



*View from Main Street looking south*

# TRANSBAY BLOCK 2 EAST

AFFORDABLE HOUSING &  
SUSTAINABLE COMMUNITIES (AHSC)  
ACCEPT & EXPEND RESOLUTION  
FILE NO. 240373

BOARD OF SUPERVISORS

MAY 1, 2024

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OFFICE OF COMMUNITY INVESTMENT AND  
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## TRANSBAY BLOCK 2 EAST BUDGET AND FINANCE COMMITTEE AGENDA ITEM

### **File #240373: Affordable Housing and Sustainable Communities (“AHSC”) Accept and Expend Resolution**

Authorization to execute two standard agreements with the California Department of Housing and Community Development totaling \$41,011,377

- **Loan: \$28,000,000**
- **Grant: \$13,011,377**



## BACKGROUND

- Located within the Transbay Redevelopment Project Area
- One of two planned 100% affordable housing projects on Transbay Block 2
  - 2 West: 151-unit senior housing, sponsored by Chinatown Community Development Center
  - 2 East: 184-unit family housing, sponsored by Mercy Housing California

## SCHEDULE

- April 2023: BOS authorized AHSC application (BOS File No. 230261)
- September 2023: Block 2 East awarded AHSC
- March 2024: OCII Commission approved loans and ground leases
- April 2024: BOS approved bond issuance and ground leases
- May 2024: Planned close of financing, start of construction





*View from Folsom Street at Main Street looking west*

## 2 EAST PROJECT

- 184 affordable units for families and families experiencing homelessness (includes 40 LOSP units)
- Large community room, landscaped rooftop terraces
- 2 community-serving commercial spaces
- Childcare center on two levels, serving approx. 45 children
- 40% - 80% MOHCD AMI

## PERMANENT FINANCING

Total Development Cost	\$186,867,981
■ OCII Loan	\$61,961,845
■ Tax Credit Equity	\$98,536,983
■ <b>HCD AHSC Loan</b>	<b>\$28,000,000</b>
■ Deferred Developer Fee	\$540,000

# AHSC AWARD

<b>Total Award</b>	<b>\$41,011,377</b>
Residential Project Loan	\$28,000,000
Transit/Infrastructure Grant	\$13,011,377
<ul style="list-style-type: none"> <li>City Administered (MOHCD) <ul style="list-style-type: none"> <li>SFPW: Transbay Howard Streetscape improvements from 4<sup>th</sup> Street to Embarcadero (bike and pedestrian)</li> <li>SFMTA: Transit priority signal to benefit the 8, 8AX, 8BX, 30 &amp; 45 lines</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>\$5,300,000</li> <li>\$3,500,000</li> <li>\$1,800,000</li> </ul>
<ul style="list-style-type: none"> <li>Developer Administered (Mercy Housing) <ul style="list-style-type: none"> <li>BART: two new BART cars</li> <li>BART: 17 Next Generation Fare Gate consoles at Embarcadero station</li> <li>SF Bike Coalition: safety and bike repair workshops, and gear distribution to Project Area residents</li> <li>Resident Transit Passes: each residential unit at 2 East provided with free transit pass for three years</li> <li>Anti-Displacement: legal aid via the Eviction Defense Collaborative</li> <li>Workforce Development: culinary training for individuals experiencing homelessness through the Episcopal Community Services Conquering Homelessness through Employment in Food Service (CHEFS) program</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>\$7,711,377</li> <li>\$5,034,634</li> <li>\$1,581,119</li> <li>\$150,000</li> <li>\$645,624</li> <li>\$150,000</li> <li>\$150,000</li> </ul>



*View from Beale Street looking south*

THANK YOU