

SITE ACQUISITION LOAN REPAYMENT

2530 18TH STREET FAMILY HOUSING

BUDGET AND FINANCE COMMITTEE
JANUARY 22, 2025

ANNE ROMERO
SENIOR PROJECT MANAGER

MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

AFFORDABLE RENTAL HOUSING FOR FAMILIES INCLUDING FAMILIES EXPERIENCING HOMELESSNESS NOFA

- NOFA issued by MOHCD and HSH on April 25, 2022 with applications due May 23, 2022
- Available Funds: up to \$16 Million for new construction project serving low and moderate income families, including at least 50% of units for families experiencing homelessness
- Homeless Prenatal Program (HPP) and Mercy Housing California (MHC) were selected as joint developers

NOFA Expectations

- Site acquisition and predevelopment funding only
- Serve at least 50% Families Experiencing Homelessness referred through the City's Coordinated Entry System
- Create Opportunities for Emerging and BIPOC Developers
- Maximize City's subsidy by securing State and private sources for construction and permanent financing
- Land to be transferred to MOHCD at construction close as long term ground lessor
- Select partners that are able to work with MOHCD and HSH to deploy city resources, tools and expertise to create developments that are responsive to populations disproportionately impacted by systemic racism

2530 18TH STREET (@ HAMPSHIRE)

FILE # 241135

Timeline to date:

- June 2020 – HPP purchased the Site adjacent to their property for affordable housing development
- August 2021 – Zoning change from PDR to Urban Mixed Use
- April 2022 – NOFA issued for affordable housing \$16M
- June 2022 - HPP and MHC selected as developers
- August 2023 - Citywide Affordable Housing Loan Committee
 - \$4.9M predevelopment funds to MHC
 - \$4.9M acquisition loan repayment funds to HPP
- 2022 – 2023 – State financing applications were not successful
- November 2024 – Citywide Affordable Housing Loan Committee approved additional \$2M to take out remaining acquisition loan
- Sponsor to redesign Project to increase unit count

Upcoming:

- 2025: Predevelopment, redesign
- 2026: Financing applications
- 2027-2028: Construction (pending award of State financing)
- 2029: Fully occupied and operational



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Site

- 0.3 acre lot at corner of 18th and Hampshire in Mission
- Adjacent to Homeless Prenatal Program at 2500 18th Street
- Current use: Warehouse used for HPP storage

Development Team

- Mercy Housing California (MHC) – Developer
- Homeless Prenatal Program (HPP) – Service Provider

Proposed use:

- 74 up to 96 Units (1-, 2- and 3-BR units) for families
- Half of the units as permanent supportive housing
- 8 stories
- 30% - 70% AMI (\$45,000 - \$105,000 4-person HH)
- \$11,846,900 total requested loan amounts
 - \$6,900,000 Acquisition (including proposed loan amendment of \$2M)
 - \$4,946,900 Predevelopment



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Thank you