



*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

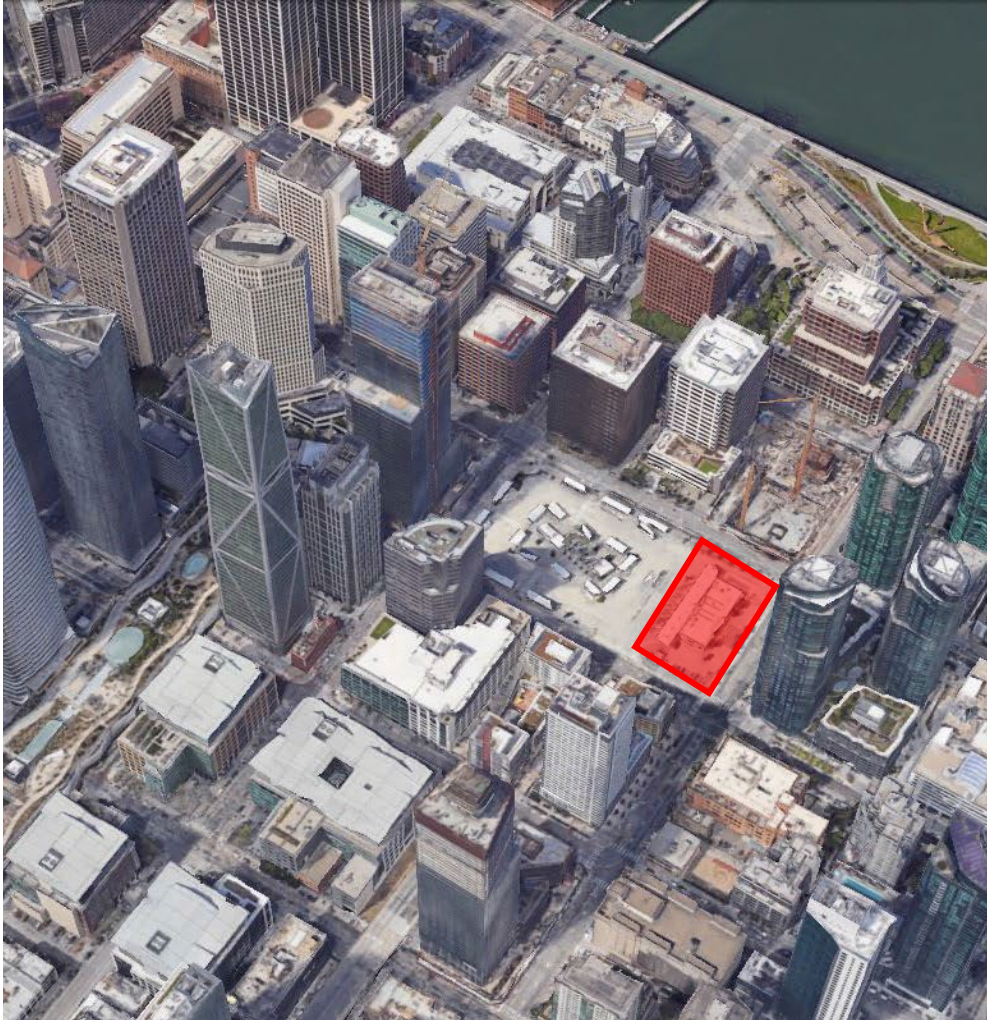
KIM OBSTFELD, SENIOR DEVELOPMENT SPECIALIST  
OFFICE OF COMMUNITY INVESTMENT AND  
INFRASTRUCTURE

# 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**



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## 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

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## 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
▪ <b>HCD AHSC Loan</b>	<b>\$28,000,000</b>
▪ Deferred Developer Fee	\$540,000

# AHSC AWARD

<b>Total Award</b>	<b>\$41,011,377</b>
Residential Project Loan	\$28,000,000
Transit/Infrastructure Grant	\$13,011,377
<ul style="list-style-type: none"> <li>▪ City Administered (MOHCD)           <ul style="list-style-type: none"> <li>▪ SFPW: Transbay Howard Streetscape improvements from 4<sup>th</sup> Street to Embarcadero (bike and pedestrian) \$3,500,000</li> <li>▪ SFMTA: Transit priority signal to benefit the 8, 8AX, 8BX, 30 &amp; 45 lines \$1,800,000</li> </ul> </li> </ul>	\$5,300,000
<ul style="list-style-type: none"> <li>▪ Developer Administered (Mercy Housing)           <ul style="list-style-type: none"> <li>▪ BART: two new BART cars \$5,034,634</li> <li>▪ BART: 17 Next Generation Fare Gate consoles at Embarcadero station \$1,581,119</li> <li>▪ SF Bike Coalition: safety and bike repair workshops, and gear distribution to Project Area residents \$150,000</li> <li>▪ Resident Transit Passes: each residential unit at 2 East provided with free transit pass for three years \$645,624</li> <li>▪ Anti-Displacement: legal aid via the Eviction Defense Collaborative \$150,000</li> <li>▪ Workforce Development: culinary training for individuals experiencing homelessness through the Episcopal Community Services Conquering Homelessness through Employment in Food Service (CHEFS) program \$150,000</li> </ul> </li> </ul>	\$7,711,377



*View from Beale Street looking south*

THANK YOU