



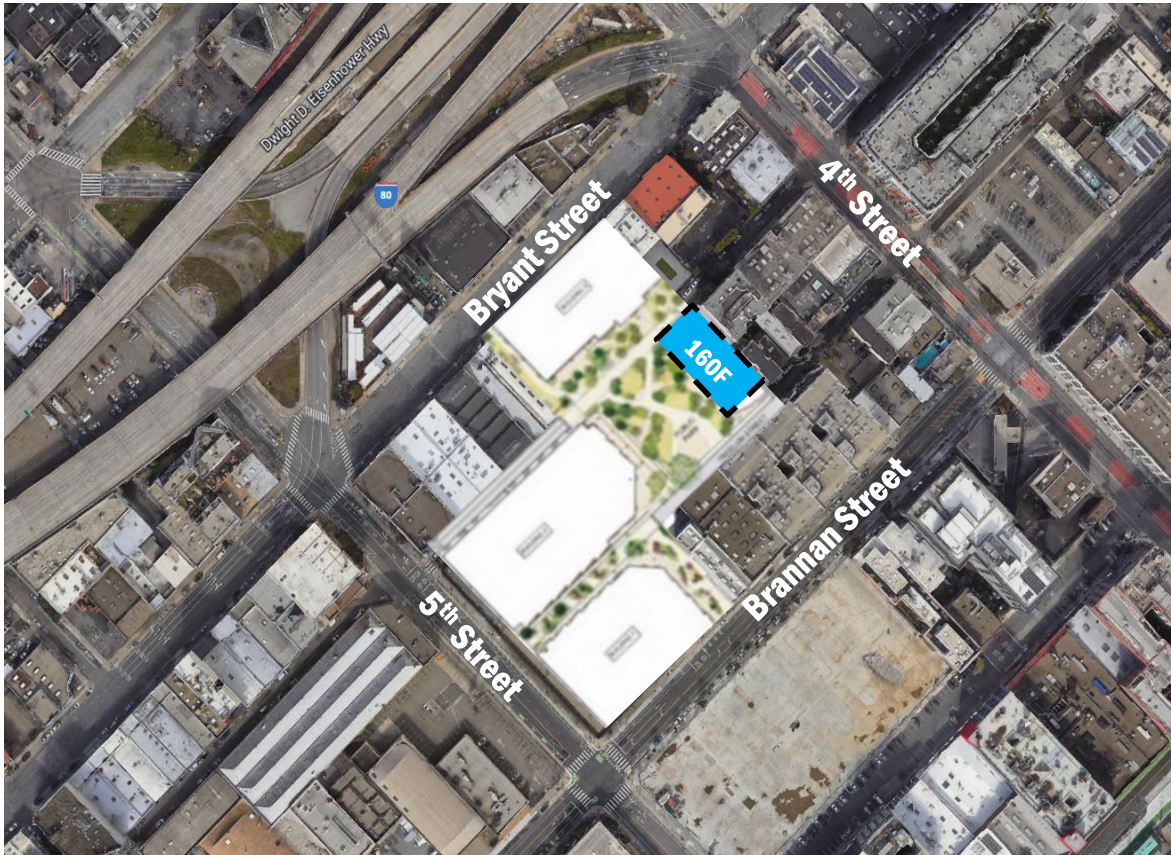
160 Freelon

LAND USE &
TRANSPORTATION
COMMITTEE

March 20, 2023

ROBERT BACA, JOINT DEVELOPMENT DIRECTOR
MAYOR'S OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT

160 FREELON LAND DEDICATION



- Land dedication of 160 Freelon from Tishman Speyer
- Developer is subdividing the Principal Site to create a separate legal parcel consisting of approximately 12,800 square feet of land
- Developer has elected to satisfy the Inclusionary Affordable Housing Program requirements
- Site control is required for the future affordable housing project to apply to the State for significant AHSC funding opportunity.



PROPOSED PROJECT

- Developers:
 - Related California and San Francisco Housing Development Corporation
- 85 affordable units including:
 - 15 studios
 - 24 one-bedroom units
 - 23 two-bedroom units
 - 23 three-bedroom units
- Set Asides
 - 22 units will be set aside for formerly homeless families subsidized by LOSP
 - Five (5) units will be set aside for referrals from the City's Plus Housing list
 - Remaining units range from 30% to 80% MOHCD AMI

AHSC FUNDING OPPORTUNITY

Approximately \$34,100,000 including \$9,000,000 for transit and pedestrian improvements to SFMTA and San Francisco Recreation and Parks Department (“SFRPD”) as well as \$600,000 in program costs for the housing component.

POTENTIAL TIMELINE

- AHSC Application- April 2023
- Tax Credit Application– September 2023
- Construction Start– June 2024
- Construction Completion: April 2026

