low-income working families
- Veterans
- Seniors
- Disabled individuals



## Overview of how this bond is different from most other City GO bonds



With most General Obligation bonds, the City hires contractors to complete infrastructure improvements. For affordable housing, the City does not engage contractors directly or own the improvements directly. Rather, the City will make loans to developers who then hire contractors and own the improvements through Limited Liability Companies (LLCs). This approach allows projects to leverage outside investment, including Federal Low-Income Housing Tax Credits. City loans help jump start development, as it is usually the least costly funding the project will receive. Loans to developers include affordability covenants to ensure that projects are affordable for the long-term.

The Bond is also funding down payment assistance loans to individual first-time homebuyers to purchase their homes. Individual loans are directly paid into escrow and a lien is recorded in the title. Down payment assistance loans are repaid in full at time of sale with a proportional share of appreciation coming to the City in lieu of interest payments.

The Bond spending will occur in three major categories: Public Housing, Low-Income Housing (with a portion set aside specifically for the Mission neighborhood), and Middle-Income Housing.

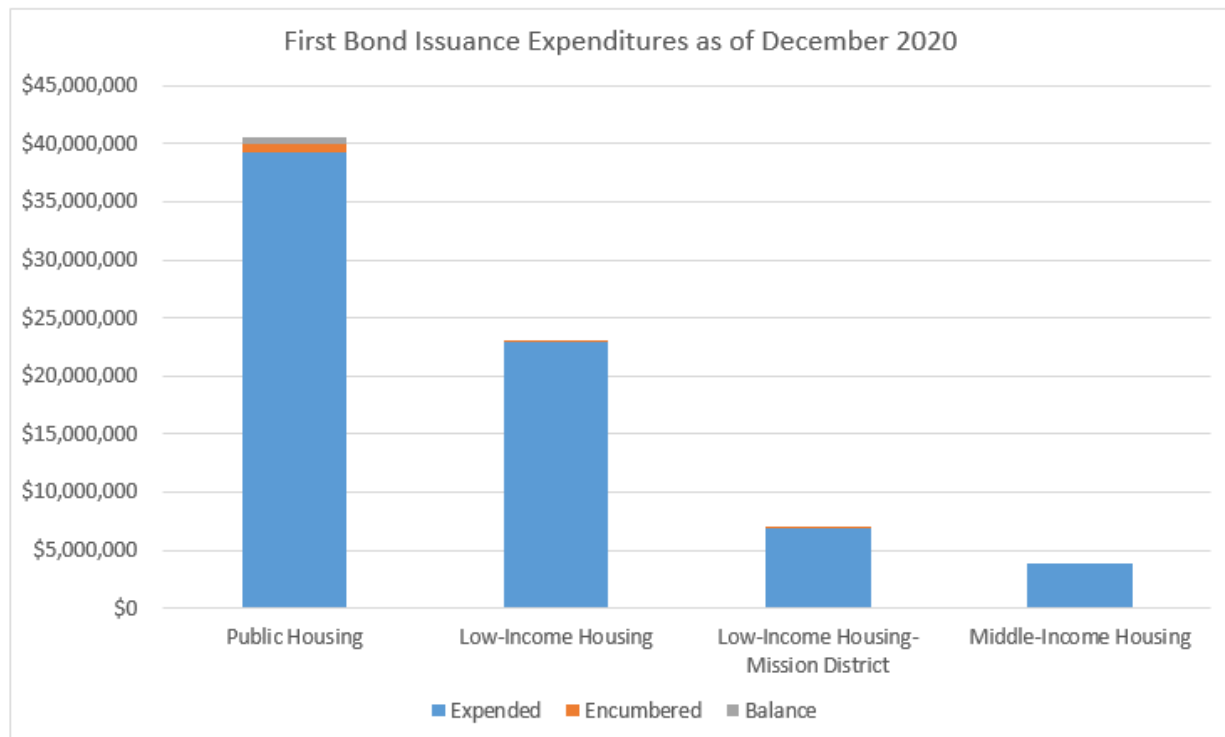




## Key Highlights – December 2020

### First Issuance

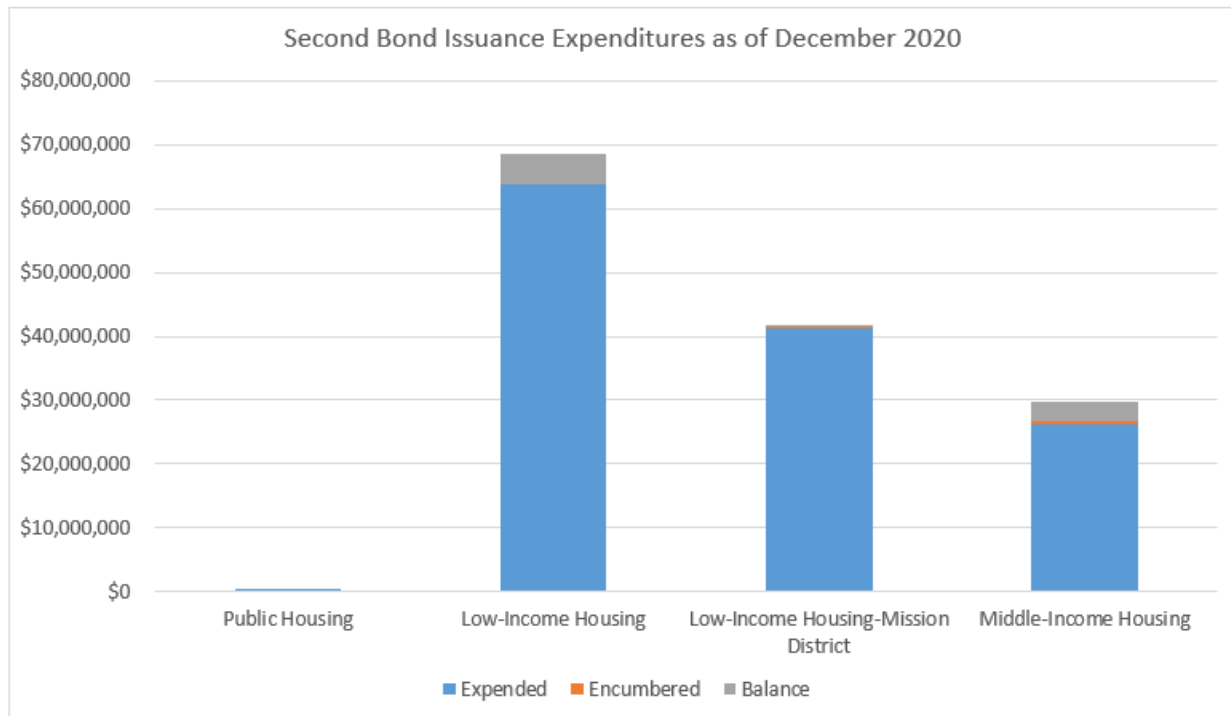
- Over 98% of first issuance spent
- First bond issuance is projected to be fully expended by mid 2021



	<i>Public Housing</i>	<i>Low-Income Housing</i>	<i>Low-Income Housing-Mission District</i>	<i>Middle-Income Housing</i>	<b><i>TOTAL</i></b>
<b>Expended</b>	\$39,328,583	\$22,904,521	\$6,948,503	\$3,803,014	\$ 72,984,621
<b>Encumbered</b>	\$725,676	\$70,211	\$76,766	\$0	\$ 872,653
<b>Balance</b>	\$545,741	\$0	\$0	\$0	\$ 545,741
<b>Total</b>	\$40,600,000	\$22,974,732	\$7,025,269	\$3,803,014	\$ 74,403,015

## Second Issuance

- Over 93% of second issuance spent
- Second bond issuance is projected to be fully expended by mid 2021
- **1990 Folsom and 88 Broadway/ 735 Davis to complete in mid 2021**

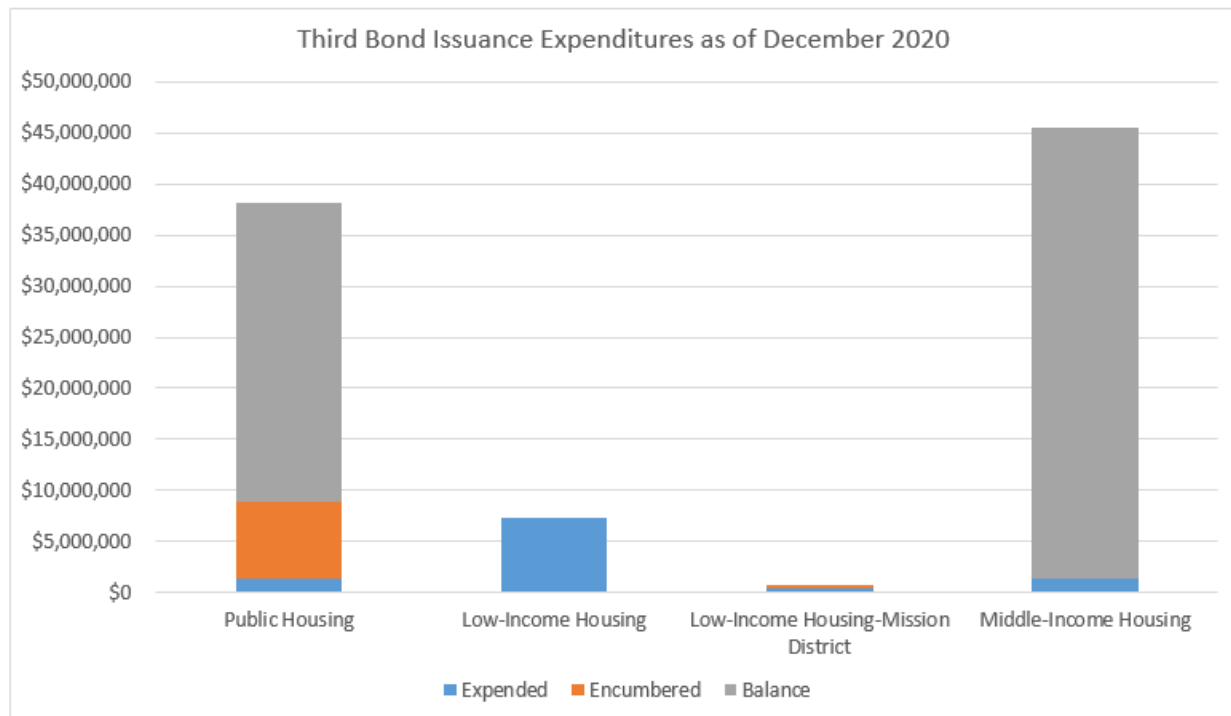


	Public Housing	Low-Income Housing	Low-Income Housing-Mission District	Middle-Income Housing	TOTAL
Expended	\$400,000	\$63,888,816	\$41,378,703	\$26,254,409	\$ 131,921,928
Encumbered	\$0	\$0	\$38,589	\$465,812	\$ 504,401
Balance	\$0	\$4,731,454	\$192,439	\$3,136,765	\$ 8,060,658
Total	\$400,000	\$68,620,270	\$41,609,731	\$29,856,986	\$ 140,486,987



## Third Issuance

- Third and final issuance sold in October 2019
- Over 12% of third issuance spent
- Third bond issuance is projected to be fully expended by late 2023. Third issuance expenditure schedule is largely driven by \$25M allocation to educator housing at 43<sup>rd</sup> and Irving which will start construction in late 2021



	Public Housing	Low-Income Housing	Low-Income Housing-Mission District	Middle-Income Housing	TOTAL
Expended	\$1,427,581	\$7,316,887	\$477,896	\$1,435,106	\$ 10,657,470
Encumbered	\$7,428,743		\$325,305	\$0	\$ 7,754,048
Balance	\$29,232,042			\$44,093,288	\$ 73,325,330
Total	\$38,088,366	\$7,316,887	\$803,201	\$45,528,394	\$ 91,736,848

## Issuance Breakdown

	<b>Issuance 1</b>	<b>Issuance 2</b>	<b>Issuance 3</b>	<b>TOTAL</b>
Public Housing	\$ 41.0	\$ 0.4	\$ 38.6	\$ 80.0
Low-Income Housing	\$ 24.2	\$ 68.4	\$ 7.4	\$ 100.0
Low-Income Housing (Mission)	\$ 6.1	\$ 43.1	\$ 0.8	\$ 50.0
Middle-Income Housing	\$ 3.8	\$ 30.2	\$ 46.0	\$ 80.0
<b>TOTAL</b>	<b>\$ 75.1</b>	<b>\$ 142.1</b>	<b>\$ 92.8</b>	<b>\$ 310.0</b>

\*\* Figures include issuance costs

## Investment in Public Housing

### Public Housing in San Francisco – Overview of the Problems We are Trying to Solve

The majority of San Francisco's public housing was built over 60 years ago and was not designed to be occupied into the 21<sup>st</sup> Century. The City is now working on two programs to transform public housing – Rental Assistance Demonstration (RAD) and HOPE SF. Bond funds will be used for HOPE SF to accelerate new construction of tax credit affordable and public housing replacement units at two distressed public housing sites, including infrastructure replacement. Bond funds will be spent on the most urgent capital needs and strive for creation of net new units where possible.

### RAD and HOPE SF

**RAD** – RAD is a HUD program which allows public housing authorities to permanently convert public housing to private ownership while maintaining affordability through rental subsidies. In San Francisco, the Housing Authority has transferred ownership and operations of over 3,500 units to private partners. These private partners have access to Low Income Housing Tax Credits and commercial debt which can be used to rehabilitate distressed units. As of December 2019, rehabilitation was complete on all 29 projects. The RAD program has also been used to increase operating subsidies for over 1,000 households in 23 multifamily sites, most of whom are formerly homeless; and to support major recapitalizations of HOPE VI multifamily properties built in the 1990s to replace public housing properties.

**HOPE SF** – HOPE SF is the transformation of four of San Francisco's largest and most severely distressed public housing sites into vibrant mixed income communities without displacement of residents. The scope of the work encompasses creating new affordable housing, including public housing replacement units, additional affordable units, new market rate units, a new street grid with new infrastructure, new parks and open spaces, retail spaces and community facilities. The four HOPE SF public housing sites are Alice Griffith, Hunters View, Potrero Terrace and Annex, and Sunnydale-Velasco.

Construction is planned or underway on all four HOPE SF sites. The first phase of vertical development at Sunnydale (Parcel Q also known as Casala) completed in late 2019 and is fully leased; Block 6, the next vertical development bringing 167 new units to the Sunnydale community, started construction in 2019. Block 3A and 3B, with approximately 165 units and 30,000 square feet of community space, are in predevelopment. Potrero's first vertical development, 1101 Connecticut (Block X), is complete and fully leased; Block B, with approximately 157 units, is in predevelopment and will start construction in 2021. At Hunters View, predevelopment activities for approximately 153 additional affordable units are underway, with construction scheduled to begin in 2021. At Alice Griffith, Phase 1, 2 3, and 4 are complete; Phase 4 has leased up and is home to the remaining 19 original Alice Griffith public housing residents, meeting the HOPE SF commitment to rehouse all residents on site with no displacement. Phases 5 and 6 will start predevelopment in 2022. Sunnydale and Potrero are the focus of new bond funds to expedite work due to their long development timelines and multiple development phases, with the goal of improving living conditions for existing residents as soon as possible. Market rate units at Hunters View are in predevelopment, and negotiations are underway for the first market rate parcel at Potrero.

**Note: Bond funds will only be used for two of the HOPE SF Sites – Sunnydale & Potrero. Bonds will not be used for RAD.**



### How Local Public Housing Investment Protects Existing Public Housing Residents

The founding principles of the HOPE SF Initiative specifically address past failures of public housing rebuilding programs that caused mass displacement. Under the HOPE SF Initiative, no existing residents will be displaced, and public housing units will be replaced. Most residents will be relocated on-site while construction proceeds and new units are built. Residents will also be offered options to relocate to units within the MOHCD pipeline with appropriate resident services on a voluntary basis in order to improve living conditions. Residents relocated off-site will have a right to return to subsidized units once the rebuilding of their original sites are complete.



Potrero residents at the grand opening of Potrero Block X in May 2019



City Officials and Potrero residents at the ribbon cutting of Potrero Block X

# Project Status Summaries

## Potrero Acceleration

EXISTING CONDITIONS



PROPOSED SITE PLAN



Potrero master plan

### Project Highlights - Potrero Block X, Block B, Block R, and Block Q

Number of units	72 (Block X), 282 Infrastructure (Block B) **, 0 Block R, and 0 Block Q ***
Total Bond Funding	\$49.2M (all bond issuances)
Total Development Cost	\$68.4M (Block X), TBD (Block B & Infrastructure Phase II), TBD (Block R, Block Q & Infrastructure Phase III)

\*\* We will track infrastructure related units together with Block B construction. We note that infrastructure investment will support 157 affordable housing units and 125 market rate units. We are including the market rate units in the unit count as they provide cross-subsidy for affordable housing units.

\*\*\* Block R and Block Q will result in 55 and 40 units respectively but since these projects are only receiving predevelopment funding, we are not counting the units in our GO Bond accomplishment tracking.

### Project Update

- **Block X** construction is complete. The building is 100% occupied.
- **Phase II Infrastructure** – This is the 1<sup>st</sup> onsite infrastructure phase. Abatement and demo have been completed. The Sponsor will start horizontal improvements in February 2021.
- **Block B** Vertical predevelopment loan agreement was executed in mid-2017 and design development is underway. The sponsor intends to start construction in summer 2021.
- **Block R** and **Block Q** comprise an estimated 95 units and are the first affordable projects in Potrero's Phase 3. Predevelopment activity is expected to begin in by the end of 2021.





## Project Budget and Schedule – All issuances

### December 2020

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement / Est. Final Disbursement	Completion/ Est. Completion
Potrero Block X Predev	72	2,251,586	2,251,586	2,251,586	-	-	Jul 2016	Dec 2016	Dec 2018
Potrero Block X Vertical Gap		14,241,507	15,441,507	15,441,507	-	-	Jan 2017	Mar 2018	Dec 2018
Potrero Infrastructure Predev		1,200,000	Included above	-	-	-	Jan 2017	Mar 2018	Dec 2018
Potrero Block B Predev	282	2,206,907	2,106,907	1,643,727	463,180	-	Jul 2017	Mar 2021	Mar 2021
Potrero Block B Gap (First Issuance)			236,000	-	-	236,000	Mar 2021	Dec 2022	Dec 2022
Potrero Block B Gap (Third Issuance)		3,125,366	3,125,366	-	-	3,125,366	Sep 2021	May 2023	Dec 2023
Potrero Phase II Infrastructure Development		20,503,000	21,503,000	-	-	21,503,000	Feb 2021	Sep 2024	Sep 2024
Potrero Block R Predev Infrastructure		4,000,000	3,000,000	-	-	3,000,000	Dec 2021	Dec 2022	Dec 2022
Potrero Block Q Predev Vertical and Infrastructure		1,600,000	1,600,000	-	-	1,600,000	Dec 2022	Dec 2022	Dec 2022
<i>Potrero Subtotal</i>	354	49,128,366	49,264,366	19,336,820	463,180	29,464,366			

\* Please refer to note in page 13 about units assigned to Potrero Infrastructure Predev.

Block B



Block X (circled in red above)

## Potrero Parcel Map

Block Q & Block R



Block X

Block B



## Sunnydale Acceleration

EXISTING CONDITIONS



PROPOSED SITE PLAN



Sunnydale master plan

### Project Highlights – Sunnydale Parcel Q, Block 6, Infrastructure Phase 1A1/2, Block 3, Infrastructure Phase 1A3

Number of units	55 (Parcel Q); 0 (Block 6); 172 (Block 3B & 3A) **
Total Bond Funding	\$29.4M (all bond issuances)
Total Development Cost	\$44.8M Parcel Q; \$132M Block 6; \$28M Infrastructure Phase 1A1 & 21; Block 3 and Infrastructure 1A3 TBD

\*\* We will track infrastructure related units together with Block 3 as we are providing both predevelopment and gap financing. However, we will not count Block 6 units as we are only providing predevelopment funding.

### Project Update

- **Parcel Q construction completed in late 2019.** The building is 100% occupied.
- Sunnydale **Block 6** started construction in late 2019, with completion expected in late 2021.
- The **Infrastructure Phase 1A-1 and 1A-2** is an 85,000 sq. ft. rectangular shaped area bordered by two new streets, pedestrian mews, and Blythdale Street. The Block 6 vertical development is located inside the rectangle, so that the surrounding streets and mews provide frontage to the housing development. Construction started in summer of 2019 and is expected to complete by Spring 2021.
- **Infrastructure Phase 1A3** is the second infrastructure phase for the site. The Sponsor received Loan Committee approval in June 2019 and is currently in predevelopment planning. Construction is expected to start in June 2021.
- Sunnydale **Block 3** is the third affordable housing site to be built and sits within Infrastructure Phase 1A3. The Sponsor envisions the project as two developments, built within 6 months of each other, for a total of 172 units. Both projects are in predevelopment planning and should start construction in Winter 2021 and Spring 2022.



## Project Budget and Schedule – All issuances

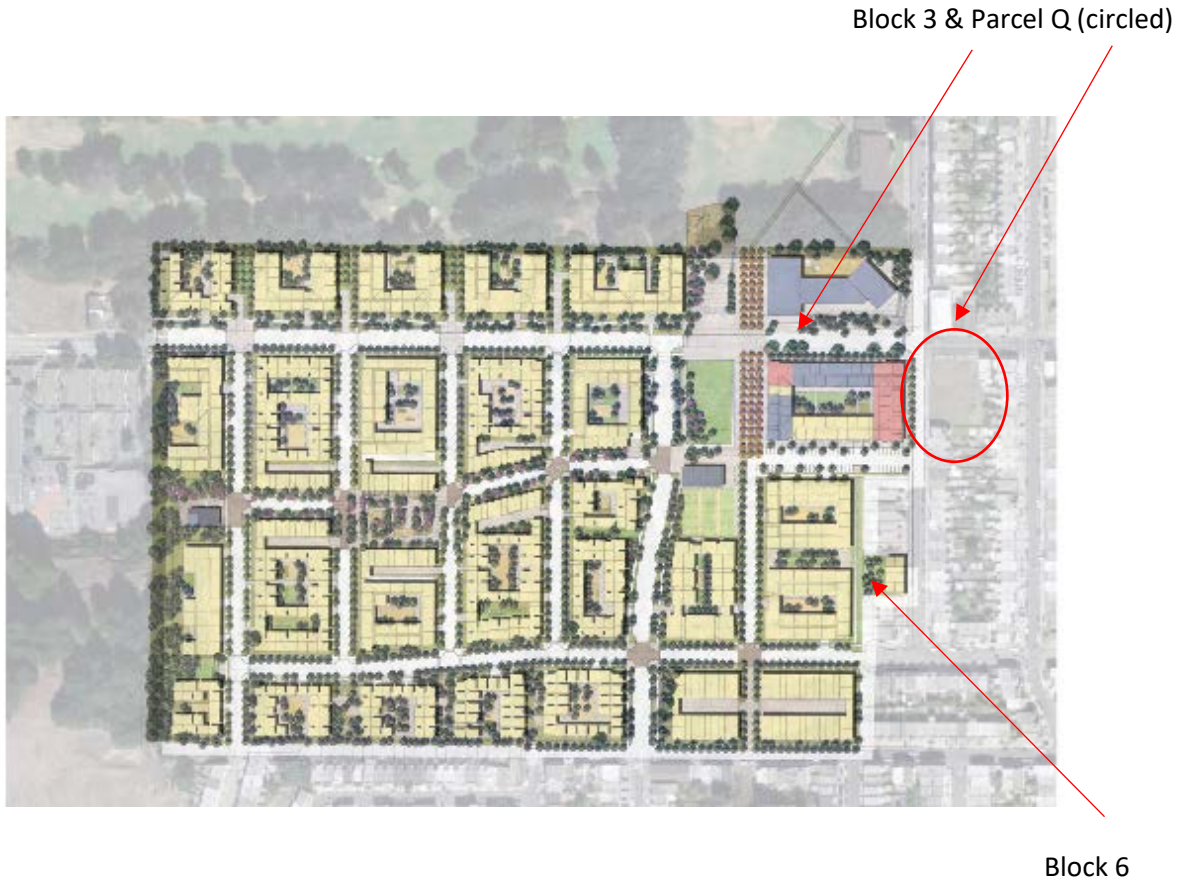
### December 2020

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement / Est. Final Disbursement	Completion/ Est. Completion
Sunnydale Master Planning		2,800,000	2,664,000	2,184,956	229,044	250,000	Jul 2016	Oct 2020	Jun 2025
Sunnydale Parcel Q Predev	55	2,000,000	2,000,000	2,000,000	-	-	Nov 2016	Jan 2018	Dec 2019
Sunnydale Parcel Q Vertical		10,900,000	6,905,799	6,812,606	33,452	59,741	Apr 2018	Mar 2021	Mar 2021
Sunnydale Infrastructure Phase 1A1/2			4,433,153	4,433,153	-	-	Feb 2018	Mar 2021	Mar 2021
Sunnydale 6 Vertical Predev		5,000,000	4,561,048	4,561,048	-	-	Nov 2017	Mar 2020	Nov 2021
Sunnydale Infrastructure Phase 1A3	172	5,200,000	5,200,000	584,508	4,615,492	-	Jan 2020	Nov 2021	Nov 2022
Sunnydale 3 Vertical Predev and Gap		3,600,000	3,600,000	786,749	2,813,251	-	Jan 2020	Jan 2022	Jan 2024
<i>Sunnydale Subtotal</i>	227	29,500,000	29,364,000	21,363,020	7,691,238	309,741			

### Parcel Q



## Sunnydale Parcel Map





## Investment in Low-Income Housing – New Development

### Low-Income Housing in San Francisco

Bond funds will allow the development of at least seven additional projects in San Francisco which are 100% affordable to individuals and families earning less than 60% of the Area Median Income. Bond funds will accelerate new affordable housing production through quick release of funds.



88 Broadway/ 735 Davis Site



88 Broadway/ 735 Davis Plan

## Mission Neighborhood Set-Aside

The Mission Neighborhood has been particularly impacted by increased rents and displacement. Neighborhood residents advocated for a set-aside for the Mission in the Bond proposal which went before the voters in order to help preserve the neighborhood as an affordable community. Through a Notice of Funding Availability (“NOFA”) process concluded in December 2016, MOHCD selected 1990 Folsom for the Mission neighborhood development set-aside, a 143-unit family development with a childcare center and an artist workspace component that is greatly desired by community members. This initial identification of Low-Income bond funds for a predevelopment loan to 1990 Folsom adds to significant additional MOHCD investments in the Mission in recent years. Please see page 26 for status of 1990 Folsom project.

Due to project savings a portion of the funds budgeted for the 1990 Folsom project has been reallocated to 681 Florida. The 681 Florida development team was procured via an RFP that was published October 13, 2016. Two development teams responded, and the selection panel recommended MEDA/TNDC to be selected on February 15, 2017.



Mission District Mural

## Low-Income Housing Predevelopment and Development

In addition to the Mission set-aside NOFA, MOHCD also concluded its City-wide NOFA process in December 2016. MOHCD formally recommended predevelopment loans for three new multifamily developments located in the Excelsior (4840 Mission), Forest Hill (250 Laguna Honda), and Tenderloin (500 Turk Street) neighborhoods. Since the time of that selection process, one of the developments, 4840 Mission, encountered delays. In the interest of putting the bond funds to use as quickly as possible, MOHCD reallocated a portion of the funds designated for this site to another low-income family housing development. In addition, predevelopment work conducted for 250 Laguna Honda, a proposed 150-unit senior development in the Forest Hill neighborhood, revealed site conditions that posed risk to the development and potentially prohibitive costs. Funding reserved for this development from the first Bond issuance was therefore reallocated to 500 Turk Street, and the remaining Bond funds allocated for 250 Laguna were allocated to 1296 Shotwell, a low-income senior housing development in the Mission neighborhood.



Non-Profit Developers CCDC & MEDA partnering for to develop 1296 Shotwell - Casa Adelante

Rev. Norman Fong, Executive Director, Chinatown Community Development Center; and Luis Granados, Chief Executive Officer, Mission Economic Development Agency. Photo by Alain McLaughlin.



# Project Status Summaries

## 4840 Mission



### Project Highlights

Number of Units	0**
Total Bond Funding	\$3.0M (all issuances)
Total Development Cost	\$133.0M

\*\* Note that since this project is only receiving predevelopment funding, we are not counting the units in our 2015 GO Bond accomplishment tracking.

### Project Update Highlights

- Developer: Bridge Housing
- Units: 137 affordable family apartments, with 26% of the units (35 units) set aside for families relocating from HOPE SF sites. The development includes a 10,000 square foot clinic serving low-income households and a 6,000 square foot commercial space. The adjacent developer's inclusionary housing obligation is no longer part of the project.
- Status: Predevelopment funds were disbursed to Borrower to provide a portion of the purchase price for 4840 Mission. Project received its SB 35 approval in July 2019 with the subsequent permit issued in June 2020. In October 2019, the Borrower received additional Affordable Housing Funds to pay off an acquisition loan and interest and to provide for additional predevelopment funding. The anticipated construction start date is June 2021.



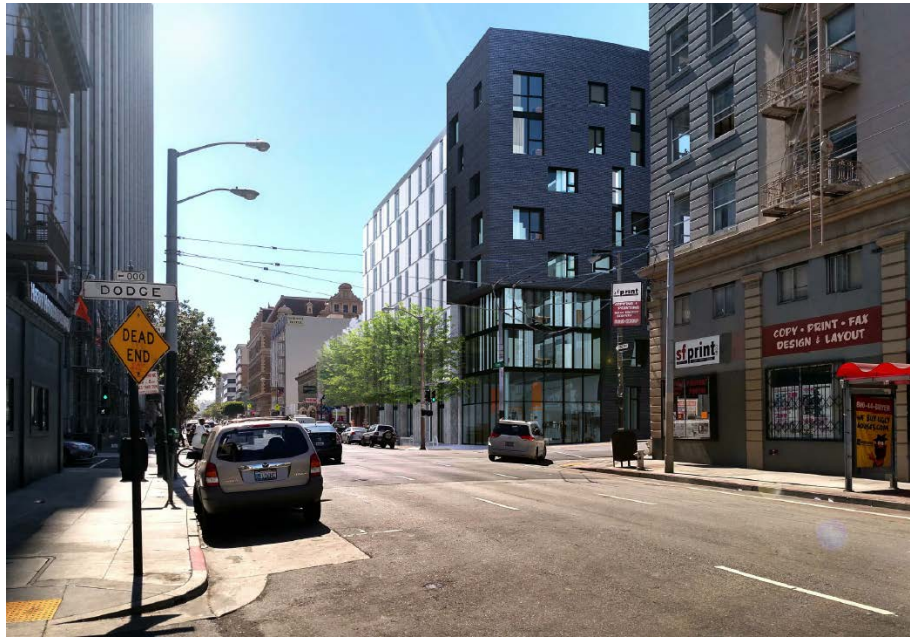


## Project Budget and Schedule – All issuances

### December 2020

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement / Est. Final Disbursement	Completion/ Est. Completion
4840 Mission - Predevelopment		3,000,000	3,000,000	3,000,000	-	-	Feb 2017	May 2017	Jun 2023





### Project Highlights

Number of Units	108
Total Bond Funding	\$26.2M (all issuances)
Total Development Cost	\$82.4M

### Project Update Highlights

- Developer: TNDC
- Units: 108 family apartments, with 25% set aside for HOPE SF families
- Status: The project received Loan Committee approval for an up to \$32.4M in City funds. Wells Fargo was selected as the construction lender and tax credit investor for the project, with California Community Reinvestment Corporation (CCRC) as the permanent lender. Project was awarded tax credit and bond allocation in October 2019, and as of mid-February 2020, the construction for the project is underway, with a completion date of January 2022. Marketing and lease up for the project will begin in 2021.

### Project Budget and Schedule – All issuances



## December 2020

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement / Est. Final Disbursement	Completion/ Est. Completion
500 Turk - Predevelopment (First Issuance)	108	3,000,000	3,000,000	3,000,000	-	-	Mar 2017	Dec 2018	Jan 2022
500 Turk - Reallocated Predev (First Issuance)		1,974,731	1,974,731	1,974,731	-	-	Dec 2018	Oct 2020	Jan 2022
500 Turk - Predev (Second Issuance)		15,500,000	15,500,000	15,500,000	-	-	Dec 2018	Feb 2020	Jan 2022
500 Turk - Construction (Third Issuance)		5,680,000	5,680,000	5,680,000	-	-	Jan 2020	Nov 2020	Jan 2022
<i>500 Turk Subtotal</i>	108	26,154,731	26,154,731	26,154,731	-	-			



Construction underway at 500 Turk





### Project Highlights

Number of Units	143
Total Bond Funding	\$44.8M (all issuances)
Total Development Cost	\$108.0M

### Project Update Highlights

- Developer: MEDA and TNDC joint venture
- Units: 143 family apartments, with 25% set aside for HOPE SF families wishing to relocate from HOPE SF sites.
- Status: Project is replacing a vacant banked goods manufacturing plant with affordable housing, a childcare center, and community arts space. The project financing closed in March 2019 and construction is underway. Completion is now expected in mid-May 2021 due to project delays associated with utilities.

## Project Budget and Schedule – All issuances

### December 2020

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement / Est. Final Disbursement	Completion/ Est. Completion
1990 Folsom - Acquisition & Predev (Low Income - First Issuance)	143	1,025,269	1,000,000	1,000,000	-	-	Dec 2018	Dec 2018	Feb 2021
1990 Folsom - Predev (Mission Set Aside - First Issuance)		2,000,000	3,622,300	3,545,534	76,766	-	Dec 2018	Dec 2018	Feb 2021
1990 Folsom - Acquisition (Mission Set Aside - First Issuance)		4,000,000	2,377,700	2,377,700	-	-	Apr 2015	Apr 2017	Feb 2021
1990 Folsom - Predev & Construction (Second Issuance)		41,359,731	37,749,659	37,711,070	38,589	-	Jun 2018	Oct 2020	Feb 2021
<b>1990 Folsom Subtotal</b>	<b>143</b>	<b>48,385,000</b>	<b>44,749,659</b>	<b>44,634,304</b>	<b>115,355</b>	<b>-</b>			



1990 Folsom  
Groundbreaking



## 1296 Shotwell – Complete



### Project Highlights

Number of Units	94
Total Bond Funding	\$22.2M (all issuances)
Total Development Cost	\$55.8M

### Project Update Highlights

- Developer: MEDA and CCDC joint venture
- Units: 94 Affordable Senior Housing, with 23% set aside for formerly homeless seniors
- Status: Construction was completed in November 2019. To date, all 94 units have been occupied by seniors, including 40 units subsidized by the new Senior Operating Subsidy (SOS) with the City and 22 units occupied by formerly homeless residents.

## Project Budget and Schedule – All issuances

December 2020

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement / Est. Final Disbursement	Completion/ Est. Completion
1296 Shotwell - Construction	94	22,205,269	22,159,666	22,159,666	-	-	May 2018	Oct 2020	Oct 2020



Casa Adelante - 1296 Shotwell construction complete and fully-occupied







### Project Highlights

Number of Units	125, including 10 middle income + 53 units at 735 Davis for low-income seniors funded with non-GO bond sources.
Total Bond Funding	\$24.1M (all issuances)
Total Development Cost	\$140.5M

### Project Update Highlights

- Developer: Bridge Housing and John Stewart Co. joint venture
- Units: 125 units for low-income families of which 10 units are for middle income residents, and childcare center at 88 Broadway + 53 units at 735 Davis for low-income seniors funded with non-GO bond sources.
- Status: Project financing closed May 2019 and construction is expected to be completed in June 2021.

## Project Budget and Schedule – All issuances

### December 2020

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement / Est. Final Disbursement	Completion/ Est. Completion
88 Broadway/ 735 Davis - Low-Income Construction	115	21,180,000	16,777,438	16,777,438	-	-	Jun 2019	May 2020	Jun 2021
88 Broadway/ 735 Davis - Middle Income Construction	10	10,000,000	7,331,238	7,331,238	-	-	Jun 2019	May 2020	Jun 2021
<i>88 Broadway/ 735 Davis Subtotal</i>	125	31,180,000	24,108,676	24,108,676	-	-			



88 Broadway/735 Davis Groundbreaking in July 2019



#### Project Highlights

Number of Units	0**
Total Bond Funding	\$4.4M (all issuances)
Total Development Cost	\$98.5M

\*\* Note that since this project is only receiving predevelopment funding, we are not counting the units in our GO Bond accomplishment tracking.

#### Project Update Highlights

- Developer: MEDA and TNDC joint venture
- Units: 130 units for low-income families, with 30% set aside for formerly homeless families; 9,250 sf of ground floor commercial space for community-based arts organizations.
- Status: Project investment encumbered October 2020 and construction completion expected August 2022



## Project Budget and Schedule – All issuances

### December 2020

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement / Est. Final Disbursement	Completion/ Est. Completion
681 Florida - Predevelopment (First Issuance)			25,269	25,269	-	-	Oct 2020	Dec 2020	Aug 2022
681 Florida - Predevelopment (Second Issuance)			3,610,072	3,610,072	-	-	Oct 2020	Dec 2020	Aug 2022
681 Florida - Predevelopment (Third Issuance)		803,201	803,201	477,896	325,305	-	Oct 2020	Mar 2021	Aug 2022
<i>681 Florida Subtotal</i>		803,201	4,438,542	4,113,237	325,305	-			



## Balboa Park Upper Yard



### Project Highlights

Number of Units	130
Total Bond Funding, Second Issuance	\$7.1M (all issuances)
Total Development Cost	TBD

### Project Update Highlights

- Developer: Mission Housing and Related California joint venture
- Units: 112 units for low-income families and 18 are for middle-income residents. 39 units set aside for HOPE SF relocates.
- Status: Project expected to be encumbered in May 2021 and construction to complete in May 2023

## Project Budget and Schedule – All issuances

### December 2020

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement / Est. Final Disbursement	Completion/ Est. Completion
Balboa Park Upper Yard - Low-Income	112	-	4,448,165	-	-	4,448,165	May 2021	May 2022	May 2023
Balboa Park Upper Yard - Middle-Income	18	-	2,718,762	-	-	2,718,762	May 2021	May 2022	May 2023
<i>Balboa Park Upper Yard Subtotal</i>	130	-	7,166,927	-	-	7,166,927			

## Investment in Low-Income Housing – Rehabilitation of Small Sites

### Description of Small Sites program

The Small Sites Program (SSP) is an acquisition and rehabilitation loan program created to protect older, typically rent-controlled, buildings of up to 25 units throughout San Francisco. In the face of increasing pressure on tenants who are particularly vulnerable to property sales, increased evictions and rising rents, the City developed the Small Sites Program in order to support non-profit and for-profit entities to successfully remove these sites from the market and restrict them as long-term affordable housing. The overarching program goals are to:

- 1) Protect and stabilize housing for current tenants at a range of income levels
- 2) Remove SSP properties from the speculative market while increasing the supply of permanently affordable rental housing
- 3) Create financially stable, self-sustaining housing that serves multiple generations of low to moderate income households



Ani Rivera - Small Sites Property

Ani is Director of Galeria de la Raza  
Renter for 20 years





## Project Status Summary

- Third issuance funds allocated to 520 Shader. 305 San Carlos funded with non-bond fund source.
- Bond funds for small sites to be fully expended by mid 2021

## Project Budget and Schedule – All issuances

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement / Est. Final Disbursement	Completion/ Est. Completion
First Issuance Pool		15,000,000							
344 Precita	3		1,385,000	1,314,790	70,211	-	Aug 2017	Mar 2021	Mar 2021
3198 24 <sup>th</sup> Street	8		4,050,000	4,050,000	-	-	Mar 2017	Sep 2020	Sep 2020
3800 Mission	5		2,099,000	2,099,000	-	-	Feb 2017	Jun 2019	Jun 2019
269 Richland	6		2,100,000	2,100,000	-	-	Jun 2016	Jun 2018	Jun 2018
4042 Fulton	5		2,125,000	2,125,000	-	-	May 2016	May 2018	May 2018
63 Lapidge	6		1,827,000	1,827,000	-	-	Jul 2016	Jul 2018	Jul 2018
60 28th Street (First Issuance)	6		1,414,000	1,414,000	-	-	May 2019	May 2019	May 2019
Second Issuance Pool		9,235,000							
289 9th Avenue	16		3,749,973	3,749,973	-	-	Dec 2018	Jul 2021	Jul 2021
60 28th Street (Second Issuance)			677,000	677,000	-	-	May 2019	May 2019	May 2019
1411 Florida	7		1,780,327	1,780,327	-	-	Jul 2019	Jul 2019	Jul 2019
3280 17th Street	11		3,027,700	3,027,700	-	-	Jul 2019	Jul 2019	Jul 2019
Third Issuance Pool		1,636,887							
305 San Carlos Street									
520 Shrader Street	7		1,636,887	1,636,887	-	-	Mar 2020	Mar 2020	Mar 2020
Small Sites Program Subtotal	80	25,871,887	25,871,887	25,801,677	70,211	-			

\*\* We note that projects with the same encumbrance, disbursement, and completion dates are permanent loan funding only. Unlike regular rehab loans where MOHCD does periodic disbursements, for some small sites projects the initial rehab funding is first done through the San Francisco Housing Accelerator Fund (SFHAF) which allows for quicker loan approval as it is only bridge funding. Once the rehab is complete the SFHAF loan is replaced with permanent financing using bond funds.



3800 Mission Street – completed June 2019



## Investment in Middle-Income Housing – Down Payment Assistance & Teacher Next Door

### **Middle Income DALP – 117 Total units (estimate)**

The Middle-Income Down Payment Assistance Loan Program (DALP) provides down payment assistance, in the form of a deferred payment loan up to \$375,000, to qualified middle-income (120% - 175% AMI), first-time homebuyers for the purchase of a market-rate principal residence in San Francisco. The DALP is a “silent second” loan that requires no monthly payments for 30 years. The principal amount plus an equitable share of appreciation are due and payable at the end of the term, or repaid upon sale or transfer.

### **Teacher Next Door – 60 Total units (estimate)**

The Teacher Next Door (TND) Program helps educators employed by the San Francisco Unified School District (SFUSD) to purchase their first home in San Francisco. Educators can use TND funds to cover closing costs or for a down payment on a below market-rate (BMR) or a market-rate home. The term of the TND is 10 years. There is no interest, nor shared appreciation. After the 5th year, the loan is forgiven at rate of 20% per year, and at the end of the 10th year, the loan is forgiven in its entirety. In addition to TND funds, bond funds for teachers may also be utilized to fund full DALP loans for SFUSD educators.

### **Why do middle-income households need help?**

- San Francisco’s median home price exceeds \$1M
- High home prices require a higher proportion of income for housing expenses
- High rent prevents middle-income households from saving for a down payment
- Prior to the Affordable Housing Bond, highest household income assisted was at 120% AMI

### **Annual Target Incomes (120% - 175% AMI)**

- \$97K - \$141K for individuals
- \$111K - \$161K for a family of two
- \$138K - \$202K for family of four



DALP Recipients

## Project Status Summary

December 2020

	Number of Loans	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance
DALP Loan Expansion (First Issuance)	9	2,900,000	2,900,000	2,900,000	-	-
DALP Loan Expansion (Second Issuance)	47	15,260,000	15,260,000	15,210,806	-	49,194
DALP Loan Expansion (Third Issuance)	1	16,678,394	16,270,000	375,000	-	15,895,000
Teacher Next Door (First Issuance)	20	903,014	903,014	903,014	-	-
Teacher Next Door (Second Issuance)	10	1,196,986	1,196,986	1,196,986	-	-
Teacher Next Door (Third Issuance)	16	2,900,000	2,900,000	1,060,106		1,839,894
<i>DALP Subtotal</i>	103	39,838,394	39,430,000	21,645,912	-	17,784,088



Ruiz Family - DALP & TND Recipients

Maria is a pre-school teacher and Rony is a driver

Purchased home rented for over 20 years



## Investment in Middle-Income Housing

### 88 Broadway/ 735 Davis

- 10 units for middle income residents
- Please see project update on page 30

### 43<sup>rd</sup> and Irving

- 82 units for middle income SFUSD teachers and para-educators. Possible additional units serving low-income SFUSD teachers and para-educators TBD.
- MOHCD and SFUSD issued a Request for Development Proposals for educator rental housing on 1360 43rd (Francis Scott Key Annex) on October 3, 2017. At the recommendation of a selection panel, MOHCD awarded development rights to MidPen Housing in April 2018. Loan expected to close in October 2021. Construction completion is expected Q2 of calendar year 2023.

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed - December 31, 2020	Amount Encumbered - December 31, 2020	Balance	Date Encumbered/ Est. First Encumbrance	Final Disbursement / Est. Final Disbursement	Completion/ Est. Completion
43rd & Irving (Second Issuance)	82	3,000,000	2,950,000	2,484,188	465,812	-	Dec 2018	Aug 2021	Jun 2023
43rd & Irving (Third Issuance)		25,950,000	26,358,394	-	-	26,358,394	Oct 2021	Jun 2023	Jun 2023
<b>43rd &amp; Irving Subtotal</b>	<b>82</b>	<b>28,950,000</b>	<b>29,308,394</b>	<b>2,484,188</b>	<b>465,812</b>	<b>26,358,394</b>			

### Francis Scott Key Site

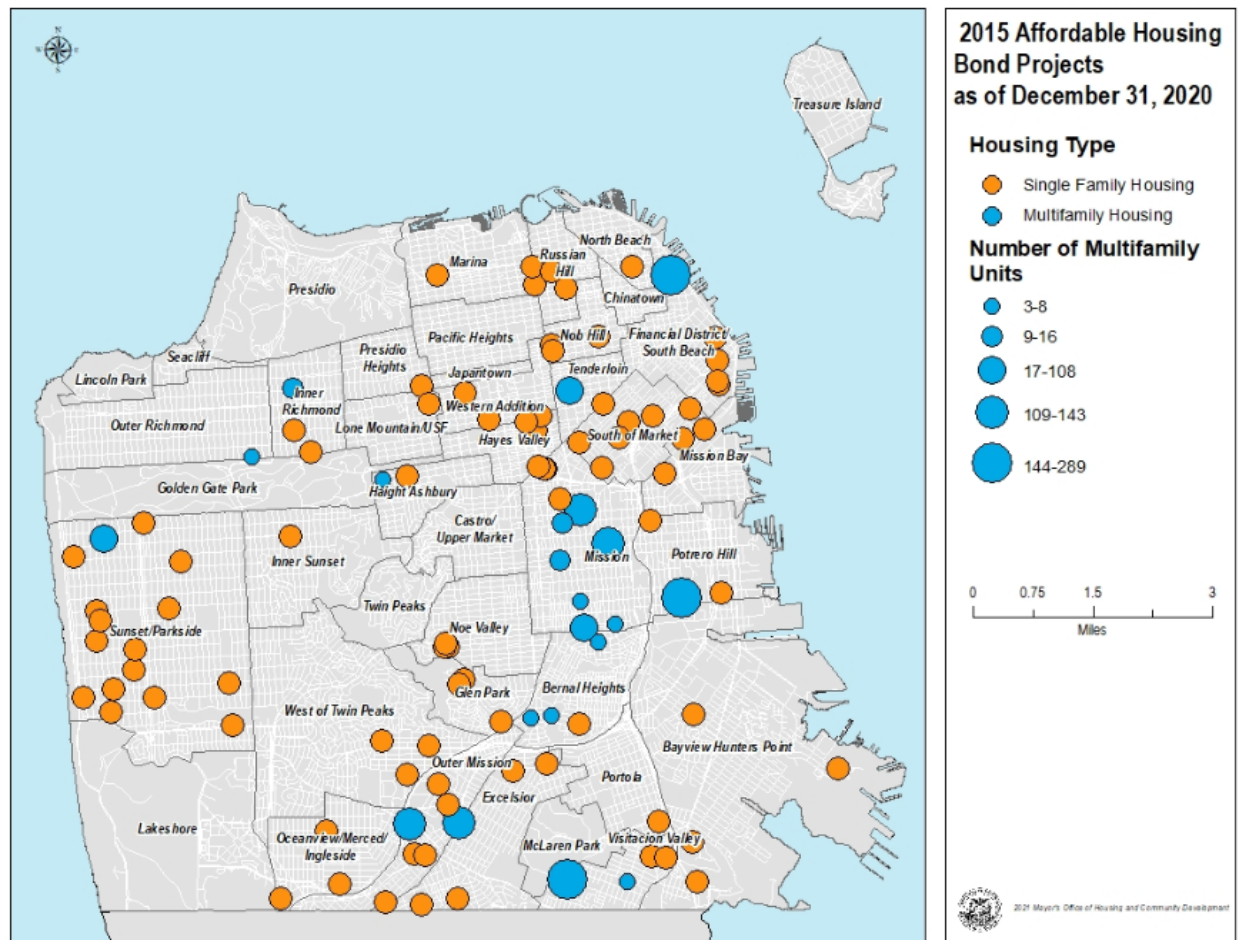


## Specific Housing Bonds Uses, by Issuance

	ISSUANCE #1	ISSUANCE #2	ISSUANCE #3			
	16-17	17-18	19-20	Revisions	Total	Affordable
<b>Public Housing: \$80MM</b>						
Potrero Parcel X Predev	2,251,586				2,251,586	
Potrero Parcel X Vertical Gap	14,241,507				14,241,507	72
Potrero Infrastructure Predev	1,200,000				1,200,000	
Potrero Block B Predev	2,206,907			(100,000)	2,106,907	
Potrero Phase II Infrastructure Development			20,503,000		20,503,000	282
Potrero Block B Gap			3,125,366	236,000	3,361,366	(Above
Potrero Block R Predev Infrastructure			4,000,000		4,000,000	includes 125
Potrero Block Q Predev Vertical and Infrastructure			1,600,000		1,600,000	market rate)
Sunnydale Master Planning	2,800,000			(136,000)	2,664,000	
Sunnydale Parcel Q Predev	2,000,000				2,000,000	
Sunnydale Parcel Q Vertical	6,905,799				6,905,799	55
Sunnydale Infrastructure Phase 1A1/2	4,433,153				4,433,153	
Sunnydale 6 Vertical Gap & Predev	4,561,048				4,561,048	
Sunnydale Infrastructure Phase 1A3			5,200,000		5,200,000	172
Sunnydale 3 Vertical Predev			3,600,000		3,600,000	
Legal and other incidentals		400,000	60,000		460,000	
Cost of issuance	396,700	4,721	510,213		911,634	
<i>Subtotal</i>	<i>40,996,700</i>	<i>404,721</i>	<i>39,538,579</i>	<i>-</i>	<i>80,000,000</i>	<i>581</i>
<b>Low-Income Housing: \$100MM</b>						
4840 Mission Predevelopment Only	3,000,000				3,000,000	
Small Sites Program	15,000,000	9,235,000	1,636,887		25,871,887	80
500 Turk Street Predevelopment, Acq & Con Financing	3,000,000	15,500,000	5,680,000		24,180,000	108
500 Turk reallocated from 250 Laguna Predevelopment	1,974,731				1,974,731	
1296 Shotwell Construction Financing		22,205,269			22,205,269	94
88 Broadway Construction Financing		16,777,438			16,777,438	115
Balboa Park Upper Yard Construction Financing		4,402,562			4,402,562	112
Adjustment for 1930 Folsom	1,000,000	(1,000,000)			-	
Legal and other incidentals		500,000			500,000	
Cost of issuance	234,502	797,750	55,861		1,088,113	
<i>Subtotal</i>	<i>24,209,233</i>	<i>68,418,019</i>	<i>7,372,748</i>	<i>-</i>	<i>100,000,000</i>	<i>509</i>
<b>Mission Neighb. Housing: \$50MM: 1930 Folsom</b>						
1930 Folsom Predevelopment Costs	6,000,000				6,000,000	
1930 Folsom Predevelopment, Acq & Con Financing		39,033,659		(1,260,000)	37,773,659	143
Adjustment for 1930 Folsom		1,000,000			1,000,000	
681 Florida	25,269	2,326,072	803,201	1,260,000	4,414,542	
Legal and other incidentals		250,000			250,000	
Cost of issuance	58,625	503,174			561,799	
<i>Subtotal</i>	<i>6,083,894</i>	<i>43,112,905</i>	<i>803,201</i>	<i>-</i>	<i>50,000,000</i>	<i>143</i>
<b>Middle-Income Housing: \$80MM</b>						
DALP Loan Expansion	2,900,000	15,260,000	16,270,000		34,430,000	115
Teacher Next Door	903,014	1,196,986	2,900,000		5,000,000	60
Middle-Income Teacher Housing: 43rd & Irving		3,000,000	26,358,394		29,358,394	82
Middle-Income MOHCD Production: 88 Broadway		7,331,238			7,331,238	10
Middle-Income MOHCD Production: Balboa Park Upper Yard		2,668,762			2,668,762	18
Legal and other incidentals		400,000			400,000	
Cost of issuance	37,159	352,369	422,078		811,606	
<i>Subtotal</i>	<i>3,840,173</i>	<i>30,203,355</i>	<i>45,350,472</i>	<i>-</i>	<i>80,000,000</i>	<i>285</i>
<b>Total Affordable Units</b>						1,393
<b>Total Market Rate Units***</b>						125
<b>GRAND TOTAL</b>	<b>75,130,000</b>	<b>142,145,000</b>	<b>92,725,000</b>	<b>-</b>	<b>310,000,000</b>	<b>1,518</b>
** Market rate units at HOPE SF provide cross-subsidy for HOPE SF affordable units						

\*\* Revisions column used to reallocate budget between projects. Budget revisions are primarily driven by unneeded excess budget that was initially allocated to projects.

## Map of Affordable Housing Bond Projects



## Change in Unit Counts

MOHCD has made several changes in the allocation of funds and corrections to the methodology in how units are counted. Please see table below comparing current unit count to first CGOBOC report as of 12/31/16.

	Number of Units as of 12/31/16 GOBOC Report	Number of Units as of 12/31/20 GOBOC Report	Variance	Variance	Comments
Potrero Parcel X Vertical Gap	72	72	-	0%	
Potrero Block B Predev	94		(94)	-100%	Predev funding only - no further bond investment
Potrero Infrastructure Development	-	282	282	100%	Extensive infrastructure investments will support 157 affordable units and 125 market rate units. We note that Market rate units at HOPE SF provide cross-subsidy for HOPE SF affordable units
Sunnydale Parcel Q Vertical	55	55	-	0%	
Sunnydale Infrastructure Development	187	172	(15)	-8%	Size of supported buildings decrease slightly
<b>Public Housing Subtotal</b>	<b>408</b>	<b>581</b>	<b>173</b>	<b>42%</b>	
Project #1 Predev - 250 Laguna	150	-	(150)	-100%	Project did not move forward
Project #2 Predev - 500 Turk Street	122		(122)	-100%	Predev funding only - no further bond investment
Project #3 Predev - 4840 Mission	114	-	(114)	-100%	Predev funding only - no further bond investment
Project #1 Acquisition & Development - 1296 Shotwell	97	94	(3)	-3%	
Project #2 Acquisition & Development - 500 Turk	96	108	12	13%	Project scope increased
Project #3 Acquisition & Development - 88 Broadway/ 735 Davis	97	115	18	19%	Project scope increased
Balboa Park Upper Yard	-	112	112	100%	Savings from 88 Broadway/ 735 Davis reallocated to 482 Geneva
Small Sites Program	81	80	(1)	-1%	
<b>Low Income Housing Subtotal</b>	<b>757</b>	<b>509</b>	<b>(248)</b>	<b>-33%</b>	
Mission set aside -1990 Folsom	143	143	-	0%	
Mission set aside - 681 Florida	-	-	-	0%	Predev funding only - no further bond investment
<b>Mission Set-aside Subtotal</b>	<b>143</b>	<b>143</b>	<b>-</b>	<b>0%</b>	
DALP Loan Expansion	49	117	68	139%	Increased funding for DALP from \$15M to \$33M
Teacher Next Door	75	60	(15)	-20%	Increased loan amount size
Middle Income Teacher Housing - 43rd & Irving	30	82	52	173%	Increase in funding for teacher housing from \$7M to \$29M
Middle Income Production - 88 Broadway	166	10	(156)	-94%	Decreased in funding for middle income production from \$50M to \$10M
Balboa Park Upper Yard	-	18	18	100%	Savings from 88 Broadway/ 735 Davis reallocated to Balboa Park Upper Yard
<b>Middle Income Subtotal</b>	<b>320</b>	<b>287</b>	<b>(33)</b>	<b>-10%</b>	
<b>Total Affordable Units</b>		<b>1,395</b>			
<b>Total Market Rate Units</b>		<b>125</b>			
<b>Total</b>	<b>1,628</b>	<b>1,520</b>	<b>(108)</b>	<b>-7%</b>	



## Metric of Success

The primary metric of success for the Affordable Housing Bond is number of units produced, protected, or assisted. We have estimated the projected number of affordable units through all phases of the bond process, and will track progress and provide regular updates accordingly.

It's important to note that new housing development in San Francisco can easily take five years from start to finish. Newly constructed public housing units are projected to be completed in 2019-2022, low income units are projected to be completed in 2021-2023, and middle-income units may be completed in 2022-2023.

## Unit Production Summary as of December 31, 2020 (All Issuances)

	Affordable Units in Predevelopment	Affordable Units in Construction	Affordable Units Completed	Projected Total Affordable Units
Public Housing – Potrero Parcel X Vertical	0	0	72	72
Public Housing – Potrero Infra (Affordable)	157	0	0	157
Public Housing – Potrero Infra (Market Rate)*	125	0	0	125
Public Housing – Sunnydale Parcel Q Vertical	0	0	55	55
Public Housing – Sunnydale Infra	172	0	0	172
Low Income Housing – 500 Turk	0	108	0	108
Low Income Housing – 1296 Shotwell	0	0	94	94
Low Income Housing – 88 Broadway/ 735 Davis	0	115	0	115
Low Income Housing – Balboa Park Upper Yard	112	0	0	112
Low Income Housing - Small Sites (Rehab)	0	3	77	80
Low Income - Mission Set Aside 1990 Folsom	0	143	0	143
Middle Income DALP ***	60	N/A	57	117
Middle Income TND ***	14	N/A	46	60
Middle Income Teacher Housing	82	0	0	82
Middle Income Prod – 88 Broadway/ 735 Davis	0	10	0	10
Middle Income Prod – 482 Geneva	18	0	0	18
<b>TOTAL</b>	<b>740</b>	<b>379</b>	<b>401**</b>	<b>1,520</b>
<b>Percent of Phase</b>	<b>49%</b>	<b>25%</b>	<b>26%</b>	<b>100%</b>

\* We are including infrastructure supporting Market Rate units at Potrero as they provide cross-subsidy for affordable housing units also supported by the infrastructure investment.

\*\* We note that several units received both DALP and TND Loans. For the purposes of this summary we only counted units receiving both types of loans once as a DALP loan.

\*\*\* We note that loans not yet issued are tracked under Predevelopment so that the percentages will equal to 100%



## Glossary

<b>Acquisition:</b>	Costs associated with acquisition of real property
<b>Estimated Completion:</b>	Building completed and units leased
<b>Infrastructure:</b>	Costs which are secondarily related to housing development, including large-scale site grading, streets, sidewalks, utility work, etc. Predominantly needed in the HOPE SF context where we are creating entire new neighborhoods.
<b>Master Planning:</b>	Development of an overall strategy for the complete transformation of a public housing site. Master Planning work sets forth a comprehensive vision, schedule, communications plan, financing strategy, services program, and, most importantly, stakeholder participation process that highlights resident needs.
<b>NOFA:</b>	Notice of Funding Availability, a competitive process used to identify projects and developers
<b>Predevelopment:</b>	Costs prior to actual construction, including architectural, engineering, environmental, and permitting costs. May be related directly to housing development, or may be infrastructure predevelopment which supports
<b>Vertical Gap and/or Vertical Development:</b>	Costs starting with actual construction through and including occupancy and conversion to permanent financing