

# 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

**April 16, 2021**  
**11:15 A.M. – 1:00 P.M.**

## [Join Microsoft Teams Meeting](#)

[+1 415-906-4659](tel:+14159064659) United States, San Francisco (Toll)

Conference ID: 515 148 769#

## AGENDA

### **1. REQUEST FOR EMERGENCY REPAIRS FUNDING FOR PLAZA EAST**

McCormack Baron Salazar (“MBS”) requests \$2,698,000 in Housing Trust Fund funds to make emergency repairs to address immediate conditions at Plaza East. This funding will improve living conditions for households living in Plaza East's 193 units of affordable family rental housing. It will also bring supportive services to the site for the first time. Plaza East is a HOPE VI public housing development in the Western Addition.

*McCormack Baron Salazar*

### **2. REQUEST FOR AHSC IIG PRELIMINARY GAP FOR SUNNYDALE PHASE 1A3 BLOCK 3AB**

Sunnydale HOPE SF's Block 3A and Block 3B are located within Infrastructure Phase 1A3 on the southwest corner of Sunnydale Ave and Hahn St in San Francisco's Visitacion Valley neighborhood. The Sponsor is requesting an Infrastructure preliminary gap for \$18,747,627. The Block 3A Partnership is requesting approval to apply jointly with MOHCD for an Infill Infrastructure Grant (IIG) of approximately \$5,786,000 to offset the City's Infrastructure contribution. In addition, Block 3A requesting a commitment of \$12,947,137 and approval to apply jointly with the City to the HCD's Affordable Housing and Sustainability Communities (AHSC) Program for an Affordable Housing Development (AHD) funding amount of \$10,850,000 and another \$10,350,000 for transit and pedestrian improvements. The Block 3B Partnership is requesting approximately \$8,467,000 in MOHCD commitment and approval to apply jointly with the City to the AHSC Program for approximately \$9,381,500 in AHD funding and another \$6,500,000 for transit and pedestrian improvements.

*Related California and Mercy Housing California, through Sunnydale Infrastructure Phase 1A3, LLC, Sunnydale Block 3A Housing Partners, L.P., and Sunnydale Block 3B Housing Partners, L.P.*

### **3. REQUEST FOR PREDEVELOPMENT AND PRELIMINARY GAP FINANCING FOR BALBOA RESERVOIR – BUILDING E**

The Balboa Reservoir (Reservoir) is a 17-acre site located across from City College, currently owned by the SFPUC. In 2017, BRIDGE Housing and Avalon Bay were selected as the Master Plan developers, with BRIDGE leading the affordable housing component of the Reservoir. BRIDGE is requesting \$1,000,000 in predevelopment funds for Building E, which the first of four affordable housing developments that will be built in two phases. Building E is estimated to include 124 units offered to households between 40% to 105% MOHCD AMI. The Sponsor is applying to the State of California Department of Housing and Community Development (HCD) for the Infrastructure and Infill Grant (IIG) and Affordable Housing and Sustainable Communities (AHSC) grant program and therefore is also requesting a preliminary gap commitment of \$13,594,128, as well as approval for MOHCD to be a joint applicant to those programs.

*BRIDGE Housing Corporation*

### **4. REQUEST FOR APPROVAL OF MARKETING AND LEASING MANUAL FOR SMALL SITES PROGRAM**

The request seeks approval of the new Marketing and Leasing Manual of MOHCD's Small Sites Program (SSP), which has been created to help improve the efficiency of marketing and leasing of vacant units in SSP projects.