



2550 Irving Street

BUDGET AND FINANCE
COMMITTEE

APRIL 24, 2024

OMAR MASRY, PROJECT MANAGER
MAYOR'S OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT

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File #240336

Authorization to issue and deliver tax-exempt multifamily housing revenue bonds in an aggregate principal amount not to exceed **\$63.8M**

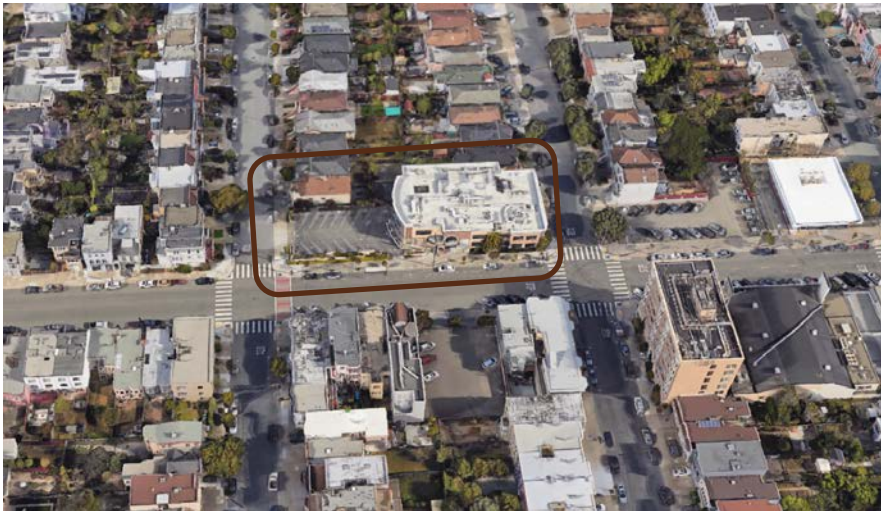
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File #240335

- 1) Ground Lease for initial term of 75 yrs. plus option to extend and **\$15,000** Annual Base Rent
- 2) City (MOHCD) Loan Agreement up to **\$16,956,650**
- 3) Purchase & Sale Agreement for City to acquire property from TNDC for **\$9.6M**

PROJECT HISTORY – 2550 IRVING

- December 2019: Tenderloin Neighborhood Development Corporation (TNDC) selected as Sponsor per a Notice of Funding Availability
- October 2021: TNDC acquires 2550 Irving Street through MOHCD acquisition loan
- August 2022: Planning Department Approval using California Senate Bill SB-35
- May 2023: State HCD awards for \$6.9M IIG & \$29.3M MHP; Sponsor demolishes two-story police credit union building
- June 2024: Construction start, following approval of Ground Lease, and MOHCD Permanent Loan financing for \$16.9 million approved



Project Site Prior to demolition of credit union building





PROPOSED COMMUNITY

- 90 affordable units featuring:
 - 22 units for families exiting homelessness
 - 15 units for Veterans
 - 52 general affordable lottery units
 - 1 resident manager unit
- 35% to 80% MOHCD AMI
- Ground floor includes: community meeting rooms, supportive services offices, 18 parking spaces, and a 150 square foot office for the newly formed Sunset Chinese Cultural District community-based organization.
- Housing Element High/Highest Resource Area

FINANCING

Total Development Costs \$99M

- City MOHCD Loan \$16.9M
- HCD MHP Loan \$29.3M
- HCD IIG Grant \$ 6.9M
- HCD Community Grant \$ 500K
- FHLB AHP Loan \$ 1M
- Partner Equity \$45.3M

Total City subsidy per unit of \$177K.

Total development cost per unit of \$1.1M does not include \$9M to acquire land

TIMELINE

- Housing Construction June 2024
- Unit lottery June 2025
- Project completion December 2025
- Leasing Up Complete September 2026



ENTRY PORTAL ALONG IRVING




ENTRY PORTAL THROUGH GATE ALONG IRVING



LINCOLN AND 27TH LOOKING SOUTH



IRVING AND 27TH LOOKING EAST



2550 IRVING

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