

Homekey+ Project Report

Project Name:	835 Turk Street		
Project Address:	835 Turk Street		
Project City:	San Francisco	State:	CA Zip: 94102
Project County:	San Francisco	Homekey+ Region:	Bay Area
Applicant #1 Name:	The City and County of San Francisco		
Type Of Organization:	City and County		
Applicant #1 Authorized Rep:	Shireen McSpadden	Title:	Executive Director
Applicant #1 Address:	440 Turk Street		
Applicant #1 City:	San Francisco	State:	CA Zip: 94102
Co-Applicant #1 Name:	835 Turk LLC		
Type Of Organization:	Nonprofit Corporation		
Co-Applicant #1 Authorized Rep:	Steve Good	Title:	President & CEO
Co-Applicant #1 Address:	320 13th Street, 2nd Floor		
Co-Applicant #1 City:	Oakland	State:	CA Zip: 94612
Co-Applicant #2 Name:	Five Keys Schools and Programs		
Type Of Organization:	Nonprofit Corporation		
Co-Applicant #2 Authorized Rep:	Steve Good	Title:	President & CEO
Co-Applicant #2 Address:	320 13th Street, 2nd Floor		
Co-Applicant #2 City:	Oakland	State:	CA Zip: 94612
Prepared By:	Zulema Alvarez		, PDI Housing Representative

Other HCD Funding Sources:	No
Eligible Applicant is new Homekey Awardee?	Yes
Gap Financing Project:	No
New Construction Cost Containment Project:	No
Rural Project:	No
Scattered Site Project:	No

Homekey+ Capital Award	\$12,729,907
Homekey+ Award for Relocation	\$1,000,000
Homekey+ Operating Award	\$3,561,599
Homekey+ Veteran Units Addtl. Operating Award	\$0

Total Homekey+ Award	\$17,291,506
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Project Summary

The 835 Turk Street is a Permanent Housing Rehabilitation Project with a total of 53 Homekey+ assisted units. The Project dedicates 106 units to serve individuals experiencing homelessness with a behavioral health challenge. Each unit will include a microwave, mini refrigerator, television, desk, chair, dresser, bed frame and mattress, bed sheets, blanket, bedspread, and towels. Units will also provide free internet service.

The project is a seven-story building built in 1928 and will include 6 fully ADA accessible units within the property, reconfiguring existing community spaces (community kitchen, dining area, and television room) to ensure ADA accessibility, improved life safety via a voluntary seismic upgrade achieved by the installation of three braced frames supported by micropiles, window replacement to improve comfort and energy efficiency, repair to the building exterior, roof replacement, improved building insulation, integrated pest management, modification of the existing fire sprinkler and fire alarm systems in the revised common areas and newly created ADA residential units, plumbing upgrades in the revised common areas and newly created ADA residential units, installation of a security camera system and front door access control, and reconfiguration of an existing ground floor parking area into supportive services offices and common spaces

The Project will consist of one seven-story building. The property management office will remain on the first floor in its current location. The community kitchen, lounge, and communal dining room will remain on the upper first floor of the building. These common spaces will be made fully ADA accessible. The existing parking garage will be retrofitted into support services offices, an associated staff break room, and staff restroom. Off-site amenities, located within one-half miles of the project include a bus rapid transit station, grocery store, clinic, library, pharmacy, and public park.

Project Description

Project Type:	Permanent Housing	Eligible Uses:	Rehabilitation
Eligible Project:	Multifamily rental housing Projects	Relocation Award	Yes
		Operating Award	Yes

Number of Doors at Acquisition:	114	Total Homekey Units Proposed in the Project:	106	Total Homekey+ Assisted Units:	53	Number of Manager Units:	0
				Units for the Homekey+ Target Population:	53		
				Units for Veterans with a Behavioral Health Challenge:	0		
				Units for Youth Experiencing or at Risk of Homelessness with a Behavioral Health Challenge:	0		

Homekey+ Baseline Capital Award:	\$12,729,907
Homekey+ Capital 1:1 Match:	\$0
Total Homekey+ Capital Award:	\$12,729,907
Homekey+ Award for Relocation:	\$1,000,000
Homekey+ Operating Award:	\$3,561,599
Homekey+ Veteran Units Additional. Operating Award	\$0
Total Homekey+ Award:	\$17,291,506

Total Development Cost:	\$30,000,000
Total Cost per Unit:	\$283,019
Homekey+ Capital Award per Unit Cost:	\$120,093

Sources of Development Funds

Property Manager:	Five Keys Schools and Programs			
General Contractor:	D & H Construction			
Supportive Services Provider:	Five Keys Schools and Programs			
Architect:	Saïda and Sullivan Design Partners			
Consultant:	Tenderloin Neighborhood Development Corporation			
Construction Start Date:	12/8/2025	Construction Completion Date:	12/1/2026	
Site Control:				
	Leasehold interest on the property with provisions that enable encumber the property.			
Project and Unit Amenities/Features:	Kitchenettes included?	No	If yes, how many units?	0
	Number of parking spaces:	0	Number of elevators:	2
	No. of residential buildings:	1	Common area (sq. ft.):	14,720
	Land area (acres):	0.16	Total residential area (sq. ft.):	54,912

NOFA: November 26, 2024; and subsequently amended on January 31, 2025, and August 7, 2025 2 of 3 City and County of San Francisco-835 Turk Street

Scoring Category (See Table 9 in the NOFA for full description of scoring categories)	Scoring Criteria		Possible Points	Points Awarded
1. Site Control	a. Site control type		20	20
2. Cost Containment	a. Total cost per Assisted Unit is below baseline per door of \$200,000		10	0
	b. Utilizing Publicly Owned Land under Excess Sites or locally designated as Surplus		5	0
	a. Score is based on weighted subsidy type, percentage of costs covered, and length of commitment.		15	13.46
3. Sustained Operating Leverage	b. Homekey+ Operating Award Utilization		20	4
	c. Mental Health Services Act or Behavioral Health Services Act funds committed to the Project, ownership, or operation of a Project(s) similar in scope and size to the proposed Project.		10	0
4. Experience and Coordination	b. Documented evidence of Lead Service Provider's experience helping persons address barriers to housing stability and providing other support services.		15	15
	c. Commitment letter(s), MOU(s) or other formal agreement between the Applicants and/or other involved partners.		10	10
	a. Assisted Units include units for large family housing types.		20	20
	b. Applicant waives any potential accommodation by HCD to increase income limits at Year 15 from the recordation of the Affordability Covenant.		10	0
6. Site Selection	c. The extent to which the Project commits to being accessible to persons with disabilities.		10	0
7. Relocation Impacts	Score is based on Project location nearby specific amenities		16	13.0
8. HCD Negative Points	Negative Points assessed by HCD to the Applicant			10.0
Total			176.0	100.5

Other Project Information

Sponsor Experience:

The City and County of San Francisco's Department of Homelessness and Supportive Housing (HSH) launched on July 1, 2016. The department combines key homelessness-serving programs and contracts from the Department of Public Health (DPH), Human Services Agency (HSA), Mayor's Office of Housing and Community Development (MOHCD), Department of Children Youth and Their Families (DCYF).

This consolidated department focuses on preventing and ending homelessness in San Francisco. HSH has had success with 8 prior Homekey Awards. PSH offers tenants long-term affordable housing with a range of supportive services, including case management and housing retention assistance. Tenants pay up to 30% of their income in rent.

In June 2023, the City and County of San Francisco revealed plans for five new affordable housing projects, providing over 550 homes for low-income seniors, families, and individuals experiencing homelessness. Aligned with San Francisco Mayor London Breed's Housing for All Plan, these projects span various neighborhoods, including Bernal Heights, Sunset, Potrero Hill, Alamo Square, and Forest Hill. The Mayor's Office of Housing and Community Development initiated the projects through an Affordable Housing Notice of Funding Availability for Site Acquisition. Construction may commence as early as 2026, with occupancy expected by 2028. The proposed sites are as follows:

Environmental Risks:

A Phase I Site Assessment dated April 25, 2025 was prepared by Ryan Kau with SCA Environmental, Inc. in accordance with ASTM Standard E 1527-13, which revealed no recognized environmental condition (REC). While no RECs as defined by ASTM methodology, these are significant considerations for future redevelopment activities: 1) Potential presence for Asbestos-Containing materials and asbestos-containing construction materials. 2) Confirmed presence of lead-containing paints and lead-based paints, coating and building materials. 3) Presence of mercury lamps in the buildings. 4) Presence of lighting ballasts and building materials that may contain PCBs.

A Phase II is not required.

Project approved ministerially exempt from CEQA under CA Health and Safety Code Section 50675.1.5 as documented in Planning Approval Letter dated April 22, 2025.

Note: Project is exempt from NEPA requirement.

Relocation:

The HCD Relocation Review team has conducted an initial review of accompanying documents, including a relocation assistance narrative and was approved on September 14th, 2025. It was confirmed that the Grantee will need to submit a no-relocation certification and indemnity prior to fund disbursement.

Special Conditions:

- 1.) Prior to execution of the Standard Agreement (Contract), Grantee and Co-Applicants are required to submit an updated resolution that meets the requirements of the Homekey+ Notice of Funding Availability.
- 2.) Grantee will submit a guarantee to properly address and abate the environmental conditions found during the Phase 1 environmental site assessment.
- 3.) Grantee will submit updated organizational documents requested prior to execution of the Standard Agreement.

Applicant Acknowledgement

Final Project Report

By signing below, Applicant(s) acknowledges receipt of this final project report and agrees that it is a representation of the Project at time of award. This Project is subject to further underwriting prior to disbursement of the Homekey+ funds. Applicant further acknowledges and understands that all project changes must be reported and approved by the Department. Underwriting prior to fund disbursement shall be based upon final certified costs, in conformance with all applicable Guidelines and Regulations and financial information contained in the application and may be subject to change including, but not limited to development costs and funding sources.

Project Name: 835 Turk Street		Entity Represented: The City and County of San Francisco	
Eligible Applicant Name: Shireen McSpadden		Applicant Title: Executive Director	
Eligible Applicant Signature: <i>Shireen McSpadden</i>		Date: 10.27.2025	
Co-Applicant 1 Name: Steve Good	Co-Applicant 2 Name: Steve Good	Co-Applicant 3 Name:	Co-Applicant 4 Name:
Title: President & CEO	Title: President & CEO	Title:	Title:
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Signature:	Signature:
Date: 10.27.2025	Date: 10.27.2025	Date:	Date: