

Citywide HOPE SF Affordable Housing Loan Committee

San Francisco Mayor's Office of Housing and Community Development
Office of Community Investment and Infrastructure
Department of Homelessness and Supportive Housing
Controller's Office of Public Finance
San Francisco Housing Authority

Evaluation of Request: Sunnydale HOPE SF Phase 1A3 & Phase 3 Relocation

Program: HOPE SF

*Prepared By: Sara F. Amaral & Lydia Ely
Loan Committee Date: December 17th, 2021*

Project Name & Address: Sunnydale Public Housing
Amount of Funds Requested: Up to \$4,888,633
Amount of Funds Recommended: Up to \$4,888,633
Source of Funds Recommended: Low Moderate Income Housing Asset Fund

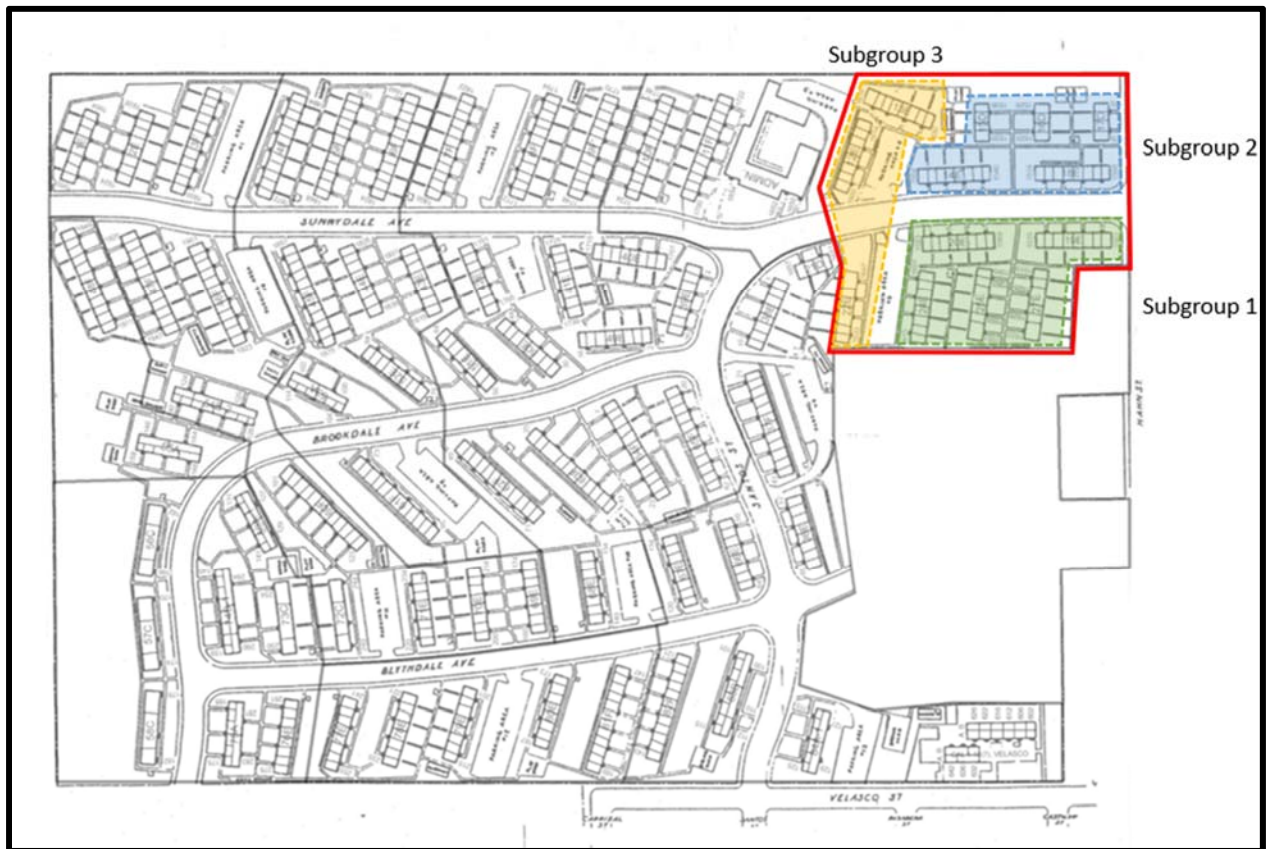
1. SUMMARY/BRIEF PROJECT UPDATE

Sunnydale HOPE SF revitalization is comprised of 12 total infrastructure phases. However, many phases are combined in order to complete the work in an efficient manner. In order for this work to start, residents within certain infrastructure phases must be relocated to either newly built units or rehabbed units on site in later phases. As required in the Master Development Agreement, executed by MOHCD and the Housing Authority of San Francisco (the Authority) in March 2017, MOHCD and the Authority will work together to identify and allocate resources required for compliance with the relocation laws. Mercy and Related California (Sponsor) are ready to start the next two phases of infrastructure improvements in February 2022 and in July 2022. This loan evaluation is requesting a commitment to the Authority of up to \$4,888,633 for relocation and rehabilitation costs and services for these two specific relocation phases at Sunnydale HOPE SF, completion of which will facilitate commencement of infrastructure work.

For Infrastructure Phase 1A3 (Phase1A3), up to 44 public housing households and the operations of the San Francisco Police Department (SFPD) substation will be relocated to rehabbed units in the later phases at Sunnydale HOPE SF. Demolition and abatement started in October 2021 and infrastructure construction will start in February 2022, followed later in 2022 by construction of 170 affordable units at Blocks 3B and 3A, the Community Center building in Block 1, and the new Herz Recreation Center (gym) located on Recreation and Park Department (RPD) land north of the Community Center building. See schematic map below.

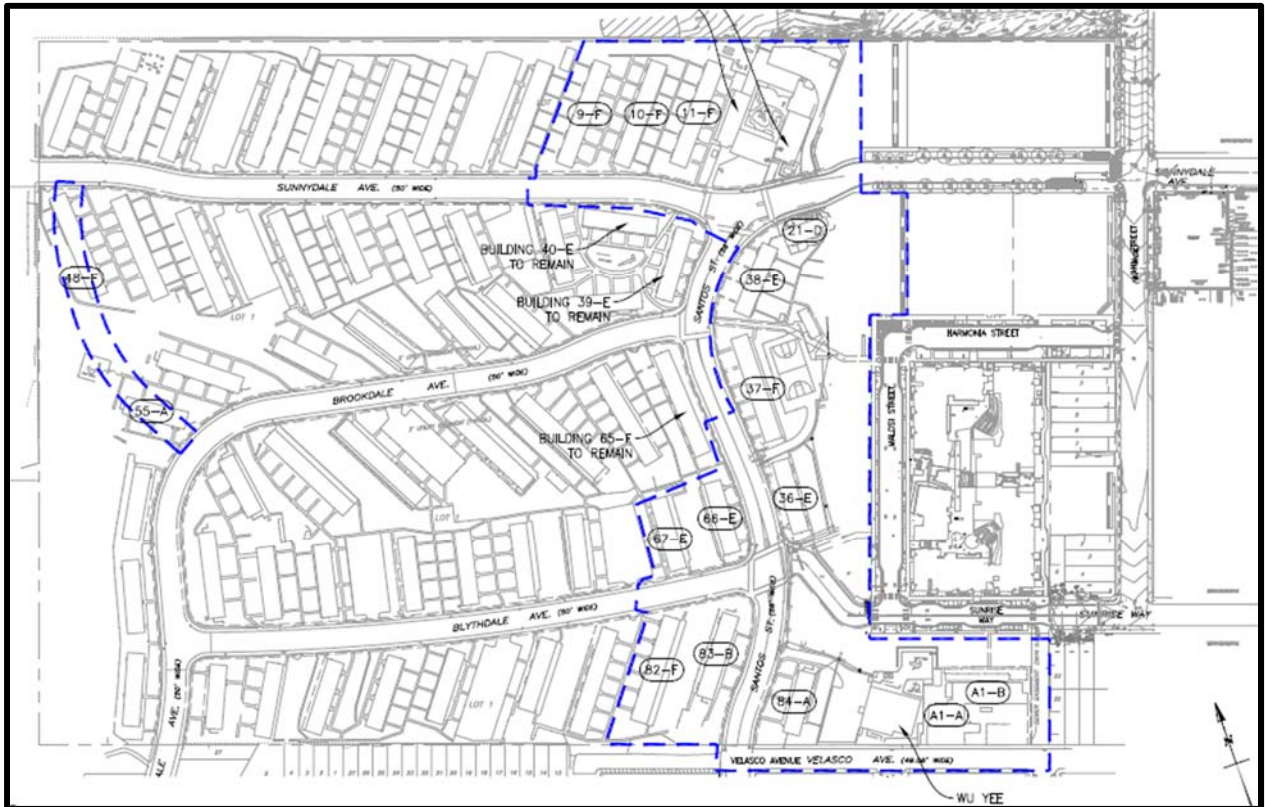
The total costs to rehab 41 vacant units for Phase 1A3 alone is estimated to be approximately \$2,100,000.

Phase 1A3 Footprint with Subgroups



For Infrastructure Phase 1B, 1C and 3C (Phase 3), Staff is recommending another \$2,781,433 to fund the relocation of households within this phase. See schematic map below. Residents within this phase will have an option to move to Block 6 upon completion of the building in December 2021. If a new unit is not available, a resident may move to a vacant, rehabbed unit in later phases. Three community-based organization (CBO)s will eventually need to move from Phase 3 in order for construction to start. Mercy and Related intend to start Phase 3 demolition and abatement in Summer 2022, with construction to start on improvements by Spring 2023. Moving residents by June 2022 will allow residents who move into vacant rehabbed units to remain in their units for a longer period longer before they move into a later-phase new HOPE SF unit, and minimizes the vacancies on site in later phases, assisting Accelerated Conversion (see Section 2 below for a description of the Accelerated Conversion project.). If this relocation strategy is not successful or is delayed, this Phase 3 will be fully vacated and infrastructure construction can commence after the completion of Blocks 3A and 3B in 2024-2025, at the latest. Currently, 126 households within Phase 3 will need to be relocated by June 2022.

Phase 3 footprint with Subgroups



For this request, funds will be provided to the Authority through a grant agreement to fund three key activities per phase:

- 1) Pest inspection and control services – to confirm that vacant units are pest free before residents move in to the rehabbed unit;
- 2) Relocation costs and benefits – moving costs and utility reimbursements for residents relocating to rehabbed units on site; and
- 3) Unit rehabilitation – renovation of units that are vacant and dilapidated to the standards required by the Uniform Relocation Act, and only the extent that the vacant unit is needed for relocation.

2. PRINCIPAL DEVELOPMENT ISSUES

- **Phase 1A3 Delays:** Since the Authority Commission approved the relocation plan for Phase 1A3 in December 2020, the Authority, Mercy Housing, HOPE SF and MOHCD coordinated to relocate 62 households within the footprint of Phase 1A3 by the planned date of February 2021, so that infrastructure construction could start in July 2021 after abatement and demolition of the existing buildings. However, due to COVID, lack of appropriate unit sizes for households, not enough of the footprint was vacated for construction to start on time. The Project Sponsor has estimated that if residents do not vacate the footprint for infrastructure construction to start by February 2022, the delays to Phase 1A3, Block 3B and 3A, Block 1 Community Center and the Recreation and Park gym (which has site work coordinated with the Community Center site work) will increase construction costs by upwards of \$10M in materials and labor escalation. The general contractor for Phase 1A3 is currently charging \$6,000 for every day not

mobilized in February. The delays would also subsequently delay all future phases on site. See Section 3.2 for more information.

- Phase 3 Schedule and coordination: Similar to Phase 1A3, delays in infrastructure improvements will delay all other phases including Phase 3 and will increase costs overall. The Authority and the Sunnydale Relocation working group will need to work together to ensure timely movement into Block 6 and rehabbed units on site for Phase 3, in order to meet the June 2022 deadline.
- Accelerated Conversion. Concurrent with the relocation efforts described here, the Authority will be rehabilitating the remaining public housing units at Sunnydale through late 2022 in order to convert those units to the Housing Choice Voucher (HCV, or Section 8) funding platform. The scope of work of the Accelerated Conversion units will ensure that the units satisfy HCV Housing Quality Standards (HQS), which is generally a lower standard than the rehab being performed on the relocation units described in this Evaluation. Moreover, property management for the Accelerated Conversion units, once they exit the public housing program, will be provided by the Eugene Burger Management Company. Balancing the two distinct rehabilitation scopes and transferring to the new management agency may provide an additional layer of complexity to the schedule and budget.

Sunnydale Relocation Budget for Phase 1A-3 & Phase 3			
	Phase 1A3	Phase 3	
Households to Move	45	89	See Unit Analysis Sheet
Units to Rehab	41	47	See FA Work Plan
Pest Control Service			
PestTec	\$7,200	\$14,240	Based on households to move.
Total Pest Control Service Costs	\$7,200	\$14,240	
Relocation Costs			
Relocation Benefits		\$167,765	Households may select a professional mover or self-move, but cost assumes Movers of \$1885 per unit avg
Utility Reimbursement		\$3,115	Based on households to move.
Rehab Costs to Date (Est)	\$2,100,000	\$198,285	Includes rehabs costs for units occupied by Phase 1A3 HH, or for units complete and available for Phase 3 move into in later phases
Future Rehab Costs (Est)		\$2,162,000	Est. costs for future rehabs necessary for demo/abatement
Total Relocation Costs	\$2,100,000	\$2,531,165	
Administration /Contingency			
10% of Rehab of Units Cost		\$236,028	
Grand Total of Projected Costs	\$2,107,200	\$2,781,433	
		\$4,888,633	

3. BACKGROUND

3.1. HOPE SF Summary.

HOPE SF is the nation’s first large-scale public housing transformation and reparations efforts aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents. Launched in 2007, HOPE SF is a twenty-year human and real estate capital commitment, now spanning five mayoral administrations. Unlike prior redevelopment efforts that have largely displaced existing populations, HOPE SF is committed to current

public housing residents, to breaking intergenerational patterns related to the insidious impacts of trauma and poverty, and to creating economic and social opportunities for families through deep investments in education, economic mobility, health, and safety.

Under the Master Relocation Plan approved as part of the entitlement process, the Authority has the responsibility to implement the Relocation Plan. The Master Development Agreement specifically states that MOHCD and the Authority will work together to identify and allocate resources required for compliance with the relocation laws and may develop a Relocation Cost Agreement to establish fiscal responsibility for the costs. According to the San Francisco City Attorney, the grant agreement that will be executed in connection with this requested grant can substitute for the Relocation Cost Agreement.

3.2. Project History Leading to This Request.

Relocation is necessary to facilitate the demolition of the site. Residents within the current demolition phase will be offered a new public housing replacement unit, if available, or a rehabbed public housing unit onsite. The relocation of the entire Sunnydale site is divided into four relocation sections based on geography. Group A is the 1st group within the site that was slated for relocation and Group D is the last. A fifth group, Group E, includes residents who have moved offsite since receiving a General Information Notice (GIN) in 2016 and have a Right to Return (RTR) to Sunnydale to a new public housing replacement unit. Per the agreed relocation process, Group A residents have the 1st right to move to a newly available unit, followed by Group B, etc. Group A residents that have previously moved to other infrastructure phases due to earlier relocation efforts can opt to stay in their unit or move to an available new unit on site until their current unit is scheduled for demolition.

Since January 2020, the Authority, Mercy Housing, HOPE SF and MOHCD coordinated to relocate a total of 62 households within the footprint of Phase 1A3 by February 2021, so that infrastructure construction could start in July 2021 after abatement and demolition of the existing buildings. All residents within this phase are part of Group A. This relocation plan was approved by the Authority Commission on December 17, 2020. However, due to COVID, the City enacted an emergency health order that curtailed relocation planning, rehabs of public housing units and physical moves to the rehabbed units on site. In addition, lack of available unit sizes for households to be relocated also delayed moves. While some rehabs and relocations of residents did take place during this time, not enough of the footprint was vacated for construction to start on time.

Starting in January 2021, the Authority, Mercy, Related, HOPE SF and MOHCD have reevaluated the original Phase 1A3 relocation plan by creating subgroups within the footprint, which minimizes delays to construction start. The Authority targeted relocation efforts by identifying additional vacant units on Site to accommodate households within Phase 1A3, rightsizing over-housed households in later phases to accommodate larger Phase 1A3 households, identifying units to merge to accommodate larger households and finalizing noticing residents to move. At this time, all residents within subgroups 1 and 2 have moved. Demolition and abatement have commenced on buildings within these subgroups. Residents in subgroup 3 will move directly into Block 6, when it becomes eligible for occupancy in December 2021 or into a rehabbed unit on Site, if available.

Sunnydale Block 6 was not available at the time subgroups 1 and 2 were required to move to meet the demolition schedule initially; however, those residents will also have an option to move into Block 6, even if they moved to a rehabbed unit on site during the Phase 1A3 relocation efforts.

Due to delays, the schedules for the Phase 1A3 relocation, Phase 3 relocation and Block 6 lease up have merged. Residents within this footprint received notices as of October 1, 2021 and will move into the newly constructed 290 Malosi (formerly known as Block 6), based on their random drawing order. In the event that a new unit is not available to residents, the Authority will prioritize moves to units as follows, in order to mitigate rehab costs:

1. To recently rehabbed public housing units in later phases on site, specifically units vacated by Group A residents who opt to move into Block 6,
2. To a vacant, newly rehabbed unit that was completed during the Phase 1A3 rehab scope but not utilized,
3. To a fire unit that will be rehabbed to accommodate a relocated Phase 3 resident, and finally,
4. To a vacant unit that will need to be rehabbed.

Once Phase 1A3 and Phase 3 residents are relocated, no additional on-site moves will be required, for these reasons:

- 1) While, Sunnydale has historically had high occupancy rates, voluntary offsite options are available for residents. Currently, there are approximately 516 households onsite. In 2023, Balboa Park Upper Yard, located at Balboa Park BART station, will provide another 39 units for Sunnydale residents. In addition, with the completion of Blocks 3B and 3A, another 125 units will become available as soon as 2024. Blocks 7 and 9, currently under predevelopment, and within the Phase 3 footprint, will come online as early as 2025. Once Blocks 7 and 9 are occupied in 2025, and not assuming any attrition, it is expected that only about 100 residents will remain on site.
- 2) The Authority, as part of its agreement with HUD, has started Accelerated Conversion based on the relocation groups on site, with Group D converting to Section 8 first. Administrative moves on site after Accelerated Conversion will likely minimize the availability of units onsite, resulting in reliance on new housing units as they come online for relocation opportunities.

Total Units Built or under Predevelopment to Date at Sunnydale HOPE, including Offsite.				
	Completion Date	Replacement Units	Tax Credit Units (Inc. mgr. unit)	Total Units
Natalie Gubb Commons (off-site), Transbay Block 7	2018	24	-	24
Casala Apartments	2019	41	14	55
691 China Basin (off-site), Mission Bay South Block 6W	2021	38	-	38
Block 6	2021	125	42	167

Balboa Park Upper Yard (off-site)	2023	39	-	39
Block 3A and 3B	2024/2025	125	42	170
Block 7	2025	52	17	69
Block 9	2025	75	25	100
		519	140	662

The Development Agreement requires the Sponsor to build back 775 total replacement units and approximately another 197 additional affordable units for a total of 969 total units. Once Blocks 7 and 9 are occupied, the Sponsor is more than three-quarters of the way to that goal.

4. DEVELOPMENT PLAN

4.1. Phase 1A3 Relocation Plan

4.1.1. Households.

There are 86 total units in Phase 1A3; 25 units are vacant, 7 households voluntarily moved offsite, and 54 units are occupied. Of these 54 units, 13 households will move directly into Block 6 and the remaining 41 households and the SFPD unit will be relocated onsite. As mentioned previously, Phase 1A3 is divided into three subgroups, allowing the relocation team to delay relocation for some residents without delaying the demolition and abatement work entirely. Subgroups 1 and 2 have moved to rehabbed units; Subgroup 3 will move directly into Block 6 in December 2021, or to a recently rehabbed unit on site if available. There are approximately 15 households within Subgroup 3, of which all but three have decided to move directly to Block 6 in December 2021. The three remaining households will be relocated to a previously rehabbed public housing unit onsite or to a new unit created from two merged units. The table below illustrates relocation for Phase 1A3 and its subgroups.

Phase 1A3 Relocation Unit Analysis								
	A	B	C	D	E	F	G	H
	Sub Group 1	Sub Group 2	Sub Group 3 (to Move to Rehabs)	Total to Move (A+B+C)	Sub Group 3 to move to Block 6	Total moves for Phase 1A3 (D+E)	Rightsized HH later phases*	Actual Units needed for Rehab in later phases (D+G)
1BR	5	3		8	2	10	0	8
2BR	6	8	2	16	6	22	0	16
3BR	5	5	1	11	4	15	3	14
4BR	5	1		6	0	6	1	7
Total	21	17	3	41	12	53	4	45

*4 households (HH) in later phases were rightsized as part of Phase 1A3 relocation efforts in order to match housing needs with units more appropriately.

4.1.2. Phase 1A3 Relocation Units

In order to accommodate the larger households in Phase 1A3, four households in later phases were rightsized into rehabbed public housing units and provided relocation moving benefits to incentivize their move. In addition, the Authority and MOHCD have prepared a plan for rehabbing an additional 39 vacant public housing units, including merging 10 adjoining units into 5 larger units to accommodate 3- and 4-bedroom households, and merging four adjoining units at Potrero Terrace to accommodate two 4-bedroom households who have requested to relocate to Potrero Terrace. Residents that moved to Potrero either originally were from Potrero or have requested to move specifically to the site.

There are six units that are offline due to fire repair. The Authority will use capital dollars from insurance proceeds to fund these rehabs if they are necessary for relocation for either phase. To date, three households have been relocated to rehabbed fire units. While the cost of the rehab scope is not included in this evaluation, the units are included for relocation.

Estimated costs to rehab units for Phase 1A3 are shown on Attachment B are \$2.1M.

4.2. Phase 3 Relocation Plan. All households will be relocated in conformance with the SFHA-approved Relocation Plan for Sunnydale.

4.2.1. Phase 3 Households

126 households within the Phase 3 footprint will need to move in order for demolition and abatement to start in June 2022. As mentioned previously, all households within this footprint received a 90 Day Notice to Vacate to Block 6 on October 1, 2021.

In addition to those 126 households, another 76 residents within Group A located in later phases were surveyed to exercise their option to move into Block 6, and were contacted several times about the option to move into Block 6. These households previously moved to accommodate the demolition of Phase 1A1/2 or Phase 1A3. In total, there are 202 households receiving a notice to move into Block 6.

As shown below, there are 125 units available at Block 6. 12 households from Subgroup 3 from Phase 1A3 will move directly into Block 6, leaving 113 units available for the 202 households.

Since Group A residents are scattered around the Sunnydale site due to ongoing relocation efforts, and because these residents have a 1st option to move to Block 6, the total number of units that will be vacant after households move into Block 6 and can be rehabbed and occupied by households relocating out of Phase 3 is not yet known. In planning and budgeting for tenant relocation and unit rehabs, there is a wide range of possibilities – e.g., all Group A residents move to Block 6, or only Phase 3 households do, or all residents stay in their current units, or some combination of these – that will determine the final cost of achieving the moves and rehabs in Phases 1A3 and 3.

While there are a number of possibilities, Staff is expecting households in Column G to move directly into Group A vacated units, directly from Phase 3 into Block 6, and to

move into newly vacated and rehabbed units in later phase. After accounting for 16 currently rehabbed and vacant units available to these households, the rehab scope is sized at approximately \$2.1M. The team will work on moving residents left within the footprint of Phase 3 after Block 6 lease up, but will ensure all residents vacate to rehabbed units by June 2022.

Total 1 st Option to Block 6				Available Units at Block 6			Max Future Unit need
	A	B	C	D	E	F	G
Units	Group A (Other Phases)	Total Phase 3	Total 1st option for Block 6	Block 6 Unit #	Sub Group 3 moving to Block 6	Left Over # @ Block 6	Potential future need (F-C)
1BR	14	35	49	18	2	16	33
2BR	33	52	85	60	6	54	31
3BR	23	31	54	36	4	32	22
4BR	6	8	14	11	0	11	3
Total	76	126	202	125	12	113	89

Community Based Organization (CBO) relocation

There are six CBOs located within the Phase 3 footprint, including Wu Yee Children’s Services, Boys and Girls Club, Youth Center, Mercy’s Transformation Director , YMCA, the Department of Public Health Wellness Center, Vis Valley Strong Families (VVSF) and Sunnysdale Tenants Association. The Authority also has a leasing office located within the phase. The Wellness Center and Youth Center will stay in the current space until Block 3A is available in 2024. Wu Yee and the Boys and Girls Club will stay in their current space until the Block 1 Community Center construction is complete in 2023. Mercy is currently outreaching to the other CBOs to understand their space needs, but it is the intent to find temporary offices in vacant units on site for VVSF, YMCA, and the Tenant Association. Permanent offices for these CBOs are planned in Block 3. The Master Relocation Plan does not require Mercy or the Authority to pay for relocation benefits of the CBOs or provide a unit. However, the Authority will work with Mercy Housing and the CBOs to accommodate the CBOs onsite to the extent possible.

4.2.2. Phase 3 Relocation Units

As mentioned previously, to the extent possible and as first priority, if a household within Phase 3 cannot move into Block 6, the Authority will accommodate the household in a recently rehabbed public housing unit on site in a later phase, with vacated Group A units being preferred priority. The second priority will be rehabbed units completed during the Phase 1A3 rehab scope but not utilized. The third priority will be fire units, which the Authority will rehab using capital funds from insurance proceeds. There are currently 4 additional fire units available for relocation. Only after the previous priority units have been fully utilized will the Authority consider rehabbing vacant units.

4.3. Schedule. Please see Attachment A for a complete schedule.

4.4. Funding Request Overview.

This request comprises three distinct uses of funds related to the relocation of Sunnydale households located within Phase 1A3 and Phase 3.

4.4.1. Pest inspection and control services - \$20,320

The Authority has a contract with PestTec to conduct regular pest inspections of all units at Sunnydale. Additional funding is being requested for a final inspection of the vacant units to ensure each unit is pest free before residents are relocated to new units on site. Since most of the units that will be renovated under this grant have been vacant for at least six months, it's unlikely that the inspections will reveal severe pest issues. In addition, the San Francisco Department of Environment will provide a one-time training for the Force Account workers to demonstrate best practices for post-construction pest mitigation.

The Authority will provide information on the current pest infestations and map current locations to ensure that any units being renovated under this program are inspected. Residents within proximity to recent infestations should receive additional attention and inspections.

4.4.2. Relocation costs and benefits - \$163,200.

Per Relocation law and the Sunnydale HOPE SF Master Relocation Plan, residents are entitled to moving benefits as well as utility reimbursements related to relocation. Residents may opt to use a professional moving company, or receive an allowance as per HUD guidelines. This request assumes the most expensive moving option of personal movers at a rate of \$1885 per unit and \$35 utility reimbursement per unit, which totals \$160k for moving costs and \$2,975 for utility reimbursements for Phase 3 only. Relocation costs and benefits for Phase 1A-3 have already been included in the Phase 1A-3 Predevelopment Loan from MOHCD to the Developer.

4.4.3. Unit rehabilitation - \$4.4M.

Unit rehabilitation will be completed by existing Authority Force Account workers, augmented by additional staff to be hired from the respective union hiring halls for each trade. The Authority's current crew is 10 carpenters, 1 electrician, 1 plumber, 2 floor layers, 9 laborers, 3 steamfitters and 9 painters.

Two fire-damaged units that have been vacant for extended periods have already been rehabbed by the Authority using its Capital Funds. There are another four fire units that the Authority can rehab with those funds.

As mentioned previously, Phase 1A3 scope is \$2.1M for rehab; Phase 3 scope allowance is \$2.36M. The Phase 3 figure incorporates a 10% contingency.

4.5. Project Management.

Alicia Sisca, Director of Housing Development and Modernization, will supervise the

SFHA labor force (“Force Account”) work with the assistance of Senior Project Manager Jasmine Kuo. Kendra Crawford, Acting Director of Public Housing, will be responsible for implementing the relocation notices, coordinating pest inspections, arranging moving companies, and reimbursing residents for self-moving expenses. SFHA, MOHCD, HOPESF and Mercy meet weekly on the Block 6 lease up and include the Phase 1A-3 and Phase 3 relocation as topics with Mercy providing resident services support and HOPE SF providing support on relocation and tenant centered processes.

5. LOAN COMMITTEE MODIFICATIONS

5.1. Eligible Reimbursements

Funds will be made available under this grant for rehabilitation and relocation activities undertaken by SFHA beginning in July 2020. The delay to the date of this request is due to COVID-related impacts to the scoping and planning of the relocation work.

6. LOAN COMMITTEE RECOMMENDATIONS

6.1. Proposed Loan/Grant Terms: Grant

6.2. Amount: not to exceed \$4,888,633

6.3. Conditions to Approval

- The Authority will provide HOPE SF and MOHCD staff with proposed scopes of work and cost estimates for each unit prior to starting the work.
- The Authority will provide HOPE SF and MOHCD staff with original Force Account estimates for rehab scopes.
- The Authority will provide weekly progress updates as well as before-and-after photographs of each unit being prepared for relocation.

6.4 Conditions to Disbursement

- MOHCD staff must approve all final invoices in monthly draws submitted to MOHCD.

Attachments:

- A. Schedule
- B. Budget

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 and Community Development

Date: _____

APPROVE. DISAPPROVE. TAKE NO ACTION.

Salvador Menjivar, Deputy Director for Programs
Department Homelessness and Supportive Housing

Date: _____

APPROVE. DISAPPROVE. TAKE NO ACTION.

Sally Oerth, Acting 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.

Tonja Lediju, Chief Executive Officer
San Francisco Housing Authority

Date: _____

Chavez, Rosanna (MYR)

From: Shaw, Eric (MYR)
Sent: Friday, December 17, 2021 11:28 AM
To: Chavez, Rosanna (MYR)
Subject: RELOCATION FUNDING SUNNYDALE HOPE SF

approve

Eric D. Shaw
Director

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

Chavez, Rosanna (MYR)

From: Hewson, Elizabeth (HOM)
Sent: Friday, December 17, 2021 11:30 AM
To: Chavez, Rosanna (MYR)
Cc: Shaw, Eric (MYR)
Subject: Relocation funding for Sunnydale HOPE SF Phase 1A3 and Phase 3 Relocation

On behalf of Salvador Menjivar, I cast a Yes vote for the \$4,888,633 in relocation and rehabilitation funding to the San Francisco Housing Authority for Sunnydale HOPE SF Phase 1A3 and Phase 3 Relocation.

Best,
Elizabeth



Elizabeth Hewson (she/her)

Manager of Supportive Housing Programs
San Francisco Department of Homelessness and Supportive Housing
elizabeth.hewson@sfgov.org | P: 628-652-7730

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Chavez, Rosanna (MYR)

From: Oerth, Sally (CII)
Sent: Friday, December 17, 2021 11:29 AM
To: Chavez, Rosanna (MYR)
Cc: Shaw, Eric (MYR); Ely, Lydia (MYR)
Subject: Relocation funding for Sunnydale HOPESF Phases 1A3 & 3 - 12.17.21 Loan Committee

I approve the relocation funding request for the Sunnydale project, as presented at the 12/17/21 Loan Committee



Sally Oerth
Interim Executive Director

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San Francisco, CA 94103
📞 415.749.2588
🏠 www.sfocii.org

Chavez, Rosanna (MYR)

From: Katz, Bridget (CON)
Sent: Friday, December 17, 2021 11:27 AM
To: Chavez, Rosanna (MYR)
Cc: Shaw, Eric (MYR)
Subject: Relocation Funding for Sunnydale HOPE SF Phase 1A3 & 3

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

Attachment A – Schedule of Events

Target Schedule	Start	End
SFHA issues Rightsizing Notices to all Sunnydale households	Nov 15, 2020	
Authority Board of Commissioners (Board) approves Phase 1A-3 Relocation Plan		Dec 17, 2020 for Authority Board Approval
The Authority prepares vacant units so they are ready for occupancy by the 38 households in Phase 1A-3 Subgroups 1 and 2 that need to be relocated, plus 4 additional units to rightsized over housed households outside of Phase 1A-3	July 27, 2020	Sept 22, 2021
The Authority issues 90-day Relocation Notices to Phase 1A-3 households according to relocation priority	Jan 1, 2021	Feb 28, 2021
The Authority obtains HUD approval to demolish and dispose of units in Phase 1A-3 buildings	May 27, 2021 submit request	June 14, 2021 HUD approval
The Authority moves households out of subgroup 1 and 2 within Phase 1A3 and into vacant units in other phases as units are readied for occupancy	Feb 3, 2021	Sept 15, 2021
Authority Board of Commissioners (Board) approves Phase 3 Relocation Plan		July 22, 2021 for Authority Board Approval
Board approves revised Phase 3 Relocation Plan		November 19, 2021
Developer’s contractor conducts abatement and demolition of the 13 existing buildings in Phase 1A-3	Oct 4, 2021	Feb 1, 2022
New construction of infrastructure Phase 1A-3	February 15, 2022	July 30, 2022
The Authority obtains HUD approval to demolish and dispose of units in Phase 3 buildings	November 1, 2021	March 1, 2022
The Authority moves households from Phase 3 into Block 6	November 15, 2021	March 2022
The Authority moves all remaining households out of Phase 3 and into vacant units in other phases as units are readied for occupancy	January 2022	May 2022
Construction of Block 3B	October, 2022	October, 2024
Developer’s contractor conducts abatement and demolition of the 15 existing buildings in Phase 3	June 15, 2022	February 1, 2023
New construction of Infrastructure Phase 3	March 2023	March 2025
Construction of Block 7 and 9 start	July 2024	July 2026

Attachment B – Budget

Sunnydale Relocation Budget for Phase 1A-3 & Phase 3			
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Households to Move	45	89	See Unit Analysis Sheet
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Future Rehab Costs (Est)		\$2,162,000	Est. costs for future rehabs necessary for demo/abatement
Total Relocation Costs	\$2,100,000	\$2,531,165	
Administration /Contingency			
10% of Rehab of Units Cost		\$236,028	
Grand Total of Projected Costs	\$2,107,200	\$2,781,433	
	\$4,888,633		