

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

**November 5, 2021
11:15 A.M. – 1:00 P.M.**

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Phone Conference ID: 985 935 179#

AGENDA

1. REQUEST FOR INFRASTRUCTURE GAP FUNDING FOR SUNNYDALE HOPE SF PHASE 1A3

Phase 1A3 Infrastructure (Phase 1A3) is the second infrastructure development phase of eleven phases within the Sunnydale HOPE SF Master Plan, after the combined infrastructure Phases 1A1/1A2. Phase 1A3 is approximately 4.14 acres, and will eventually house the development of Block 1/community center site, the 80-unit Block 3A affordable housing development site, the 94 units Block 3B affordable housing development site, and the Sunnydale Avenue public right of way. Phase 1A3 includes demolition and abatement of 13 public housing buildings and associated utilities, as well as new realignment of Sunnydale Avenue between Hahn Street and Santos Street, and new underground utilities, street, sidewalks, bike lanes, MTA bus stops, and pad-ready preparation of the Blocks 1, 3A, and 3B sites for development. The Housing Authority of the City and County of San Francisco will have relocated approximately 58 impacted households from this Phase, with assistance from Mercy Housing's Sunnydale resident services team, before construction can start in February 2022.

Related California and Mercy Housing California

2. REQUEST FOR PREDEVELOPMENT FUNDING FOR 1939 MARKET STREET

Request for initial predevelopment funds in the amount of \$4,000,000 for 1939 Market Street, a proposed 134 unit (66 studios, 67 1-bedrooms, and 1 2-bedroom) project, including a 2-bedroom manager's unit, with 27 units (20% of total units) serving formerly homeless seniors subsidized by the City's Local Operating Subsidy Program (LOSP), 40 units (30% of total units) serving extremely low-income seniors supported by the City's Senior Operating Subsidy (SOS) Program, and 7 units serving Plus Housing seniors. All units will be restricted to at or below 60% MOHCD AMI. The base concept presented for 1939 Market Street is a 9-story midrise building with approximately 1,500 sf of ground floor community-serving commercial space. Construction is expected to start in May 2024, with a construction completion date of April 2026.

Mercy Housing California and Openhouse

3. REQUEST FOR ADDITIONAL PREDEVELOPMENT AND GAP FUNDING FOR MISSION BAY SOUTH BLOCK 9a

Curtis Development, Michael Simmons Property Development, Inc., and Young Community Developers request \$1.5M in additional predevelopment loan funding and a gap funding loan amount of \$70,184,522 for a 148-unit homeownership new construction project in the Mission Bay South project area.

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