

CITY AND COUNTY OF SAN FRANCISCO
BOARD OF SUPERVISORS
BUDGET AND LEGISLATIVE ANALYST

1390 Market Street, Suite 1150, San Francisco, CA 94102 (415) 552-9292
 FAX (415) 252-0461

June 23, 2014

TO: Government Audit and Oversight Committee

FROM: Budget and Legislative Analyst

SUBJECT: June 26, 2014 Government Audit and Oversight Committee Meeting

TABLE OF CONTENTS

Item	File	Page
1	14-0444 Development Agreement – Schlage Lock Project – Visitacion Development <LLC	1
2, 3, 4, 5, 6 & 7	14-0646 Local Operating Subsidy Program Contract - Plaza Apartments Associates, L.P. – 988 Howard Street – Not to Exceed \$19,119,769	
	14-0647 Local Operating Subsidy Program Contract – Mercy Housing California 50, LP – 129 Golden Gate Ave. – Not to Exceed \$434,998	
	14-0648 Local Operating Subsidy Program Contract – Broadway Sansome Associates, LP – 255 Broadway Street – Not to Exceed \$4,570,219	
	14-0649 Local Operating Subsidy Program Contract - 1100 Ocean Avenue Associates, LP – 1100 Ocean Avenue – Not to Exceed \$3,745,499	
	14-0650 Local Operating Subsidy Program Contract – Mercy Housing California XLIV, LP – 1180-4 th Street – Not to Exceed \$10,254,142	
	14-0651 Local Operating Subsidy Program Contract – CHP Scott Street, LP – 3155 Scott Street – Not to Exceed \$8,380,458	13

Items 2,3, 4, 5, 6 and 7 Files 14-0646, 14-0647, 14-0648, 14-0649, 14-0650 and 14-0651	Department: Mayor's Office of Housing and Community Development (MOHCD)
---	--

EXECUTIVE SUMMARY

Legislative Objectives

- The six proposed resolutions authorize the Mayor's Office of Housing and Community Development (MOHCD) to execute 15-year Local Operating Subsidy Program Grant Agreements with (a) Plaza Apartments Associates, LLP for Plaza Apartments at 988 Howard Street for a not to exceed \$9,330,007 (File 14-0646), (b) Mercy Housing California 50, LLC for Vera Haile Senior Housing at 129 Golden Gate Avenue for a not to exceed \$434,998 (File 14-0647), (c) Broadway Sansome Associates, LP at 255 Broadway Street for a not to exceed \$4,570,219 (File 14-0648), (d) 1100 Ocean Avenue Associates, LP at 1100 Ocean Avenue for a not to exceed \$3,745,499 (File 14-0649), (e) Mercy Housing California XLIV at 1180 4th Street for a not to exceed \$10,254,142 (File 14-0650), and (f) CHP Scott Street LP at 3155 Scott Street for a not to exceed \$8,380,458.

Key Points

- MOHCD, in collaboration with the Department of Public Health (DPH) and the Human Services Agency (HSA), currently provides operating subsidies to owners and operators of 20 supportive housing facilities through its Local Operating Subsidy Program (LOSP). LOSP was created to bridge the gap between the cost of providing housing and the amount that very low income, formerly homeless tenants can afford to pay (between 30% and 50% of their annual income).
- In FY 2013-14, MOHCD is anticipated to pay \$9,377,788 in operating subsidies to 20 supportive housing operators for 1,232 units throughout the City, for an average subsidy of \$634 per month.
- If the six proposed LOSP agreements are approved, in FY 2014-15 a total of 26 supportive housing operators would provide a total of 1,475 subsidized housing units under LOSP agreements at a total cost of \$12,232,146.

Fiscal Impacts

- Under the proposed agreements, the amount of the subsidy to be paid to each nonprofit provider will be adjusted annually based on MOH's review of the occupancy rate and actual operating expenditures. Funding for the proposed agreements is subject to Board of Supervisors appropriation approval. The MOHCD, DPH and HSA FY 2014-15 and FY 2015-16 budgets contain General Fund appropriations for the subject subsidies.
- In FY 2014-15, the average cost per unit cost will range from \$547 per month to \$1,607 per month. The additional annual General Fund cost is \$1,916,493 in FY 2014-15, increasing to \$3,975,396 in FY 2027-28. Over the 15-year term of the six proposed LOSP agreements, the City's General Fund would incur approximately \$46,505,084 of additional costs for these monthly operating subsidies for these six new facilities.

Recommendations

- Approve the proposed resolutions.
- Request that MOHCD include an update on the Local Operating Subsidy Program in their annual report submitted to the Board of Supervisors on supportive housing.

MANDATE STATEMENT AND BACKGROUND**Mandate Statement**

Pursuant to San Francisco Charter Section 9.118, agreements of \$10,000,000 or more, or for a term of more than ten years, are subject to Board of Supervisors approval.

Background*Local Operating Subsidy Program (LOSP)*

The Mayor's Office of Housing and Community Development (MOHCD), in collaboration with the Department of Public Health (DPH) and the Human Services Agency (HSA), currently provides General Fund operating subsidies to non-profit owners and operators of 20 supportive housing facilities through its Local Operating Subsidy Program (LOSP) to fill the gap between available revenue sources and the cost of provide housing. The Program was started in 2004 as part of the Mayor's ten year "San Francisco Plan to End Chronic Homelessness," which has a goal of providing 3,000 new supportive housing units between 2004 and 2014 to low income persons who were formerly homeless. Supportive housing provides social and other related services as well as housing to formerly homeless persons in order to improve their social outcomes and in an attempt to reduce the City's associated health, mental health, social services, criminal justice, and other related costs.

According to Ms. Anne Romero, MOHCD Project Manager, tenants in supportive housing are formerly homeless and have very low incomes (10-15% of Area Median Income, or \$6,795 to \$10,192 annually in 2014).¹ Under the agreements between the City and non-profit housing operators, rent charged to tenants in supportive housing units is capped to a fixed percentage of a tenant's income (generally 50% in DPH subsidized units, 30% in HSA subsidized units). DPH has a higher 50% of income level because DPH also provides an array of direct health services, which are more costly, with the subsidized housing units. The Local Operating Subsidy Program was created to bridge the gap between the cost of operating the housing and the amount individual tenants can afford to pay, thereby providing long-term financial incentives to non-profit owners and operators to create permanent supportive housing units and keep their units affordable for the long term.

As shown in Table 1 below, between FY 2007-08 and FY 2013-14, the number of LOSP agreements has grown from one to 20, the number of subsidized units increased from 84 to 1,232 and the overall General Fund costs have grown from \$370,093 to \$9,377,788. In FY 2013-14, MOHCD is anticipated to pay \$9,377,788 in operating subsidies to 20 supportive housing operators for 1,232 units throughout the City, for an average subsidy of \$634 per month.

¹ The Area Median Income for a single-person household in the San Francisco region, as defined by the federal Department of Housing and Urban Development is \$67,950 in 2014.

Table 1
Local Operating Subsidy Program Agreements, Subsidized Units,
Budget, and Subsidies per Unit
FY 2007-08 through FY 2013-14

Fiscal Year	Number of Local Operating Subsidy Program agreements	Number of subsidized units	Total annual expenditures	Average Subsidy Per Year	Average subsidy per unit per month
FY 2007-08	1	84	\$370,093	\$4,406	\$367
FY 2008-09	5	244	1,536,442	6,297	525
FY 2009-10	8	437	3,179,406	7,276	606
FY 2010-11	13	585	3,496,977	5,978	498
FY 2011-12	14	712	4,959,170	6,965	580
FY 2012-13	17	984	6,594,816	6,702	559
FY 2013-14	20	1,232	9,377,788	7,612	634

As shown in Table 2 below, MOH estimates that over the next five years, or by FY 2018-19, the Local Operating Subsidy Program will provide subsidies to 30 housing projects covering 1,689 units of supportive housing under the Local Operating Subsidy Program at an overall annual General Fund cost of \$16,952,307, or an average cost of \$836 per unit per month.

Table 2
Estimated Local Operating Subsidy Program Agreements,
Subsidized Units, Budget, and Subsidies per Unit
FY 2014-15 through FY 2018-19

Fiscal Year	Number of Local Operating Subsidy Program agreements	Number of subsidized units	Total annual budgeted amount (\$)	Average Subsidy Per Year	Average subsidy per unit per month (\$)
FY 2014-15	26	1,475 ²	\$12,232,146	\$8,293	\$691
FY 2015-16	26	1,480	12,882,545	8,704	725
FY 2016-17	28	1,554	14,112,275	9,081	757
FY 2017-18	29	1,689	16,327,237	9,667	806
FY 2018-19	30	1,689	16,952,307	10,037	836

² The 1,475 total number of subsidized housing units includes an additional five housing units in FY 2014-15 in the Arlington Hotel, in addition to the six proposed new LOSP housing agreements that are the subject of this report.

DETAILS OF PROPOSED LEGISLATION

The six proposed resolutions authorize the Mayor's Office of Housing and Community Development (MOHCD) to execute 15-year Local Operating Subsidy Program Grant Agreements with the following:

- File 14-0646: Plaza Apartments Associates, LLP for Plaza Apartments at 988 Howard Street for a not to exceed \$9,330,007.
- File 14-0647: Mercy Housing California 50, LLC for Vera Haile Senior Housing at 129 Golden Gate Avenue for a not to exceed \$434,998.
- File 14-0648: Broadway Sansome Associates, LP at 255 Broadway Street for a not to exceed \$4,570,219.
- File 14-0649: 1100 Ocean Avenue Associates, LP at 1100 Ocean Avenue for a not to exceed \$3,745,499.
- File 14-0650: Mercy Housing California XLIV at 1180 4th Street for a not to exceed \$10,254,142.
- File 14-0651: CHP Scott Street LP at 3155 Scott Street for a not to exceed \$8,380,458.

With these six proposed agreements added to the existing 20 agreements, the total number of LOSP agreements would increase to 26 and the total number of LOSP funded housing units would increase from 1,232 to 1,475, an increase of 243 units³.

Although each of the proposed six agreements would be effective for 15 years, to coincide with tax credit compliance periods, the actual commencement date for each agreement will vary based on the anticipated Certificate of Occupancy received by each facility from the City.

Table 3 below summarizes the six proposed project agreements, identifying whether each is a DPH or HSA-funded project, the target population, total number of units, number of units to be funded under the proposed LOSP agreements and the estimated commencement dates.

Table 3: Summary of Proposed LOSP Agreements

Project: Address	Sponsor City Agency	Target Population	Total Number of Units	LOSP Funded Units	Estimated Commencement Date
Plaza Apt: 988 Howard	DPH	Singles	106	106	July 2014
Vera Haile: 129 Golden Gate	DPH	Seniors	90	3	September 2014
Broadway: 255 Broadway	HSA	Families	75	36	January 2015
Ocean Ave: 1100 Ocean Ave	HSA	TAY ⁴	70	19	January 2015
Mercy: 1180 4 th Street	HSA	Families	150	50	August 2014
CHP Scott: 3155 Scott Street	HSA	TAY	24	24	September 2014
Total			515	238	

³ The additional 243 housing units include five new LOSP units in the Arlington Hotel plus 238 LOSP units under the proposed six new agreements.

⁴ TAY is Transition Age Youth, or disconnected homeless youth between the ages 18-24 years old, which the Human Services Agency (HSA) is supporting through the proposed LOSP agreements.

Each of the projects and project sponsors are summarized below:

Plaza Apartments (File 14-0646)

Plaza Apartments at 988 Howard Street at 6th Street provides 106 permanent supportive housing units, which were developed as new construction in 2006 and supported by the DPH's Direct Access to Housing⁵ operating subsidy which predated the LOSP program. The housing was originally developed by PIDC (Public Initiatives Development Corporation), and is owned by Plaza Apartments Associates L.P. To provide continuity and standardization, DPH is requesting that DPH's Direct Access to Housing operating subsidy be converted to a LOSP contract. Supportive services are provided by the nonprofit Conard House through a contract with DPH's Community Behavioral Health Services.

Vera Haile Senior Housing (File 14-0647)

Vera Haile Senior Housing located at 129 Golden Gate Avenue will provide 90 units for very low income seniors above the newly redeveloped St. Anthony Dining Room. The property is being developed by Mercy Housing California in conjunction with the redevelopment of the St. Anthony Dining Room, and construction is anticipated to be completed in September 2014. Federal HUD capital financing and Federal project rental assistance funds were awarded to support 87 units of the 90 housing units, such that the remaining three units are proposed to be supported by the proposed LOSP agreement.

Broadway Sansome (File 14-0648)

Chinatown Community Development Center is currently developing a 75-unit affordable family housing project at 255 Broadway with 36 units targeted to homeless families. The site previously served as a right-of-way for the former Embarcadero Freeway. In 1989 CalTrans demolished the freeway and conveyed the land to the City. In 2004, the Department of Public Works declared the site surplus. In 2006, the former San Francisco Redevelopment Agency (SFRA) purchased the site to be used for affordable housing. In 2006 SFRA issued a Request for Proposal and Chinatown Community Development Center was selected as the developer. When the SFRA was dissolved the site transferred back to the City.

Ocean Avenue (File 14-0649)

1100 Ocean Avenue Apartments is currently being developed to provide a total of 25 units for Transition Age Youth (TAY) within a 71-unit building; the other 46 units will be targeted to low income families. The LOSP funds are proposed to cover the operational costs for 19 TAY units, with operations for the other 6 TAY units covered with Mental Health Service Act (MHSA) funding. The developer is Mercy Housing California and Bernal Heights Housing Corporation who have formed 1100 Ocean Avenue Associates LP to own the property.

1180 4th Street (File 14-0650)

1180 4th Street will provide 150 units of affordable housing for families, including 50 units for homeless families under the proposed LOSP agreement. The property is being developed by

⁵ DPH's Direct Access to Housing program provides General Fund subsidies for individual clients with complex medical and mental health service needs. The proposed transfer to LOSP is intended to standardize the means of providing subsidized supportive housing services for DPH and HSA client, with less administrative requirements.

Mercy Housing California. Supportive services will be provided by Mercy Housing California and Episcopal Community Services and funded by HSA.

3155 Scott Street (File 14-0651)

3155 Scott Street is an acquisition / rehabilitation project of a former Bed & Breakfast Inn (Edward II) to provide 24 units for homeless transition age youth plus one manager's housing unit. The property is being developed by Community Housing Partnership. Supportive services will be provided by Larkin Street Youth Services and funded by HSA.

Approval of Local Operating Subsidy Program Providers

According to Ms. Romero, DPH, HSA and MOHCD selected the six Local Operating Subsidy Program nonprofit providers based on an evaluation by the Citywide Affordable Housing Loan Committee⁶, of applications responding to various Notice of Funding Availability (NOFA) for capital funding for acquisition and predevelopment financing for supportive housing for homeless persons, or Request for Proposals (RFP) for specific development sites.

Ms. Romero advises that the operating subsidies to be paid to the six nonprofit affordable housing owners and operators are necessary because revenue generated by the affordable housing developments, including outside grants, tax credits and tenant rents, are not sufficient to fund the operations of permanent supportive housing.

Funding for the proposed agreements are General Fund monies allocated annually in the Department of Public Health (DPH) and Human Services Agency (HSA) budgets, which are subject to Board of Supervisors annual appropriation approval. The proposed agreements are administered by MOHCD, under work order agreements with DPH and HSA. Ms. Romero notes that, if any of the six proposed LOSP agreements are not approved, or if any of the General Fund appropriations are not approved in the current or future 14 fiscal years, then the individual nonprofit housing providers would not be able to provide such specified housing units for very low income formerly homeless target populations.

FISCAL IMPACTS

Under the proposed LOSP agreements, the rent charged to tenants living in these subsidized units would be capped at a maximum of 50% in DPH subsidized units and 30% in HSA subsidized units of the tenant's gross monthly income. According to Ms. Romero, in 2012, the average tenant's rent was \$285 per unit per month. The projected City LOSP subsidy amount for the units covered under the proposed agreements is the difference between the rent paid by individual tenants and the actual cost to operate the unit per month. The actual operating cost is the amount necessary to cover each facility's operating expenses, which includes property

⁶ The Citywide Affordable Housing Loan Committee is composed of the Directors of the Mayor's Office of Housing and Community Development, the Office of Community Investment and Infrastructure, the Housing and Urban Health division of the Department of Public Health, and the Housing and Homeless Programs division of the Human Services Agency, or their designees.

management and office staff, utilities, taxes, licenses, insurance, maintenance, security and required reserves.

The amount of the projected subsidy is specified in each agreement, and (a) is subject to revision annually by MOH based on the prior years' occupancy, and (b) is contingent on the annual General Fund appropriation, to DPH and HSA, under work orders with MOHCD, by the Board of Supervisors.

The Attachment provided by MOHCD summarizes the projected LOSP expenditures for each of the six projects, over the 15-year term of each agreement. As shown in the Attachment, the subsidy provided per unit varies considerably, from \$547 per month per unit at the 255 Broadway project up to \$1,607 per month per unit at the 3155 Scott Street project in FY 2014-15. According to Ms. Romero, the significant variation in the subsidy per unit is primarily due to the number of the LOSP units per project because economies of scale allow property management and other housing staff requirements to be spread over a greater number of units. Over the 15-year term, the subsidies per unit are projected to increase.

As summarized in Table 4 below, the total costs over the 15-year term for the six projects is estimated to be \$46,505,084. The annual General Fund subsidies for these six projects are anticipated to increase from \$1,916,493 in FY 2014-15 to \$3,975,396 in FY 2027-28. The average cost of each unit's subsidy that would be provided over the 15-year term of each of these agreements is shown in Table 4, ranging from \$126,951 for each of the 36 units in the Broadway Sansome project at 255 Broadway to \$349,186 for each of the 24 units at the 3155 Scott Street project.

Table 4
Projected Subsidy Expenditures under the Proposed Six Agreements

Project	Number of LOSP Units	Total 15-Year LOSP Cost	Average Cost Per Unit for 15 Years
Plaza Apts	106	\$19,119,769	\$180,375
Vera Haile Senior	3	434,998	144,999
Broadway Sansome	36	4,570,219	126,951
Ocean Avenue	19	3,745,499	197,132
1180 4 th Street	50	10,254,142	205,083
3155 Scott	24	8,380,458	349,186
TOTAL:	238	\$46,505,084	

As noted above, funding for the proposed agreements are General Fund monies appropriated annually in the DPH and HSA budgets, which are subject to Board of Supervisors annual appropriation approval. The proposed agreements are administered by MOHCD, under work order agreements with DPH and HSA, such that MOHCD would be party to each of the proposed LOSP agreements on behalf of the City.

POLICY CONSIDERATIONS

The Budget and Legislative Analyst's January 2012 Performance Audit of San Francisco's Affordable Housing Policies recommended that MOHCD report annually to the Board of Supervisors on (a) completed and planned supportive housing units for chronically homeless individuals and families, and (b) funding strategies for planned but not constructed units. Mr. Benjamin McCloskey, Chief Financial Officer for MOHCD advises that MOHCD provides verbal information to the Board of Supervisors on a regular basis and presents information to the Board of Supervisors when LOSP legislation comes before the Board for approval. However, Mr. McCloskey notes that MOHCD has not yet produced a separate written annual report on LOSP, but plans to include a LOSP update in the department's annual report, which is currently being drafted. The Budget and Legislative Analyst continues to recommend that MOHCD include an annual report on the Local Operating Subsidy Program in its annual report to the Board of Supervisors.

RECOMMENDATIONS

1. Approve the proposed resolutions.
2. Request that MOHCD include an update on the Local Operating Subsidy Program in the MOHCD annual report submitted to the Board of Supervisors on supportive housing.

Combined A1 A2

Fiscal Year	Plaza Apartments, 988 Howard St.				Edward II, 3155 Scott Street				1100 Ocean Ave.				1180 4th Street				Vera Halle Senior Hsg., 129 GG				Broadway Sansome, 255 Broadway			
	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Program Unit Per Month	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Program Unit Per Month	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Program Unit Per Month	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Program Unit Per Month	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Program Unit Per Month	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Program Unit Per Month	Months of Contract	Projected Local Operating Subsidy Program Expenditure	Average Local Operating Subsidy Program Unit Per Month			
FY 2014-15	12	\$ 873,830	\$ 687	9	\$ 347,076	\$ 1,607	5	\$ 81,722	\$ 860	11	\$ 497,572	\$ 905	10	\$ 17,870	\$ 596	5	\$ 98,423	\$ 547						
FY 2015-16	12	\$ 913,777	\$ 718	12	\$ 474,386	\$ 1,647	12	\$ 199,350	\$ 874	12	\$ 559,177	\$ 932	12	\$ 22,257	\$ 618	12	\$ 240,425	\$ 557						
FY 2016-17	12	\$ 963,613	\$ 758	12	\$ 488,773	\$ 1,697	12	\$ 205,903	\$ 903	12	\$ 576,946	\$ 962	12	\$ 23,192	\$ 644	12	\$ 249,333	\$ 577						
FY 2017-18	12	\$ 1,015,594	\$ 798	12	\$ 503,670	\$ 1,749	12	\$ 212,691	\$ 933	12	\$ 595,320	\$ 992	12	\$ 24,162	\$ 671	12	\$ 258,904	\$ 599						
FY 2018-19	12	\$ 1,069,823	\$ 841	12	\$ 519,096	\$ 1,802	12	\$ 219,722	\$ 964	12	\$ 614,320	\$ 1,024	12	\$ 25,168	\$ 699	12	\$ 268,953	\$ 623						
FY 2019-20	12	\$ 1,126,665	\$ 886	12	\$ 535,070	\$ 1,858	12	\$ 227,006	\$ 996	12	\$ 633,967	\$ 1,057	12	\$ 26,212	\$ 728	12	\$ 275,895	\$ 639						
FY 2020-21	12	\$ 1,186,106	\$ 932	12	\$ 551,609	\$ 1,915	12	\$ 234,550	\$ 1,029	12	\$ 654,284	\$ 1,090	12	\$ 27,295	\$ 758	12	\$ 283,083	\$ 655						
FY 2021-22	12	\$ 1,248,069	\$ 981	12	\$ 568,735	\$ 1,975	12	\$ 242,365	\$ 1,063	12	\$ 675,291	\$ 1,125	12	\$ 28,417	\$ 789	12	\$ 294,298	\$ 681						
FY 2022-23	12	\$ 1,312,809	\$ 1,032	12	\$ 586,468	\$ 2,036	12	\$ 250,459	\$ 1,099	12	\$ 697,014	\$ 1,162	12	\$ 29,582	\$ 822	12	\$ 305,744	\$ 708						
FY 2023-24	12	\$ 1,380,458	\$ 1,085	12	\$ 578,579	\$ 2,009	12	\$ 258,843	\$ 1,135	12	\$ 719,475	\$ 1,199	12	\$ 30,789	\$ 855	12	\$ 317,434	\$ 735						
FY 2024-25	12	\$ 1,451,156	\$ 1,141	12	\$ 571,340	\$ 1,984	12	\$ 267,527	\$ 1,173	12	\$ 742,700	\$ 1,238	12	\$ 32,041	\$ 890	12	\$ 329,724	\$ 763						
FY 2025-26	12	\$ 1,525,049	\$ 1,199	12	\$ 591,024	\$ 2,052	12	\$ 276,522	\$ 1,213	12	\$ 766,715	\$ 1,278	12	\$ 33,339	\$ 926	12	\$ 342,209	\$ 792						
FY 2026-27	12	\$ 1,602,291	\$ 1,260	12	\$ 611,404	\$ 2,123	12	\$ 285,837	\$ 1,254	12	\$ 791,446	\$ 1,319	12	\$ 34,685	\$ 963	12	\$ 354,678	\$ 821						
FY 2027-28	12	\$ 1,683,045	\$ 1,323	12	\$ 632,506	\$ 2,196	12	\$ 295,485	\$ 1,296	12	\$ 817,221	\$ 1,362	12	\$ 36,081	\$ 1,002	12	\$ 361,338	\$ 836						
FY 2028-29	12	\$ 1,767,485	\$ 1,390	12	\$ 654,355	\$ 2,272	12	\$ 305,478	\$ 1,340	12	\$ 841,528	\$ 1,403	12	\$ 37,528	\$ 1,042	12	\$ 369,022	\$ 854						
FY 2029-30	0			3	\$ 166,367	\$ 2,311	7	\$ 182,039	\$ 1,369	1	\$ 71,065	\$ 1,421	2	\$ 6,377	\$ 1,063	7	\$ 220,755	\$ 876						
Reserve ¹																								
TOTAL:	180	\$ 19,119,769	180	180	\$ 8,380,458		180	\$ 3,745,499		180	\$ 10,254,142		180	\$ 484,998		180	\$ 4,570,219							
# of LOSP Units	106			24			19			50			3			36								
Start Date LOSP Contract	7/1/2014			10/1/2014			2/1/2015			8/1/2014			9/1/2014			2/1/2015								

Total LOSP by Fiscal Year for 6 projects

Total LOSP 2014-15	\$ 1,916,493
Total LOSP 2015-16	\$ 2,409,373
Total LOSP 2016-17	\$ 2,507,760
Total LOSP 2017-18	\$ 2,610,342
Total LOSP 2018-19	\$ 2,717,083
Total LOSP 2019-20	\$ 2,824,815
Total LOSP 2020-21	\$ 2,936,926
Total LOSP 2021-22	\$ 3,057,175
Total LOSP 2022-23	\$ 3,182,075
Total LOSP 2023-24	\$ 3,285,578
Total LOSP 2024-25	\$ 3,394,488
Total LOSP 2025-26	\$ 3,534,857
Total LOSP 2026-27	\$ 3,680,443
Total LOSP 2027-28	\$ 3,825,677
Total LOSP 2028-29	\$ 3,975,396
Total LOSP 2029-30	\$ 646,604
Total 6 projects over 15 year contract	\$ 46,505,084

LOSP New Projects coming on line in 2014-15

Project	Target Population	Service Agency	TI Units		TI Homeless Units		TI LOSP units		15 Year LOSP Contract		Other Operating Subsidies		UNIT MIX - HOMELESS UNITS										
			TI Units	TI Units	TI Units	TI Units	Studios	1-BR	2-BR	3-BR	TOTAL												
Plaza (transfer f Singles	DPH	DPH	106	106	106	\$19,119,769	106																
Edward II	TAY	HSA	24	24	24	\$8,380,458	24						24										
1100 Ocean (Pt TAY	HSA	HSA	70	25	19	\$3,745,499	MHSA						12	7									
1180 4th Street Families	HSA	HSA	150	60	50	\$10,254,142							11	30	9								
129 Golden Gat Seniors	DPH	DPH	90	18	3	\$434,998	HUD PRAC						3										
Broadway Sans Families	HSA	HSA	75	36	36	\$4,570,219							5	17	14								
			515	259	238	\$46,505,085							150	35	44								