

CITYWIDE AFFORDABLE HOUSING LOAN COMMITTEE

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

October 15, 2021
11:15 A.M. – 1:00 P.M.

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[+1 415-906-4659](#) United States, San Francisco

Phone Conference ID: 515 148 769#

AGENDA

1. REQUEST FOR GRANT FUNDS FOR THE DEMOLITION OF THE ALICE GRIFFITH OPPORTUNITY CENTER

Request for approval of grant funds up to \$100,000 to the San Francisco Housing Authority (“SFHA”) for the demolition of the Alice Griffith Opportunity Center (the “Center”). Alice Griffith is a HOPE SF development. The Center was previously purchased by the Mayor’s Office of Housing and Community Development and placed on SFHA property to serve the Alice Griffith community. Ownership of the land containing the Center was not transferred to the master developer, Five Point, in order to allow the newly relocated Alice Griffith community continued access to planned services at the Center and community garden. However, the Center has suffered extensive damage and vandalism, and now poses a hazard to the community residents. Demolishing the Center will provide an opportunity to temporarily repurpose the vacant space, with a request for proposals for interim uses to be issued by the end of 2021.

The San Francisco Housing Authority (SFHA)

2. REQUEST FOR PREDEVELOPMENT FUNDING FOR 772 PACIFIC AVENUE

Request for initial predevelopment funds in the amount of \$4,100,000 for 772 Pacific Avenue, a proposed 86 unit (67 studios and 19 1-bedrooms) project, including a manager studio unit, with 20 units serving formerly homeless seniors subsidized by the City's Local Operating Subsidy Program (LOSP), 34 units serving extremely low-income seniors supported by the City's Senior Operating Subsidy (SOS), 5 units serving Plus Housing seniors, and the remaining serving low-income seniors at 60% Area Median Income ("MOHCD AMI"). All units will be restricted to at or below 60% MOHCD AMI. The base concept presented for 772 Pacific Ave is an 8-story building developed on a small 9,219 square foot ("sf") lot, with approximately 8,847 sf of ground floor community-serving commercial space, which is planned to be the renovated New Asia Restaurant or a community-serving flex space centered on cultural cuisine in Chinatown. Construction is expected to start in April 2024, with a construction completion date of January 2026.

Chinatown Community Development Center (Chinatown CDC)

3. REQUEST FOR DEBT FORGIVENESS, GAP, AND PASS FUNDING FOR THROUGHLINE APARTMENTS

Request for up to \$2,398,821 in existing MOHCD debt forgiveness and gap financing of up to \$22,339,000, which includes \$14,840,000 in CDBG funds and a residential mortgage under the Preservation and Seismic Safety Loan Program (PASS) ("PASS Loan") of up to \$8,499,000 for Throughline Apartments-- a scattered site acquisition and rehabilitation project in District 3: 777 Broadway (Bayside Elderly Housing), 1204 Mason (Consortia Apartments), and 1525-29 Grant Ave (Tower Hotel). In total, the three buildings are comprised of 88 affordable units, including three manager's units and four commercial spaces. The buildings include a mix of Single Room Occupancy (SRO) units restricted to 80% to 140% AMI (per the low- and moderate-income definitions under the CDBG program), studios and one-bedrooms to accommodate seniors, individuals, couples, and families, restricted at 80% AMI. The scope of work includes mandatory seismic retrofits for Consortia and Tower, exterior repairs, building system improvements to fire and life safety, building code, and energy efficiency upgrades, and overall common area and unit improvements. The Sponsor's target acquisition date is March 15, 2022, with an April 1, 2022 construction start and construction completion in July 2023.

Chinatown Community Development Center (Chinatown CDC)