

# Item #8: Acquisition and Preservation Loans for Affordable Housing

Budget & Finance Sub-Committee  
June 5, 2019



**Mayor's Office of Housing and Community Development**  
City and County of San Francisco

## Action Before Committee



### Action items for approval:

- Execution of permanent financing for 6 small sites projects utilizing Small Sites Program (SSP), Downtown Neighborhoods Preservation Fund (DNPF), and Preservation & Seismic Safety Program (PASS) funding for a total not-to-exceed loan amount of \$48,656,000
- Confirmation of Planning's CEQA determination; and findings, with respect to the projects, regarding the General Plan and Planning Code, Section 101.1.

Site (Program)	District	Residential Units	Commercial Units
1201 Powell (DNPF/PASS)	3	17	1
462 Green (SSP/PASS)	3	7	0
4830 Mission (SSP/PASS)	12	21	6
3280 17 <sup>th</sup> (SSP/PASS)	8	11	5
1411 Florida (SSP/PASS)	8	7	0
65 Woodward (SSP/PASS)	8	6	0
	<b>Total</b>	<b>69</b>	<b>12</b>

## SSP Overview

### Program Stats

- 29 buildings with 211 residential units and 13 commercial spaces
- 11 buildings with 127 units and 15 commercial spaces in pipeline

### Eligible Properties

- 5-25 unit, mixed use, multifamily buildings, including SROs

### Eligible Uses

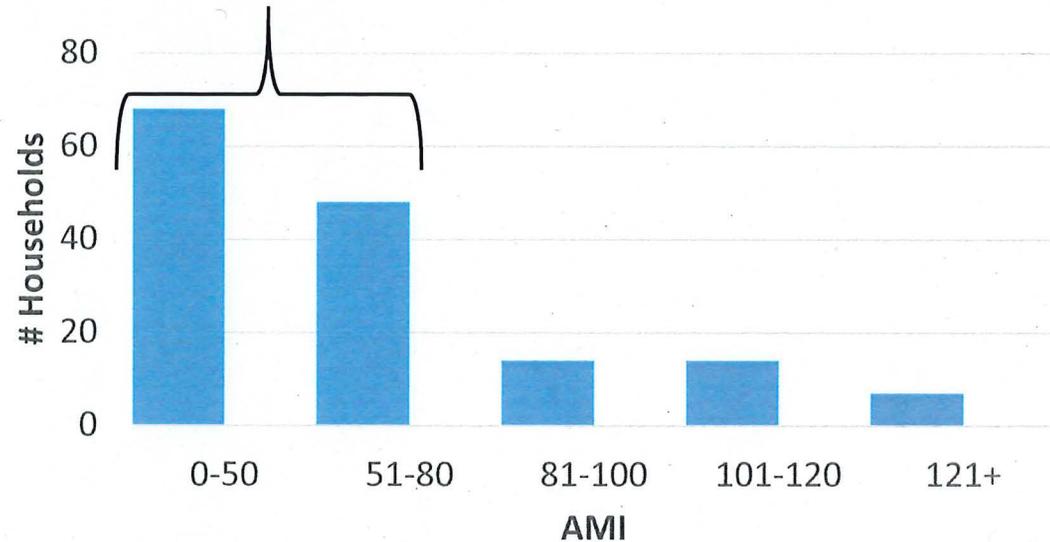
- Acquisition costs, reserves, soft costs, developer fee
- Light to moderate rehabilitation – seismic, life safety and code required improvements, building systems

SSP primarily serves low income households

### Income and rent restrictions

- Target average building rent at 80% Area Median Income (AMI), and cap at 120%
- Affordability restriction for no less than 75 years

Over 75% of households below 80% AMI



Source: MOHCD 2017 AMR

PASS complements  
SSP with low cost  
permanent financing

### **Key Milestones:**

- 1992 – Proposition A: \$350M SSLP Program Approved
- 2016 – Proposition C: \$260.7M PASS Program Approved
- 2019 – First PASS Issuance: \$72.4M 2019A

### **PASS Program:**

Low-cost, long-term, and nimble debt financing not available on the conventional market

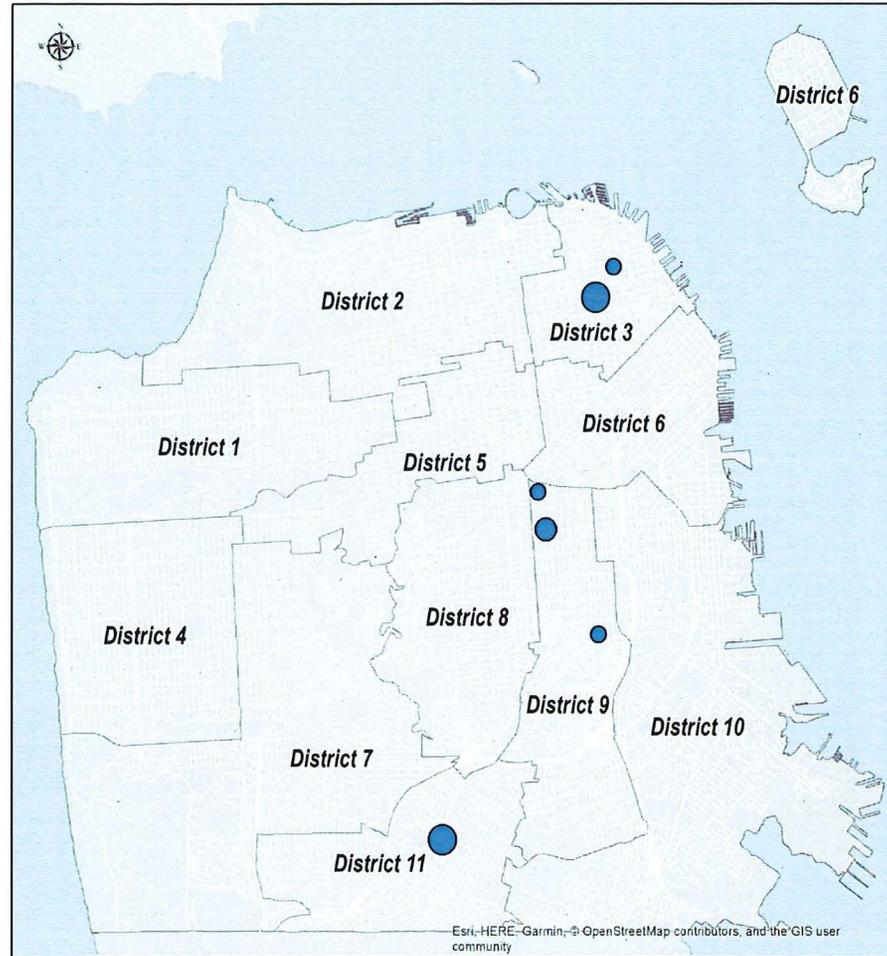
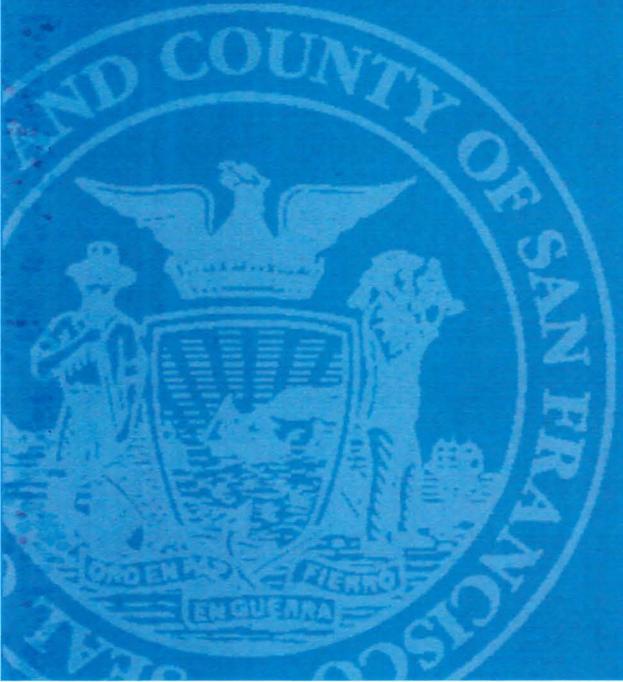
#### Eligible Uses

- Acquisition/rehabilitation, preservation, and seismic retrofits of affordable housing
- Small Sites (buildings with 5-25 units)
- Larger multifamily and mixed-use residential buildings (25+ units)
- Single-Room Occupancy hotels (SRO)

#### What's not eligible

- New construction
- Acquisition without rehabilitation

# Overview of Projects



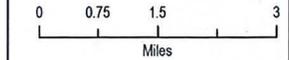
## Small Sites Proposed for Permanent Financing

This map shows the location of six small sites buildings that MOHCD is proposing to provide permanent financing for using Small Sites, Downtown Neighborhoods, and Preservation and Seismic Safety Program funding.

### Number of Units

- 6 - 7
- 8 - 11
- 12 - 21

Supervisor Districts



Mayor's Office of Housing and Community Development

# 462 Green St.

Chinatown Community  
Development Center

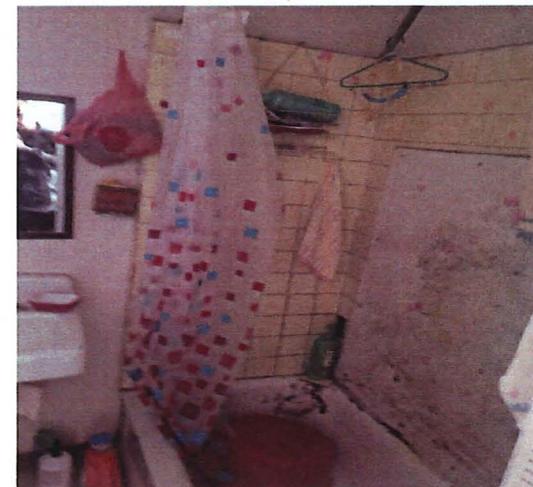
District 3

6 residential units +1 accessory  
dwelling unit (ADU)

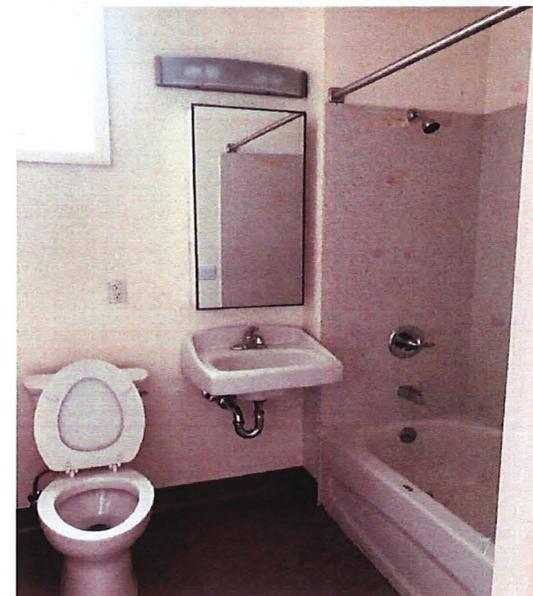
Rehabilitation complete,  
construction of ADU underway



Before



After



# 4830 Mission St.

Mission Economic Development Agency

District 11

21 residential units, 6 commercial units

Rehabilitation complete



# 1201 Powell St.

Chinatown Community  
Development Center

District 3

17 residential units, 1 commercial

In pre-construction



3280 17<sup>th</sup> St.

Mission Economic Development  
Agency

District 9

11 residential units, 5 commercial  
units

Rehabilitation Complete



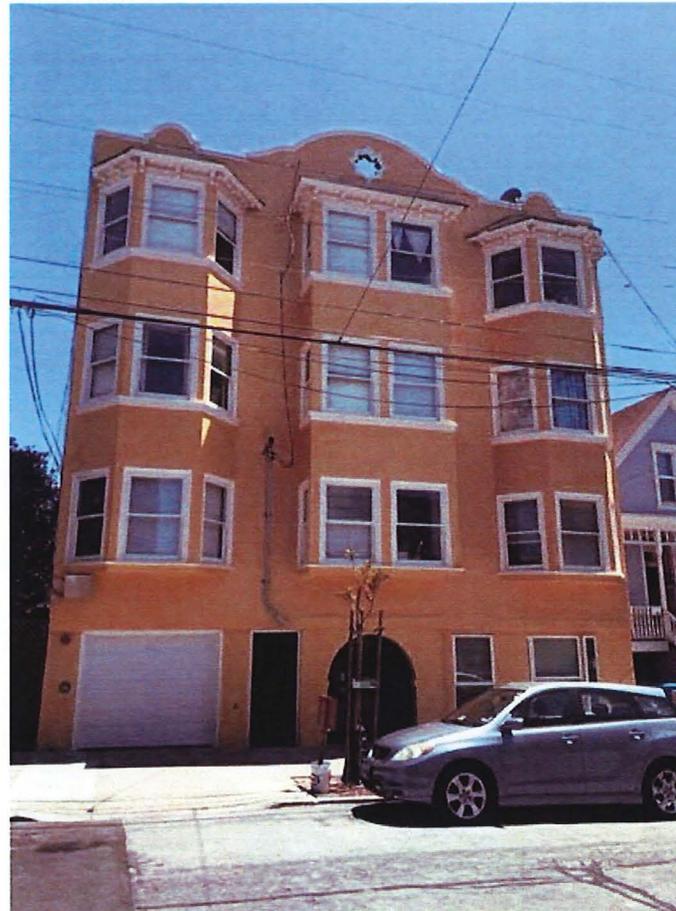
# 1411 Florida St.

Mission Economic Development  
Agency

District 9

6 residential units+ 1 accessory  
dwelling unit

Rehabilitation complete



# 65 Woodward St.

Mission Economic Development  
Agency

District 9

6 Residential units

Rehabilitation complete



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