

San Francisco 2015 Affordable Housing General Obligation Bond



GOBOC Report January 2017



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Affordable Housing Bond – Overview

History of Bond Approval

In November 2015, the Affordable Housing General Obligation Bond (Bond) was passed by voters with the goal of helping to make San Francisco a more affordable place for residents to live. The Bond was proposed by Mayor Lee and San Francisco Board of Supervisors and approved by 74% of voters in the November 2015 election. The Bond is a component of the Mayor’s plan to construct 30,000 new and rehabilitated homes throughout the City by 2020, with half available for low and middle income San Franciscans.



GO Bond Investment Categories

Program Categories	GO Bond
Public Housing	\$80 Million
Low-Income Housing (up to 80% AMI)	\$100 Million
<i>set aside for Mission Area Plan Investments</i>	\$50 Million
Middle-Income Housing (121%-175% AMI)	\$80 Million
TOTAL	\$310 Million



Need for the Bond

The well-documented housing affordability gap that has arisen and expanded in the local housing market makes it a challenge for the City to ensure that economic diversity can be maintained. High housing costs inhibit healthy, balanced economic growth regionally when individuals and families are increasingly locked out of the local housing market and forced to leave the City and take on increasingly long employment commutes. In recent years, the impact of this affordability gap has expanded beyond low- and moderate-income households, which traditionally could benefit from some form of governmental assistance. Strong housing production and the availability of housing affordable to a broader range of households has become more important than ever. The speed at which affordable housing is produced is also critically relevant to meeting the growing need for affordable housing, and the City is combining Bond revenue with other housing fund sources to expedite production. The 2015 Affordable Housing Bond will help to address the affordability gap, as well as the destabilization that occurs when market pressures in specific neighborhoods result in driving long-time residents out of the City. Further, through prioritized spending, the 2015 Housing Bond will help the City to provide housing for the specific income categories identified in the Regional Housing Needs Assessment.



Overview of Allocations and Target Beneficiaries

The Bond will relieve housing market pressure by:

- Investing in neighborhoods to promote and preserve economic diversity;
- Developing and acquiring housing for a broad population, including families, seniors, transitional-aged youth, single working adults, veterans, disabled households, and income levels ranging from extremely low to moderate; and,
- Meeting the need through a range of activities, including new multi-family construction, acquisition of existing apartment buildings, and other efforts that will effectively increase the affordable housing supply.

The Bond targets several priority populations in order to serve the City's vulnerable residents and households at risk of displacement:

- Low-income working families
- Veterans
- Seniors
- Disabled individuals



Overview of how this bond is different from most other City GO bonds



With most General Obligation bonds, the City hires contractors to complete infrastructure improvements. For affordable housing, the City does not engage contractors directly or own the improvements directly. Rather, the City will make loans to developers who then hire contractors and own the improvements through Limited Liability Companies (LLCs). This approach allows projects to leverage outside investment, including Federal Low Income Housing Tax Credits. City loans help jump start development, as it is usually the least costly funding the project will receive. Loans to developers include affordability covenants to ensure that projects are affordable for the long-term.

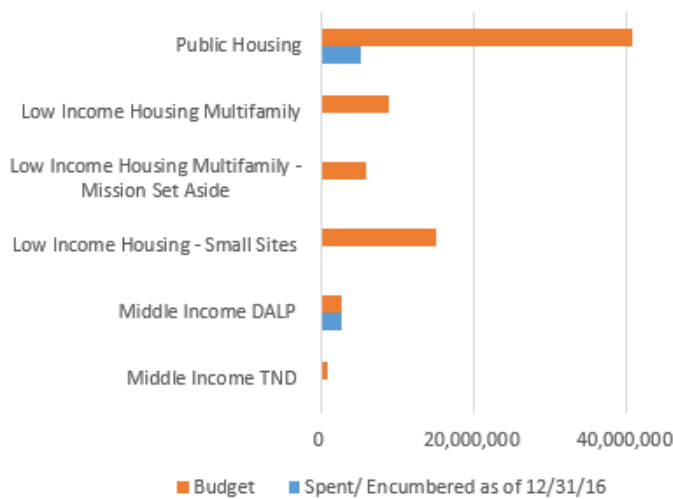
The Bond will also fund down payment assistance loans to individual first-time homebuyers to purchase their homes. Individual loans are directly paid into escrow and a lien is recorded in the title. Downpayment assistance loans are repaid in full at time of sale with a proportional share of appreciation coming to the City in lieu of interest payments.

The Bond spending will occur in three major categories: Public Housing, Low-Income Housing (with a portion set aside specifically for the Mission neighborhood), and Middle-Income Housing.

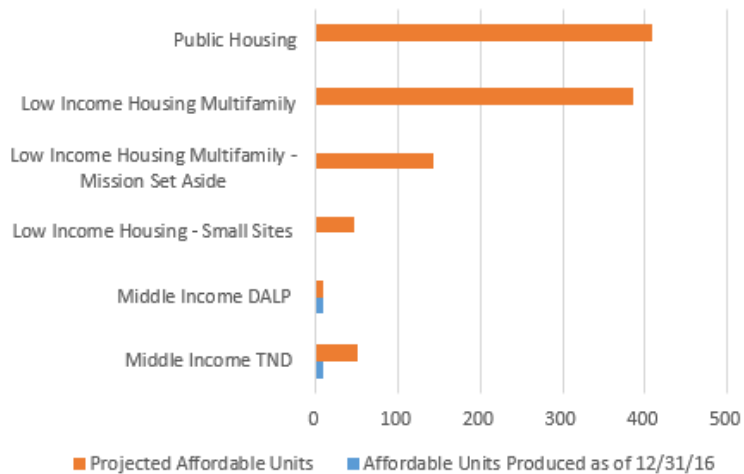
Key Highlights since last GOBOC Report (October 2016)

- First Issuance completed in November 2016 - \$74.4MM
- Public Housing Pre-Development and Planning loans disbursements started in November 2016
- Low Income Multifamily NOFA Awards in process of executing Loan Agreements
- Low Income Small Sites funding pipeline finalized
- Middle Income Downpayment Assistance Loans (DALP) fully subscribed and Teacher Next Door (TND) loans underway

First Issuance Spending



First Issuance Units Produced



Investment in Public Housing

Public Housing in San Francisco – Overview of the Problems We are Trying to Solve

The majority of San Francisco's public housing stock, much of which was built over 60 years ago, was not designed to be occupied into the 21st Century. The City is now working on two programs to transform public housing – Rental Assistance Demonstration (RAD) and HOPE SF. Bond funds will be used for HOPE SF to accelerate the reconstruction and rehabilitation of distressed public housing, including infrastructure replacement. Bond funds will be spent on most the urgent capital needs and strive for creation of net new units where possible.

RAD and HOPE SF

RAD – RAD is a HUD program which allows housing authorities to permanently convert public housing sites to a different funding source. In San Francisco, the Housing Authority has transferred ownership and operations of over 3,500 units to private partners. These private partners have access to Low Income Housing Tax Credits and commercial debt which can be used to rehabilitate distressed units. As of October 2016, all RAD loans have closed and rehabilitation is well under way.

HOPE SF – HOPE SF is the revitalization of four of San Francisco's most severely distressed public housing sites by completing rebuilding them and creating thriving, mixed-income communities. The four public housing sites are Alice Griffith, Hunter's View, Potrero, and Sunnydale.

Note: Bond funds will only be used for two of the HOPE SF Sites – Sunnydale & Potrero. Bonds will not be used for RAD.

How Local Public Housing Investment Protects Existing Public Housing Residents

In HOPE SF, no existing residents will be displaced, and there will be no loss of public housing. Most residents will be relocated on-site while construction proceeds and new units are built. Any resident relocated off-site will have a right of return. And any permanent relocation off-site will be purely voluntary.



Project Status Summaries

Potrero Acceleration

EXISTING CONDITIONS



PROPOSED SITE PLAN



Potrero master plan

Project Highlights

Potrero Block X

Number of units	72
Total Bond Funding	\$38.7M
Total Development Cost	\$68.4M

Potrero Block B

Number of units	94
Total Bond Funding	\$38.7M
Total Development Cost	TBD

Project Update

- The Potrero team acquired a vacant parcel (Block X) adjacent to the site for construction of 72 units of new housing which will be used for on-site relocation of residents during the construction process
- The first issuance of Bond funds will contribute to the predevelopment and construction costs for this parcel, in addition to predevelopment and master planning of the site as a whole
- The City approved predevelopment and construction loans in 2016
- Construction to commence in Q1 2017

Project Budget and Schedule – First Issuance

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed or Encumbered - December 31, 2016	Balance	Est. First Encumbrance	Est. Completion
Potrero Block X Predev	72	2,251,586	2,251,586	2,251,586	-	Jul 2016	Jul 2019
Potrero Block X Vertical		14,148,414	15,441,507	-	15,441,507	Jan 2017	Jul 2019
Potrero Infrastructure Predev	N/A	1,200,000	Included above	-	N/A	Jan 2017	Jul 2019
Potrero Block B Predev	94	2,300,000	2,206,907	-	2,206,907	Mar 2017	TBD
<i>Potrero Subtotal</i>	166	19,900,000	19,900,000	2,251,586	17,648,414		



Sunnydale Acceleration

EXISTING CONDITIONS



PROPOSED SITE PLAN



Sunnydale master plan

Project Highlights – Sunnydale Parcel Q and Blocks 6A & 6B

Number of units	266
Total Bond Funding	\$38.7M
Total Development Cost	\$54.8M

Project Update

- Sunnydale team acquired a vacant parcel at 1477-1497 Sunnydale Avenue for construction of new housing which will be used for on-site relocation of residents during the construction process
- The first issuance of Bond funds will contribute to the predevelopment and construction costs for this parcel, in addition to predevelopment costs related to infrastructure and other parcels at the site
- Master Planning and Parcel Q predevelopment loan approved
- Construction to commence Q1 2017



Project Budget and Schedule – First Issuance

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed or Encumbered - December 31, 2016	Balance	Est. First Encumbrance	Est. Completion
Sunnydale Master Planning	N/A	2,800,000	2,800,000	1,000,000	1,800,000	July 2016	Jun 2017
Sunnydale Parcel Q Predev	55	2,000,000	2,000,000	2,000,000	-	Nov 2016	Dec 2019
Sunnydale Parcel Q Vertical		10,900,000	10,900,000	-	10,900,000	Jan 2017	Jun 2020
Sunnydale 6A & 6B Predev	187	5,000,000	5,000,000	-	5,000,000	Mar 2017	Mar 2020
<i>Sunnydale Subtotal</i>	242	20,700,000	20,700,000	3,000,000	20,700,000		



Investment in Low-Income Housing – New Development

Low-Income Housing in San Francisco

Bond funds will allow the creation of at least four additional buildings in San Francisco which are 100% affordable to individuals and families earning less than 60% of the Area Median Income. Bond funds will accelerate new affordable housing production through quick release of funds.



Leveraging Federal and State Resources

Each dollar of bond funds used for new construction also leverages significant Federal and State funding, as demonstrated by the below.

	Affordable Housing Bond (First Issuance)	Total Development Cost (TDC)	Federal (A)	State (B)	Total Leveraged Funds (A) + (B)	Leverage Funds as % of TDC
250 Laguna Honda Predevelopment	\$ 1,974,731	\$ 73,531,431	\$ 1,490,000	\$ 17,293,720	\$ 18,783,720	26%
500 Turk Predevelopment	\$ 3,000,000	\$ 77,827,919	\$ 29,029,691	\$ 16,421,417	\$ 45,451,108	58%
4840 Mission Predevelopment	\$ 3,000,000	\$ 71,699,234	\$ 25,770,583	\$ 12,000,000	\$ 37,770,583	53%
1990 Folsom Acquisition & Predevelopment	\$ 7,025,269	\$ 102,761,383	\$ 29,910,574	\$ 19,000,000	\$ 48,910,574	48%

Mission Neighborhood Set-Aside NOFA

The Mission Neighborhood has been particularly impacted by increased rents and displacement. Neighborhood residents advocated for a set-aside for the Mission in the Bond proposal which went before the voters in order help preserve the neighborhood as an affordable community. Through a NOFA process concluded in September 2016, MOHCD selected 1990 Folsom for the Mission neighborhood development set-aside, a 143-unit family development with an artist workspace component that is greatly desired by community members. This initial identification of Low-Income bond funds for a predevelopment loan to 1990 Folsom adds to significant additional MOHCD investments in the Mission in recent years. Please see page 19 for status of 1990 Folsom project.

New 140-Unit Affordable Housing Project Coming to Mission District



The empty lot at 1990 Folsom St., where the Mission Economic Development Agency hopes to build 140 units of affordable housing. Photo by Joe Rivano Barros.

Low-Income Housing Predevelopment NOFA

In addition to the Mission set-aside NOFA, MOHCD also concluded its City-wide Low Income Housing competitive selection process in September 2016. MOHCD formally recommended predevelopment loans for three new multifamily developments that, together with 1990 Folsom, will bring more than 500 new affordable units to the Excelsior, Forest Hill, Mission, and Tenderloin neighborhoods. Through these loans, we anticipate building apartments for both families and seniors, and at least 20% of the units will be set aside for homeless and other special needs households. Amongst the four sites, there are also proposals for various community serving/public spaces.

MOHCD commenced underwriting of these predevelopment loans in Q4 2016, and the Citywide Affordable Housing Loan Committee approved a loan request for 500 Turk (Tenderloin) before 12/31/16 and for 1990 Folsom the first week of January 2017. The additional loan request approvals will follow in the coming months as entitlement and design issues are resolved.

Two projects responded to the NOFA and were not recommended for funding: a proposal to develop 2524 Lombard Street in the Marina, submitted by Community Housing Partnership, and a proposal to develop the corner of Ellis and Gough Streets on Cathedral Hill, submitted by John Stewart Company and Chinatown CDC.



Project Status Summaries

4840 Mission



Project Highlights

Total Bond Funding, First Issuance	\$3.0M (predevelopment)
Total Development Cost	\$71.7M

Project Update Highlights

- Developer: Bridge Housing
- Units: 114 family apartments, with 20%-30% set aside for homeless households
- Status: currently in design development and working with the Planning Department on entitlements

Project Budget and Schedule (First Issuance Only)

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed or Encumbered - December 31, 2016	Balance	Est. First Encumbrance	Est. Completion
4840 Mission - Predevelopment	114	3,000,000	3,000,000	-	3,000,000	Feb 2017	Nov 2021



250 Laguna Honda



Project Highlights

Total Bond Funding, First Issuance	\$1.9M (predevelopment)
Total Development Cost	\$73.5M

Project Update Highlights

- Developer: Christian Church Homes and Northern California Presbyterian Homes and Services, in collaboration with the Forest Hill Christian Church, which is providing the land
- Units: 150 senior apartments, with 20%-30% set aside for homeless seniors
- Status: Project is currently working with neighbors to address their concerns about affordable housing in a neighborhood which does not traditionally have affordable housing. Project did not require full \$3M set aside for predevelopment from the first issuance of the bond. The remaining \$1,025,269 will be used to support the project at 1990 Folsom in the Mission neighborhood in order to reduce costs for that project. We will adjust balances between the Mission set-aside and general Low-Income pool with the second bond issuance. Total funds dedicated to the Mission neighborhood will not exceed \$50M.

Project Budget and Schedule (First Issuance Only)

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed or Encumbered - December 31, 2016	Balance	Est. First Encumbrance	Est. Completion
250 Laguna Honda - Predevelopment	150	3,000,000	1,974,731	-	1,974,731	Mar 2017	Feb 2021



500 Turk



Project Highlights

Total Bond Funding, First Issuance	\$3.0M (predevelopment)
Total Development Cost	\$77.8M

Project Update Highlights

- Developer: Tenderloin Neighborhood Development Corporation
- Units: 122 family apartments, with 20%-30% set aside for homeless families (replacing a tire and auto repair shop)
- Status: Loan Committee approved predevelopment; the sponsor finalized site acquisition; the sponsor is working on design and entitlements; construction expected to commence in 2019.

Project Budget and Schedule (First Issuance Only)

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed or Encumbered - December 31, 2016	Balance	Est. First Encumbrance	Est. Completion
500 Turk - Predevelopment	122	3,000,000	3,000,000	-	3,000,000	Jan 2017	Mar 2022



1990 Folsom



Project Highlights

Total Bond Funding, First Issuance	\$7,025,269 (acquisition and predevelopment)
Total Development Cost	\$102.7M

Project Update Highlights

- Developer: Mission Economic Development Agency and TNDC joint venture
- Units: 143 family apartments, with 20%-30% set aside for homeless families (replacing a vacant baked goods manufacturing plant)
- Funding: While only \$6M was originally budgeted for the Mission neighborhood set-aside, MOHCD staff reallocated funds from 250 Laguna Honda project which did not require their full predevelopment allocation in order to save interest expenses on 1990 Folsom's third-party acquisition loan. We will adjust balances between the Mission set-aside and general Low-Income pool with the second bond issuance. Total funds dedicated to the Mission neighborhood will not exceed \$50M.
- Status: in design development and undergoing entitlement work.

Project Budget and Schedule (First Issuance only)

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed or Encumbered - December 31, 2016	Balance	Est. First Encumbrance	Est. Completion
1990 Folsom - Acquisition	143	-	1,025,269	-	1,025,269	Apr 2017	Sep 2021
1990 Folsom - Predevelopment	143	3,000,000	2,000,000	-	2,000,000	Feb 2017	Sep 2021
1990 Folsom - Acquisition	143	-	4,000,000	-	4,000,000	Apr 2017	Sep 2021
Project #2		3,000,000	-	-	-		
<i>Subtotal</i>	143	6,000,000	7,025,269	-	7,025,269		



Investment in Low-Income Housing – Rehabilitation of Small Sites

Description of Small Sites program

The Small Sites Program (SSP) is an acquisition and rehabilitation loan program for older, typically rent-controlled, buildings of 5 to 25 units. The program has been created to protect and establish long-term affordable housing in smaller properties throughout San Francisco that are particularly vulnerable to market pressure resulting in property sales, increased evictions and rising tenant rents. In the face of this increasing pressure on tenants, the City developed the Small Sites Program in order to support non-profit and for-profit entities to successfully remove these sites from the market and restrict them for the long-term. The overarching program goals are to:

- 1) Protect and stabilize housing for current tenants at a range of income levels, so long as at least 66% of the building's tenants have an average area median income (AMI) at or below 80%;
- 2) Remove SSP properties from the speculative market while increasing the supply of permanently affordable rental housing by restricting SSP properties to serve households with average incomes at 80% AMI;
- 3) Create financially stable, self-sustaining housing that serves multiple generations of low to moderate income households by ensuring that SSP properties operate with sufficient cash flow to adequately care for the property and repay debt obligations, including SSP loans, which the City will reinvest into future SSP properties.



Project Status Summary

- Bond funding will augment the existing funding sources and rolling NOFA responses.
- Please see the projected pipeline below for a list of anticipated SSP loan closings with Bond funding.
- Note that 5030 3rd St has been temporarily delayed due to code remediation work.

	Number of Units	Proposed Budget	Revised Budget	Amount Disbursed or Encumbered - December 31, 2016	Balance	Est. First Encumbrance	Est. Completion	Total Development Cost
5030 3rd St	4	2,100,000	2,100,000	-	2,100,000	Jun 2017	Dec 2017	3,900,000
199 Leland Avenue	6	1,700,000	1,700,000	-	1,700,000	Feb 2017	Jun 2017	3,200,000
534 Natoma	5	-	1,200,000	-	1,200,000	Feb 2017	Dec 2017	1,800,000
2976 23 rd Street	14	-	1,100,000	-	1,100,000	Mar 2017	Sep 2017	2,260,000
344 Precita	3	-	1,400,000	-	1,400,000	Feb 2017	Dec 2017	2,280,000
3198 24 th Street	8	-	3,700,000	-	3,700,000	Apr 2017	Dec 2017	5,700,000
3800 Mission	5	-	1,600,000	-	1,600,000	Feb 2017	Sep 2017	2,600,000
269 Richland	6	-	2,100,000	-	2,100,000	Mar 2017	Oct 2017	2,700,000
TBD		11,200,000	100,000	-	100,000			
<i>Small Sites Program Subtotal</i>	51	15,000,000	15,000,000	-	15,000,000			



Investment in Middle-Income Housing – Down Payment Assistance & Teacher Next Door

Why do middle-income households need help?



- San Francisco’s median home price over \$1M
- High home prices requires a higher proportion of income for housing expenses
- High rent prevents middle income households from saving for a down payment
- Prior to Affordable Housing Bond, highest household income assisted was at 120% AMI

Annual Target Incomes (120% - 175% AMI)

- \$90K - \$131K for individuals
- \$103K - \$151K for a family of two
- \$129K - \$189K for family of four

Project Status Summary

	Number of Loans	Proposed Budget	Revised Budget	Amount Disbursed or Encumbered - December 31, 2016	Balance
DALP Loan Expansion	9	2,900,000	2,900,000	2,714,100	185,900
Teacher Next Door	8	1,000,000	903,014	160,000	743,014
<i>Subtotal</i>	17	3,900,000	3,803,014	2,874,100	928,914

Investment in Middle-Income Housing – Other Efforts in Future Issuances

- 15% of Seawall Lot 3221 devoted to middle-income units
 - Developer selection process complete and architectural work underway.
 - Construction loan closing estimated for FY 17-18, including \$7MM for middle-income units.
- MOHCD and SFUSD pursuing Teacher Rental Housing on site owned by SFUSD. Predevelopment funding issuance anticipated 2017.



Specific Housing Bonds Uses, by Issuance

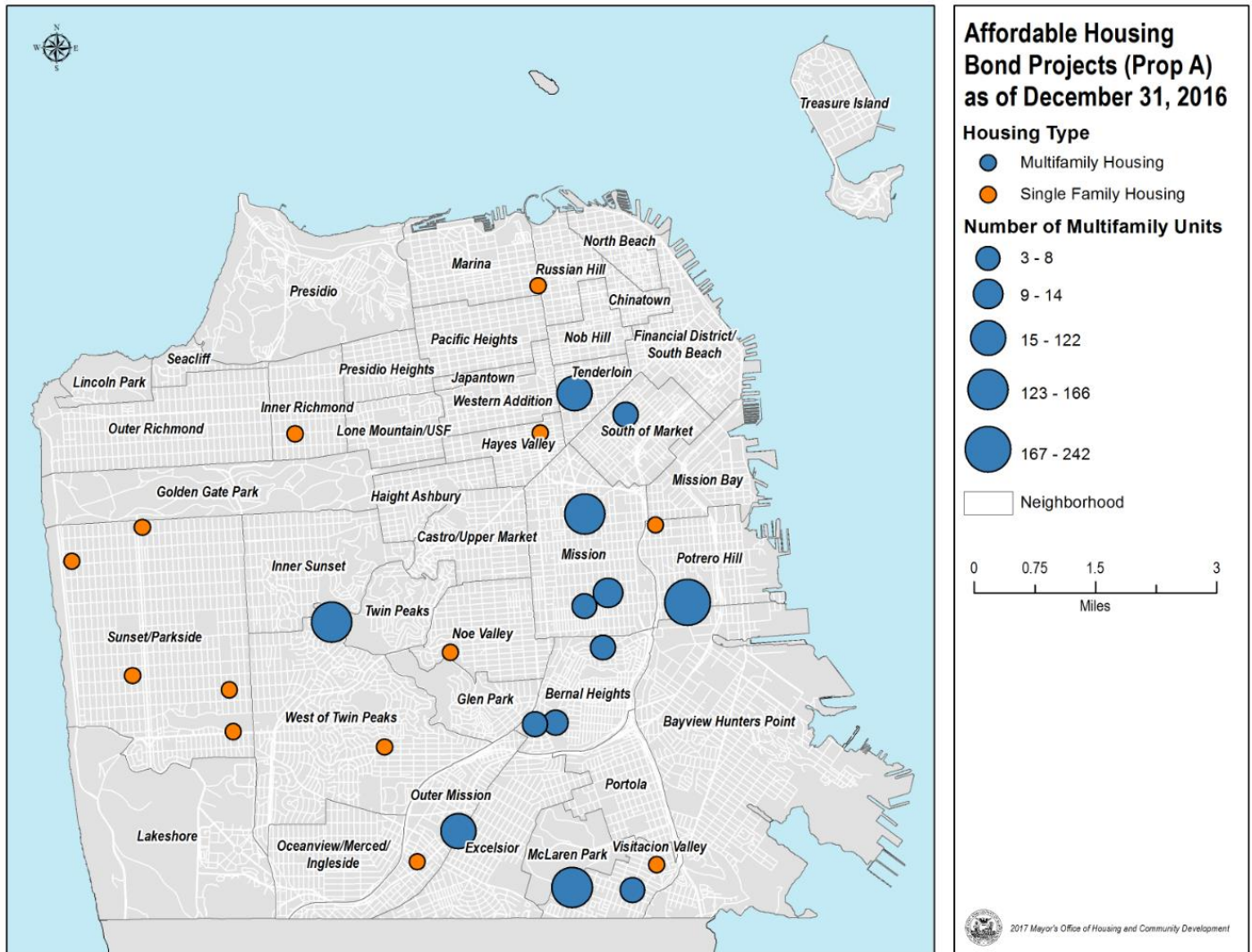
Affordable Housing GO Bond Spending Plan - Program Summary					
	First Issuance	Projected Second Issuance	Projected Third Issuance	Total	Units
Public Housing: \$80MM					
Potrero Acceleration	19,900,000	18,800,000		38,700,000	166
Sunnydale Acceleration	20,700,000	18,020,000		38,720,000	242
<i>Share of cost of issuance & incidentals</i>	<i>575,440</i>	<i>2,004,560</i>		<i>2,580,000</i>	
<i>Subtotal</i>	<i>41,175,440</i>	<i>38,824,560</i>	<i>-</i>	<i>80,000,000</i>	<i>408</i>
Low-Income Housing: \$100MM					
Predev - Three projects	9,000,000			9,000,000	386
Small Sites Program	15,000,000	9,235,000		24,235,000	81
Acquisition & Vertical - Three projects			63,540,000	63,540,000	290
<i>Share of cost of issuance & incidentals</i>	<i>340,161</i>	<i>346,181</i>	<i>2,538,658</i>	<i>3,225,000</i>	
<i>Subtotal</i>	<i>24,340,161</i>	<i>9,581,181</i>	<i>66,078,658</i>	<i>100,000,000</i>	<i>757</i>
Mission Neighborhood Housing: \$50MM					
Predevelopment Costs	6,000,000			6,000,000	
Acquisition & Vertical Development		20,000,000	22,385,000	42,385,000	143
<i>Share of cost of issuance & incidentals</i>	<i>85,040</i>	<i>721,934</i>	<i>808,025</i>	<i>1,615,000</i>	
<i>Subtotal</i>	<i>6,085,040</i>	<i>20,721,934</i>	<i>23,193,025</i>	<i>50,000,000</i>	<i>143</i>
Middle-Income Housing: \$80MM					
DALP Loan Expansion	2,900,000	2,900,000	8,700,000	14,500,000	49
Teacher Next Door	903,014	1,096,986	3,000,000	5,000,000	75
Middle-Income Teacher Housing		2,000,000	5,000,000	7,000,000	30
Middle-Income Production		31,000,000	19,920,000	50,920,000	166
<i>Share of cost of issuance & incidentals</i>	<i>53,902</i>	<i>1,537,883.94</i>	<i>988,214.46</i>	<i>2,580,000</i>	
<i>Subtotal</i>	<i>3,856,916</i>	<i>38,534,870</i>	<i>37,608,214</i>	<i>80,000,000</i>	<i>320</i>
GRAND TOTAL	75,457,557	107,662,545	126,879,898	310,000,000	1,628



Affordable Housing GO Bond Spending Plan - Program Detail					
	First Issuance	Projected Second Issuance	Projected Third Issuance	Total	Affordable Units
Public Housing: \$80MM					
Potrero Block X Predev	2,251,586			2,251,586	
Potrero Block X Vertical Gap	14,148,414			14,148,414	72
Potrero Infrastructure Predev	1,200,000			1,200,000	
Potrero Block B Predev	2,300,000			2,300,000	94
Potrero Infrastructure Development		18,800,000		18,800,000	
Potrero Acceleration				-	
Sunnydale Master Planning	2,800,000			2,800,000	
Sunnydale 6A & 6B Predev	5,000,000			5,000,000	
Sunnydale Parcel Q Predev	2,000,000			2,000,000	
Sunnydale Parcel Q Vertical	10,900,000			10,900,000	55
Sunnydale 6A & 6B Infrastructure Development		16,000,000		16,000,000	187
Sunnydale 3A Predev		2,020,000		2,020,000	
Share of cost of issuance & incidentals	575,440	2,004,560		2,580,000	
<i>Subtotal</i>	41,175,440	38,824,560	-	80,000,000	408
Low-Income Housing: \$100MM					
Project #1 - Predev	3,000,000			3,000,000	150
Project #2 - Predev	3,000,000			3,000,000	122
Project #3 - Predev	3,000,000			3,000,000	114
Small Sites Program	15,000,000	9,235,000		24,235,000	81
Project #1 - Acquisition & Vertical Development			21,180,000	21,180,000	97
Project #2 - Acquisition & Vertical Development			21,180,000	21,180,000	97
Project #3 - Acquisition & Vertical Development			21,180,000	21,180,000	96
Share of cost of issuance & incidentals	340,161	346,181	2,538,658	3,225,000	
<i>Subtotal</i>	24,340,161	9,581,181	66,078,658	100,000,000	757
Mission Neighborhood Housing: \$50MM					
Predevelopment Costs	6,000,000			6,000,000	
Acquisition & Vertical Development		20,000,000	22,385,000	42,385,000	143
Share of cost of issuance & incidentals	85,040	721,934	808,025	1,615,000	
<i>Subtotal</i>	6,085,040	20,721,934	23,193,025	50,000,000	143
Middle-Income Housing: \$80MM					
DALP Loan Expansion	2,900,000	2,900,000	8,700,000	14,500,000	49
Teacher Next Door	903,014	1,096,986	3,000,000	5,000,000	75
Middle-Income Teacher Housing		2,000,000	5,000,000	7,000,000	30
Middle-Income MOHCD Production		31,000,000	19,920,000	50,920,000	166
Share of cost of issuance & incidentals	53,902	1,537,884	988,214	2,580,000	
<i>Subtotal</i>	3,856,916	38,534,870	37,608,214	80,000,000	320
GRAND TOTAL	75,457,557	107,662,545	126,879,898	310,000,000	1,628



Map of Affordable Housing Bond Projects (Prop A) as of December 31, 2016



Metric of Success

The primary metric of success for the Affordable Housing Bond is number of units produced, protected, or assisted. We have estimated the projected number of affordable units through all phases of the bond process, and will track progress and provide regular updates accordingly.

It's important to note that new housing development in San Francisco can easily take five years from start to finish. Newly constructed public housing units are projected to be completed in 2019-2020, low income units are projected to be completed in 2021-2022, and middle income units may be completed in 2022-2023. The timing of the development process is largely out of MOHCD's control, as the developers of the projects are fully responsible for their own planning, permitting, design, public engagement, and construction. In future reports, we will be providing benchmarks of progress for each individual project.

Unit Production Summary as of 12/31/16

	Estimated Progress Toward Construction Completion	Affordable Units Completed	Projected Total Affordable Units
Public Housing	10%	0	408
Low Income Housing - Small Sites	10%	0	81
Low Income Housing Multifamily - Mission Set Aside	10%	0	143
Low Income Housing Multifamily	10%	0	676
Middle Income DALP	N/A	9	49
Middle Income TND	N/A	8	75
Middle Income Teacher Housing	5%	0	30
Middle Income Production	5%	0	166
TOTAL		13**	1,628

** Note 3 Middle Income Loans also received TND Loans. One of which received two TND loans as both borrowers were employed by SFUSD.



Glossary

Acquisition:	Costs associated with acquisition of real property
Estimated Completion:	Building completed and units leased
Infrastructure:	Costs which are secondarily related to housing development, including large-scale site grading, streets, sidewalks, utility work, etc. Predominantly needed in the HOPE SF context where we are creating entire new neighborhoods.
Master Planning:	Development of an overall strategy for the complete transformation of a public housing site. Master Planning work sets forth a comprehensive vision, schedule, communications plan, financing strategy, services program, and, most importantly, stakeholder participation process that highlights resident needs.
NOFA:	Notice of Funding Availability, a competitive process used to identify projects and developers
Predevelopment:	Costs prior to actual construction, including architectural, engineering, environmental, and permitting costs. May be related directly to housing development, or may be infrastructure predevelopment which supports
Vertical Gap and/or Vertical Development:	Costs starting with actual construction through and including occupancy and conversion to permanent financing

