



View from Main Street looking south

TRANSBAY BLOCK 2 EAST

AFFORDABLE HOUSING &
SUSTAINABLE COMMUNITIES (AHSC)
ACCEPT & EXPEND RESOLUTION
FILE NO. 240373

BOARD OF SUPERVISORS

MAY 1, 2024

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OFFICE OF COMMUNITY INVESTMENT AND
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TRANSBAY BLOCK 2 EAST BUDGET AND FINANCE COMMITTEE AGENDA ITEM

File #240373: Affordable Housing and Sustainable Communities (“AHSC”) Accept and Expend Resolution

Authorization to execute two standard agreements with the California Department of Housing and Community Development totaling \$41,011,377

- **Loan: \$28,000,000**
- **Grant: \$13,011,377**



BACKGROUND

- Located within the Transbay Redevelopment Project Area
- One of two planned 100% affordable housing projects on Transbay Block 2
 - 2 West: 151-unit senior housing, sponsored by Chinatown Community Development Center
 - 2 East: 184-unit family housing, sponsored by Mercy Housing California

SCHEDULE

- April 2023: BOS authorized AHSC application (BOS File No. 230261)
- September 2023: Block 2 East awarded AHSC
- March 2024: OCII Commission approved loans and ground leases
- April 2024: BOS approved bond issuance and ground leases
- May 2024: Planned close of financing, start of construction



View from Folsom Street at Main Street looking west

2 EAST PROJECT

- 184 affordable units for families and families experiencing homelessness (includes 40 LOSP units)
- Large community room, landscaped rooftop terraces
- 2 community-serving commercial spaces
- Childcare center on two levels, serving approx. 45 children
- 40% - 80% MOHCD AMI

PERMANENT FINANCING

Total Development Cost	\$186,867,981
■ OCII Loan	\$61,961,845
■ Tax Credit Equity	\$98,536,983
■ HCD AHSC Loan	\$28,000,000
■ Deferred Developer Fee	\$540,000

AHSC AWARD

Total Award	\$41,011,377
Residential Project Loan	\$28,000,000
Transit/Infrastructure Grant	\$13,011,377
- City Administered (MOHCD) - SFPW: Transbay Howard Streetscape improvements from 4th Street to Embarcadero (bike and pedestrian) - SFMTA: Transit priority signal to benefit the 8, 8AX, 8BX, 30 & 45 lines - Developer Administered (Mercy Housing) - BART: two new BART cars - BART: 17 Next Generation Fare Gate consoles at Embarcadero station - SF Bike Coalition: safety and bike repair workshops, and gear distribution to Project Area residents - Resident Transit Passes: each residential unit at 2 East provided with free transit pass for three years - Anti-Displacement: legal aid via the Eviction Defense Collaborative - Workforce Development: culinary training for individuals experiencing homelessness through the Episcopal Community Services Conquering Homelessness through Employment in Food Service (CHEFS) program	\$5,300,000 \$3,500,000 \$1,800,000 \$7,711,377 \$5,034,634 \$1,581,119 \$150,000 \$645,624 \$150,000 \$150,000



View from Beale Street looking south

THANK YOU