

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

KIM OBSTFELD, SENIOR DEVELOPMENT SPECIALIST

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE

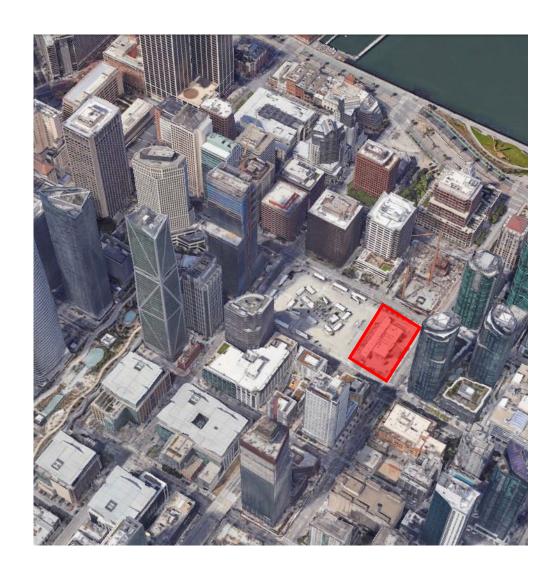
TRANSBAY BLOCK 2 EAST BUDGET AND FINANCE COMMITTEE AGENDA ITEM

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
 HCD AHSC Loan 	\$28,000,000
 Deferred Developer Fee 	\$540,000

AHSC AWARD

Total Award	\$41,011,377
Residential Project Loan	\$28,000,000
Transit/Infrastructure Grant	\$13,011,377
City Administered (MOHCD)	\$5,300,000
 SFPW: Transbay Howard Streetscape improvements from 4th Street to Embarcadero (bike and pedestrian) 	\$3,500,000
SFMTA: Transit priority signal to benefit the 8,8AX,8BX,30 & 45 lines	\$1,800,000
Developer Administered (Mercy Housing)	\$7,711,377
BART: two new BART cars	\$5,034,634
 BART: 17 Next Generation Fare Gate consoles at Embarcadero station 	\$1,581,119
 SF Bike Coalition: safety and bike repair workshops, and gear distribution to Project Area residents 	\$150,000
 Resident Transit Passes: each residential unit at 2 East provided with free transit pass for three years 	\$645,624
 Anti-Displacement: legal aid via the Eviction Defense Collaborative 	\$150,000
 Workforce Development: culinary training for individuals experiencing homelessness through the Episcopal Community Services Conquering Homelessness through Employment in Food Service (CHEFS) program 	\$150,000



View from Beale Street looking south

THANK YOU