

Sent: July 22, 2019 7:01 PM
From: kate.hartley@sfgov.org
Subject: RE: PLEASE ACKNOWLEDGE RECEIPT OF THIS FOLLOW-UP REQUEST — Re: Thanks Kate, and a Final Question on 2015 Bond Public Housing — Re: Your Evasive, Unclear Response, Kate — Re: RESPONSE DUE ON / PROMISED FOR MONDAY 7/8 —
To: pmonette-shaw@earthlink.net, eugene.flannery@sfgov.org
cc: sunshinemohcd@sfgov.org, gloria.woo@sfgov.org

Mr. Monette-Shaw:

Apologies for the delay. **Please see answers below in red.**

Kate Hartley
Director

On 7/17/2019 10:23 AM, pmonette-shaw wrote:

Ms. Hartley,

Thanks for your fuller description.

Here's a final question (I hope) on the Public Housing units in the 2015 Bond:

Is the vertical construction of the 127 net new units (72 Potrero Block X and 55 Sunnydale Parcel Q) actually funded by the 2015 \$310 million bond, or are they funded from other sources of funding like the 395 planned infrastructure "units" (220 units at Potrero and 175 units at Sunnydale)?

Both Potrero Block X and Sunnydale Parcel Q were funded by a combination of the 2015 General Obligation Housing Bond, low-income housing tax credits, an conventional bank loans. No local funds besides the 2015 Bond were used to finance these projects.

If the net new units (Block X and Parcel Q) **are** funded by the 2015 Bond, please provide a breakout of the dollar amount for actual vertical construction and the dollar amount of infrastructure for those two projects.

Total Potrero Block X Costs are as follows:

Potrero Block X	
Source of Funds	Value
Prop A Bond	17,693,093
Citibank	18,900,000
LIHTC	29,859,971
Deferred Developer Fee	2,000,000
Total	68,453,064

Of the Prop A funds issued, approximately \$2,270,199 went directly to infrastructure and approximately \$9,525,155 went directly to unit construction. The balance of the Prop A funds, \$5,897,739, went to related costs such as contingency, design, environmental review, permitting, legal, and financing, among other things.

Total Sunnydale Parcel Q Costs are:

Sunnydale Parcel Q	
Source of Funds	Value
Prop A Bond	8,905,799
Permanent Financing	12,311,000
LIHTC	24,922,513
Total	46,139,312

Because this development was acquired by the developer with City funding and is located across the street from the Sunnydale Public Housing development, it did not have the same infrastructure deficits as parcels located on the public housing property. Prop A funds were used primarily to cover soft costs such as design work, environmental review, financing fees, insurance and permitting fees.

Thanks,
Patrick