

**Citywide Affordable Housing Loan Committee**  
San Francisco Mayor's Office of Housing and Community  
Development  
Department of Homelessness and Supportive Housing  
Office of Community Investment and Infrastructure  
Controller's Office of Public Finance

**San Cristina**  
**\$2,764,036 in Amended and Restated**  
**Consolidated Loan**  
**\$8,024,000 for PASS Loan**

Evaluation of Request for:	Change of Loan Terms for consolidated loan and funding for PASS Loan
Loan Committee Date:	June 24, 2022
Prepared By:	William Wilcox, Bond Program Manager
Sources and Amounts of New Funds Recommended:	\$8,024,000 PASS
Sources and Amounts of Previous City Funds Committed:	\$2,566,506 CDBG \$197,530 1996 GO Bond – Tax Exempt (Old Prop A)
Applicant/Sponsor(s) Name:	HomeRise

## **EXECUTIVE SUMMARY**

### **Sponsor Information:**

Project Name:	San Cristina	Sponsor(s):	HomeRise (fka Community Housing Partnership)
Project Address (w/ cross St):	1000 Market Street (at Taylor), 94102	Ultimate Borrower Entity:	San Cristina L.P.

### **Project Summary:**

HomeRise is requesting a PASS funds loan and to consolidate three existing MOHCD loans (predevelopment funds, an operating reserve loan from 2017 and the original loans to the project dating back to 1991) for the rehabilitation of the San Cristina, a 58-unit SRO building that houses formerly homeless single adults and three commercial spaces (an office used by HomeRise, a restaurant space and a cell phone antenna). Rents for all the units are restricted at 50% AMI and all units have Section 8 Project Based Vouchers. The project was purchased by HomeRise (then doing business as Community Housing Partnership (CHP)) in 1991, when a moderate level of rehab was conducted using City and State funding. Additional rehab focused on energy efficiency was conducted in 2011 utilizing City and Enterprise funding. The project also for many years received operating subsidies through HUD's Section 8 Moderate Rehabilitation program. Due to the low payment standard for those vouchers, the property operated at a deficit for several years and replacement reserves have been underfunded. In 2017 HomeRise converted its Mod Rehab SRO subsidies to more generous Section 8 subsidies under HUD's RAD program, which will allow the project to leverage HCD California Housing Accelerator (CHA) funds as well as permanent debt from MOHCD's PASS program and undertake a major rehabilitation, currently projected to start in July 2022. The scope of work for the proposed rehabilitation includes seismic strengthening, plumbing and HVAC system replacement, electrical upgrades, reflooring, and fire protection improvements. The rehabilitated project is not anticipated to require additional operating subsidies during the term of its rental assistance contract

### **Project Description:**

Construction Type:	Type III, steel frame, unreinforced brick masonry	Project Type:	Rehab
Number of Stories:	4	Lot Size (acres and sf):	7,900 sf (0.18 acres)
Number of Units:	58	Architect:	MEI Architects
Total Residential Area:	26,722 sf	General Contractor:	D&H
Total Commercial Area:	4,078 sf	Property Manager:	HomeRise
Total Building Area:	39,995 sf (including 9,155 sf basement)	Supervisor and District:	Sup. Dean Preston, D5
Land Owner:	HomeRise		
Total Development Cost (TDC):	\$47,663,946	Total Acquisition Cost:	\$6,905,184
TDC/unit:	\$821,792	TDC less land cost/unit:	\$702,737
Loan Amount Requested:	\$8,024,000	Request Amount / unit:	\$133,648
HOME Funds?	No	Parking?	No

## **PRINCIPAL DEVELOPMENT ISSUES**

- The San Cristina operated at a deficit for several years due to inadequate Mod Rehab SRO operating subsidies until the conversion to Project Based Vouchers in 2018. As a result, replacement reserves were long underfunded and major capital repairs have been deferred. The long-overdue recapitalization of the project as proposed here is feasible because HomeRise converted the subsidies to higher-value Section 8 subsidies, as allowed by the Rental Assistance Demonstration (RAD) program. (See Section 1.1)
- As a “classic SRO” without private baths or kitchens, the San Cristina was challenged to attract favorable financing terms. This has made the PASS permanent debt an important part of the capital stack for the project but resulted in less-than-ideal construction loan terms with a large construction loan interest spread and origination fee after receiving a bid from only one lender, Merchants Bank. (See Section 6.5.)
- Numerous staff vacancies and turnover at HomeRise will make this occupied rehab project challenging. This project is being managed by an outside consultant, Alice Salinas, who is affiliated with Zen Consulting and began on the project in April. (See Attachment D.)
- HomeRise is proposing to use income from the commercial spaces to support their debt service. This will be reliant on attracting a tenant to the new space. While two of the commercial spaces are already rented, a third restaurant space is still in the process of leasing up. Leasing this space is vital to generating necessary income to support the debt service on the PASS loan. MOHCD will work with HomeRise to ensure a lease is secured for the space before permanent loan conversion. A two-year commercial rent reserve has been structured into the project to ensure there is adequate cash to pay debt service in the event of any leasing challenges, which are anticipated due to high commercial vacancy in this location that relies on tourist business. The vacancy rate has also been set at 20% for all commercial income. (See Section 4.3.)
- The project received an award from the California Housing Accelerator (CHA) in lieu of using tax-exempt bonds and 4% Low Income Housing Tax Credits (LIHTC), which has a closing deadline of August 3. We have a planned closing date of July 18. The project has applied for a 90-day extension from HCD and is awaiting approval at this time. However, if HomeRise does not meet the closing deadline the project risks losing the award. CHA funds also prohibit resyndication during the 20-year term of the loan, making it vital that this rehabilitation addresses all major building systems. (See Section 6.5.1 for financing information)
- The project currently has a high rate of residential vacancies (17%). In order to have adequate cash flow to fund operations and debt service after the rehabilitation, it will be necessary for the project to reach at least 5% vacancy. (See Section 7.1 for operating budget information)

## **SOURCES AND USES SUMMARY**

<b>Permanent Sources</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Terms</b>	<b>Status</b>
MOHCD Recast	\$2,764,036	\$47,656	55 yrs @ 3% / Res Rec	Committed
HCD LPR	\$3,099,739	\$53,444	55 yrs @ 3% / Res Rec	Committed
HCD Accelerator	\$24,242,000	\$417,966	20 yrs @ 0% / Forgivable	Committed
HCD MHP	\$8,143,953	\$140,413	55 yrs @ 3% / Res Rec	Committed
AHP	\$750,000	\$12,931	55 yrs @ 0% / Deferred	Committed
Pass Loan Deferred	\$441,320	\$7,609	40 yrs @ 0.96% / Deferred	Committed

PASS Loan BMR	\$2,696,064	\$46,484	40 yrs @ 0.96% / Hard Debt	Committed
PASS Loan MR	\$4,886,616	\$84,252	40 yrs @ 3.87% / Hard Debt	Committed
Accrued/Deferred Interest	\$168,921	\$2,912.43	N/A	Committed
Existing Reserves	\$271,297	\$4,678	N/A	Committed
Deferred Developer Fee	\$200,000	\$3,448	N/A	Committed
<b>Total</b>	<b>\$47,663,946</b>	<b>\$821,792</b>		

<b>Permanent Uses</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Per SF</b>
Acquisition	\$6,905,184	\$119,055	\$224
Hard Costs	\$26,615,134	\$458,882	\$864
Soft Costs	\$7,210,362	\$124,317	\$234
Reserves	\$4,560,705	\$78,633	\$148
Developer Fee	\$2,372,561	\$40,906	\$77
<b>Total</b>	<b>\$47,663,946</b>	<b>\$821,792</b>	<b>\$1,548</b>



## 1. BACKGROUND

### 1.1. Project History Leading to This Request.

HomeRise acquired and conducted a moderate rehab of the San Cristina in 1991. Capital improvements have been carried out in three phases since then:

- At acquisition (1991-1992): This rehab converted the building from its previous use as a commercial office building to an SRO residential building. The work included substantial structural reinforcement at the basement, conversion of offices into residential units, new common shower rooms and kitchens, new laundry facilities and space for property management and services staff on the ground floor. This stage utilized \$1,460,000 in CDBG funding from MOH, \$1,750,000 in conventional permanent debt and \$1,750,000 in California Housing Rehabilitation Program (CHRP) funding from the California Department of Housing and Community Development (HCD).
- Additional building upgrades (1999): This renovation included elevator replacement, exterior paint, cleaning terra cotta tiles, plaster and stone repair, and installation of magnetic hold-open corridor doors. This was funded using additional MOH debt in the amount of \$725,000.
- Green retrofit (2011): This work scope included replacing the roof, boiler, domestic hot water tanks and pumps, and replacing common area and exit lighting and was intended to increase the building's energy efficiency. This was funded with a green retrofit loan from Enterprise Community Partners in the amount of \$39,670.

The rehabilitation to date has not addressed ongoing building needs such as plumbing and water intrusion mitigation, serious subflooring issues, significant upgrades to units and common area bathrooms, and the reconfiguration of ground floor common area to improve management services. HomeRise applied for funding under the City's Existing Non-Profit Owned Rental Housing Capital Repairs (ENP) Notice of Funding Availability (NOFA) in 2016 to address the most critical of these needs. However, the project was not awarded funds due to City concerns about the project's overall feasibility due to ongoing operating shortfalls. Instead, the project received \$197,530 operating reserve replenishment loan in 2017, which allowed them to stabilize their operations.

In Summer 2016, HUD unveiled revisions to its RAD program that allowed for conversion of Mod Rehab subsidies (which fund the San Cristina and 23 other San Francisco projects, most of them SROs) to Project Based Vouchers. The "Mod-to-RAD" conversion of the San Cristina resulted in a 100% increase to the per-unit subsidy at the project. The conversion under RAD allowed the San Cristina to operate without a deficit since 2018 and to

fund future reserve deposits to support the building's capital needs. The conversion also provided a 20-year subsidy contract to the project which positions it for the full recapitalization contemplated in this request. Since that time the project has had adequate cash flow and has produced a surplus annually, despite a high vacancy rate. MOHCD in 2018 provided \$450,000 in predevelopment funds to the project to begin the recapitalization.

Due to the competitive nature of tax-exempt bonds since December 2020, the project was not able to secure 4% LIHTC. The project won an award of Supportive Housing Multi-family Housing Program funds from HCD (\$8,143,953) in 2019 and then California Housing Accelerator (CHA) funds from HCD (\$24,242,000) in 2021, to replace the tax credit equity.

In 2021, the Community Housing Partnership (CHP) changed their name to HomeRise. This is a Doing Business As (DBA) change and all legal entities have maintained the original names.

1.2. Applicable NOFA/RFQ/RFP. (See Attachment E for Threshold Eligibility Requirements and Ranking Criteria)

N/A

1.3. Borrower/Grantee Profile. (See Attachment B for Borrower Org Chart; See Attachment C for Developer Resume and Attachment D for Asset Management Analysis)

1.3.1. Borrower. HomeRise, the applicant, developer, and property manager, was founded in 1990 to create, implement, and demonstrate solutions to homelessness in San Francisco by working in partnership with people who would otherwise be without a home. HomeRise develops and operates supportive housing, accompanied by delivery of supportive services, community organizing and job training and employment opportunities. HomeRise's portfolio consists of 1,100 units of supportive housing, across 15 buildings. HomeRise delivers support services to another two buildings totaling 158 units.

A HomeRise controlled limited partnership (San Cristina L.P.) will be the borrower.

1.3.2. Joint Venture: N/A

1.3.3. Demographics of Board of Directors, Staff and People Served.

Over one-third of the members of the Board of Directors for HomeRise are People of Color.

## Resident Race x Building

	American Indian or Alaskan Native	Asian (not Pacific Islander)	Bi- or Multi-Racial	Black or African American	Hawaiian Native or Pacific Islander	Other Race	Unknown	White or Caucasian
1750 McAllister	1.9%	24.1%	6.5%	34.3%	0.0%	7.4%	0.0%	25.9%
666 Ellis	0.9%	20.0%	0.9%	39.1%	0.9%	11.8%	0.0%	26.4%
Arnett Watson Apartments	0.6%	5.3%	16.5%	31.8%	2.9%	23.5%	0.6%	18.8%
Cambridge	3.4%	6.9%	1.7%	39.7%	1.7%	13.8%	1.7%	31.0%
Civic Center Hotel	4.4%	1.9%	6.9%	26.9%	4.4%	13.1%	0.6%	41.9%
Fifth Street	2.1%	6.3%	8.3%	35.4%	0.0%	14.6%	0.0%	33.3%
Hamlin Hotel	1.5%	6.0%	3.0%	52.2%	3.0%	6.0%	0.0%	28.4%
Hotel Essex	2.5%	1.2%	2.5%	35.8%	0.0%	18.5%	0.0%	39.5%
Iroquois Hotel	5.9%	3.5%	4.7%	45.9%	2.4%	8.2%	0.0%	29.4%
Island Bay Homes	3.8%	11.3%	9.6%	50.3%	3.5%	10.8%	0.9%	9.9%
San Cristina	0.0%	4.3%	0.0%	48.9%	4.3%	10.6%	0.0%	31.9%
Senator Hotel	0.0%	2.1%	3.2%	46.3%	0.0%	7.4%	2.1%	38.9%
William Penn Hotel	1.9%	9.6%	3.8%	28.8%	0.0%	7.7%	3.8%	44.2%
Zygmunt Arendt House	0.0%	3.9%	2.0%	39.2%	0.0%	21.6%	0.0%	33.3%
<b>Grand Total</b>	<b>2.4%</b>	<b>8.5%</b>	<b>6.7%</b>	<b>40.3%</b>	<b>2.2%</b>	<b>12.7%</b>	<b>0.7%</b>	<b>26.5%</b>

Source: HomeRise Resident Services department database annual intake/update assessment data, pulled on 10 June 2022; data includes residents who moved out during the previous 12 months.

### 1. Resident Ethnicity x Building

	Hispanic or Latino	Non-Hispanic or Non-Latino	Unknown
1750 McAllister	10.2%	89.8%	0.0%
666 Ellis	15.5%	83.6%	0.9%
Arnett Watson Apartments	38.8%	60.6%	0.6%
Cambridge	12.1%	87.9%	0.0%

Civic Center Hotel	16.3%	81.3%	2.5%
Fifth Street	20.8%	75.0%	4.2%
Hamlin Hotel	6.0%	94.0%	0.0%
Hotel Essex	27.2%	71.6%	1.2%
Iroquois Hotel	10.6%	89.4%	0.0%
Island Bay Homes	24.1%	75.0%	0.9%
San Cristina	14.9%	85.1%	0.0%
Senator Hotel	23.2%	76.8%	0.0%
William Penn Hotel	21.2%	78.8%	0.0%
Zygmunt Arendt House	27.5%	70.6%	2.0%
<b>Grand Total</b>	<b>21.0%</b>	<b>78.1%</b>	<b>0.9%</b>

Source: HomeRise Resident Services department database annual intake/update assessment data, pulled on 10 June 2022 data includes residents who moved out during the previous 12 months.

#### 1.3.4. Racial Equity Vision.

Mission: HomeRise’s Diversity, Equity, and Inclusion Workgroup, made up of members selected from across the organization spearhead and champion efforts to create equity as an explicit agency value and practice, with a focus on ensuring racial equity and empowerment of other marginalized groups.

Vision: As a premier leader in Supportive Housing—HomeRise’s commitment is to actively combat racism for our residents, staff, and community. Together as an agency, we will fight the good fight to end all types of racism and inequities for all marginalized groups.

Strategy: The HomeRise DEI workgroup is to be the place where everybody in the organization can provide their input about DEI and will provide proactive outreach to ensure inclusion from all voices. This workgroup provides allyship as a key cornerstone to ensuring historically marginalized voices are lifted to the highest levels of power.

#### 1.3.5. Relevant Experience. HomeRise’s relevant development experience includes four rehabs:

- Cambridge. This major rehab of an occupied 68-unit supportive housing building included seismic upgrades, addition of kitchenettes to all units, and reconfiguration of the ground floor. It was completed in June 2013.
- Edward II. This major rehab converted a tourist hotel in Cow Hollow to 24 units for Transition Age Youth. It was completed in December 2014.

- 666 Ellis Street. Rehabilitation this former SFHA property through the RAD program was completed in 2017.
  - 1750 McAllister. Rehabilitation of this former SFHA property through the RAD program was completed in 2018.
- 1.3.6. Project Management Capacity. HomeRise has extensive real estate development experience, with seventeen permanent supportive housing in its portfolio or under development. However, there has been significant staff turnover and the project manager left 2 months before construction closing. The project manager was replaced by an outside consultant. An outside consultant is also serving as their Director of Asset Management currently. The Development Director position is currently vacant. This staff turnover has created challenges for the development process.
- 1.3.7. Past Performance. There are no past performance issues at this property.
- 1.3.7.1. City audits/performance plans. In June 2022, MOHCD issued a default notice to HomeRise related to operating performance on the Richardson Apartments. There are no past performance issues from Community Development contracts.
- 1.3.7.2. Marketing/lease-up/operations.  
 HomeRise units are leased through the City’s Coordinated Entry System so there are no relevant BMR marketing report cards.

2. SITE (See Attachment E for Site map with amenities)

Site Description	
Zoning:	Downtown General, C-3-G
Maximum units allowed by current zoning (N/A if rehab):	N/A
Number of units added or removed (rehab only, if applicable):	Rehab only
Seismic (if applicable):	Seismic Zone 4; Neither PML nor SUL has been drafted yet (see comments below)
Soil type:	Stable, suitable for existing improvements
Environmental Review:	Received approvals May 20, 2021.
Adjacent uses (North):	Mid-rise commercial uses including the Golden Gate Theater, “We Work” shared office spaces.
Adjacent uses (South):	Mid-rise commercial uses include SF Camerawork Gallery, Hospitality House Arts Program, Chai Bar, tech offices
Adjacent uses (East):	Mid rise commercial uses including restaurants, Golden Gate Theater
Adjacent uses (West):	Uses including a mid-rise market rate housing on Market Street and Golden Gate Avenue

Neighborhood Amenities within 0.5 miles:	Walgreens Pharmacy, Trader Joe's, Harvest Urban Market, Saint Anthony's Dining Room and Social Services, Westfield San Francisco Centre, San Francisco Public Library Main Branch, Civic Center Park, City College of San Francisco Civic Center, San Francisco State College of Extended Learning, HomeRise's Employment Training Program and Solutions SF, Tenderloin Health Services, Glide Memorial Church, First Presbyterian Church of San Francisco, Saint Boniface Catholic Church, Chabad of SF, Islamic Society of San Francisco.
Public Transportation within 0.5 miles:	BART and Muni Metro Civic Center/UN Plaza and Powell Street stations, Multiple SFMTA bus, light rail, streetcar, and cable car lines including E, F, J, K, L, M, N, T, 2, 3, 5, 5R, 6, 7, 7X 8, 8AX, 8 BX, 9R, 12, 14, 14R, 19, 27, 31, 38, 38R, 45.
Article 34:	Exempt
Article 38:	The property is within the Article 38 Air Pollution Exposure Zone, the area of rehabilitated space is over 25,000 square feet, there are likely to be significant upgrades to one or more systems, as well as significant structural work. HomeRise expects to submit the Article 38 Application for Compliance Assessment during the predevelopment phase.
Accessibility:	All units, common baths and kitchens are accessible for wheelchairs. Vision- and hearing-impaired upgrades will be part of the rehab. The building has a level street entry. The existing elevator serves all floors. HomeRise will request a waiver from the Mayor's Office on Disability for the existing elevator, since meeting ADA requirements for new construction would require enlarging the shaft, resulting in loss of residential units.
Green Building:	N/A
Recycled Water:	Exempt
Storm Water Management:	N/A for project

- 2.1. Description. The site is currently in use as affordable housing and the commercial spaces include HomeRise office space and an empty commercial space. The site also has a cell phone antenna that provides additional rental income.
- 2.2. Zoning. The site is zoned Downtown General (C-3-G) and there will be no change to use.
- 2.3. Probable Maximum Loss. HomeRise hired Tipping Structural Engineers to do an analysis of the structural improvements required to bring the building's PML to 20%. This served to inform the hard cost line item in the permanent uses budget. The general contractor will provide an estimate for the structural work at the end of June.

- 2.4. Local/Federal Environmental Review. The project sponsor received its environmental approvals including NEPA on May 20, 2021.
- 2.5. Environmental Issues. A Phase I conducted in 2011 found no Recognized Environmental Conditions at the site, but noted potential lead-based paint and asbestos containing materials and recommended testing of work areas. At that time, testing was conducted only at the roof where work was scheduled, identifying some lead and asbestos. Proposed capital improvements will not result in any disturbance to existing soils. A lead-based paint/asbestos monitoring firm has been retained to ensure OSHA compliance and clearance reporting.
- Phase I/II Site Assessment Status and Results. A new Phase I and lead/asbestos testing will be completed during predevelopment; it's assumed that some hazardous material demolition/remediation will be needed.
  - Potential/Known Hazards. Based on the age of the building, it's anticipated that lead based paint may be present throughout the building; in addition, plaster on the third floor has tested positive for Asbestos Containing Materials ("ACM"). Beyond these typical conditions, are no potential/known hazards
- 2.6. Adjacent uses and neighborhood amenities. The San Cristina is located at the northwest corner of the intersection of Market Street, Golden Gate Avenue, Taylor Street, and 6th Street. Adjacent uses are commercial in all directions, including the Golden Gate Theater/WeWork building across Golden Gate Ave. to the north, the Warfield building across Taylor St. to the northeast, and multiple commercial buildings across Market St. to the south. A large market-rate rental apartment project has been constructed on the adjacent parcel to the west, previously home to The Hall. The surrounding Tenderloin, Civic Center, Mid-Market, and SOMA neighborhoods have an abundance of amenities that serve the single adults living at the San Cristina. The property is located across the street from a CVS pharmacy which serves basic everyday needs. Nearby Trader Joe's, Whole Foods, and Harvest Urban Market offer groceries and other basic items. The adjacent Civic Center neighborhood includes important public amenities like the Main Branch of the City's Public Library and Civic Center Park. The surrounding neighborhoods are filled with convenience stores, restaurants, and other shopping opportunities. Saint Anthony's, located approximately one block away, provides hot meals and social services to those in need. Tenderloin Health Services is located three blocks away and offers essential health services. City College of San Francisco and San Francisco State have nearby branches which provide opportunities for adult education. HomeRise's own Employment Training Program and Solutions SF are located on the same block as the San Cristina and offer workforce training opportunities

tailored to HomeRise's residents. There are also multiple places of worship within walking distance.

The San Cristina is less than a quarter mile from the Civic Center/UN Plaza and Powell Street BART and SFMTA stations. Residents have convenient access to multiple SFMTA bus, light rail, trolley, and street car lines, including the major arterial routes that follow Market Street.

- 2.7. Green Building. The property underwent a green retrofit in 2011 that included energy efficiency improvements including domestic hot water heater and lighting fixtures.

### 3. COMMUNITY SUPPORT

- 3.1. Prior Outreach. HomeRise has a long-standing role in the neighborhood, as owner of the property for over 25 years and with its corporate offices on the same block. HomeRise maintains excellent relationship with neighbors, such as Tidewater Development to the west and ZenDesk across the street. Both organizations have served as partners and volunteers, assisting HomeRise generally, as well as specifically with the San Cristina. ZenDesk volunteers assist in holiday decorating at the San Cristina every December. Corporate neighbors ZenDesk, Spotify, Dolby and Twitter contribute to HomeRise, including supporting HomeRise's A Night With the Stars fundraiser.

Residents are very supportive of this effort to improve the property. Two Resident Briefings were held in March of 2017 to present residents with information about the Mod-Rehab-to-RAD conversion, and multiple meetings have been held since this time. Currently, HomeRise conducts regular outreach to local neighbors and hosts monthly tenant meetings to keep stakeholders apprised of the project's developments.

- 3.2. Future Outreach. HomeRise will conduct regular community outreach during the construction and post-construction phase to local businesses and residents (both in English and Spanish) to provide updates on the project and seek input on the project's operations and social service programming.
- 3.3. 1998 Proposition I Citizens' Right-To-Know. Neighborhood notification under Prop. I is not required.

### 4. DEVELOPMENT PLAN

- 4.1 Site Control. HomeRise is the current owner of the land and improvements.

- 4.1.1. Proposed Property Ownership Structure HomeRise established San Cristina L.P. a limited partnership for financing purposes and will transfer the property to that entity at construction closing.

- 4.2. Proposed Design. N/A



UNIT TYPES	Avg Unit SF - This Project	CTCAC-Required Minimum SF
SRO:	200	200
Do all units meet CTCAC minimum SF?	N/A no Tax Credits	

4.3. Proposed Rehab Scope. Consultant Fran Hereth created the scope and budget based on the Physical Conditions Assessment (PCA) conducted for the 2018 RAD conversion, discussions with site staff about building deficiencies, inspections of the building, and seismic strengthening analysis by Tipping. The rehab scope will improve the building’s functionality for residents and staff, address structural and systems issues, and incorporate durable and low maintenance finishes, fixtures and other features. Key scope areas include the following:

- Plumbing (replace sanitary risers and laterals, replace main sewer lateral, shut-off valves)
- Structural/shear walls to address seismic strengthening (structural plywood, includes drywall removal/replace)
- HVAC replacement
- Electrical (include new system/components)
- Fire protection to meet new codes
- Reflooring (subfloor, to address uneven, wavy floors)
- Window and door replacements
- Water damage repairs and other unit upgrades

Residential SF:	27,100
Commercial SF:	3,700
<b>Building Total SF:</b>	<b>30,800</b>

4.4. Construction Supervisor/Construction Representative’s Evaluation The San Cristina is a substantial rehabilitation of an existing 58 room SRO building, plus basement and ground floor retail space. Rehabilitation scope includes reconfiguration of the basement and ground floors, removal and replacement of the sidewalk along the entire frontage on Golden Gate Avenue and installation of a new trash lift from basement to sidewalk. The new Trash room will be served by new trash chutes from the three residential floors, and the basement Laundry Room will also be rehabilitated and include new equipment. First floor spaces will include new Lobby entrance and vestibule, Staff and Services offices, Community Room with Lounge space and computer workstations. On the three residential floors, all SRO rooms will receive new vanity sinks, flooring, and lighting as well as smoke detectors and alarms. Each residential

floor will have new common bathrooms, including accessible shower rooms, and accessible common kitchens featuring new appliances. The building main systems will be updated including fire life safety, electrical service and plumbing. Bathrooms will be mechanically ventilated and rooms will receive new baseboard heaters.

The retail space includes a restaurant which will be finished to a warm shell standard, the cost of which (approximately \$640,000) is incorporated into the Construction Hard Cost budget and the drawings for which are being prepared for permit and final bid at this time.

In reviewing the Rehabilitation Cost Comparison Chart, the per square foot, per unit and per bedroom costs, on average across the portfolio appear higher. But when compared solely with the most comparable project; the South Park Scattered Sites, which is comprised of 3 separate SRO rehab projects, the San Cristina compares favorably. Given the current market conditions in construction materials and labor, and the condition of this building, the scope of work and the hard cost budget appear to be appropriate and reasonable. In terms of cost containment, focus should remain on resolving any outstanding questions related to the sub-sidewalk basement area, carefully coordinate the commercial space tenant improvements including gas, electric, hood/venting, floor sinks and drains.

4.5. Commercial Space. The building contains three commercial spaces: 1010 and 1020 Market Street as well as a cell phone tower. The 1010 and 1020 Market Street spaces are vacant and will be leased upon the completion of the construction of the property.

- Space Description.
  - 1010 Market Street – 2,067 sf. HomeRise has been occupying this space since October 2017. All planned tenant improvements will be covered by HomeRise corporate funds. HomeRise will vacate the space during renovation and reoccupy the space once the construction is completed. HomeRise is in the process of applying for the property tax exemption for this space. At post construction, HomeRise will pay a monthly rent of \$1,457 for the 1010 Market space with a 3% escalator (\$8.45 per square foot annually).
  - 1020 Market – 2,011 sf. This space is currently vacant and will be occupied by a local restaurant. Rent is \$8,480 per month with a 3% annual increase (\$51 per square foot annually).
  - Sprint cell phone tower. This lease generates \$2,500 per month and increases 2.5% annually.
- Commercial Leasing Plan.
  - A prospective tenant has been identified for the restaurant space and leasing is being negotiated. The other two spaces are already leased. The sponsor will provide MOHCD with the

completed lease and a market study justifying the rent before permanent loan conversion.

- Operating Pro Forma. Since a prospective tenant has been identified for the restaurant space and the other two spaces are fully leased we are assuming 20% vacancy for the commercial space. The pro forma assumes a 3% annual increase on the office spaces and restaurant with a 2.5% annual increase for the cell phone tower. Since there is a commercial rent reserve for the space and two of the spaces are already leased, we are comfortable with a lower year 1 vacancy of 20% instead of the standard MOHCD 50% in year 1. This also complies with the PASS underwriting for commercial spaces.
  - Tenant Improvement Build Out. HomeRise is currently working with a restaurant to occupy the commercial space at 1020 Market. An architectural plan has been shared with a prospective tenant to ensure that the tenant improvement build-out meets the needs of the prospective tenant and is fitting given the scope of the shell construction. The proposed budget is approximately \$640,000 and will be financed with project funds. The warm shell restaurant space will include replacing existing restaurant equipment, new cooktop, flat-top grill, deep fryer, convection oven, dishwasher, ice machine, walk-in, refrigerators and beverage service. Also new millwork, stainless steel countertops, flooring and lighting, new ANSUL system and hood and new life safety systems
- 4.6. Service Space. Currently services staff occupy two offices located near the community room. This space has not been adequate for service delivery, so as part of the design process, HomeRise has explored ways to better optimize the entirety of the ground floor common area and offices within the rehab budget. This has been accomplished through a new floor plan has been created to optimize the space for social services and community trainings.
- 4.7. Interim Use. N/A
- 4.8. Infrastructure. The scope of work includes improvements to the building's facade, site utilities and new sidewalks.
- 4.9. Communications Wiring and Internet Access. N/A
- 4.10. Public Art Component. N/A
- 4.11. Marketing, Occupancy, and Lease-Up: All units are subsidized by the Section 8 Housing Choice Voucher program. All referrals come from the Continuum of Care (HSH's ONE System) and are approved and processed by the San Francisco Housing Authority. HomeRise will not be involved in marketing, and there will be no waitlists held by HomeRise.

HomeRise manages its own portfolio of 43 Mental Health Services Act

(MHSA) units for formerly homeless people with severe mental illness. Including funding for 5 units at the San Cristina. Referrals for these units also go through the Coordinated Entry system.

4.12. Relocation.

- HomeRise has retained Overland Pacific Cutler (OPC) as the project’s relocation consultant. All federal and state relocation notices have been distributed to the tenants residing at the property. A master lease has been executed at a property near-by and it will provide temporary housing for twelve months for all the San Cristina residents.
- The temporary relocation budget is \$1,852,816, which is funded from project sources. These funds cover moving expenses, utility hook-ups (if any) and pays the difference between the new rent and 30% of monthly household income. These funds will be distributed to 46 households that will be relocated. The phases of relocation include: 1) proper noticing, 2) executing the relocation contract with each tenant, 3) assisting with the moving process, 4) ongoing monthly rent payments to property owner under the master lease contract and 5) assistance with moving back to the San Cristina project. The relocation is planned to last 11 months to avoid triggering permanent relocation benefits.

5. DEVELOPMENT TEAM

Development Team			
Consultant Type	Name	SBE/LBE	Outstanding Procurement Issues
Project Manager	Alice Salinas, Zen Development	N	N
Architect	MEI Architects	Y	N
General Contractor	D&H	N	N
Owner’s Rep/Construction Manager	MGAC Consultants	N	N
Financial Consultant	CHPC	N	N
Legal	Goldfarb and Lipman	N	N
Property Manager	HomeRise	N	N
Services Provider	HomeRise	N	N

5.1. Procurement Plan. For this project, the LBE/SBE goals are 20%. The sponsor has been in consultation with CMD and their General Contractor on this item.

5.2. Opportunities for BIPOC-Led Organizations. HomeRise strategy is to further our mission utilizing partners that are locally based and are led by people of color. With the current project, HomeRise, under the advice of MOHCD, extended the deadline for the construction bids to allow for more diversity in the subcontractors that are being utilized by the project.

Of the development team, all are locally based, and some have women and people of color in leadership positions.

6. FINANCING PLAN (See Attachment F for Cost Comparison of City Investment in Other Housing Developments; See Attachment G and H for Sources and Uses)

6.1. Prior MOHCD/OCII Funding:

Loan	Loan Amt.	Appl. To Int.	Appl. To Prin.	Prin. Bal.	Accrued Interest Unpaid	Total Payoff Amount
CDBG (predev)	\$450,000	\$0	\$0	\$450,000	\$57,036	\$507,036
1996 GO Bond - Tax-Exempt ("Old Prop A")	\$197,350	\$22,167	\$0	\$197,530	\$510	\$198,040
Older CDBG	\$2,191,506	\$0	\$75,000	\$2,116,506	\$0	\$2,116,506
	Totals	\$22,167	\$75,000	\$2,764,036	\$57,546	\$2,821,582

6.2. Disbursement Status. All prior MOHCD funds have been expended at this time with the final amount of predevelopment funds disbursed on 9/12/2018.

6.3. Fulfillment of Loan Conditions.

Below is the status of Loan Conditions since this project was last at Loan Committee for predevelopment funds in 2017. These conditions were for seeking gap funding, which the project did not end up seeking from MOHCD.

- MOHCD and HomeRise to explore the feasibility of transferring the land to MOHCD in exchange for writing down existing CDBG debt from 1991-1999 (See Section 4.1.1.)
  - Status: Mutually determined that this would add too much additional complexity to the transaction so HomeRise will retain the land.
- HomeRise to analyze the proposal to utilize 1010 Market, one of the project's two commercial spaces, as office space for its administrative and/or property management functions, using market comparables. Analysis to include analysis of leasing and ownership responsibilities for the commercial spaces. (See Section 4.5.)
  - Status: New floor plans have been created to allow for a new community service center that will provide offices for case

managers and a large open space for community trainings. HomeRise is incorporating this space into the building footprint to provide a highly accessible, and robust service programming strategy that tenants can easily utilize. The training space will be offered to other nonprofits and community members. The goal is to create an inviting and truly community-based service center.

- HomeRise to provide monthly updates to MOHCD Project Manager on progress in filling the Project Manager position as well as any senior staff vacancies including Director of Property Management, Development Director, and Director of Asset Management. (See Principal Development Issues.)
  - Status: Vacancies at all levels of HomeRise's operations, including senior management levels, continue to be of concern to MOHCD. Most recently, Danielle Thoe, Senior Project Manager, left HomeRise in May 2022. HomeRise has engaged Alice Salinas of Zen Consulting for project management services and to bring San Cristina to completion.
- HomeRise will consider the project's competitiveness for AHP during predevelopment. (See Section 6.5.)
  - Status: AHP has been secured with funds to be disbursed during the construction phase.

#### 6.4. Proposed Predevelopment Financing

##### 6.4.1. Predevelopment Sources Evaluation Narrative

N/A

##### 6.4.2. Predevelopment Uses Evaluation: N/A

#### 6.5. Proposed Permanent Financing

##### 6.5.1. Permanent Sources Evaluation Narrative: The Borrower proposes to use the following sources to permanently finance the project

- PASS Permanent mortgage (\$8,024,000): This is comprised of a Market Rate, Below Market Rate and Deferred loan tranche. The Market Rate and Below Market Rate tranches are senior must-pay debt, while payment on the Deferred tranche is deferred until maturity of the loan after 40 years. The current amount may be adjusted depending on final closing budget. The loan has a 40 year term and 40 year amortization.
  - Market Rate: \$4,886,616 with a 3.87289% interest rate
  - Below Market Rate: \$2,696,064 at a 0.95763% interest rate
  - Deferred: \$441,320 at a 0.95763% interest rate
- HCD California Housing Accelerator (\$24,242,000): In lieu of tax credit equity the project received an award from the California Housing Accelerator of \$24,242,000. The loan is

- forgivable after 20 years at 0% interest. The loan prohibits projects from applying for tax credits during the loan period.
- SH-MHP Loan (\$8,143,953): 55 years, residual receipts with a 0.42% mandatory payment (awarded 2019)
  - HCD LP CHRP (\$3,099,739): 3% simple interest, 55 years, residual receipts (approved 2022)
  - MOHCD Loan (\$2,764,036): This comprises \$2,116,506 in outstanding CDBG funds, a \$197,530 operating reserve loan and a \$450,000 predevelopment loan that will be consolidated into a single loan with a new 55 year term at 3% simple interest.
  - AHP (\$750,000): Century is the bank sponsor and the funds will be disbursed at construction closing. The loan term is 55 years.
  - Deferred Developer Fee (\$200,000): Sized based on the previous loan committee amount of approved fee and the limit on total fee from the HCD CHA program.
  - Existing Reserves (\$271,297): MOHCD authorized HomeRise to use existing reserves to pay for predevelopment costs, which will be incorporated as part of the total project budget.
  - Construction Loan (\$33,511,864): While not a permanent source, the construction loan terms are 18 months at 2.6% over 30-day SOFR with a 1% origination fee.

6.5.2 CDLAC Tax-Exempt Bond Application:  
 N/A no bonds

6.5.3 HOME Funds Narrative: N/A

6.5.4 Commercial Space Sources and Uses Narrative: Commercial space will be financed with loan proceeds provided by the State of California Department of Housing and Community Development. The “warm shell” costs have been incorporated into the overall project construction budget.

6.5.5 Permanent Uses Evaluation:

Development Budget		
Underwriting Standard	Meets Standard? (Y/N)	Notes
Hard Cost per unit is within standards	N	\$458,882/unit 28% above comparable per unit costs.
Construction Hard Cost Contingency is at least 5% (new construction) or 15% (rehab)	Y	Hard Cost Contingency is 15%
Architecture and Engineering Fees are within standards	Y	

Construction Management Fees are within standards	Y	
Developer Fee is within standards, see also disbursement chart below	Y	Project management fee: \$1,000,000 At risk fee: \$1,000,000 Deferred fee: \$200,000 GP equity: N/A Commercial fee: N/A Total fee: \$2,200,000
Consultant and legal fees are reasonable	Y	
Entitlement fees are accurately estimated	Y	
Construction Loan interest is appropriately sized	Y	
Soft Cost Contingency is 10% per standards	Y	Soft Cost Contingency is 10%
Capitalized Operating Reserves are a minimum of 3 months	Y	Capitalized Operating Reserve is equal to 6 months
Capitalized Replacement Reserves are a minimum of \$1,000 per unit (Rehab only)	Y	\$2,000 per unit  Higher than usual to provide additional cushion in 20 year period before next allowable resyndication.
Tenant Improvement Reserves		\$640,000 for tenant improvements in the restaurant space.
Transition Reserves		This reserve is required by HCD for projects with project-based voucher contracts to provide funds to cover operating expenses if the HAP contract is not renewed.
Commercial Rent Reserve		This reserve is sized to provide funds equal to two years of the commercial income from the currently un-leased restaurant space, in order to cover debt service payments.
Extraordinary Repair Reserve		This reserve is set aside to cover extraordinary repair in excess of typical replacement reserve needs. This is necessitated by the high-needs population at the San Cristina and the history of extraordinary repairs necessitated by some tenant incidents.

6.5.6 Developer Fee Evaluation: The milestones for the payment of the developer fee to the sponsor are specified below



Total Developer Fee:	\$2,200,000	
Project Management Fee Paid to Date:	\$150,000	
Amount of Remaining Project Management Fee:	\$850,000	
Amount of Fee at Risk (the "At Risk Fee"):	\$1,000,000	
Amount of Fee Deferred (the "Deferred Fee"):	\$200,000	
Milestones for Disbursement of that portion of Developer Fee remaining and payable for Project Management	Amount Paid at Milestone	Percentage
Construction close	\$550,000	64.7%
50% Construction Completion	\$200,000	23.5%
Project close-out	\$100,000	11.7%
Milestones for Disbursement of that portion of Developer Fee defined as At Risk Fee		
100% lease up and draft cost certification	\$200,000	20%
Permanent conversion	\$500,000	50%
Project close-out	\$300,000	30%

7. PROJECT OPERATIONS (See Attachment I and J for Operating Budget and Proforma)

7.1. Annual Operating Budget.

- The project has an ongoing HAP contract for Project Based Vouchers (PBVs) on all 58 units. The 20-year contract, which can be extended, was entered into in September 2018. HomeRise is currently waiting on the updated contract in the name of the Limited Partnership from the San Francisco Housing Authority (SFHA)
- The largest project cost is for office salaries for the project at \$389,529 (see breakdown below). This cost should be examined. Security at \$174,167 is also a significant cost.
- There is a \$500 PUPA replacement reserve deposit budgeted, in line with MOHCD and HCD requirements.
- There is \$105,000 from project cash flow budgeted for resident services, which funds a 1 FTE Community Volunteer Team Supervisor and goes toward salaries for positions mostly otherwise funded by the HSH contract.

7.2. Annual Operating Expenses Evaluation.

Operating Proforma		
Underwriting Standard	Meets Standard? (Y/N)	Notes
Debt Service Coverage Ratio is minimum 1.1:1 in Year 1 and stays above 1:1 through Year 17	Y	DSCR is 1.21 at Year 1 and 1.08 at Year 17.
Vacancy rate is based on project's historical actuals	Y	Vacancy rate is 5%

Annual Income Growth is increased at 2.5% per year or 1% for LOSP tenant rents	Y	Income escalation factor is 2.5%
Annual Operating Expense escalation is based on project's historical actuals	Y	Expenses escalation factor is 3/5%
Base year operating expenses per unit are reasonable per comparables	N	Total Operating Expenses are \$19,843 per unit  This is above the operating cost comparison for similar projects of \$17,326 PUPA.
Property Management Fee is at allowable <a href="#">HUD Maximum</a>	Y	Total Property Management Fee is \$56,376 or 81 PUPM
Property Management staffing level is reasonable per comparables	Y	Proposed staffing: .5 FTE Senior Property Manager (PM) 1 FTE Assistant PM 24 hour 1 FTE Front Desk Coverage .20 FTE Maintenance Manager 1 FTE Maintenance Supervisor
Asset Management and Partnership Management Fees meet standards	Y and N/A	Annual AM Fee is \$23,460/yr Annual PM Fee is N/A because no tax credits
Replacement Reserve Deposits meet or exceed HCD minimum standards	Y	Replacement Reserves are \$500 per unit per year

7.3. Capital Needs Assessment & Replacement Reserve Analysis. The most recent CNA for the project was performed in 2012 by Basis. It identified \$519,184 in capital needs including \$116,000 in life safety repairs, \$96,050 in immediate repairs and another \$307,134 in short-term repairs. This was \$8,951 per unit. At time of the CNA the replacement reserves only totaled \$125,274.

**7.4. Income Restrictions for All Sources.**

UNIT SIZE	MAXIMUM INCOME LEVEL		
	No. of Units	MOHCD	HCD
<b>NON-LOTTERY</b>			
0 BR – PBV	32	50% MOHCD AMI	25% TCAC AMI
0 BR – PBV	26	50% MOHCD AMI	50% TCAC AMI
<b>Sub-Total</b>	<b>58</b>		
<b>TOTAL</b>	<b>58</b>		
<b>PROJECT AVERAGE</b>		<b>50%</b>	<b>36%</b>

**7.5. MOHCD Restrictions.**

Unit Size	No. of Units	Maximum Income Level
0 BR	58	50% of Median Income

**8. SUPPORT SERVICES**

8.1. Services Plan. HomeRise has provided services to San Cristina residents since 1994. The following services are currently provided at the San Cristina: intake, outreach/engagement, assessment, individualized care planning, crisis intervention, mental health and substance use counseling, budgeting, food/clothing, educational classes, social events, and IHSS and other resource referrals.

8.2. Services Budget.

The total services budget for the San Cristina is \$320,656. That includes \$215,656 annually funded through the Department of Homelessness and Supportive Housing. An additional \$105,000 for the budget comes from project cash flow. It covers the following personnel and related expenses:

- Resident Services Team Lead (1 FTE)
- Resident Services Counselor (1 FTE)
- Clinical Case Manager (.20 FTE)
- Resident Services Manager (.5 FTE)

The San Cristina also receives MHSA funding for part of an additional Clinical Case Manager. At the present time, there are five MHSA residents at the San Cristina with Full Service Partnerships.

8.3. HSH Assessment of Service Plan and Budget. HSH has already approved the current service plan and has an ongoing contract for the services.

**9. STAFF RECOMMENDATIONS**

**9.1. Proposed Loan/Grant Terms**

<b>Financial Description of Proposed Loan – Recast of Existing Loans</b>	
Loan Amount:	\$2,764,036
Loan Term:	55 years
Loan Maturity Date:	2077
Loan Repayment Type:	Residual Receipts
Loan Interest Rate:	3%
Date Loan Committee approves prior expenses can be paid:	6/24/2022 (this is for the recast not existing expenditures under predevelopment loan or other loans)

<b>Financial Description of Proposed PASS Loan</b>	
Loan Amount:	\$8,024,000 (\$4,886,616 Market Rate, \$2,696,064 Below Market Rate, \$441,320 Deferred)
Loan Term:	40 years
Loan Maturity Date:	2064 (40 years after permanent financing conversion)
Loan Repayment Type:	MR and BMR are fully amortizing, deferred is due in full upon maturity date
Loan Interest Rate:	3.87289% Market Rate, 0.95763% Below Market Rate and Deferred
Date Loan Committee approves prior expenses can be paid:	10/6/2017 (approval date of predev loan)

**9.2. Recommended Loan Conditions**

1. Sponsor must provide MOHCD with detailed monthly updates via the MOH Monthly Project Update, including on:
  1. Community outreach completed,
  2. Outcomes achieved related to racial equity goals, and
  3. Commercial-use programming and lease-up process
2. Sponsor must provide operating and development budgets that meet MOHCD Underwriting Guidelines and MOHCD Commercial Space Underwriting Guidelines 6 months prior to permanent loan conversion.
3. Sponsor must provide MOHCD with information outlining cost containment, efficiencies and innovation strategies to reduce overall project costs and maximize efficiency of PASS loans prior to construction closing.

8. Sponsor must provide a signed lease for all three commercial spaces before permanent loan conversion as well as a market analysis for the rent charged for the restaurant space.
9. Sponsor must use all existing reserves towards funding the rehabilitation project. Sponsor will provide a bank statement showing full extent of existing reserves.
10. Sponsor must use any balances held by in escrow by the Old Republic Title Company toward funding the rehabilitation project. Sponsor will provide a bank statement showing full extent of balances.
11. Sponsor must provide quarterly updated response to any letters requesting corrective action.

## 10. LOAN COMMITTEE MODIFICATIONS

## LOAN COMMITTEE RECOMMENDATION

*Approval indicates approval with modifications, when so determined by the Committee.*

APPROVE.       DISAPPROVE.       TAKE NO ACTION.

\_\_\_\_\_  
Eric D. Shaw, Director  
Mayor's Office of Housing

Date: \_\_\_\_\_

APPROVE.       DISAPPROVE.       TAKE NO ACTION.

\_\_\_\_\_  
Salvador Menjivar, Director of Housing  
Department of Homelessness and Supportive Housing

Date: \_\_\_\_\_

APPROVE.       DISAPPROVE.       TAKE NO ACTION.

\_\_\_\_\_  
Thor Kaslofsky, Executive Director  
Office of Community Investment and Infrastructure

Date: \_\_\_\_\_

APPROVE.       DISAPPROVE.       TAKE NO ACTION.

\_\_\_\_\_  
Anna Van Degna, Director  
Controller's Office of Public Finance

Date: \_\_\_\_\_

APPROVE.       DISAPPROVE.       TAKE NO ACTION.

\_\_\_\_\_  
Tonia Lediju, Director  
Housing Authority of the City and County of San Francisco

Date: \_\_\_\_\_

- Attachments:
- A. Project Milestones/Schedule
  - B. Borrower Org Chart
  - C. Developer Resumes
  - D. Asset Management Analysis of Sponsor
  - E. Threshold Eligibility Requirements and Ranking Criteria
  - F. Site Map with amenities
  - G. Elevations and Floor Plans, if available
  - H. Comparison of City Investment in Other Housing Developments
  - I. Predevelopment Budget - N/A
  - J. Development Budget
  - K. 1<sup>st</sup> Year Operating Budget
  - L. 20-year Operating Pro Forma

## Chavez, Rosanna (MYR)

---

**From:** Ely, Lydia (MYR)  
**Sent:** Friday, June 24, 2022 12:06 PM  
**To:** Chavez, Rosanna (MYR)  
**Subject:** Fw: PASS Loan & Recast of Existing MOHCD Loan for San Cristina

---

**From:** Shaw, Eric (MYR) <eric.shaw@sfgov.org>  
**Sent:** Friday, June 24, 2022 11:32 AM  
**To:** Ely, Lydia (MYR) <lydia.ely@sfgov.org>  
**Subject:** PASS Loan & Recast of Existing MOHCD Loan for San Cristina

I approve

Eric D. Shaw  
Director/ Interim Director HopeSF

Mayor's Office of Housing and Community Development  
City and County of San Francisco  
1 South Van Ness Avenue, 5th Floor

## Chavez, Rosanna (MYR)

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**From:** Menjivar, Salvador (HOM)  
**Sent:** Friday, June 24, 2022 4:07 PM  
**To:** Chavez, Rosanna (MYR)  
**Cc:** Shaw, Eric (MYR)  
**Subject:** San Cristina

I approve HomeRise requests of up to \$8,024,000 in PASS loans and a recast of \$2,764,036 of existing MOHCD loans into a 55 year residual receipt loan with 3% simple interest for the rehabilitation of 58 units of housing for homeless households at the San Cristina.

Best,

salvador



Salvador Menjivar  
Director of Housing  
*Pronouns: He/Him*  
San Francisco Department of Homelessness and Supportive Housing  
[salvador.menjivar1@sfgov.org](mailto:salvador.menjivar1@sfgov.org) | 415-308-2843

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## Chavez, Rosanna (MYR)

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**From:** Colomello, Elizabeth (CII)  
**Sent:** Friday, June 24, 2022 11:32 AM  
**To:** Chavez, Rosanna (MYR)  
**Cc:** Shaw, Eric (MYR)  
**Subject:** Request for PASS Loan and Recast of Existing MOHCD Loan for San Cristina

Hi Rosie-  
I approve the subject request on behalf of OCII.  
Thanks-  
Elizabeth



**Elizabeth Colomello**  
**Housing Program Manager**

---

📍 One South Van Ness Avenue, 5th Floor  
San Francisco, CA 94103  
☎ 415.749-2488, Cell 415.407-1908  
🏠 [www.sfocii.org](http://www.sfocii.org)

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## Chavez, Rosanna (MYR)

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**From:** Katz, Bridget (CON)  
**Sent:** Friday, June 24, 2022 11:32 AM  
**To:** Chavez, Rosanna (MYR)  
**Cc:** Shaw, Eric (MYR)  
**Subject:** PASS Loan & Recast of Existing MOHCD Loan for San Cristina

Approve

### **Bridget Katz**

*Development Finance Specialist, Office of Public Finance*

Controller's Office | City & County of San Francisco

Office Phone: (415) 554-6240

Cell Phone: (858) 442-7059

E-mail: [bridget.katz@sfgov.org](mailto:bridget.katz@sfgov.org)

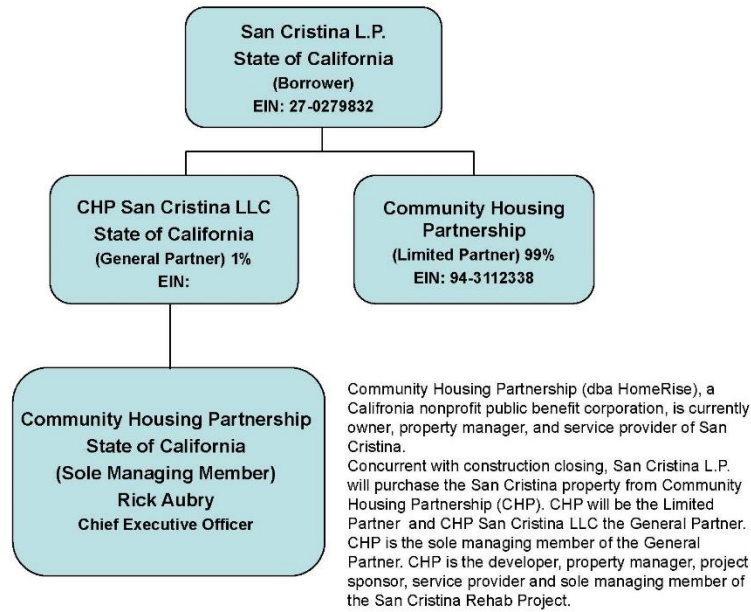
**Attachment A: Project Milestones and Schedule**

No.	Performance Milestone	Estimated or Actual Date	Notes
A.	Prop I Noticing (if applicable)	<u>N/A</u>	
1	Acquisition/Predev Financing Commitment	<u>4/2019</u>	
2.	Site Acquisition	<u>12/1991</u>	
3.	Development Team Selection		
a.	Architect	<u>10/2019</u>	
b.	General Contractor	<u>6/2/2022</u>	
c.	Owner's Representative	<u>3/2022</u>	
d.	Property Manager	<u>N/A</u>	Sponsor is property manager
e.	Service Provider	<u>N/A</u>	Sponsor is service provider
4.	Design		
a.	Submittal of Schematic Design & Cost Estimate	<u>6/2018</u>	
b.	Submittal of Design Development & Cost Estimate	<u>10/2019</u>	
c.	Submittal of 50% CD Set & Cost Estimate	<u>12/2019</u>	
d.	Submittal of Pre-Bid Set & Cost Estimate (75%-80% CDs)	<u>11/2022</u>	
5.	Commercial Space		
a.	Commercial Space Plan Submission	<u>6/2023</u>	
b.	LOI/s Executed	<u>4/2023</u>	
6.	Environ Review/Land-Use Entitlements		
a.	SB 35 Application Submission	<u>N/A</u>	Rehab
b.	CEQA Environ Review Submission	<u>5/2020</u>	
c.	NEPA Environ Review Submission	<u>5/2020</u>	
d.	CUP/PUD/Variances Submission	<u>5/2020</u>	
7.	PUC/PG&E		
a.	Temp Power Application Submission		
b.	Perm Power Application Submission		
8.	Permits		
a.	Building / Site Permit Application Submitted	<u>6/2022</u>	

b.	Addendum #1 Submitted		
c.	Addendum #2 Submitted		
9.	Request for Bids Issued	<u>5/2022</u>	
10.	Service Plan Submission		
a.	Preliminary	<u>2/2019</u>	
b.	Final	<u>11/2019</u>	
11.	Additional City Financing		
a.	Preliminary Gap Financing Application	<u>N/A</u>	
b.	Gap Financing Application	<u>N/A</u>	
12.	Other Financing		
a.	HCD Application	<u>10/2021</u>	
b.	Construction Financing RFP	<u>4/2022</u>	
c.	AHP Application	<u>2/2020</u>	
d.	CDLAC Application	<u>N/A</u>	
e.	TCAC Application	<u>N/A</u>	
f.	Other Financing Application		
13.	Closing		
a.	Construction Loan Closing	<u>8/2022</u>	
b.	Conversion of Construction Loan to Permanent Financing	<u>12/2023</u>	
14.	Construction		
a.	Notice to Proceed	<u>8/2022</u>	
b.	Temporary Certificate of Occupancy/Cert of Substantial Completion	<u>8/2023</u>	
15.	Marketing/Rent-up		
a.	Marketing Plan Submission	<u>3/2023</u>	
b.	Commence Marketing	<u>5/2023</u>	
c.	95% Occupancy	<u>11/2023</u>	
16.	Cost Certification/8609	<u>3/2024</u>	
17.	Close Out MOH/OCII Loan(s)		

## Attachment B: Borrower Org Chart

### SAN CRISTINA ORGANIZATIONAL STRUCTURE



**Attachment C: Development Staff Resumes**

**Alice Torres Salinas Hernandez**  
**6909 Terra Rye**  
**San Antonio, TX 78240**  
**alicesalinashernandez@gmail.com**  
**(323) 528-3683**

Decades of nonprofit experience with demonstrated success in leading and managing nonprofit corporations to develop innovative affordable housing and community development projects that empower very low-income families, homeless individuals, and women.

## **WORK EXPERIENCE**

### **AS Consulting**

*Chief Advisor*

June 2021 to present

Assists nonprofit corporations in all areas of nonprofit management and operations, fundraising, affordable housing development, community facility development, acquisitions, financing applications, project management, program development and implementation, asset management, staff and community engagement, and other organizational capacity and community building work. Loan underwriting services also provided.

### **Coachella Valley Housing Coalition**

*Executive Director*

June 2020 to June 2021

Responsibilities included: collaborate with the Board of Directors to identify and implement strategic plan for meeting mission objectives; recruit, train, and support a talented group of employees who lead critical departments and manage strategic business functions; monitor organizational operations and ensure employees and business practices comply with legal and regulatory requirements; support a culture of transparency and collaboration throughout organization; develop partnerships with community stakeholders, public sector officials, affordable housing finance agencies, and private foundations; identify sources of revenue including private foundation grants and individual donors to ensure short-term and long-term financial sustainability; monitor performance of a portfolio of 42 affordable housing developments; represent the organization externally with industry associations, public agencies, development partners, residents, and potential homeowners; and, grow the organizations affordable housing pipeline.

### **Local Initiatives Support Corporation – San Antonio Office**

*Senior Program Officer - Lending*

September 2016 to June 2020

Responsible for creating and managing the LISC San Antonio lending pipeline. Responsible for underwriting and closing \$5 million annually in acquisition, construction, and bridge financing. Job duties include structuring potential deals, building capacity of nonprofit community development corporations, and providing technical assistance to the City of San Antonio in affordable housing finance and policy.

### **East LA Community Corporation**

*Managing Director, Real Estate Development*

January 2016 to September 2016

Responsible for managing a real estate team of six professionals and overall operations of the real estate unit, including developing the department budget and fundraising. Job duties include supervising and mentoring staff, structuring complicated real estate projects, and responsible for moving forward a pipeline of eleven affordable housing projects including six transit-oriented development (TOD) projects, three homeless deals, and two single family home projects. Also responsible for developing and leading a retail initiative to ensure community serving retail in various mixed-use projects. Projects total approximately \$600 million in new investments and 700 units of new affordable and permanent supportive housing. Responsible for collaboration with other departments including fund development, tenant services,

and asset management. Works externally with all funding partners to secure needed financing commitments.

### **PATH Ventures**

*Real Estate Development Director*

December 2011 to December 2015

Directly responsible for the planning, finance and development of permanent supportive housing projects for homeless and low-income households. Duties include applying and securing project financing, managing the development team, creating the design including incorporating "green" sustainable features, managing the construction process, and project lease-up. Also responsible for loan closings, negotiation of loan documents and limited partnership agreements, acquisition of new sites for real estate development and land entitlements.

### **Corporation for Supportive Housing (CSH)**

*Senior Program/Loan Officer*

March 2008 to March 2010

Responsible for underwriting over \$500,000 in grants to nonprofit corporations and over \$50,000,000 in acquisition, predevelopment, and bridge loans to nonprofit developers to facilitate the purchase of land the development of permanent supportive housing projects. Responsible for managing the CSH loan portfolio and providing borrowers with the technical assistance on financing and deal structuring, and created training's on permanent supportive housing finance and development.

### **Salinas Consulting**

*President*

May 2003 to February 2008

Consulting services in all areas of community development including affordable housing finance, project management, community planning, loan underwriting, grant making/writing, property management, asset management, program development and implementation.

### **National Farm Workers Service Center (NFWSC)**

*Director of California Programs*

August 2002 - May 2003

Supervised the NFWSC's California housing staff in the development and implementation of all affordable housing programs targeted to low-income, farm worker families. Collaborated with the Property Management Division to ensure proper maintenance and care for existing affordable housing facilities.

### **Esperanza Community Housing Corporation (ECHC)**

*Director of Housing and Public Policy*

June 1992 – July 2002

Directly responsible for developing and furthering ECHC's mission, vision, and strategic growth. Created and implemented ECHC's affordable housing strategies including the development of several affordable housing developments, a workforce training center, two community parks, two childcare centers, and assisted with the development of the Mercado La Paloma - a public marketplace for local micro businesses. Responsible for directing community organizing, neighborhood planning, and public policy initiatives that support working families.

### **Los Angeles Housing Department, Policy and Planning Unit**

*Student Professional Worker*

January 1991 – June 1992

Assisted in the creation of the Tenant Educational and Outreach Program, and the Tenant Assistance Grant Program. Conducted market analysis in assessing housing needs for various communities throughout the City of Los Angeles. Staffed the Los Angeles Reinvestment Committee, a group organized to reduce "redlining" and to increase access to capital to low-income communities.



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## EDUCATION

**Graduate:** UCLA Graduate School of Architecture & Urban Planning, MA, Urban Planning  
**Undergraduate:** Occidental College, Bachelor of Arts, Public Policy  
**Professional:** Local Initiatives Support Corporation, Asset and Property Management Training  
USC Minority Program in Real Estate Finance & Development  
Development Training Institute, CA Training of Trainers Program  
Industrial Areas Foundation, Organizing for Family and Congregation  
Center for Community Change, *Change Agent*  
Affordable Housing Commissioner, City of Los Angeles  
Board Member, Housing First Community Coalition San Antonio, Texas  
**Awards:** Winner, National Brick Award for Community Service

**References Available Upon Request**

## **Attachment D: Asset Management Evaluation of Project Sponsor**

Asset Management manages a total of 16 communities (projects) in HomeRise's Portfolio with an average of 81 units per project.

Sponsor's current asset management staffing – job titles, FTEs, avg # units assigned to each FTE, org chart and status of each position (filled/vacant):

Kiana Williams, Compliance and Asset Manager, FTE, 99 average units assigned over seven (7) projects, position filled

Rynelle Hardy, Compliance and Asset Manager, FTE, 68 average units assigned over nine (9) projects, position filled

Description of scope and range of duties of sponsor's asset management team:

Reporting to the Chief Strategy and Operating Officer, a Compliance and Asset Manager (CAM) serves in an important role for HomeRise as the "owner's representative" on a variety of legal, regulatory and operational matters and as the "primary point person" with HomeRise Communities. The CAM also plays an important role in maintaining HomeRise reputation with lender/syndicator partners and state housing agencies within the Housing Operations Department.

- Serving as the primary HomeRise liaison to our subsidiary property management company, HomeRise Communities.
- Regular monitoring of the portfolio's financial and operational performance. This process will also involve discussing operating findings / issues / variances with HomeRise Communities' Finance and/or Housing Operations Supervisors, Maintenance Operations Managers or Facilities Director for resolution.
- Review quarterly asset management reports and contribute to portfolio analyses and systems.
- Reviewing, offering suggestions, analyzing and monitoring of the HomeRise Communities annual property budgets, reforecasts and capital plans. Evaluating budget variance requests from property management staff and approve/deny or refer to CFO based on industry benchmarks.
- Conducting site visits to the properties in the HomeRise portfolio to ensure compliance with HomeRise policies and procedures, to offer assistance and guidance to HomeRise Communities staff, and to identify opportunities to maximize the value of the HomeRise portfolio or to mitigate concerns.
- Reviewing property inspection reports, audit findings, housing agency correspondence to determine if HomeRise faces any adverse situation CAM can intervene for a positive outcome.
- Responding thoughtfully to residents that contact HomeRise directly with grievances looping in HomeRise Communities.
- Developing suggestions for HomeRise Communities on possible cost savings and systems/process improvements.
- Assisting with the collection and maintenance of portfolio data / information / documentation for the HomeRise database (HomeRise's Intel or "PI").
- Abstracting back end purchase rights and summarizing them and key financial considerations (capital accounts, exit taxes, estimated value, debt, etc.) in memos for all properties within 3 years of LIHTC Year 15.

- Negotiating and closing on the purchase of Limited Partner partnership interests under 42(i)(7) Right of First Refusal, Fair Market Value Option and/or a negotiated sale.
- Projecting out capital account balances and collaborating with Finance colleagues to propose special allocation of losses to limited partners to manage exit tax liability.
- Evaluating the sufficiency of hurdles in the cash flow or capital transaction waterfall in the current year and future years to inform spending, replacement reserve withdrawals and other decisions,
- Providing support to the Director of Housing Operations as it relates to understanding property operations, navigating lender/investor consents and approvals for energy projects or money, optimizing property performance and reporting.
- Researching legal and other pertinent documents (i.e. LPAs, subsidy contracts, loan agreements, tax returns, audits, regulatory agreements, ROFRs, guaranty agreements, cash flow/capital transaction waterfalls, etc.) to see if they support or obstruct a desired property strategy and/or to proactively identify opportunities across the portfolio opportunistically or for troubled assets.
- Negotiating consents and approvals with lenders and limited partners (i.e., operating/other reserve releases, repayment agreements, waivers on policy or contract provisions, tax election, personal representative designation, debt assignment, budget variances, GP operating deficit loans, etc.)
- Work closely with CFO to acquire investor limited partners' interest in ownership entities at the earliest possible date and the lowest cost. Serve as point person to close these transactions once MOUs have been executed.
- Serving as the primary Asset Management contact for external partners (i.e., lenders, syndicators, tax credit allocators, third party inspection companies, HUD, co-GPs, etc.) responding thoughtfully to requests and inquiries about the portfolio or organization.
- Assisting with and/or leading potentially property workout and/or refinancing efforts for a property.
- Although communications / relationship-management are shared responsibilities with several other departments within HomeRise Communities, the CAM will work to ensure that the various housing partners are receiving excellent support and uniform high-quality work product.
- The CAM also needs to be an effective writer, listener and communicator showing mature judgment in all business matters / decision making and in recommendations made to colleagues.
- Supporting and negotiating lease extensions, evictions, and lease-ups with HomeRise' commercial spaces

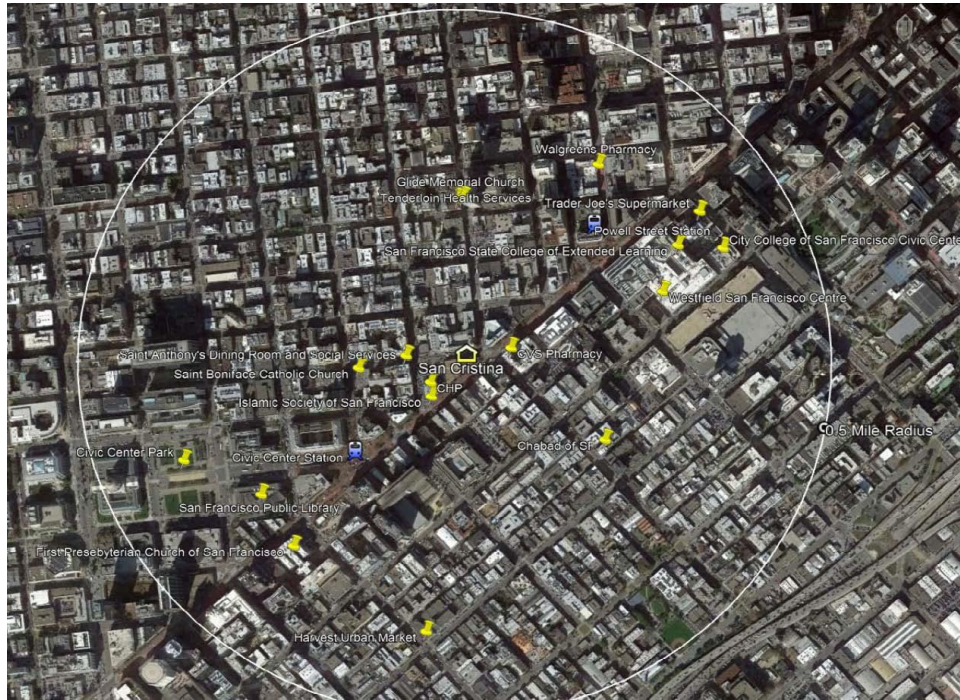
Description of sponsor's coordination between asset management and other functional teams, including property management, accounting, compliance, facilities management, etc.:

Leads the organization in gathering key metrics, relationship management, and strategic planning with property management, accounting, compliance, and facilities management for each respective community.

**Attachment E: Threshold Eligibility Requirements and Ranking Criteria**

N/A

### **Attachment F: Site Map with amenities**



\*The CVS shown has closed

**Attachment G: Elevations and Floor Plans**





# SAN CRISTINA REHABILITATION

## 1000 MARKET STREET, SAN FRANCISCO, CA 94102

### RAD PROJECT - PRIORITY PERMIT PROCESSING

#### 50% DESIGN DEVELOPMENT

#### OCTOBER 18, 2019



Community Housing Partnership

**San Cristina  
Rehabilitation**  
1000 MARKET STREET  
SAN FRANCISCO CA 94102

CONSULTANTS:

#### DEFERMENT OF FEES

#### PRIORITY PERMIT APPLICATION PROCESSING

#### EXISTING BUILDING DATA

LOCATION: 1000 MARKET STREET  
SAN FRANCISCO, CA 94102

ASSESSOR PARCEL NUMBER: 0350 / 001

ZONING DISTRICT: C-3-G - DOWNTOWN GENERAL

HEIGHT & BULK DISTRICT: 120-X

HISTORIC RESOURCE STATUS: A - HISTORIC RESOURCE PRESENT

CONSTRUCTION TYPE: TYPE III-B

OCCUPANCY GROUP: GROUP R-2 & B

NO. OF STORIES: 4 STORIES ABOVE BASEMENT

EXISTING BUILDING AREA: GROUND FLOOR TO LEVEL 4 - 30,800 SQUARE FEET  
BASEMENT LEVEL - 9,180 SQUARE FEET

FIRE PROTECTION: FULLY SPRINKLERED

#### RESIDENTIAL UNITS

**EXISTING RESIDENTIAL**

SINGLE ROOM OCCUPANCY: 58 UNITS TOTAL

- 7 MOBILITY UNITS (UNITS: 203, 205, 215, 302, 307, 314, 421)
- 1 COMMUNICATION UNIT (UNIT: 302)

**PROPOSED RESIDENTIAL**

SINGLE ROOM OCCUPANCY: 58 UNITS TOTAL

- 7 MOBILITY UNITS (10% REQUIRED, 12% PROVIDED),  
UNITS: 203, 205, 215, 302, 304, 314, 421
- 3 COMMUNICATION UNITS (4% REQUIRED, 5% PROVIDED),  
UNITS: 201, 302, 403

#### DEFERRED APPROVAL

1. AUTOMATIC FIRE SPRINKLER SYSTEM. EXISTING BUILDING IS FULLY SPRINKLERED. MODIFICATIONS TO EXISTING FIRE SPRINKLER SYSTEM TO RENOVATED AREA
2. FIRE ALARM SYSTEM

#### SCOPE OF WORK - MOHCD RAD PROGRAM

**BUILDING EXTERIOR AND SITE**

- RENOVATE MAIN ENTRANCE ON MARKET STREET TO PROVIDE ENTRY VESTIBULE AND BUILDING ENTRANCE TO MEET ADA COMPLIANCE
- PROVIDE NEW SIDEWALK FREIGHT ELEVATOR ON GOLDEN GATE AVENUE USING EXISTING UNDER SIDEWALK VAULT SPACE AND SIDEWALK OPENING
- DEMO EXISTING SIDEWALK AT GOLDEN GATE AVENUE AND PROVIDE NEW SIDEWALK WITH WATERPROOFING MEMBRANE AND UPDATED STRUCTURAL SUPPORT
- REPAIR, CLEAN, AND PROVIDE NEW SEALANT AT BUILDING EXTERIOR FACADE
- AT LEVEL 2, REPLACE EXISTING ALUMINUM WINDOWS WITH NEW ALUMINUM WINDOWS WITH TEMPERED, INSULATING GLAZING
- AT LEVELS 3 AND 4, REPAIR EXISTING WOOD WINDOWS TO OPERABLE CONDITION, REPAIR ROTTED FRAMES, SILLS AND SASH, PAINT ALL WOOD WINDOWS AND FRAMES
- PROVIDE NEW TINTED GLAZING FILM AT ALL WINDOWS AT LEVELS 2, 3, AND 4
- PATCH AND REPAIR ROOF AND ROOFING AS REQUIRED
- REPAIR OF SKYLIGHT LEAK

**BASEMENT LEVEL**

- PROVIDE NEW PAINT AT LAUNDRY ROOM, CORRIDORS, AND AREAS OF RENOVATION
- RENOVATE EXISTING LAUNDRY ROOM TO PROVIDE NEW APPLIANCES TO MEET CODE REQUIREMENT
- PROVIDE NEW STAFF LOCKER AND TOILET FACILITIES
- PROVIDE NEW LED LIGHT FIXTURES WITH NEW LIGHTING CONTROL TO MEET CODE REQUIREMENT
- PROVIDE NEW EMERGENCY BATTERY BACK-UP OPERATED LIGHT FIXTURES TO MEET CODE REQUIREMENT
- NEW CIRCUIT BREAKERS IN EXISTING SWITCHBOARD TO SERVE NEW PANELS ON EACH FLOOR
- PROVIDE NEW TRASH ROOM TO INCLUDE NEW SIDEWALK ELEVATOR, TRASH COMPACTOR, TRASH BINS STORAGE, AND TRASH SORTING; PROVIDE MECHANICAL VENTILATION, AREA DRAINS, AND CONNECTIONS TO EXISTING SUMP PUMPS
- PROVIDE NEW TRASH CHUTE SYSTEM EXTENDING FROM BASEMENT TO LEVEL 4; PROVIDE PNEUMATIC TRASH CHUTE DOORS AT LEVEL 2, 3 AND 4; PROVIDE SANITARY WASH SYSTEM FOR THE CHUTE; PROVIDE NEW SIDEWALK ELEVATOR IN TRASH ROOM PROVIDE MECHANICAL VENTILATION AS REQUIRED FOR TRASH ROOMS

**GROUND FLOOR LEVEL 1 - COMMON AREAS**

- RENOVATE MAIN ENTRANCE ON MARKET STREET TO PROVIDE ENTRY VESTIBULE AND BUILDING ENTRANCE TO MEET ADA COMPLIANCE
- PROVIDE NEW PAINT AT AREAS OF RENOVATION
- PROVIDE NEW RECEPTION / STAFF WORK AREA
- PROVIDE NEW LED LIGHT FIXTURES WITH NEW LIGHTING CONTROL TO MEET CODE REQUIREMENT
- PROVIDE NEW EMERGENCY BATTERY BACK-UP OPERATED LIGHT FIXTURES, EXIT SIGNS AND DIRECTIONAL SIGNS TO MEET CODE REQUIREMENT
- PROVIDE NEW USPS APPROVED MAILBOXES AND RESIDENT CUBBIES TO MEET ACCESSIBILITY REQUIREMENTS
- PROVIDE NEW RESIDENT COMMUNITY ROOM WITH COMMUNITY KITCHEN, LOUNGE AREA AND COMPUTER WORKSTATIONS
- PROVIDE PROPERTY MANAGEMENT OFFICE AND RESIDENT SERVICES OFFICE

**LEVELS 2, 3 AND 4 - COMMON AREAS**

- DEMO EXISTING FLOORING AND PROVIDE NEW RESILIENT FLOORING AT ALL CORRIDORS AND COMMON SPACES
- PROVIDE NEW PAINT ON WALLS, CEILING AND TRIMS
- PROVIDE NEW BICYCLE STORAGE AT LEVEL 2
- CORRECT SLOPE AT CORRIDOR FLOORS AT LEVEL 2 TO MEET ADA COMPLIANCE
- PROVIDE NEW ACCESSIBLE SHOWER AND TOILET ROOMS (BATH/SHOWER RATIO: 1 PER 8 UNITS)
- PROVIDE CODE COMPLIANT SIGNAGE
- PROVIDE ROOF-TOP HVAC EQUIPMENT AND CENTRAL EXHAUST DUCTS TO ALL SHOWER AND TOILET ROOMS
- PROVIDE JANITORS CLOSETS WITH MOP SINK AT ALL RESIDENTIAL FLOORS (LEVELS 2, 3, AND 4)
- REPLACE ALL CASEWORK AND APPLIANCES IN COMMUNITY RESIDENTIAL KITCHENS TO MEET ADA COMPLIANCE

**LEVELS 2, 3 AND 4 - RESIDENTIAL UNITS**

- PROVIDE 10% (6 UNITS) MOBILITY UNITS AND 4% (3 UNITS) COMMUNICATION UNITS
- PAINT ALL UNIT INTERIORS (WALLS, CEILINGS AND TRIMS)
- PROVIDE NEW FLOORING THROUGHOUT UNIT
- REPLACE EXISTING WALL MOUNT SINK WITH NEW VANTY CABINET WITH RESIN COUNTERTOP WITH INTEGRAL SINK AND SINGLE HANDLE FAUCET - PROVIDE ACCESSIBLE CABINETS AT ALL MOBILITY UNITS
- PROVIDE NEW WINDOW COVERINGS
- PROVIDE NEW FIRE RATED DOOR ASSEMBLY INCLUDING DOOR, FRAME, THRESHOLD AND HARDWARE AT ALL UNIT ENTRY DOORS. ALL DOORS SHALL PROVIDE 32" CLEAR OPENING
- PROVIDE 2-HOLE VIEWING PORTS AT ALL ENTRY DOORS (HI-LOW)
- PROVIDE HARDWEDD DOORBELL WITH AUDIO AND VISUAL ASSISTANCE AT ENTRY DOORS FOR ALL MOBILITY AND COMMUNICATION UNITS
- REPLACE CEILING FAN / LIGHT FIXTURE WITH WALL MOUNTED CONTROLS
- REPLACE BASEBOARD HEATERS AND CLEAN EXISTING COVERS, REPLACE COVERS WHERE BROKEN
- PROVIDE NEW THERMOSTAT CONTROL
- REPLACE ELECTRICAL OUTLETS, SWITCHES, COVERPLATES TO MEET CODE REQUIREMENT. PROVIDE ONE DEDICATED 20A, 120V CIRCUIT FOR EACH UNIT
- REPLACEMENT TELEPHONE JACK COVERPLATES AND RJ-11 JACK OUTLETS WHERE BROKEN
- PROVIDE NEW SMOKE DETECTORS IN ALL UNITS
- PROVIDE NEW LED LIGHTING

**VERTICAL CIRCULATION**

- PAINT ALL EXISTING WALLS AND CEILINGS IN EXISTING STAIRS
- PROVIDE NEW FIRE RATED DOOR ASSEMBLY INCLUDING DOOR, FRAME, THRESHOLD AND HARDWARE AT CORRIDOR DOORS
- REPAIR AND EXTEND HANDRAILS TO MEET CODE REQUIREMENT
- PROVIDE CODE COMPLIANT SIGNAGE
- AT EXISTING ELEVATOR, PROVIDE NEW CONTROLS TO MEET ADA COMPLIANCE
- PROVIDE NEW FINISHES IN ELEVATOR CAB

**BUILDING SYSTEMS**

- MECHANICAL
  - PROVIDE NEW AIR HANDLING UNIT, FAN COILS, HEAT RECOVERY VENTILATION UNITS, EXHAUST FANS ON ROOF
  - CLEAN AND SEAL EXISTING SUPPLY AIR RISERS
  - CLEAN AND SEAL EXISTING EXHAUST RISERS
- PLUMBING
  - REPLACE ALL PLUMBING SANITARY WASTE LINE RISERS AND HORIZONTALS
  - REPLACE ALL EXISTING GALVANIZED SUPPLY WATER PIPING WITH COPPER PIPE
  - PROVIDE WATER SAVING PLUMBING FIXTURES
- FIRE ALARM SYSTEM
  - UPGRADE FIRE ALARM SYSTEM THROUGHOUT TO CODE COMPLIANCE
  - PROVIDE REMOTE ANNUNCIATION PANEL ON GROUND FLOOR LEVEL 1 NEAR ENTRANCE TO THE BUILDING
  - PROVIDE PULL STATIONS AS REQUIRED

#### MOD DISABILITY ACCESS COMPLIANCE FORM

#### SF DBI DISABLED ACCESS CHECKLIST

NO.	DATE	DESCRIPTION	BY
<b>ISSUES AND REVISIONS</b>			
PROJECT NO.: 711	DRAWN BY: Author		
DATE: Issue Date	CHECKED BY: Checker		
KEY PLAN			

SHEET TITLE:  
**COVER SHEET**

SCALE:  
SHEET NO.:  
**G0-0**

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**MATERIALS**

Table listing materials with corresponding hatching patterns: CONCRETE, EARTH, GYPSUM BOARD, BATT INSULATION, RIGID INSULATION, MEDIUM DENSITY FIBERBOARD, ALUMINUM, STUCCO, PLYWOOD, WOOD, PLASTER, STEEL.

**SYMBOLS**

Table of symbols and their meanings: AS2-1 (Drawing Number), (E) COLUMN LINE W/ COLUMN DESIGNATIONS, (N) COLUMN LINE W/ COLUMN DESIGNATIONS, DOOR SYMBOL, WINDOW TYPE, DETAIL, INTERIOR ELEVATION(S), SECTION, REVISION, ROOM IDENTIFICATION, CENTERLINE OF OPENING.

**ABBREVIATIONS**

Table of abbreviations and their full names: & (And), I.D. (Inside Diameter), L (Line), INC. (Incandescent), etc.

**DRAWING INDEX**

Table listing drawing sheets and their contents: G0-1 (GENERAL), G0-2 (LIFE SAFETY PLANS AND EXIT DIAGRAM), G0-3 (COVER SHEET), etc.

**APPLICABLE CODES**

Table listing applicable codes: 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC), 2016 CALIFORNIA BUILDING CODE (CBC), etc.

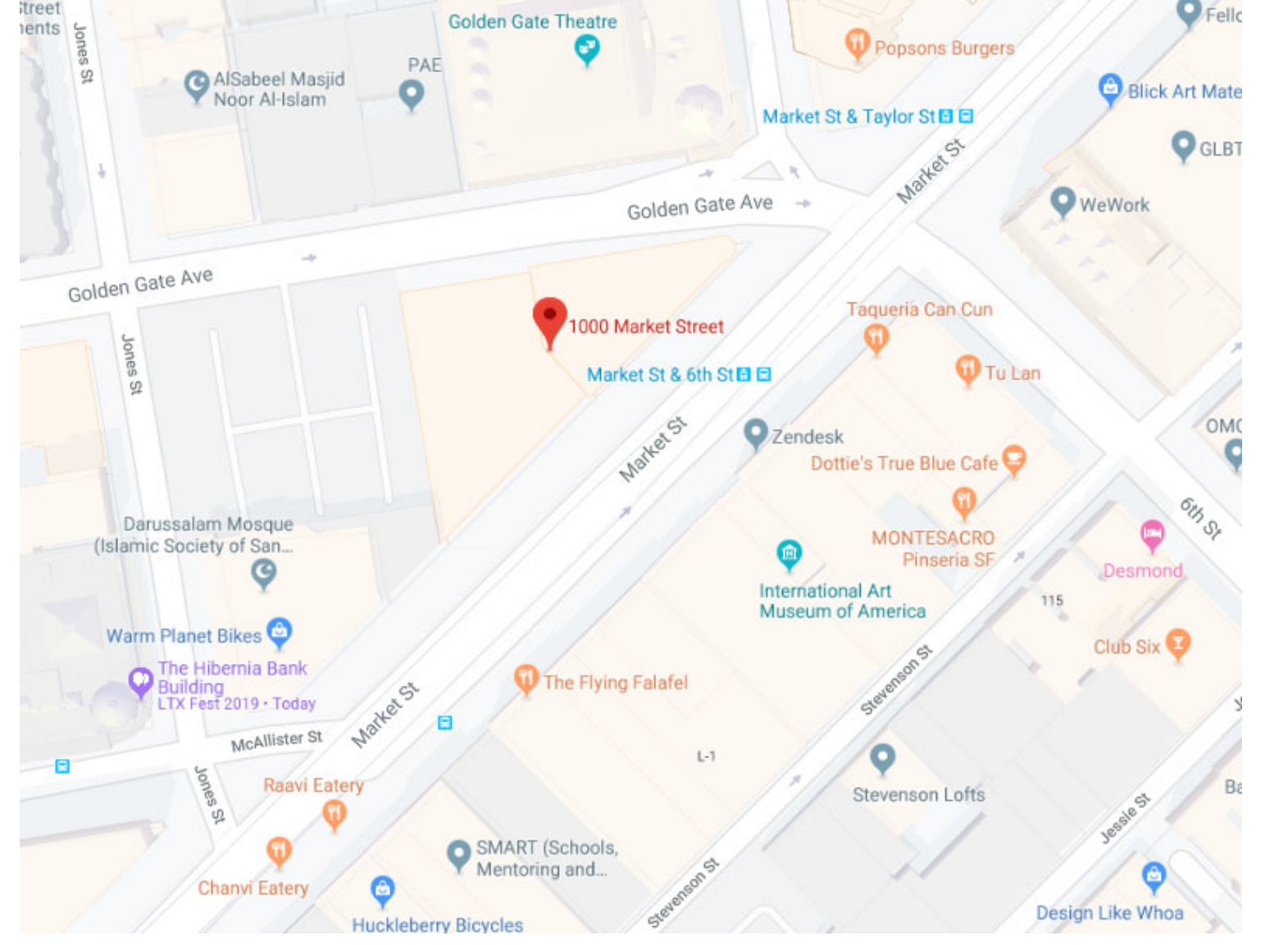
**PROJECT TEAM**

Table listing project team members: OWNER (COMMUNITY HOUSING PARTNERSHIP), ARCHITECT (MEI ARCHITECTS), etc.

**VICINITY MAP**



**LOCATION MAP**



**GENERAL NOTES**

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL WORK IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.
2. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE START OF WORK...
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL NECESSARY PERMITS AND APPROVALS ARE OBTAINED PRIOR TO BEGINNING WORK.

MEI architecture + interiors logo and contact information: 949 GRANT AVENUE SAN FRANCISCO CA 94108

AE3 PARTNERS Architects + Project Managers logo and contact information: 275 BATTERY STREET SUITE 1050 SAN FRANCISCO CA 94104

San Cristina Rehabilitation logo and address: 1000 MARKET STREET SAN FRANCISCO CA 94102

Table with columns: NO., DATE, DESCRIPTION, BY. Contains revision history and project information.

Project title block: SHEET TITLE: MATERIALS, SYMBOLS, ABBREVIATIONS, DRAWING INDEX, LOCATION MAP, VICINITY MAP, APPLICABLE CODES, PROJECT TEAM. SCALE: As indicated. SHEET NO.: G0-1.



CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			
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DATE:	Issue Date	CHECKED BY:	Checker

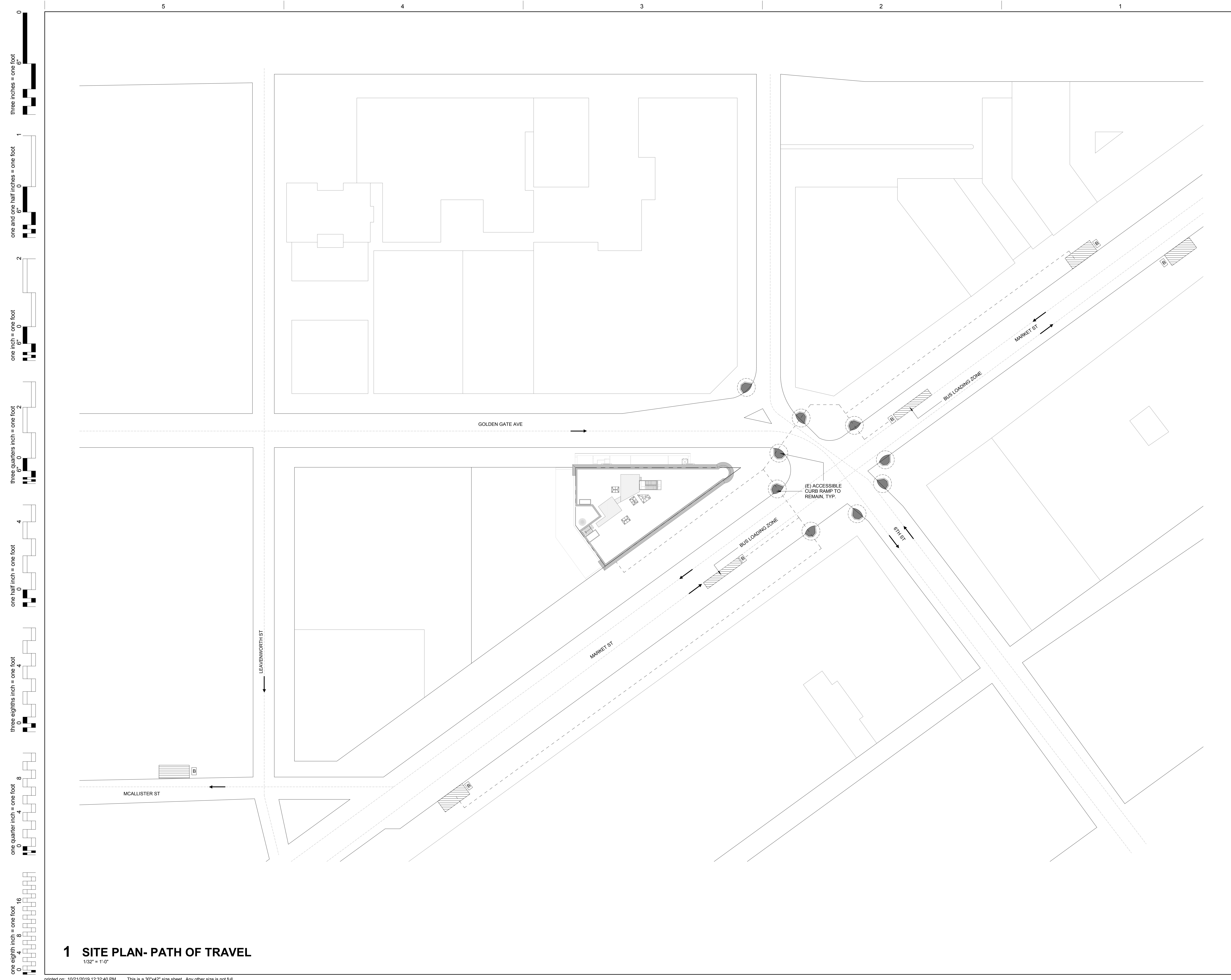
KEY PLAN

SHEET TITLE:  
**SITE PLAN- PATH OF TRAVEL**

SCALE: 1/32" = 1'-0"  
 SHEET NO.:

**G0-4**

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**1 SITE PLAN- PATH OF TRAVEL**  
 1/32" = 1'-0"

Scale bars:  
 three inches = one foot  
 one and one half inches = one foot  
 one inch = one foot  
 three quarters inch = one foot  
 one half inch = one foot  
 three eighths inch = one foot  
 one quarter inch = one foot  
 one eighth inch = one foot



CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			
PROJECT NO.:	711	DRAWN BY:	Author
DATE:	Issue Date	CHECKED BY:	Checker
KEY PLAN			

SHEET TITLE:  
**BASEMENT AND LEVEL 1 PLAN  
 FIRE LIFE SAFETY, EGRESS,  
 OCCUPANT LOAD  
 CALCULATIONS**

SCALE: 1/8" = 1'-0"  
 SHEET NO.:

**G0-5**

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OCCUPANT LOAD SUMMARY- BASEMENT

Name	Number	Area	Load ratio	Occupant Load	Exits
------	--------	------	------------	---------------	-------

ENLARGED BASEMENT LEVEL

COMPUTER ROOM	B08	377 SF	100	4	1
LAUNDRY ROOM	B09	350 SF	100	4	1
STAFF LOCKER ROOM	B11	105 SF	50	3	2
BIN STORAGE	B18	407 SF	300	2	2
TRASH SORTING	B23	543 SF	300	2	2

OCCUPANT LOAD SUMMARY- LEVEL 1

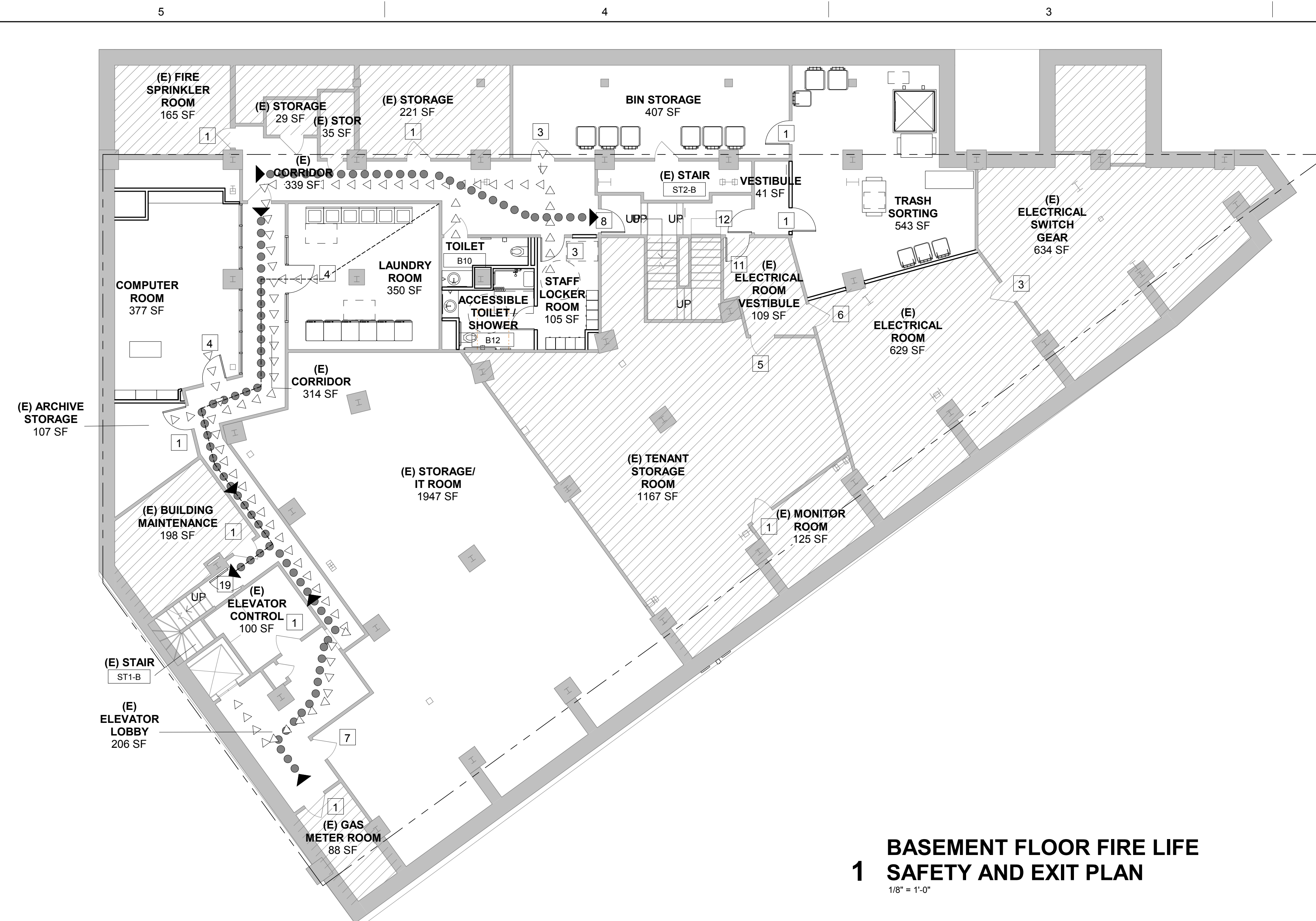
Name	Number	Area	Load ratio	Occupant Load	Exits
------	--------	------	------------	---------------	-------

LEVEL 1

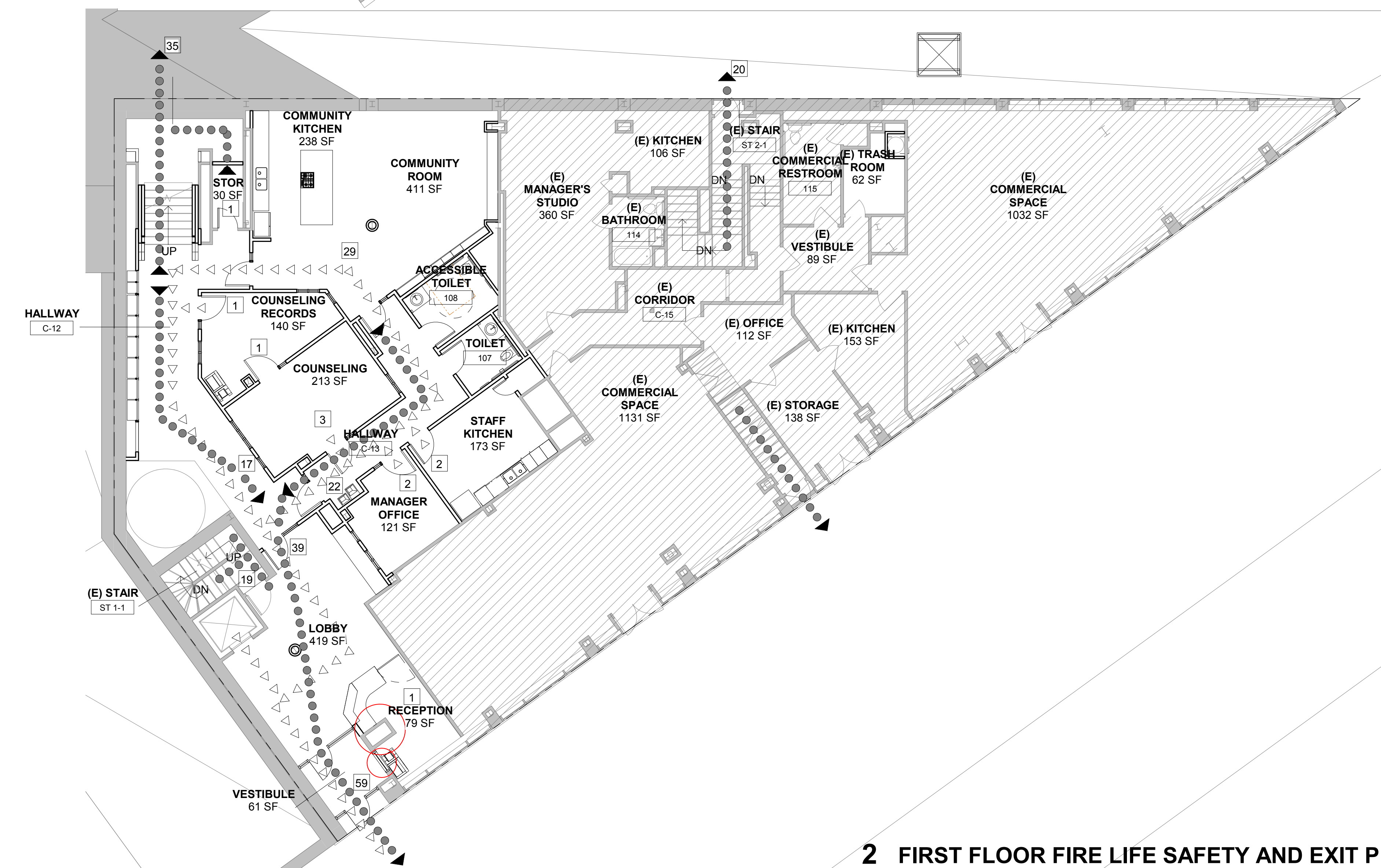
RECEPTION	101	79 SF	100	1	
MANAGER OFFICE	103	121 SF	100	2	
STAFF KITCHEN	104	173 SF	200	2	
COUNSELING	106	213 SF	100	3	
COUNSELING RECORDS	109	140 SF	100	1	
COMMUNITY ROOM	110	411 SF	15	29	
COMMUNITY KITCHEN	111	238 SF	200	1	
STOR	112	30 SF	300	1	

LEGEND N.T.S.

- 1-HR. FIRE BARRIER
- 2-HR. FIRE BARRIER
- PATH OF EGRESS
- ▷▷▷▷▷▷▷▷▷ ACCESSIBLE PATH OF TRAVEL
- MAXIMUM PATH OF TRAVEL
- ↑ EXIT OCCUPANT LOAD
- EXIT DIRECTION
- ☐ FEC FIRE EXTINGUISHER CABINET



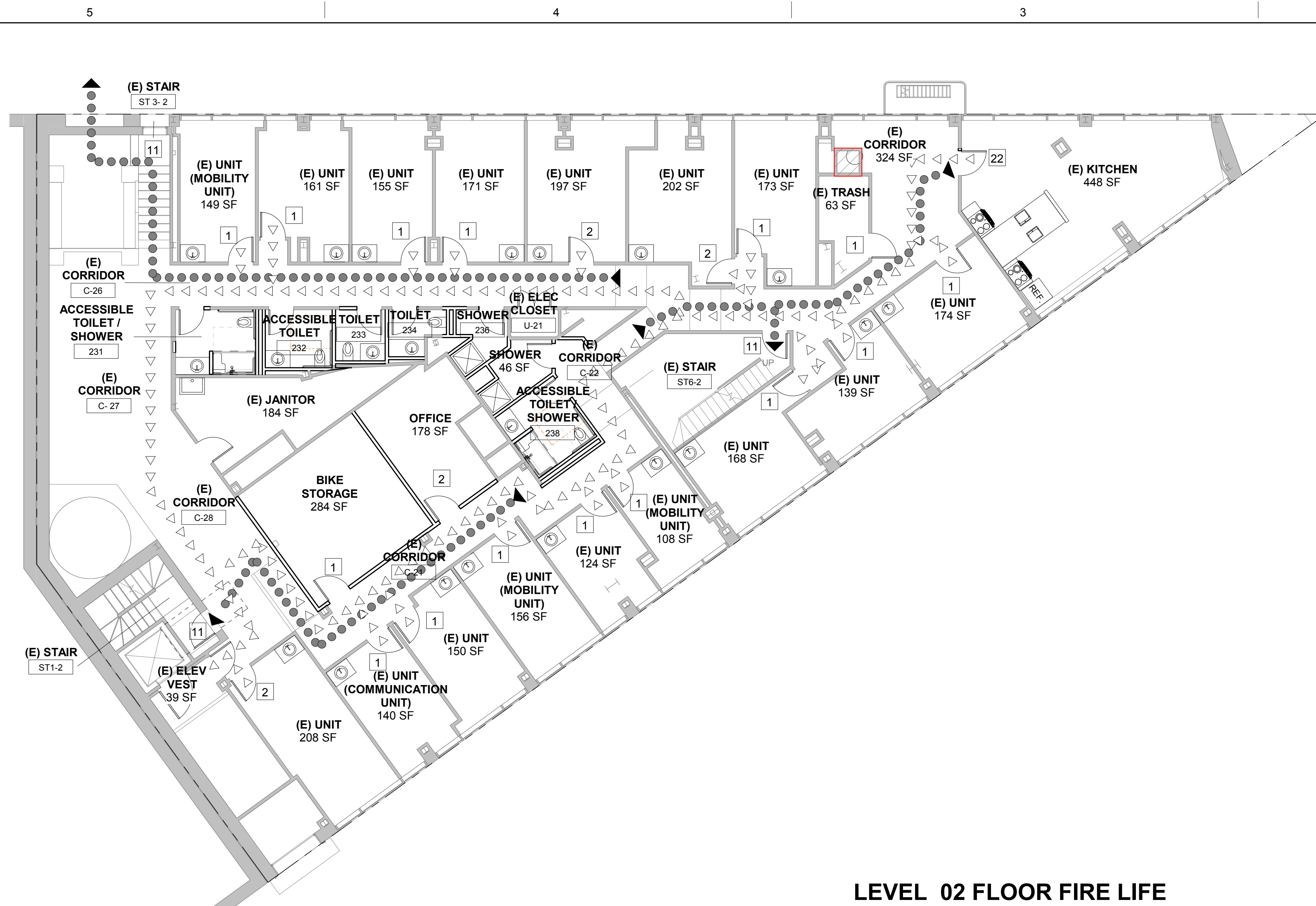
**1 BASEMENT FLOOR FIRE LIFE SAFETY AND EXIT PLAN**  
 1/8" = 1'-0"



**2 FIRST FLOOR FIRE LIFE SAFETY AND EXIT PLAN**  
 1/8" = 1'-0"



three inches = one foot  
 one and one half inches = one foot  
 one inch = one foot  
 three quarters inch = one foot  
 one half inch = one foot  
 three eighths inch = one foot  
 one quarter inch = one foot  
 one eighth inch = one foot



**LEVEL 02 FLOOR FIRE LIFE SAFETY AND EXIT PLAN**  
 1  
 1/8" = 1'-0"



**LEVEL 03 FLOOR FIRE SAFETY AND EXIT PLAN**  
 2  
 1/8" = 1'-0"

**OCCUPANT LOAD SUMMARY- LEVEL 2**

Name	Number	Area	Load ratio	Occupant Load	Exits
<b>LEVEL 02</b>					
OFFICE	239	178 SF	100	2	
BIKE STORAGE	241	284 SF	300	1	

**IMEI**  
 architecture + interiors  
 949 GRANT AVENUE SAN FRANCISCO CA 94108  
 T: (415) 703-0328 F: (415) 707-6328 www.imeiarhitects.com

**AE3 PARTNERS**  
 Architects + Project Managers  
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 T: (415) 233-9991 F: (415) 661-6911 www.ae3partners.com

Community Housing Partnership

**San Cristina Rehabilitation**  
 1000 MARKET STREET  
 SAN FRANCISCO CA 94102

CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			
PROJECT NO.:	711	DRAWN BY:	Author
DATE:	Issue Date	CHECKED BY:	Checker
KEY PLAN			

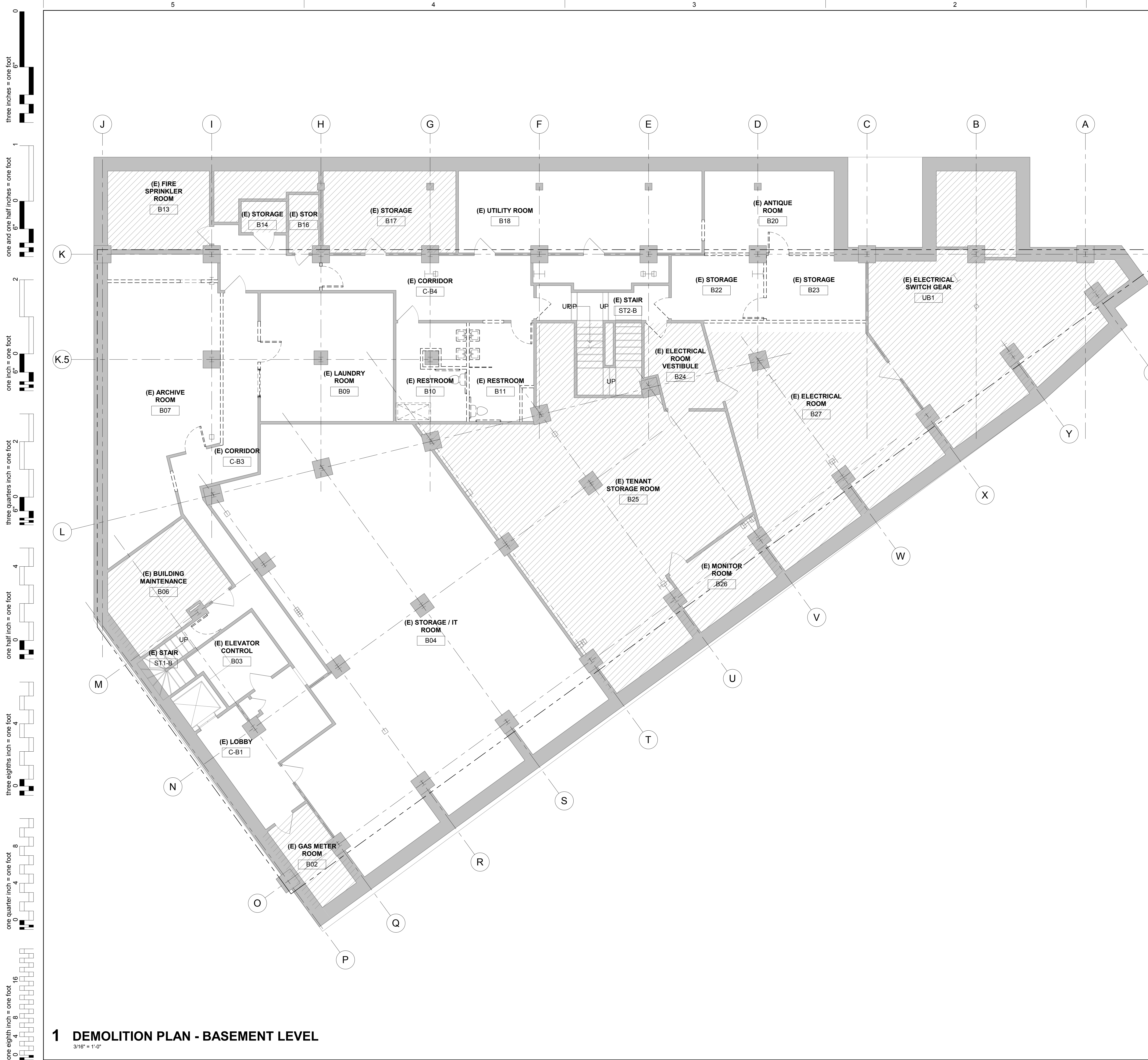
SHEET TITLE:  
**LEVEL 2 AND LEVEL 3 PLAN  
 FIRE LIFE SAFETY, EGRESS,  
 OCCUPANT LOAD  
 CALCULATIONS**

SCALE: 1/8" = 1'-0"  
 SHEET NO.:

**G0-6**

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**DEMOLITION NOTES**

- DO NOT PROCEED WITH DEMOLITION WORK PRIOR TO THE INSTALLATION OF TEMPORARY CONSTRUCTION PARTITION. PROVIDE ENTRY DOORS AT TEMPORARY CONSTRUCTION PARTITION AS REQUIRED FOR ACCESS INTO THE CONSTRUCTION AREA. ENTRY DOORS ARE NOT SHOWN ON PLAN. RELOCATE TEMPORARY CONSTRUCTION PARTITION AS NECESSARY FOR CONSTRUCTION WORK AND AS DIRECTED BY PROJECT MANAGER AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE TEMPORARY CONSTRUCTION PARTITION IN EXISTING OCCUPIED AREAS AS REQUIRED AND AS DIRECTED BY PROJECT MANAGER. TEMPORARY CONSTRUCTION PARTITION IN EXISTING OCCUPIED AREAS ARE NOT ALL SHOWN. COORDINATE EXACT LOCATION WITH PROJECT MANAGER.
- VERIFY EXTENT OF DEMOLITION PRIOR TO BEGINNING DEMOLITION WORK.
- CONTRACTOR SHALL PROTECT ALL EXISTING COMPONENTS OF EXTERIOR GLAZING SYSTEM, OTHER EXISTING CONSTRUCTION AND EXISTING LIFE SAFETY CONSTRUCTION NOT INCLUDED IN THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF SUCH CONSTRUCTION TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETE DEMOLITION OF EXISTING FLOORING, UNLESS OTHERWISE NOTED. ALL FLOORING MATERIALS ARE TO BE REMOVED TO TOP OF EXISTING SLAB. TOP OF EXISTING SLAB SHALL BE LEFT SMOOTH, CLEAN AND FREE OF ALL ADHESIVE AND READY FOR INSTALLATION OF NEW FLOORING.
- COMPLETE DEMOLITION OF EXISTING CEILING AND SOFFIT, UNLESS OTHERWISE NOTED. CEILING MATERIALS, SUPPORTS AND BRACINGS, ACCESSORIES, AND FIXTURES ARE TO BE DEMOLISHED.
- REMOVE EXISTING FURRINGS, PARTITIONS, DOORS AND FRAMES, CASEWORK AND CABINETS WHERE SHOWN. DASHED. EXISTING FURRINGS AROUND COLUMNS SHALL REMAIN UNLESS OTHERWISE NOTED OR SHOWN.
- AT EXISTING FURRINGS AROUND COLUMNS TO REMAIN, CUT AND REMOVE EXISTING FINISH AS REQUIRED FOR NEW CONSTRUCTION. PATCH FINISH TO MATCH EXISTING IN CONSTRUCTION. MATERIAL AND FINISH, UNLESS OTHERWISE NOTED OR SHOWN.
- REMOVE ALL MISCELLANEOUS TRIMS, SHELVES, CASEWORK, EQUIPMENT, SURFACE MOUNTED CONDUITS AND OTHER SURFACE MOUNTED ITEMS WHETHER SHOWN OR NOT SHOWN ON PARTITIONS TO BE DEMOLISHED.
- PATCH TO MATCH EXISTING FLOORS, CEILINGS, WALL PARTITIONS, AND OTHER ITEMS THAT ARE DAMAGED RESULTING FROM DEMOLITION WORK AND NEW CONSTRUCTION WORK. PATCHWORK SHALL MATCH EXISTING ADJACENT IN TYPE, CONSTRUCTION, MATERIAL, FIRE-RESISTIVE RATING, AND FINISH.
- PROVIDE SUPPORTS AND BRACINGS AS REQUIRED FOR EXISTING STRUCTURE, UTILITIES, PIPES, DUCTS, CONDUITS, ETC. DURING DEMOLITION AND NEW CONSTRUCTION WORK WHERE EXISTING SUPPORTS ARE REMOVED DUE TO WORK UNDER THIS CONTRACT. NEW SUPPORTS SHALL MEET CURRENT CODE REQUIREMENTS.
- FOR DEMOLITION OF UTILITY SYSTEMS, REFER TO MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DRAWINGS.
- WHERE EXISTING CONSTRUCTION, IMPROVEMENTS, FINISHES, AND / OR BUILDING SYSTEMS ARE DAMAGED OR REMOVED AS RESULT OF THE NEW WORK, PATCH EXISTING TO MATCH EXISTING ADJACENT IN TYPE, CONSTRUCTION, MATERIAL, FIRE-RESISTIVE RATING, AND FINISH.
- SAWCUT EXISTING CONCRETE SLAB AREA AS REQUIRED FOR BELOW SLAB UTILITY WORK AND AS SHOWN. PATCH CONCRETE SLAB TO MATCH EXISTING ADJACENT SLAB IN CONSTRUCTION, MATERIALS, AGGREGATE BASE, SUB-BASE, COLORS, AND FINISHES. SEE STRUCTURAL, PLUMBING, AND EQUIPMENT DRAWINGS FOR EXACT EXTENT OF WORK.

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Community Housing Partnership

**San Cristina Rehabilitation**  
 1000 MARKET STREET  
 SAN FRANCISCO CA 94102

CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			
PROJECT NO.:	711	DRAWN BY:	Author
DATE:	Issue Date	CHECKED BY:	Checker
KEY PLAN			

SHEET TITLE:  
**DEMOLITION PLAN - BASEMENT LEVEL**

SCALE: 3/16" = 1'-0"  
 SHEET NO.:

**A1-0**

FILE: C:\Users\Semel\Documents\San Cristina\_ARC-CENTRAL\_16\_0000\A01.dwg  
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**1 DEMOLITION PLAN - BASEMENT LEVEL**  
 3/16" = 1'-0"



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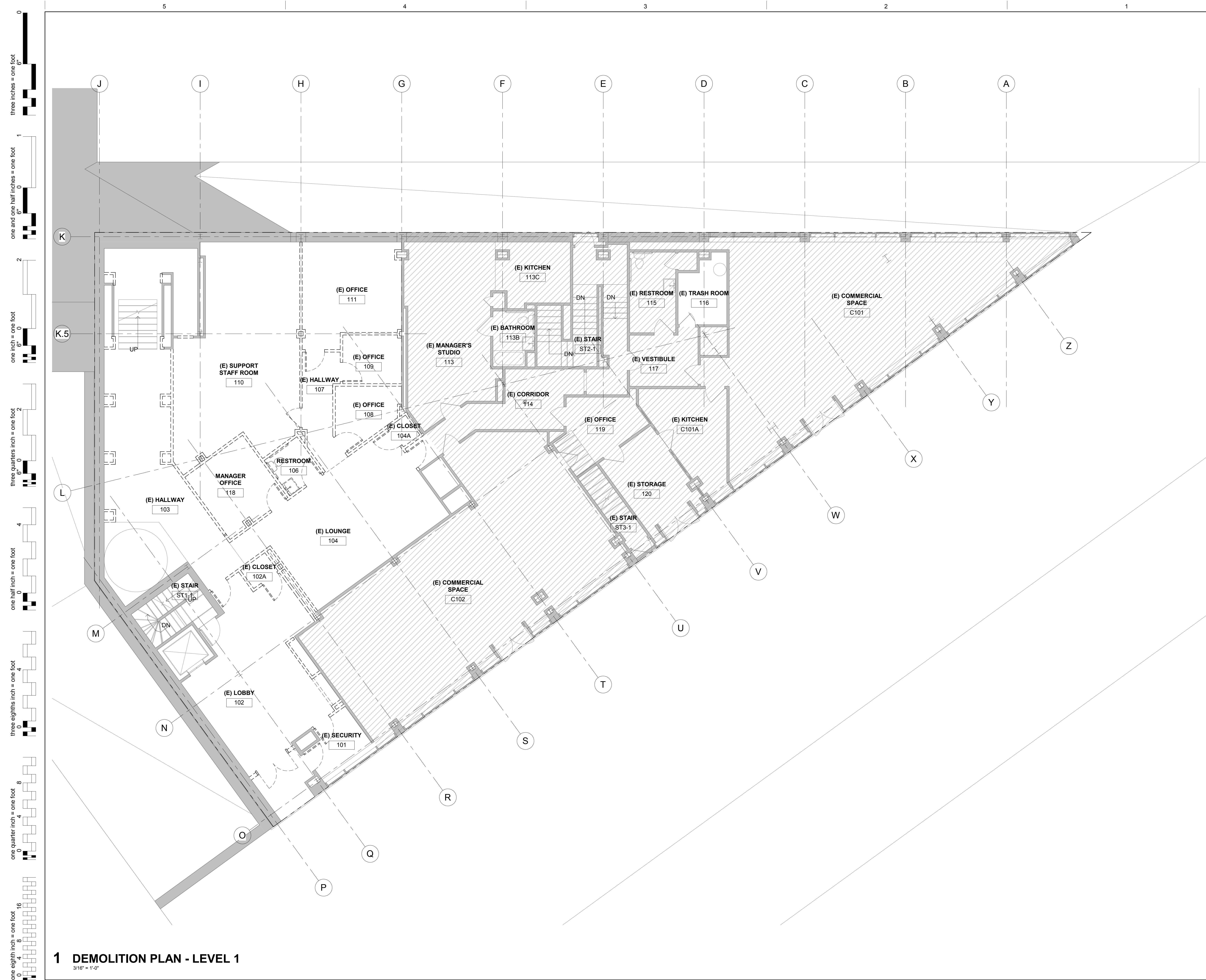
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ISSUES AND REVISIONS			
PROJECT NO.: 711		DRAWN BY: Author	
DATE: Issue Date		CHECKED BY: Checker	
KEY PLAN			

SHEET TITLE:  
**DEMOLITION PLAN - LEVEL 1**

SCALE: 3/16" = 1'-0"  
 SHEET NO.:

**A1-1**

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**1 DEMOLITION PLAN - LEVEL 1**  
 3/16" = 1'-0"

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DATE:	Issue Date	CHECKED BY:	Checker
KEY PLAN			

SHEET TITLE:  
**DEMOLITION PLAN - LEVEL 2**

SCALE: 3/16" = 1'-0"  
 SHEET NO.:

**A1-2**

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**1 DEMOLITION PLAN - LEVEL 2**  
 3/16" = 1'-0"



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PROJECT NO.:	711	DRAWN BY:	Author
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KEY PLAN			

SHEET TITLE:  
**DEMOLITION PLAN - LEVEL 3**

SCALE: 3/16" = 1'-0"  
 SHEET NO.:

**A1-3**

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**1 DEMOLITION PLAN - LEVEL 3**  
 3/16" = 1'-0"





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PROJECT NO.:	711	DRAWN BY:	Author
DATE:	Issue Date	CHECKED BY:	Checker

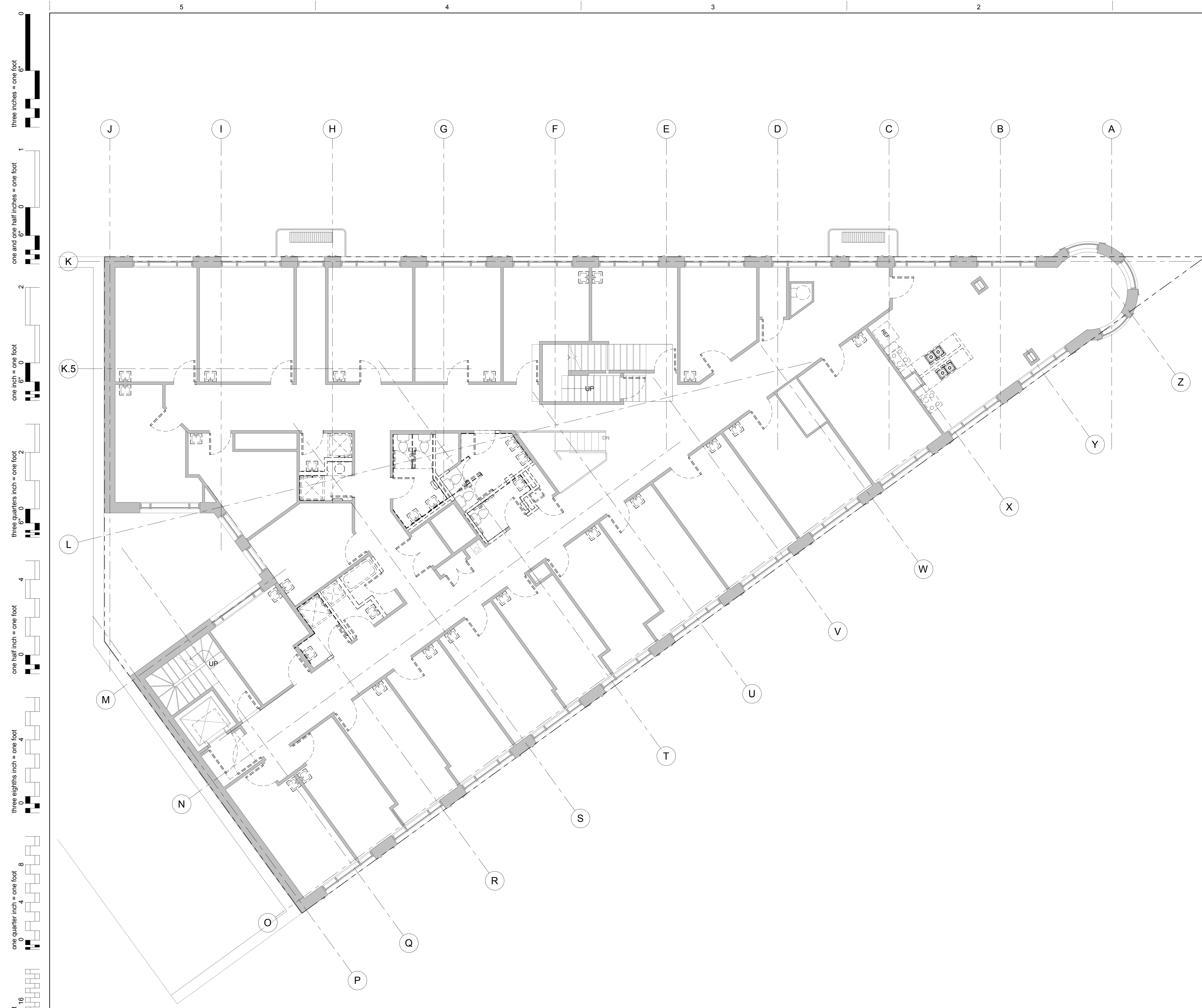
KEY PLAN

SHEET TITLE:  
**DEMOLITION PLAN - LEVEL 4**

SCALE: 3/16" = 1'-0"  
SHEET NO.:

# A1-4

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## 1 DEMOLITION PLAN - LEVEL 4

3/16" = 1'-0"

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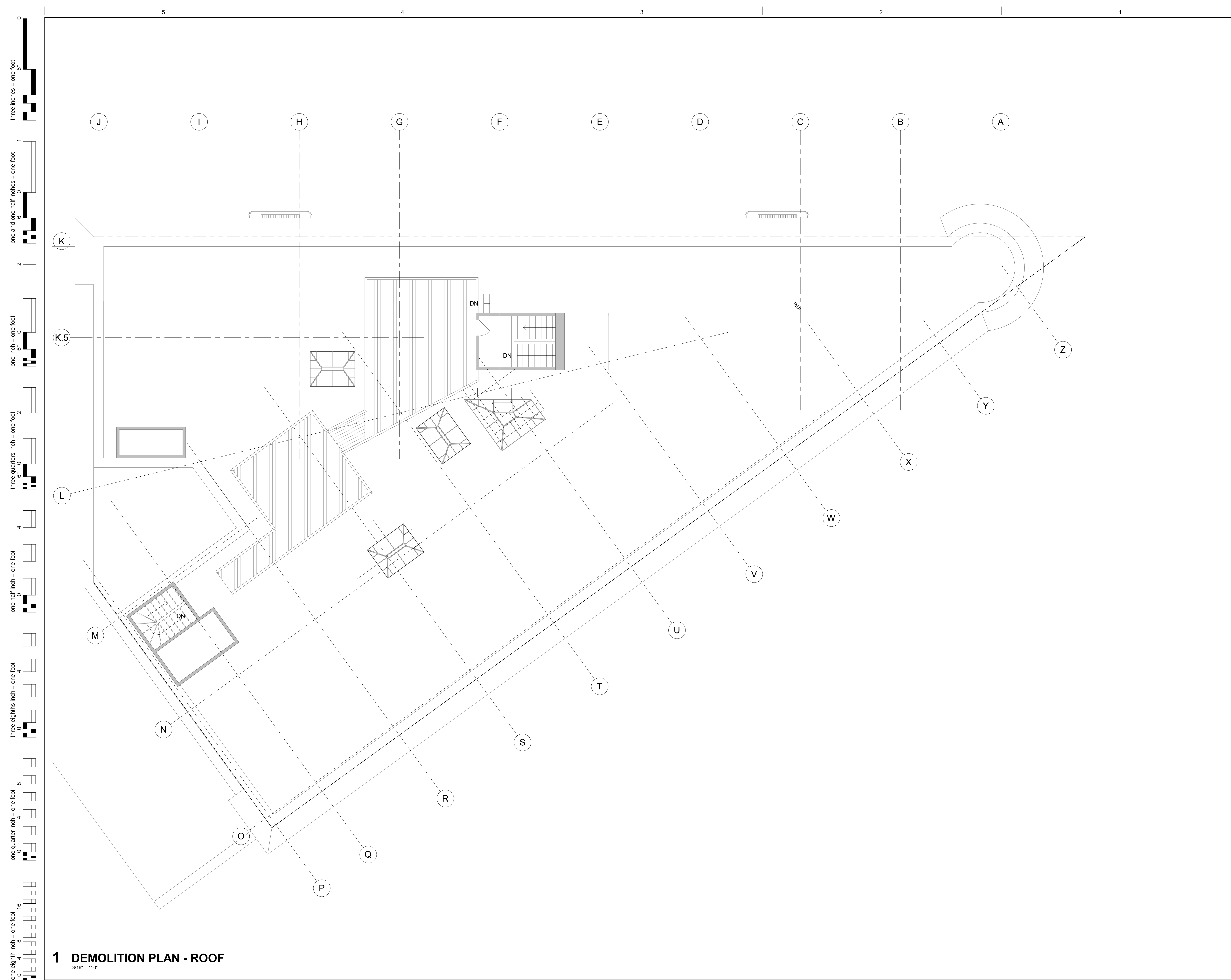
KEY PLAN

SHEET TITLE:  
**DEMOLITION PLAN - ROOF**

SCALE: 3/16" = 1'-0"  
SHEET NO.:

# A1-5

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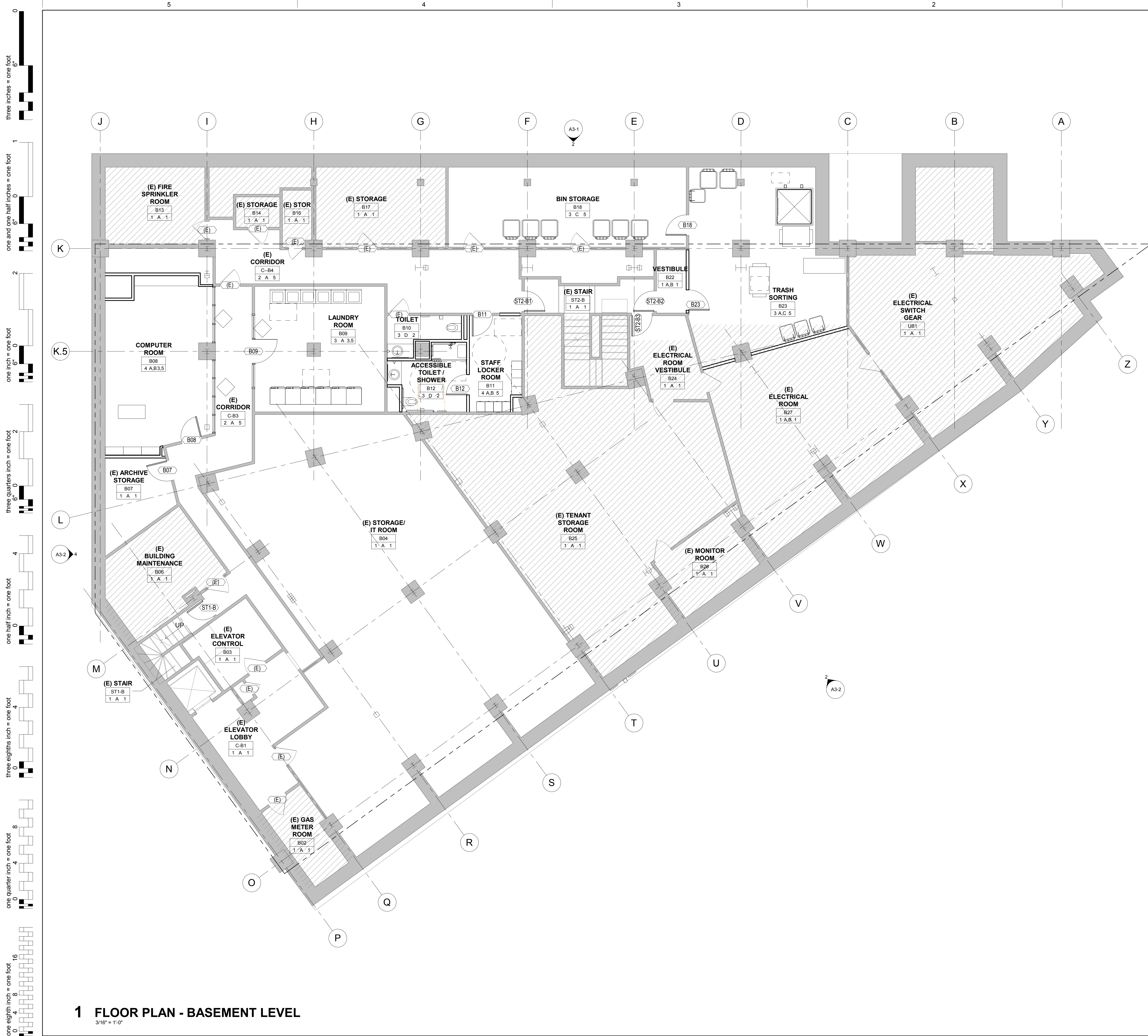


## 1 DEMOLITION PLAN - ROOF

3/16" = 1'-0"

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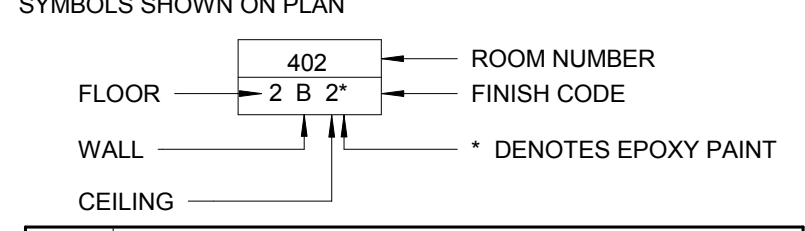


**GENERAL NOTES**

- ALL FURRING SHALL BE TYPE 0A3, UNLESS OTHERWISE NOTED, SEE SHEET A9-1.
- ALL NON FIRE-RATED PARTITIONS SHALL BE TYPE 0B3, UNLESS OTHERWISE NOTED, SEE SHEET A9-1.
- WHERE (E) GYP. BD. FINISH IS REMOVED FOR NEW CONSTRUCTION, PROVIDE (N) 5/8" TYPE "X" GYP. BD. AS REQUIRED TO PATCH (E) PTN. INSTALL (N) GYP. BD. ON (E) STUDS. PROVIDE ADDITIONAL 16 GA. X WIDTH TO MATCH (E) STUD WIDTH. STEEL STUDS AS REQUIRED TO ACHIEVE STUD SPACING AT 16" O.C. MAXIMUM. PATCH (E) INSULATION AS REQUIRED. PATCH WORK SHALL MATCH EXISTING ADJACENT AREA IN CONSTRUCTION, MATERIAL, TYPE, AND FIRE RESISTIVE RATINGS.
- ADJUST FURRING SPACE AS NECESSARY TO CLEAR ANY PIPES OR CONDUITS WITHIN THE FURRING SPACE. PROVIDE 1/2" INCH CLEAR MINIMUM CLEARANCE BETWEEN PIPES, CONDUITS AND THE BACK OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
- AT SOUND RATED PARTITION, PROVIDE ACOUSTICAL INSULATION. EXTEND SOUND INSULATION TO UNDERSIDE OF STRUCTURE. SOUND INSULATION SHALL BE CONTINUOUS BEHIND PANELS, FIXTURES AND OTHER WALL PENETRATIONS. AT NON-FIRE RATED PARTITION, EXTEND BOTH SIDES OF GYPSUM BOARD TO UNDERSIDE OF STRUCTURE AND SEAL AIR TIGHT, TYPICAL, UNLESS OTHERWISE NOTED.
- WHERE FLOOR FINISHES CHANGE BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTER OF DOOR.
- PROVIDE AND COORDINATE BACKING PLATES FOR ALL ACCESSORIES, CASEWORK, EQUIPMENT, ETC. SEE SHEET A9-1A FOR BACKING PLATE TYPES AND INTERIOR ELEVATIONS FOR LOCATIONS.
- PATCH TO MATCH EXISTING PARTITIONS, CEILING AND FLOORING DAMAGED BY NEW CONSTRUCTION WORK WITHIN OR OUTSIDE THE PROJECT AREA. PATCH WORK SHALL MATCH EXISTING ADJACENT AREA IN CONSTRUCTION, MATERIALS, COLORS, FIRE-RESISTIVE RATINGS AND FINISHES.
- PROVIDE SUPPORTS AND BRACINGS AS REQUIRED FOR EXISTING UTILITIES PIPES, CONDUITS, DUCTS, ETC. WHERE EXISTING SUPPORTS WERE REMOVED DUE TO WORK UNDER THIS CONTRACT, NEW SUPPORTS SHALL MEET CURRENT CODE REQUIREMENTS.
- IN ALL CONSTRUCTION AREAS, SEAL ALL EXISTING AND NEW PENETRATIONS SUCH AS DUCTS, CONDUITS, PIPES, ETC. THAT PENETRATE EXISTING NEW FIRE-RATED AND ACOUSTIC PARTITIONS AND FLOOR/CEILING ASSEMBLIES, WHETHER SHOWN OR NOT. USE APPROPRIATE SEALANT TYPE AND FIRESTOPPING TO MAINTAIN PROPER FIRE RATINGS OF THE PENETRATED ASSEMBLIES. PENETRATIONS SHALL BE IN COMPLIANCE WITH IBC CHAPTER 7.
- BEAD/SEAL EXISTING FLOORING TO REMOVE ALL GREASE, GLUE, ETC. FILL ALL EXISTING CRACKS AND DEPRESSIONS, AND INSTALL LEVELING COMPOUND TO PROVIDE A CLEAN AND SMOOTH SUB-FLOOR FOR FINISHED FLOORING.
- EXISTING COLUMN SPACINGS SHOWN ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL OBTAIN THESE DIMENSIONS BY FIELD MEASUREMENT.
- FOR CABINET AND COUNTERTOP TYPE, SEE CASEWORK SCHEDULE ON SHEET A9-4.
- PATCH AND REPAIR (E) CONCRETE SLAB REMOVED OR DAMAGED BY NEW CONSTRUCTION WORK WITHIN OR OUTSIDE THE PROJECT AREA. PATCH WORK SHALL MATCH EXISTING ADJACENT IN CONSTRUCTION, MATERIALS, BELOW SLAB VAPOR BARRIER, AGGREGATE BASE, SUB-BASE, COLORS, AND FINISHES.

**ROOM MATERIAL AND FINISH CODE**

ALL CODES ON THIS SCHEDULE MAY NOT HAVE BEEN USED.



FLOOR / BASE	
0	SPECIAL
1	PATCH TO MATCH EXISTING
2	CONCRETE, SEALED / RUBBER BASE
3	EPOXY FLOORING / INTEGRAL COVE BASE
4	RESILIENT TILE / TOP-SET RUBBER BASE
5	CERAMIC MOSAIC TILE / WOOD BASE

WALL / WAJNSCOT	
0	SPECIAL
A	PATCH TO MATCH EXISTING, PAINTED
B	GYPSUM WALLBOARD, PAINTED
C	EPOXY COATING ON WATER RESISTANT GYPSUM WALLBOARD
D	SOLID SURFACING PANEL ON WATER RESISTANT GYPSUM WALLBOARD

CEILING	
0	SPECIAL
1	PATCH TO MATCH EXISTING
2	GYPSUM WALLBOARD, PAINTED
3	ACOUSTICAL CEILING TILE
4	EPOXY COATING ON WATER RESISTANT GYPSUM WALLBOARD
5	EXPOSED STRUCTURE

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Community Housing Partnership

**San Cristina Rehabilitation**  
 1000 MARKET STREET  
 SAN FRANCISCO CA 94102

CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

PROJECT NO.: 711	DRAWN BY: Author
DATE: Issue Date	CHECKED BY: Checker
KEY PLAN	

SHEET TITLE:  
**FLOOR PLAN - BASEMENT**

SCALE: As indicated  
 SHEET NO.:

**A2-0**

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**1 FLOOR PLAN - BASEMENT LEVEL**  
 3/16" = 1'-0"



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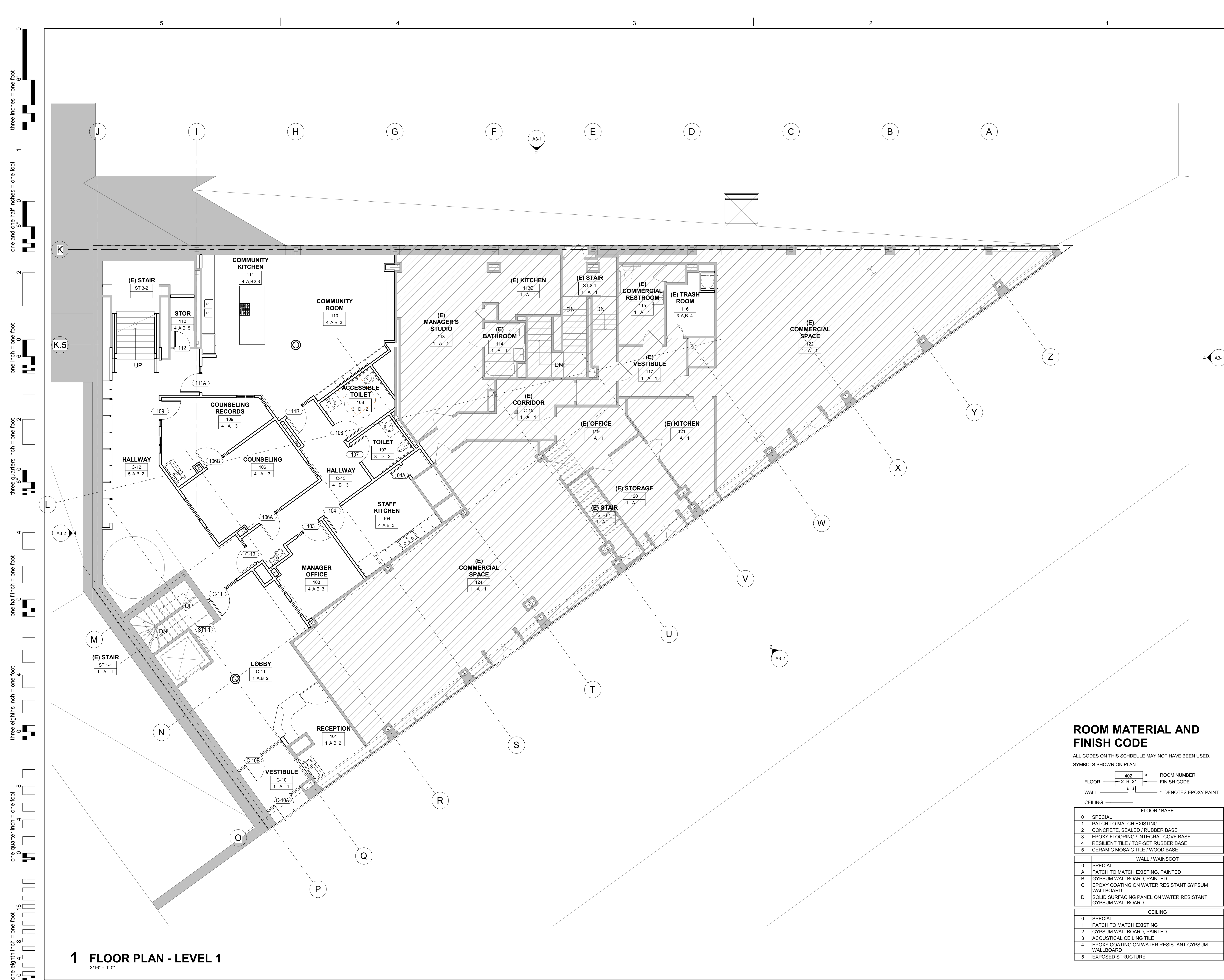
PROJECT NO.: 711	DRAWN BY: Author
DATE: Issue Date	CHECKED BY: Checker
KEY PLAN	

SHEET TITLE:  
**FLOOR PLAN - LEVEL 1**

SCALE: As indicated  
 SHEET NO.:

**A2-1**

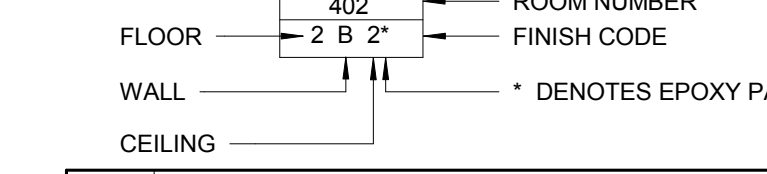
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**ROOM MATERIAL AND FINISH CODE**

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SYMBOLS SHOWN ON PLAN



FLOOR / BASE	
0	SPECIAL
1	PATCH TO MATCH EXISTING
2	CONCRETE, SEALED / RUBBER BASE
3	EPOXY FLOORING / INTEGRAL COVE BASE
4	RESILIENT TILE / TOP-SET RUBBER BASE
5	CERAMIC MOSAIC TILE / WOOD BASE

WALL / WAJNSCOT	
0	SPECIAL
A	PATCH TO MATCH EXISTING PAINTED
B	GYPSUM WALLBOARD, PAINTED
C	EPOXY COATING ON WATER RESISTANT GYPSUM WALLBOARD
D	SOLID SURFACING PANEL ON WATER RESISTANT GYPSUM WALLBOARD

CEILING	
0	SPECIAL
1	PATCH TO MATCH EXISTING
2	GYPSUM WALLBOARD, PAINTED
3	ACOUSTICAL CEILING TILE
4	EPOXY COATING ON WATER RESISTANT GYPSUM WALLBOARD
5	EXPOSED STRUCTURE

**1 FLOOR PLAN - LEVEL 1**  
 3/16" = 1'-0"



NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

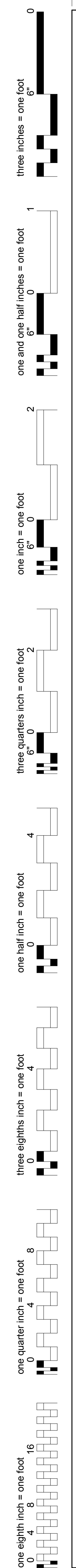
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DATE: Issue Date	CHECKED BY: Checker
KEY PLAN	

SHEET TITLE:  
**FLOOR PLAN - LEVEL 2**

SCALE: As indicated  
SHEET NO.:

**A2-2**

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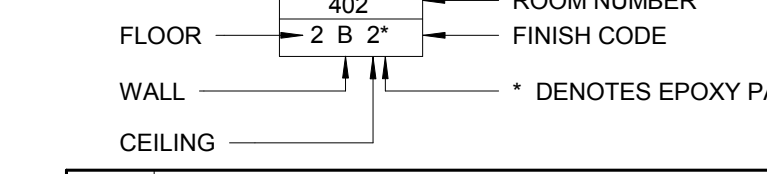


**1 FLOOR PLAN - LEVEL 2**  
3/16" = 1'-0"

**ROOM MATERIAL AND FINISH CODE**

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SYMBOLS SHOWN ON PLAN



FLOOR / BASE	
0	SPECIAL
1	PATCH TO MATCH EXISTING
2	CONCRETE, SEALED / RUBBER BASE
3	EPOXY FLOORING / INTEGRAL COVE BASE
4	RESILIENT TILE / TOP-SET RUBBER BASE
5	CERAMIC MOSAIC TILE / WOOD BASE

WALL / WAJNSCOT	
0	SPECIAL
A	PATCH TO MATCH EXISTING PAINTED
B	GYPSUM WALLBOARD, PAINTED
C	EPOXY COATING ON WATER RESISTANT GYPSUM WALLBOARD
D	SOLID SURFACING PANEL ON WATER RESISTANT GYPSUM WALLBOARD

CEILING	
0	SPECIAL
1	PATCH TO MATCH EXISTING
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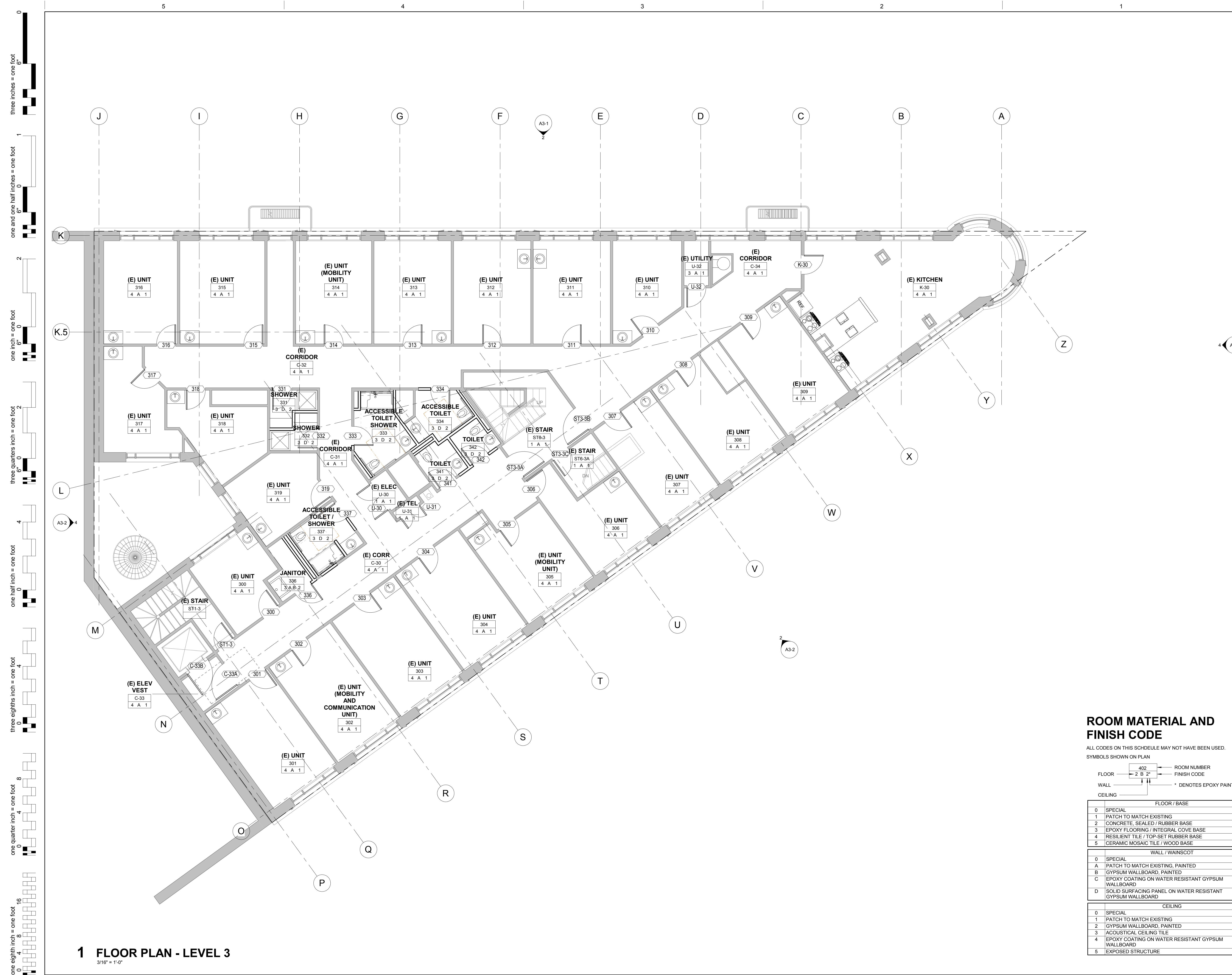
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KEY PLAN	

SHEET TITLE:  
**FLOOR PLAN - LEVEL 3**

SCALE: As indicated  
 SHEET NO.:

**A2-3**

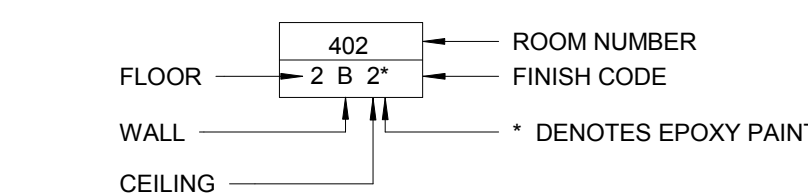
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SYMBOLS SHOWN ON PLAN



FLOOR / BASE	
0	SPECIAL
1	PATCH TO MATCH EXISTING
2	CONCRETE, SEALED / RUBBER BASE
3	EPOXY FLOORING / INTEGRAL COVE BASE
4	RESILIENT TILE / TOP-SET RUBBER BASE
5	CERAMIC MOSAIC TILE / WOOD BASE

WALL / WAJNSCOT	
0	SPECIAL
A	PATCH TO MATCH EXISTING PAINTED
B	GYPSUM WALLBOARD, PAINTED
C	EPOXY COATING ON WATER RESISTANT GYPSUM WALLBOARD
D	SOLID SURFACING PANEL ON WATER RESISTANT GYPSUM WALLBOARD

CEILING	
0	SPECIAL
1	PATCH TO MATCH EXISTING
2	GYPSUM WALLBOARD, PAINTED
3	ACOUSTICAL CEILING TILE
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5	EXPOSED STRUCTURE

**1 FLOOR PLAN - LEVEL 3**  
 3/16" = 1'-0"





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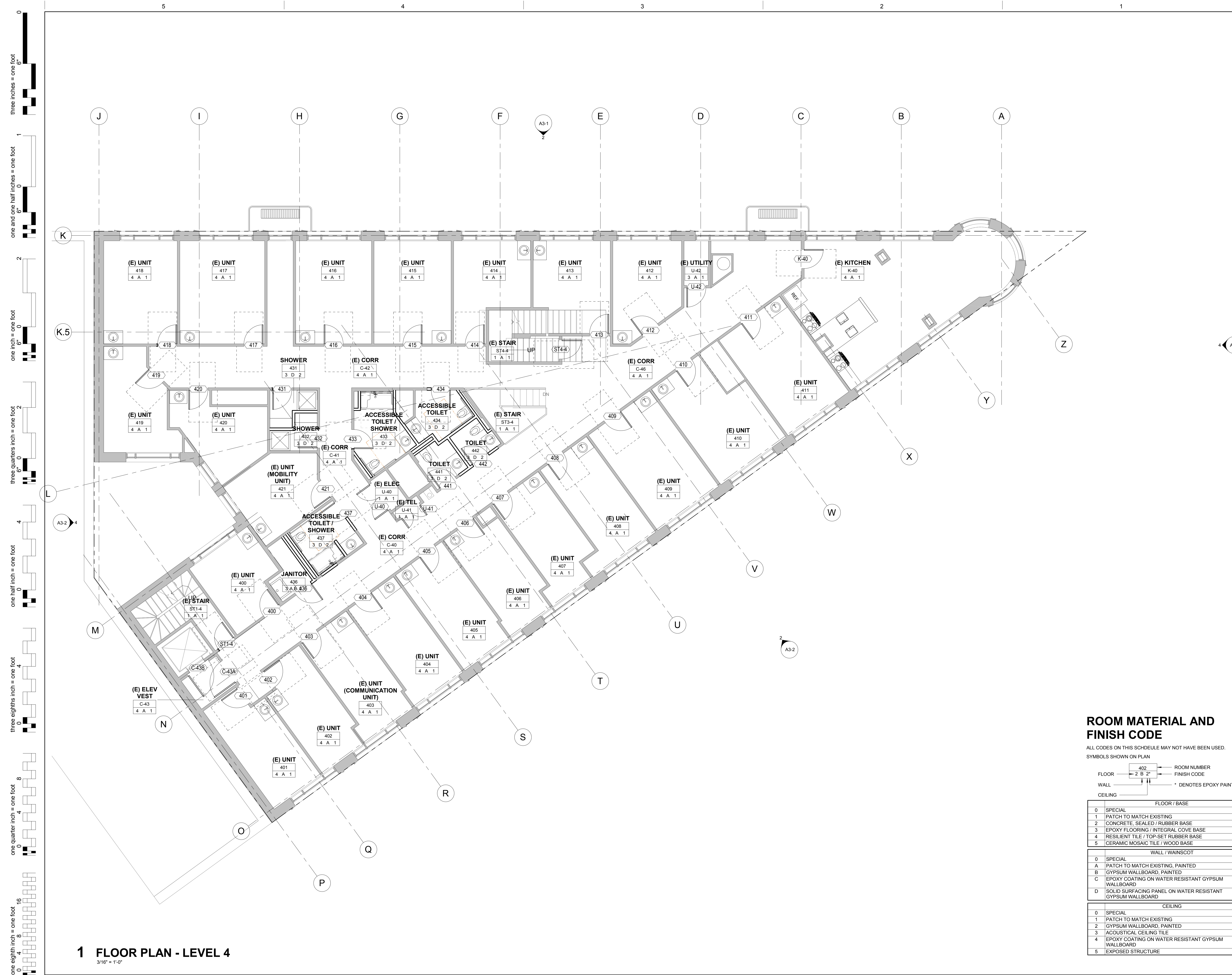
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DATE: Issue Date	CHECKED BY: Checker
KEY PLAN	

SHEET TITLE:  
**FLOOR PLAN - LEVEL 4**

SCALE: As indicated  
 SHEET NO.:

## A2-4

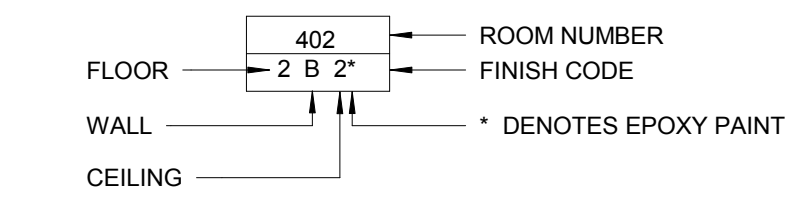
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SYMBOLS SHOWN ON PLAN



FLOOR / BASE	
0	SPECIAL
1	PATCH TO MATCH EXISTING
2	CONCRETE, SEALED / RUBBER BASE
3	EPOXY FLOORING / INTEGRAL COVE BASE
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5	CERAMIC MOSAIC TILE / WOOD BASE

WALL / WAHNSCOT	
0	SPECIAL
A	PATCH TO MATCH EXISTING PAINTED
B	GYPSUM WALLBOARD, PAINTED
C	EPOXY COATING ON WATER RESISTANT GYPSUM WALLBOARD
D	SOLID SURFACING PANEL ON WATER RESISTANT GYPSUM WALLBOARD

CEILING	
0	SPECIAL
1	PATCH TO MATCH EXISTING
2	GYPSUM WALLBOARD, PAINTED
3	ACOUSTICAL CEILING TILE
4	EPOXY COATING ON WATER RESISTANT GYPSUM WALLBOARD
5	EXPOSED STRUCTURE

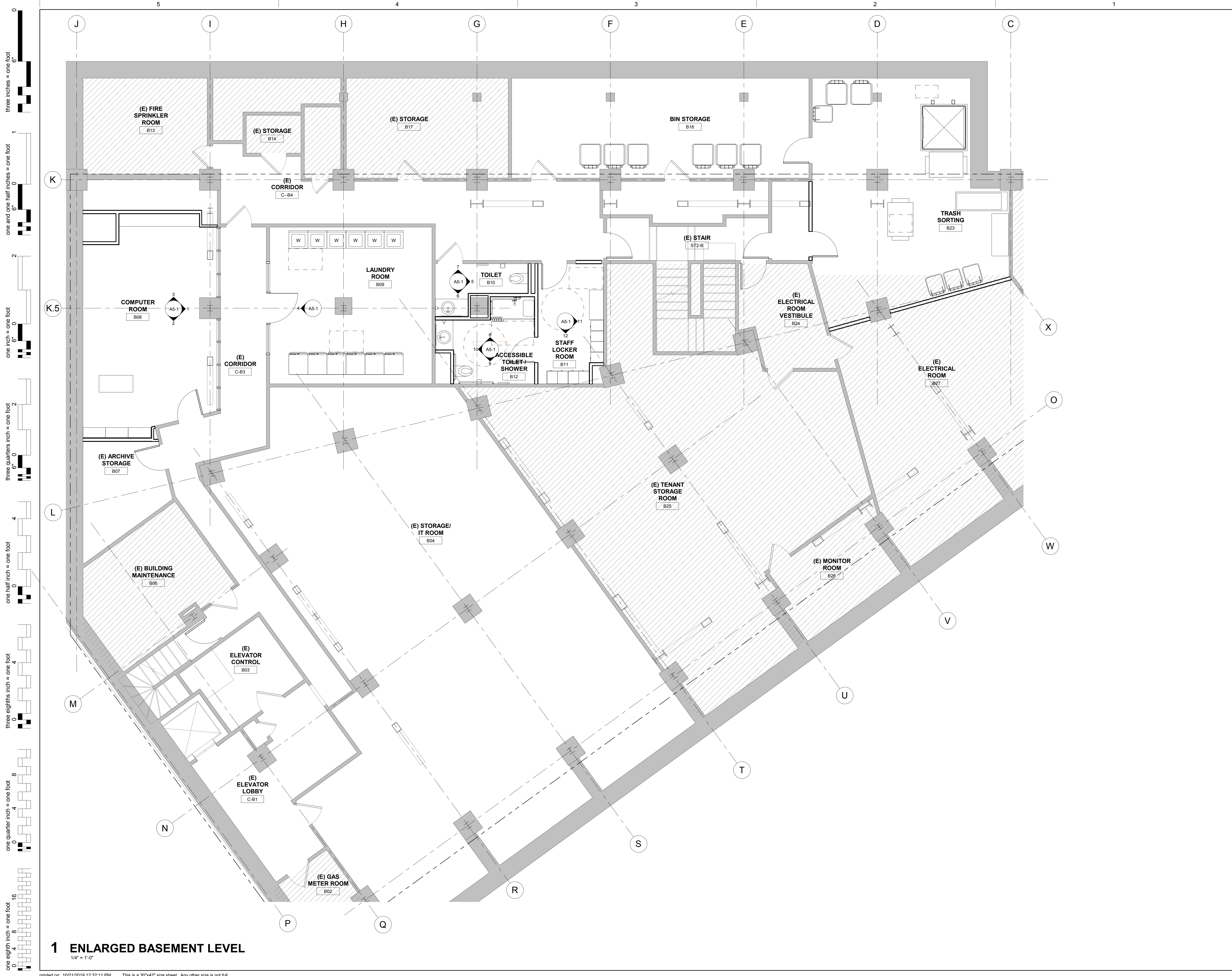
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3/16" = 1'-0"

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Community Housing Partnership

**San Cristina Rehabilitation**  
 1000 MARKET STREET  
 SAN FRANCISCO CA 94102

CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			
PROJECT NO.:	711	DRAWN BY:	Author
DATE:	Issue Date	CHECKED BY:	Checker
KEY PLAN			

SHEET TITLE:  
**ENLARGED PLANS**

SCALE: 1/4" = 1'-0"  
 SHEET NO.:

**A4-0**

FILE: C:\Users\jerry\Documents\San Cristina\_ARCH-CENTRAL\_18\_01\A4-0.rvt  
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**1 ENLARGED BASEMENT LEVEL**  
 1/4" = 1'-0"





**4 ENLARGED PLAN - LEVEL 1**  
1/4" = 1'-0"

three inches = one foot  
 one and one half inches = one foot  
 one inch = one foot  
 three quarters inch = one foot  
 one half inch = one foot  
 three eighths inch = one foot  
 one quarter inch = one foot  
 one eighth inch = one foot

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KEY PLAN

SHEET TITLE:  
**ENLARGED PLANS**

SCALE: 1/4" = 1'-0"  
 SHEET NO.:

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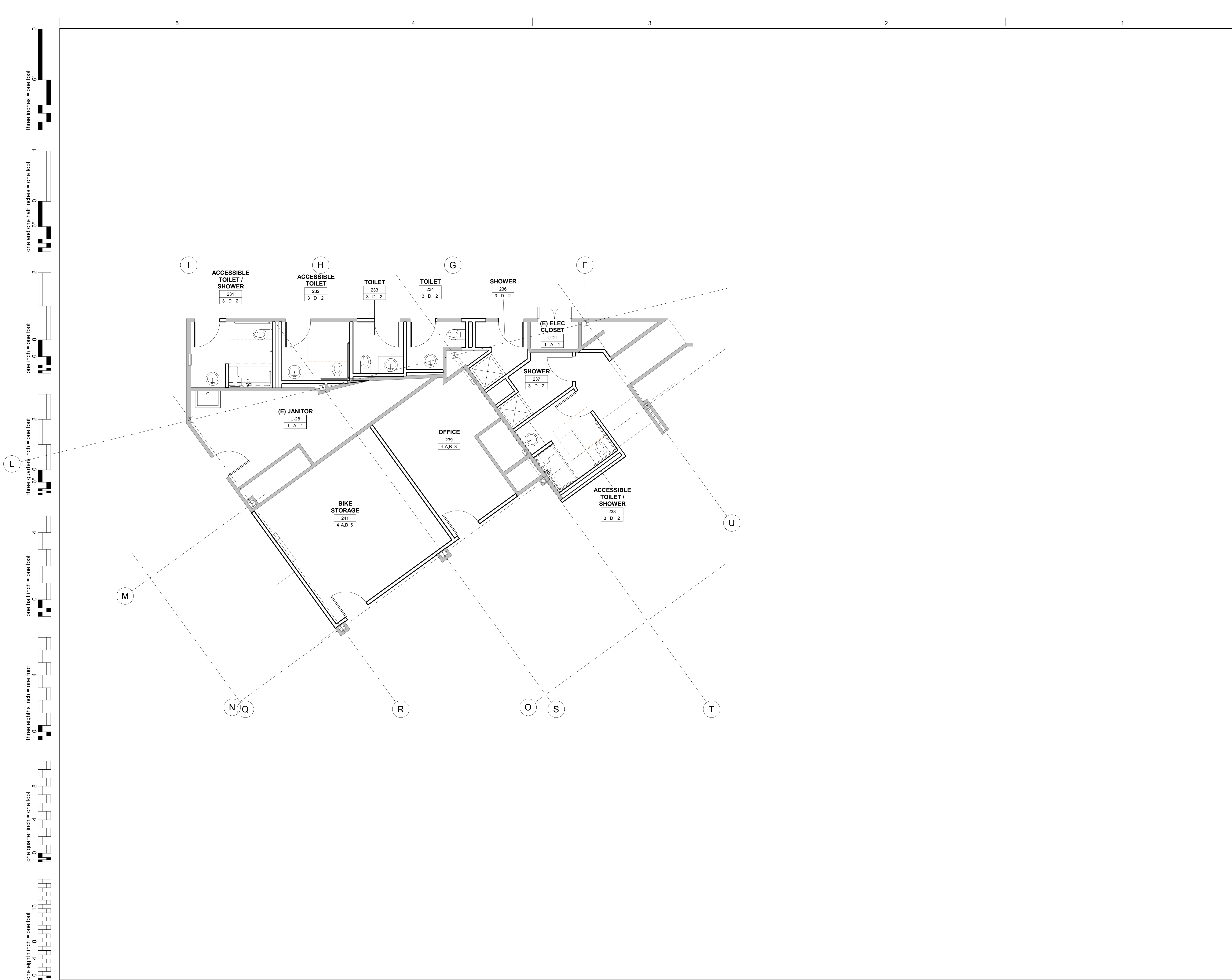
NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			
PROJECT NO.:	711	DRAWN BY:	Author
DATE:	Issue Date	CHECKED BY:	Checker
KEY PLAN			

SHEET TITLE:  
**ENLARGED PLAN - LEVEL 2**

SCALE: 1/4" = 1'-0"  
 SHEET NO.:

**A4-3**

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**Attachment H: Comparison of City Investment in Other Housing Developments**

<b>PROJECTS IN PREDEVELOPMENT</b>		<b>Construction Costs</b>			<b>Total Dev Costs by Unit / Bed / SF</b>			<b>Subsidy</b>
<b>Project Name</b>	<b>Start Date (anticipated)</b>	<b>Const/unit</b>	<b>Const/Bedroom</b>	<b>Const / SF</b>	<b>Gross TDC / unit</b>	<b>TDC/Bedroom</b>	<b>Gross TDC/sq.ft</b>	<b>Subsidy /unit</b>
<b>All Comparable Projects:</b>	<b>AVERAGE</b>	<b>\$ 358,317</b>	<b>\$235,105</b>	<b>\$407</b>	<b>\$737,361</b>	<b>\$496,144</b>	<b>\$805</b>	<b>\$68,214</b>
<b>SUBJECT PROPERTY - San Cristina</b>	1000 Sutter Street	<b>\$458,882</b>	<b>\$ 458,882</b>	<b>\$665</b>	<b>\$821,792</b>	<b>\$821,792</b>	<b>\$1,192</b>	<b>\$ -</b>
Delta of Comparable Projects Average and Subject Property		<b>\$100,564</b>	<b>\$223,776</b>	<b>\$258</b>	<b>\$84,431</b>	<b>\$325,648</b>	<b>\$387</b>	<b>\$(68,214)</b>
		<b>28%</b>	<b>95%</b>	<b>63%</b>	<b>11%</b>	<b>66%</b>	<b>48%</b>	<b>-100%</b>

**Attachment I: Predevelopment Budget**

N/A

**Attachment J: Development Budget**



**Attachment K: 1<sup>st</sup> Year Operating Budget**

Application Date: 6/7/2022 Project Name: San Cristina  
 Total # Units: 58 Project Address: 1000 Market Street  
 First Year of Operations (provide data assuming that Year 1 is a full year, i.e. 12 months of operations): 2024 Project Sponsor: HomeRise

INCOME	Total	Comments
Residential - Tenant Rents	0	Links from 'Existing Proj - Rent Info' Worksheet
Residential - Tenant Assistance Payments (Non-LOSP)	1,541,640	Links from 'Existing Proj - Rent Info' Worksheet
Commercial Space	149,244	from 'Commercial Op. Budget' Worksheet, Commercial to Residential allocation: 100%
Residential Parking	0	Links from 'Utilities & Other Income' Worksheet
Miscellaneous Rent Income	0	Links from 'Utilities & Other Income' Worksheet
Supportive Services Income		
Interest Income - Project Operations	0	Links from 'Utilities & Other Income' Worksheet
Laundry and Vending	0	Links from 'Utilities & Other Income' Worksheet
Tenant Charges	0	Links from 'Utilities & Other Income' Worksheet
Miscellaneous Residential Income	0	Links from 'Utilities & Other Income' Worksheet
Other Commercial Income	0	from 'Commercial Op. Budget' Worksheet, Commercial to Residential allocation: 100%
Withdrawal from Capitalized Reserve (deposit to operating account)		
<b>Gross Potential Income</b>	<b>1,690,884</b>	
Vacancy Loss - Residential - Tenant Rents	0	
Vacancy Loss - Residential - Tenant Assistance Payments	(77,082)	
Vacancy Loss - Commercial	(29,849)	from 'Commercial Op. Budget' Worksheet, Commercial to Residential allocation: 100%
<b>EFFECTIVE GROSS INCOME</b>	<b>1,583,953</b>	<b>PUPA: 27,310</b>

OPERATING EXPENSES		
<b>Management</b>		
Management Fee	56,376	1st Year to be set according to HUD schedule.
Asset Management Fee	23,460	
<b>Sub-total Management Expenses</b>	<b>79,836</b>	<b>PUPA: 1,376</b>

Salaries/Benefits		
Office Salaries	389,529	
Manager's Salary		
Health Insurance and Other Benefits		
Other Salaries/Benefits		
Administrative Rent-Free Unit		
<b>Sub-total Salaries/Benefits</b>	<b>389,529</b>	<b>PUPA: 6,716</b>

Administration		
Advertising and Marketing		
Office Expenses		
Office Rent		
Legal Expense - Property	11,475	
Audit Expense		
Bookkeeping/Accounting Services	9,293	
Bad Debts		
Miscellaneous	25,692	
<b>Sub-total Administration Expenses</b>	<b>46,460</b>	<b>PUPA: 801</b>

Utilities		
Electricity	37,493	
Water	23,862	
Gas	20,889	
Sewer	23,862	
<b>Sub-total Utilities</b>	<b>106,105</b>	<b>PUPA: 1,829</b>

Taxes and Licenses		
Real Estate Taxes		
Payroll Taxes		
Miscellaneous Taxes, Licenses and Permits	1,141	
<b>Sub-total Taxes and Licenses</b>	<b>1,141</b>	<b>PUPA: 20</b>

Insurance		
Property and Liability Insurance	105,000	
Fidelity Bond Insurance		
Worker's Compensation		
Director's & Officers' Liability Insurance		
<b>Sub-total Insurance</b>	<b>105,000</b>	<b>PUPA: 1,810</b>

Maintenance & Repair		
Payroll		
Supplies		
Contracts	94,183	
Garbage and Trash Removal		
Security Payroll/Contract	174,167	
HVAC Repairs and Maintenance		
Vehicle and Maintenance Equipment Operation and Repairs		
Miscellaneous Operating and Maintenance Expenses		
<b>Sub-total Maintenance &amp; Repair Expenses</b>	<b>268,350</b>	<b>PUPA: 4,627</b>

<b>Supportive Services</b>	105,000	
<b>Commercial Expenses</b>	20,500	from 'Commercial Op. Budget' Worksheet, Commercial to Residential allocation: 100%

<b>TOTAL OPERATING EXPENSES</b>	<b>1,121,921</b>	<b>PUPA: 19,343</b>
---------------------------------	------------------	---------------------

Reserves/Ground Lease Base Rent/Bond Fees		
Ground Lease Base Rent	0	Provide additional comments here, if needed.
Bond Monitoring Fee		
Replacement Reserve Deposit	29,000	
Operating Reserve Deposit		
Other Required Reserve 1 Deposit		
Other Required Reserve 2 Deposit		
Required Reserve Deposits - Commercial	0	from 'Commercial Op. Budget' Worksheet, Commercial to Residential allocation: 100%
<b>Sub-total Reserves/Ground Lease Base Rent/Bond Fees</b>	<b>29,000</b>	<b>PUPA: 500</b>

<b>TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees)</b>	<b>1,150,921</b>	<b>PUPA: 19,843</b>
<b>NET OPERATING INCOME (INCOME minus OP EXPENSES)</b>	<b>433,032</b>	<b>PUPA: 7,466</b>

Min DSCR:	1.09
Mortgage Rate:	5.00%
Term (Years):	30
Supportable 1st Mortgage Pmt:	397,277
Supportable 1st Mortgage Amt:	\$6,167,121
Proposed 1st Mortgage Amt:	\$4,886,616

DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)			
Hard Debt - First Lender	240,461	PASS MR	Provide additional comments here, if needed.
Hard Debt - Second Lender (HCD Program 0.42% pymt. or other 2nd Len)	81,159	PASS BMR	Provide additional comments here, if needed.
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)	34,205	HCD MHP	Provide additional comments here, if needed.
Hard Debt - Fourth Lender	0		Provide additional comments here, if needed.
Commercial Hard Debt Service	0	from 'Commercial Op. Budget' Worksheet, Commercial to Residential allocation: 100%	
<b>TOTAL HARD DEBT SERVICE</b>	<b>355,825</b>	<b>PUPA: 6,135</b>	

<b>CASH FLOW (NOI minus DEBT SERVICE)</b>	<b>77,207</b>
<b>USES OF CASH FLOW BELOW (This row also shows DSCR.)</b>	<b>1.22</b>

USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL		
"Behind-the-line" Asset Mgt fee (uncommon in new projects, see policy)		
Partnership Management Fee (see policy for limits)		
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)		
Other Payments		
Non-amortizing Loan Pmt - Lender 1 (select lender in comments field)		
Non-amortizing Loan Pmt - Lender 2 (select lender in comments field)		
Deferred Developer Fee (Enter amt <= Max Fee from cell 1130)	38,219	Def. Develop. Fee split: 50% Provide additional comments here, if needed.
<b>TOTAL PAYMENTS PRECEDING MOHCD</b>	<b>38,219</b>	<b>PUPA: 659</b>

<b>RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD)</b>	<b>38,988</b>
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<b>Residual Receipts Calculation</b>	<b>Yes</b>	Project has MOHCD ground lease?	<b>No</b>
Does Project have a MOHCD Residual Receipt Obligation?	Yes		
Will Project Defer Developer Fee?	Yes		
Max Deferred Developer Fee/Borrower % of Residual Receipts in Yr 1:	50%	Max Deferred Developer Fee Amt (Use for data entry above. Do not link.):	<b>38,603</b>
% of Residual Receipts available for distribution to soft debt lenders in	50%		

Soft Debt Lenders with Residual Receipts Obligations	(Select lender name/program from drop down)	Total Principal Amt	Distrib. of Soft Debt Loans
MOHCD/OClI - Soft Debt Loans	All MOHCD/OClI Loans payable from res. recs	\$2,764,036	7.23%
MOHCD/OClI - Ground Lease Value or Land Acq Cost	Ground Lease Value	0.00%	0.00%
HCD (soft debt loan) - Lender 3	HCD MHP	\$8,143,953	21.29%
Other Soft Debt Lender - Lender 4	HCD CHA	\$24,242,000	63.38%
Other Soft Debt Lender - Lender 5	HCD LPR	\$3,099,739	8.10%

MOHCD RESIDUAL RECEIPTS DEBT SERVICE		
MOHCD Residual Receipts Amount Due	2,817	50% of residual receipts, multiplied by 7.23% -- MOHCD's pro rata share of all soft debt
Proposed MOHCD Residual Receipts Amount to Loan Repayment	2,817	Enter/override amount of residual receipts proposed for loan repayment.
Proposed MOHCD Residual Receipts Amount to Residual Ground Lease	0	If applicable, MOHCD residual receipts amt due LESS amt proposed for loan repaymt.

<b>REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE</b>	<b>36,170</b>
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NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE		
HCD Residual Receipts Amount Due	8,301	50% of residual receipts, multiplied by 21.29% -- HCD MHP's pro rata share of all soft debt
Lender 4 Residual Receipts Due	24,710	50% of residual receipts, multiplied by 63.38%, HCD CHA's pro rata share of all soft debt
Lender 5 Residual Receipts Due	3,160	50% of residual receipts, multiplied by 8.1%, HCD LPR's pro rata share of all soft debt
<b>Total Non-MOHCD Residual Receipts Debt Service</b>	<b>36,170</b>	

<b>REMAINDER (Should be zero unless there are distributions below)</b>	<b>0</b>
Owner Distributions/Incentive Management Fee	0
Other Distributions/Uses	0
<b>Final Balance (should be zero)</b>	<b>0</b>

**Attachment L: 20-year Operating Proforma**



San Cristina

Total # Units: 58

Table with 23 columns (Year 1-2024 to Year 20-2043) and multiple rows (INCOME, OPERATING EXPENSES, DEBT SERVICE, CASH FLOW, MOHCD RESIDUAL RECEIPTS, etc.).