

# REHABILITATION & PERMANENT FINANCING

## BERNAL BUNDLE 1652 EDDY ST, 3554 17<sup>TH</sup> ST, & 195 WOOLSEY ST

BUDGET AND FINANCE COMMITTEE  
MARCH 26, 2025

AMANDA FUKUTOME-LOPEZ  
PRESERVATION PROJECT MANAGER

PROJECT SPONSOR: BERNAL HEIGHTS HOUSING CORPORATION

MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

# PROJECT DETAILS

- Bernal Bundle Project Overview: 26 residential units (16 studios, 4 1-BR, 5 2-BR, & 1 3-BR) and 2 commercial units



- Positive Match (1652 Eddy St):
  - 7 residential units
  - 1 commercial unit



- Hazel Betsey (3554 17<sup>th</sup> St):
  - 9 residential units
  - 1 commercial unit



- 195 Woolsey:
  - 10 residential units

# PROJECT DETAILS

- Rehabilitation and Permanent Financing:
  - \$3,711,000 PASS Loan
  - \$2,570,158 ENP NOFA
  - \$1,200,000 EMP NOFA
  - \$4,114,056 Loan Recast
  - Total MOHCD Funding: \$11,595,214
- Scattered Site Rehabilitation & Perm Financing Proposal
  - Address critical rehabilitation needs across all three sites
  - Support economies of scale and reduce operational risk
  - Improve quality of life for vulnerable low-income residents
  - Extend affordability restrictions at all three sites

# PROPOSED PROJECT

## Project History:

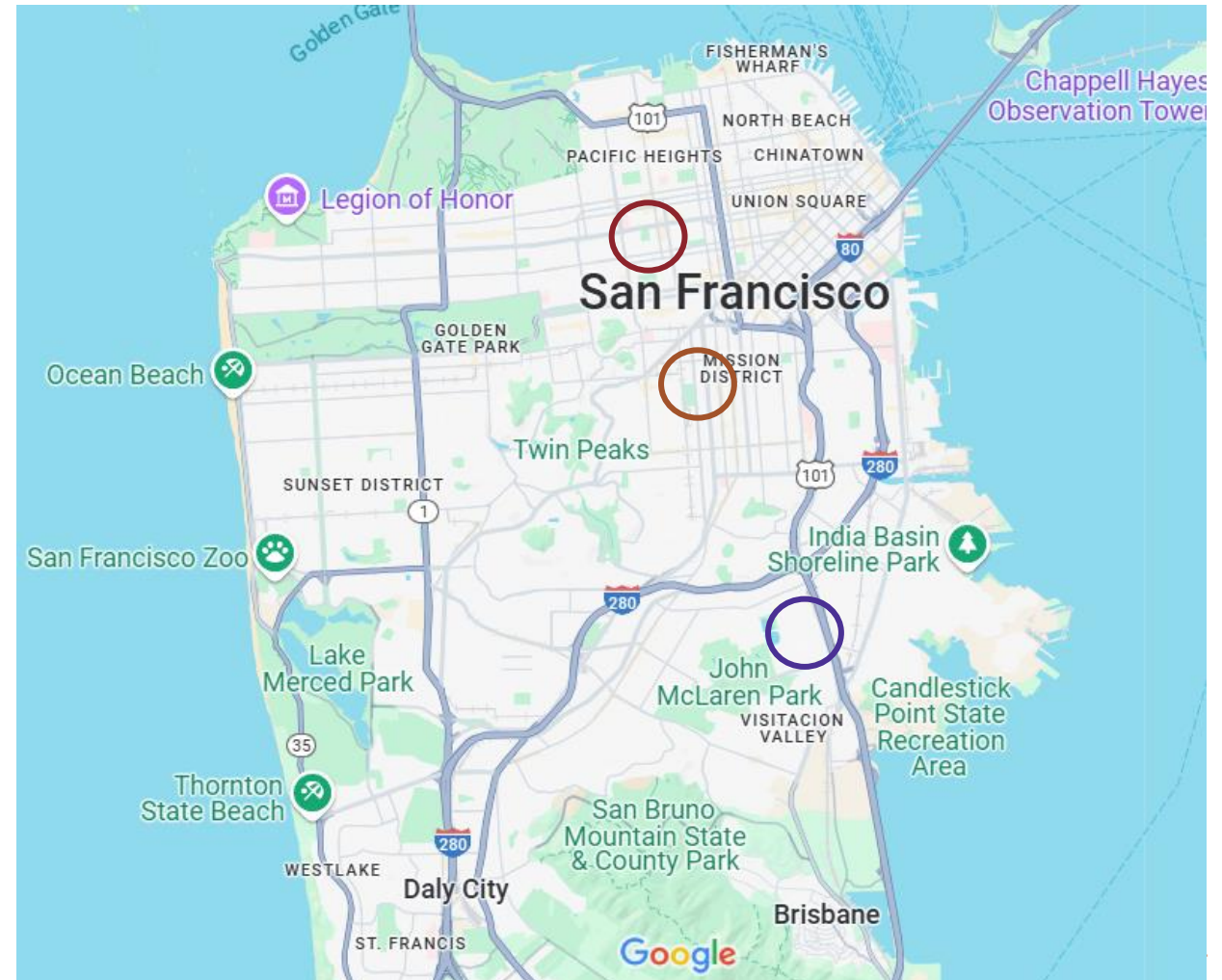
- **Positive Match:** constructed in 1911 & acquired in 1998
- **Hazel Betsey:** constructed in 1916 & acquired in 1996
- **195 Woolsey:** constructed in 1926 & acquired in 1994

## Timeline:

- Spring 2025: Start Rehabilitation
- Spring 2026: Complete Rehabilitation

## Rehabilitation Scope:

- Seismic upgrades
- Elevator replacement (at Hazel Betsey)
- Fire escape repairs
- Electrical upgrades
- HVAC upgrades
- Plumbing upgrades
- Window replacement
- Roofing replacement
- Unit repairs
- Asbestos abatement
- Integrated Pest Management



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**SHEILA NICKOLOPOULOS**  
DIRECTOR OF POLICY & LEGISLATIVE AFFAIRS  
SHEILA.NICKOLOPOULOS@SFGOV.ORG

**AMANDA FUKUTOME-LOPEZ**  
PRESERVATION PROJECT MANAGER  
AMANDA.FUKUTOME-LOPE@SFGOV.ORG

**THANK YOU!**