

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
Housing & Homeless Programs, Department of Homelessness & Supportive Housing

December 3, 2021
11:15 A.M. – 1:00 P.M.

[Join Microsoft Teams Meeting](#)

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

Phone Conference ID: 985 935 179#

AGENDA

1. REQUEST FOR PREDEVELOPMENT FUNDING FOR 1515 SOUTH VAN NESS AVENUE

Request for initial predevelopment funds in the amount of \$4,000,000 for 1515 South Van Ness, a proposed 122- unit (6 studios, 36 one-bedrooms, 44 two-bedrooms and 36 three-bedrooms) project, including a two-bedroom manager's unit, with 31 units (25% of total units) serving formerly homeless families subsidized by the City's Local Operating Subsidy Program (LOSP) and 5 units serving referrals from the Plus Housing program. All units will be restricted to at or below 80% MOHCD AMI. The base concept presented for 1515 South Van ness is 5-stories over a ground floor podium with ground floor uses including community serving commercial. Construction is expected to start in summer 2023, with a construction completion anticipated in summer 2025.

Chinatown Community Development Center and Mission Economic Development Agency

2. REQUEST FOR PREDEVELOPMENT FUNDING FOR 160 FREELON STREET

Request for initial predevelopment funds in the amount of \$4,000,000 for 160 Freelon St., a proposed 72-unit (36 one-bedrooms, 18 two-bedrooms and 18 three-bedrooms) project, including a two-bedroom manager's unit, with 20 units (28% of total units) serving formerly homeless families subsidized by the City's Local Operating Subsidy Program (LOSP) and 5 units serving referrals from the Plus Housing program. All units will be restricted to at or below 80% MOHCD AMI. The base concept presented for 160 Freelon Street is 6+-stories over a ground floor podium with ground floor uses including community serving commercial. Construction is expected to start in Spring 2024, with a construction completion anticipated in winter 2025.

Related California and San Francisco Housing Development Corporation (SFHDC)

3. REQUEST FOR PREDEVELOPMENT FUNDING FOR 88 BLUXOME

Request for initial predevelopment funds in the amount of \$3,500,000 for 88 Bluxome, a proposed 106-unit (20 studios, 41 one-bedrooms, 22 two-bedrooms and 24 three-bedrooms) project, including a two-bedroom manager's unit, with 27 units (20% of total units) serving formerly homeless families subsidized by the City's Local Operating Subsidy Program (LOSP) and 5 units serving Plus Housings. All units will be restricted to at or below 60% MOHCD AMI. The base concept presented for 88 Bluxome is 5-stories over a ground floor podium shared with City of San Francisco Recreation and Parks Department. The site is a land dedication with the Principal Developer delivering two levels below grade and the completed ground floor podium to the City. The affordable housing units will be built on the ground floor podium. Construction is expected to start in May 2023, with a construction completion anticipated in May 2025.

Jonathan Rose Companies and Young Community Developers