

2015 Affordable Housing General Obligation Bond Update and 3rd Issuance

Funding Housing Equity in San Francisco



Mayor's Office of Housing and Community Development
City and County of San Francisco

Bond Overview

- \$310M bond passed in November 2015 with over 74% of voters supporting
- Amount issued to date: \$217.2M
- **Action item before CPC - approve third and final issuance: \$92.8M**
- 2019 3rd issuance anticipated timeline
 - June – Gathering of finance team
 - July – Capital Planning action item approving issuance
 - September – Board approval process
 - October – Issue debt

Program Summary (in millions)

	Issuance 1	Issuance 2	Issuance 3 (late summer/ early fall 2019)	TOTAL
Public Housing	\$ 41.0	\$ 0.4	\$ 38.6	\$ 80.0
Low-Income Housing	\$ 24.2	\$ 68.4	\$ 7.4	\$ 100.0
Low-Income Housing (Mission)	\$ 6.1	\$ 43.1	\$ 0.8	\$ 50.0
Middle-Income Housing	\$ 3.8	\$ 30.2	\$ 46.0	\$ 80.0
TOTAL	\$ 75.1	\$ 142.1	\$ 92.8	\$ 310.0

** Figures include issuance costs



Update – 1st & 2nd Issuance

Spending as of
June 30, 2019



- The first bond issuance is over 99% spent or encumbered and projected to be fully expended by early 2020.
- The second bond issuance is over 64% spent or encumbered and projected to be fully expended by late 2020.
- With these bond proceeds, the City is not directly building any housing. Rather, we are making loans to affordable housing developers or individual homeowners.

Update – 1st & 2nd Issuance Accomplishments

• Public Housing

- **Potrero Block X** construction is complete. The 72 unit building is 90% occupied.
- **Sunnydale Parcel Q** construction is in progress. Construction of 55 unit building is expected to complete in May 2020.
- Infrastructure predev supporting 390 units at Potrero and Sunnydale on-going.



City Officials and Potrero residents at the ribbon cutting

Update – 1st & 2nd Issuance Accomplishments

• Low-Income Housing

- Construction on going at **1296 Shotwell** (94 units), **88 Broadway/ 735 Davis** (178 units – 157 low & 21 mid), & **1990 Folsom** (143 units – Mission set-aside)
- Small Sites Program - 28 units completed and 49 are under renovation



1296 Shotwell
ground breaking



1296 Shotwell plan

Update — 1st & 2nd Issuance Accomplishments

- Middle-Income Housing

- 59 first-time homebuyers provided with downpayment assistance

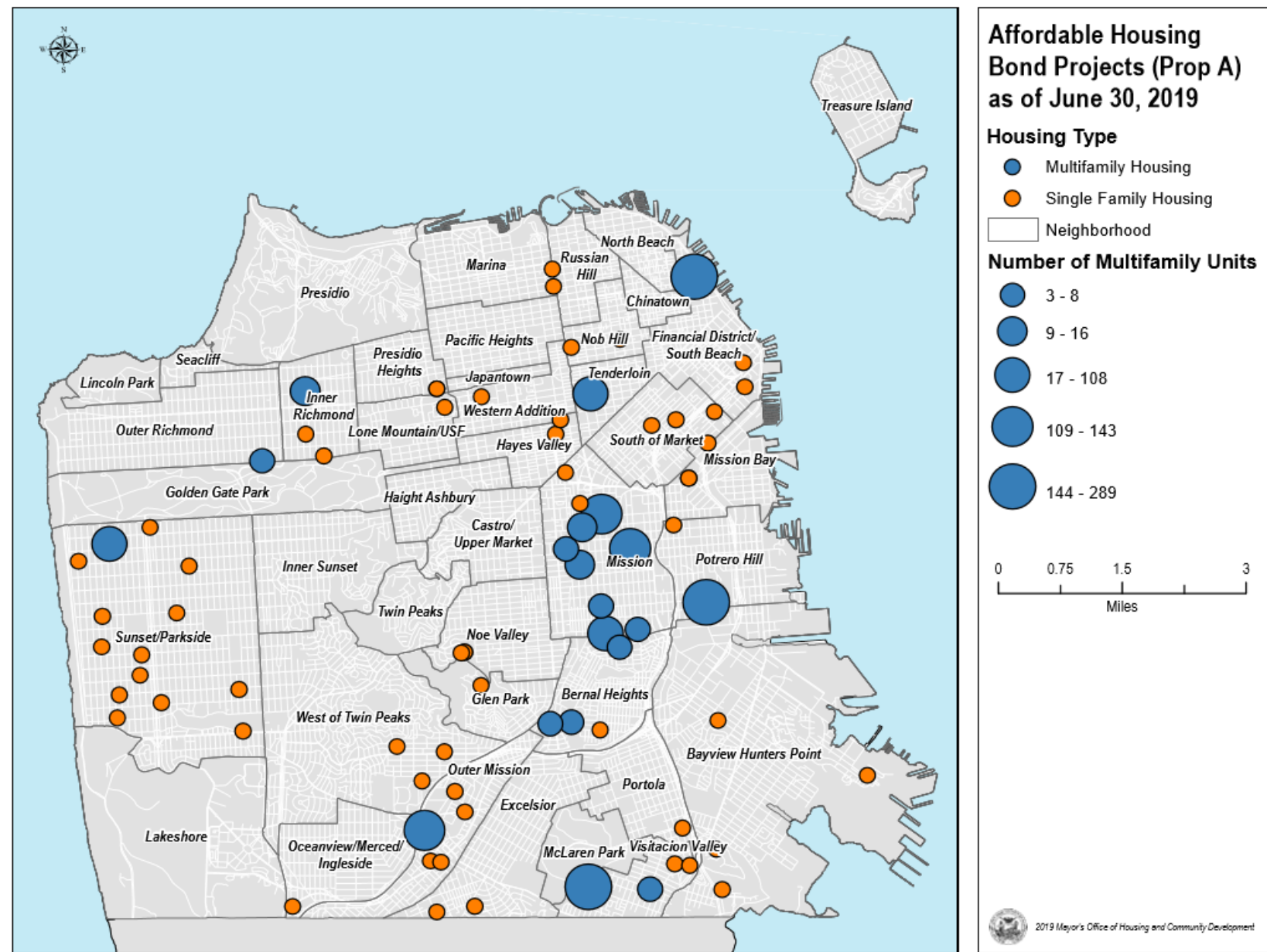


Ruiz Family - DALP & TND Recipients

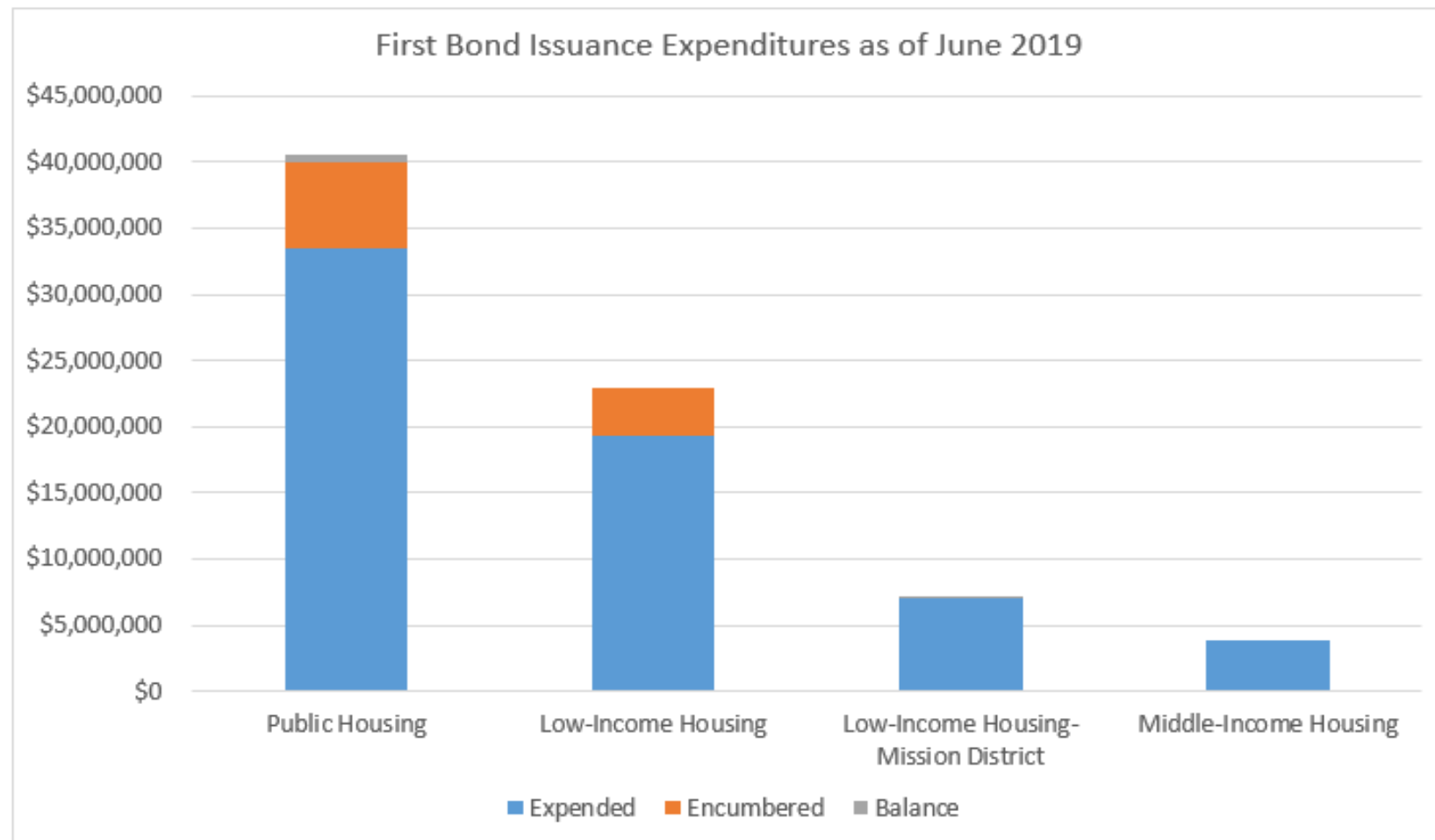
Maria is a pre-school teacher and Rony is a driver

Purchased home rented for over 20 years

Update – 1st & 2nd Issuance Project Locations

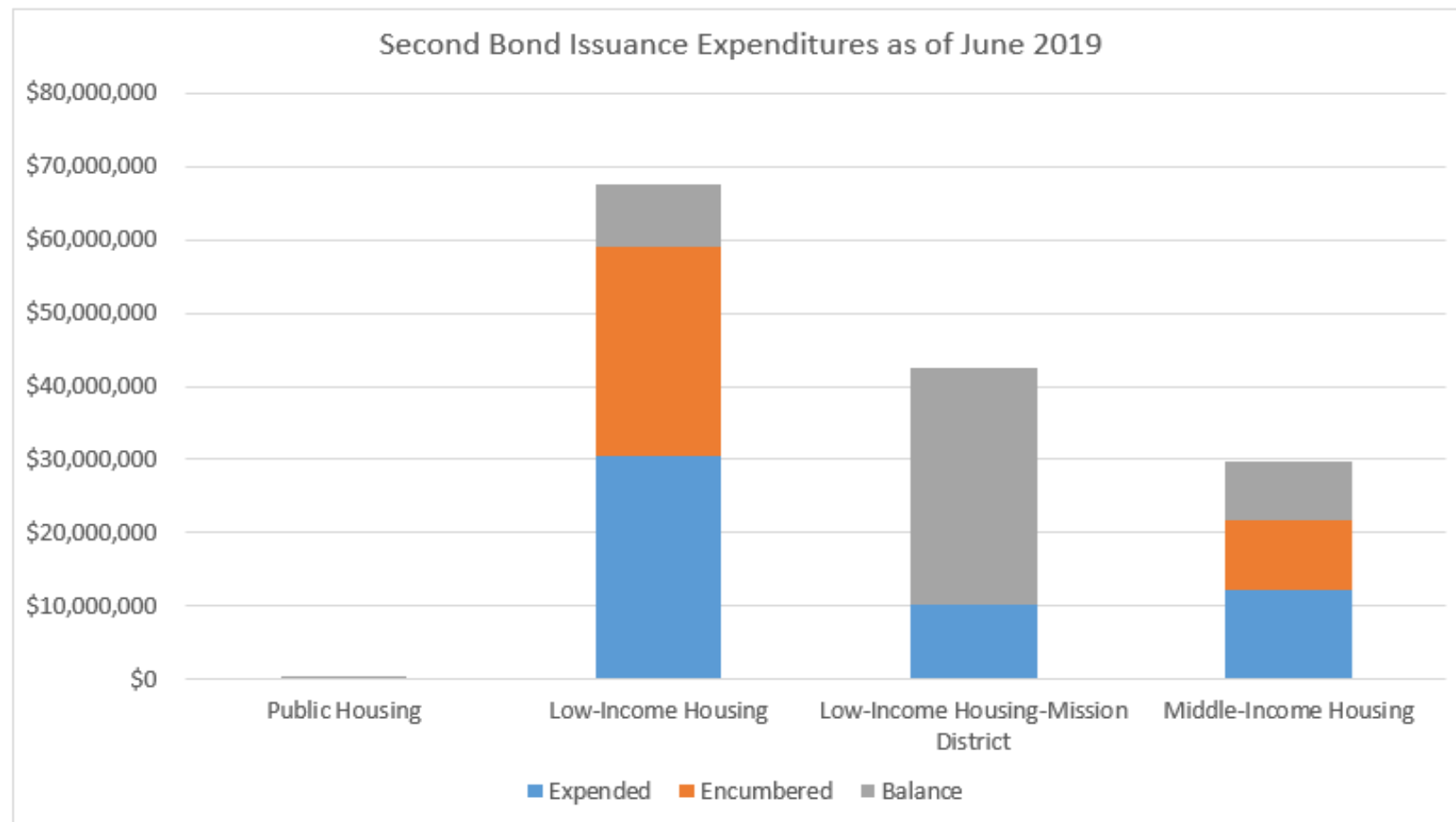


Update – 1st Issuance Expenditure Details



	Public Housing	Low-Income Housing	Low-Income Housing-Mission	Middle-Income Housing	TOTAL
Expended	\$33,486,750	\$19,259,298	\$7,000,000	\$3,803,014	\$ 63,549,062
Encumbered	\$6,552,202	\$3,715,433	\$0	\$0	\$ 10,267,635
Balance	\$561,048	\$0	\$25,269	\$0	\$ 586,317
Total	\$40,600,000	\$22,974,731	\$7,025,269	\$3,803,014	\$ 74,403,014

Update – 2nd Issuance Expenditure Details



	Public Housing	Low-Income Housing	Low-Income Housing-Mission	Middle-Income Housing	TOTAL
Expended	\$298,791	\$30,577,486	\$10,214,114	\$12,199,939	\$ 53,290,330
Encumbered	\$0	\$28,437,389	\$0	\$9,441,511	\$ 37,878,900
Balance	\$101,209	\$8,580,125	\$32,420,886	\$8,215,536	\$ 49,317,756
Total	\$400,000	\$67,595,000	\$42,635,000	\$29,856,986	\$ 140,486,986

** Mission set-aside balance was encumbered in July 2019

3rd Issuance Public Housing

\$37.5MM – Public Housing

- Infrastructure and Vertical Gap Financing for **Potrero** and **Sunnydale** supporting 390 units

Potrero Acceleration

EXISTING CONDITIONS



PROPOSED SITE PLAN



Potrero master plan

3rd Issuance Low-Income Housing

\$1.5MM - Small Sites Program

- Acquisition and rehab of rent-controlled housing to preserve affordability
- Estimated to fund 5-unit building



Ani Rivera - Small Sites Property
Ani is Director of Galeria de la Raza
Renter for 20 years



3rd Issuance
Low-Income Housing

\$5.7MM – 500 Turk Street (108 units - construction/
permanent financing)

\$0.8MM – 681 Florida (Mission District – not assigned
units predev only)



500 Turk Plan

3rd Issuance Middle-Income Housing

\$19.2MM - Downpayment Assistance Loans

- Includes \$2.9MM targeted for SFUSD teachers
- Estimated to fund 53 Down Payment loans & 60 Teacher Next Door loans

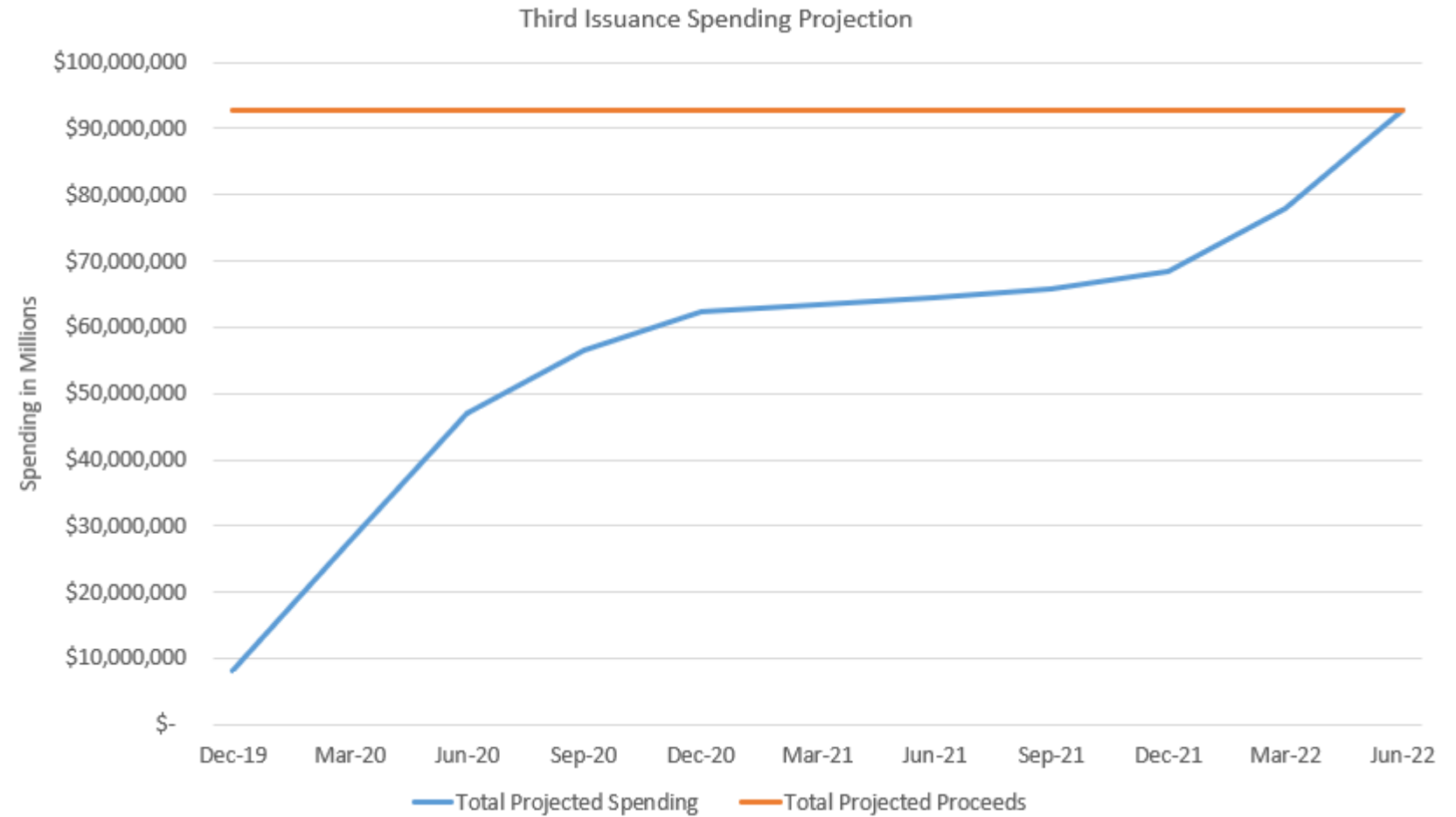
\$26.0MM – 43rd & Irving

- Predevelopment of 82 units of middle-income teacher housing

43rd & Irving Site (Francis Scott Key)



3rd Issuance Spending Projection



** Increased spending beginning Dec 2021 due to 43rd & Irving

3rd Issuance The work ahead

- All funds from 2015 GO Bond are programmed to projects which are moving forward, with projected 1,500 units produced.
- Other funding sources will be required to move newly-identified projects forward and support our existing long-term commitments to public housing.



Block X is the first building in the 38-acre Potrero Public Housing Site

2012 Clean & Safe Neighborhood Parks Bond

4th and Final Issuance



The Port of San Francisco
City and County of San Francisco



Bond Overview

November 2012 voters approved \$195 million
Clean and Safe Neighborhood Parks Bond

\$34.5 million reserved for Port Waterfront Parks

Port participated in the first two bond sales,
receiving \$31.4 million to date

**Action item before CPC - approve issuance of
final bond sale of \$3.1 million**

Proceeds will fund construction of improvements
at Heron's Head Park and Agua Vista Park

Program Summary



Project Name	Bond Programming*
Agua Vista Park	\$ 2,000,000
Northeast Plaza & P 27-29 Tip (Cruise Terminal Plaza)	\$ 15,870,000
Crane Cove Park	\$ 14,631,365
Islais Creek Improvements	\$ 250,000
Pier 27 Public Art	\$ 330,000
Heron's Head Park	\$ 1,560,968
Bond Issuance Costs**	\$ 283,651
WATERFRONT PARKS PROGRAM TOTAL	\$ 34,925,984

* Includes interest earnings.

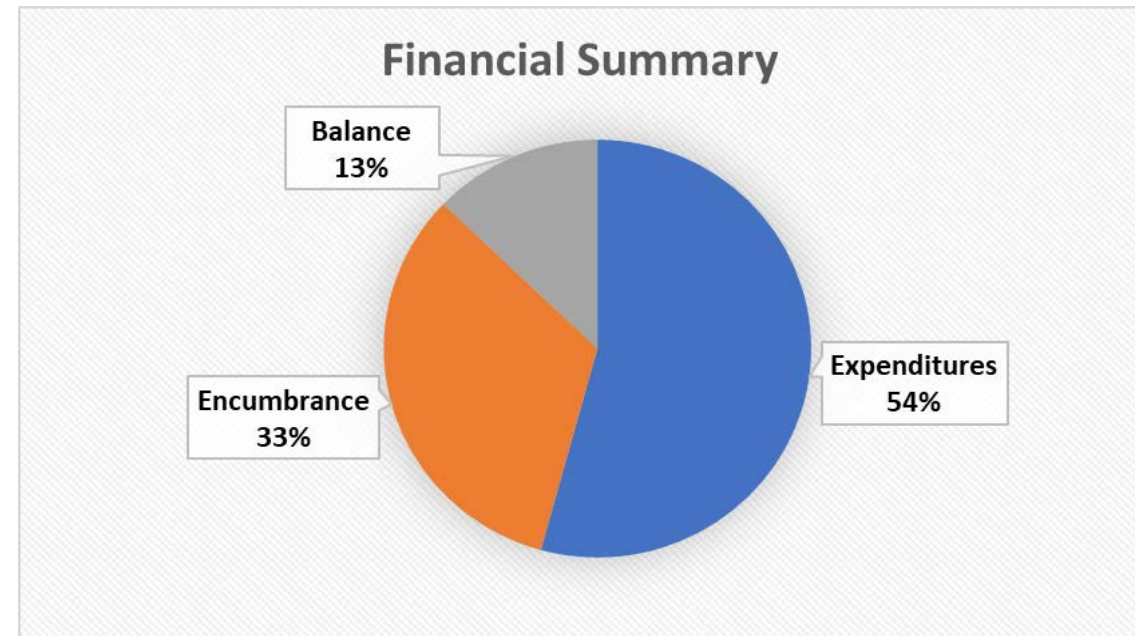
**Preliminary estimate from the Office of Public Finance.

Past Bond Sale Appropriations

2012 GO Bond Components/Projects	Budget	Current Appropriation			
		1st Sale	2nd Sale	Interest Earnings	Total
Agua Vista Park	\$ 2,000,000	\$ -	\$ 300,000		\$ 300,000
Crane Cove Park	\$ 14,631,365	\$ 1,400,000	\$12,900,000	\$ 331,365	\$14,631,365
Heron's Head Park	\$ 1,134,984	\$ 350,000	\$ -	\$ -	\$ 350,000
Islais Creek Improvements	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ 250,000
Northeast Wharf Plaza & Pier 27/29 Tip	\$ 15,870,000	\$15,870,000	\$ -	\$ -	\$15,870,000
Pier 27 Public Art	\$ 330,000	\$ 330,000	\$ -	\$ -	\$ 330,000
Subtotal - Project Funding	\$ 34,216,349	\$18,200,000	\$13,200,000	\$ 331,365	\$31,731,365
Cost of Issuance & Oversight	\$ 283,651	\$ 54,749	\$ 39,870	\$ -	\$ 94,619
Total	\$ 34,500,000	\$18,254,749	\$13,239,870	\$ 331,365	\$31,825,984

**Preliminary estimate from the Office of Public Finance.

2012 CSN Bond Expenditures



Components/Projects	Budget*	2012 GENERAL OBLIGATION BONDS			
		Appropriation	Expenditures	Encumbrance	Balance
Agua Vista Park	\$ 2,000,000.00	\$ 300,000.00	\$ 6,041.00	\$ -	\$ 293,959.00
Crane Cove Park	\$ 14,631,365.00	\$14,631,365.00	\$ 1,458,334.00	\$ 10,465,578.00	\$2,707,453.00
Heron's Head Park	\$ 1,560,968.00	\$ 350,000.00	\$ 24,338.00	\$ -	\$ 325,662.00
Islais Creek Improvements	\$ 250,000.00	\$ 250,000.00	\$ 1,009.00	\$ -	\$ 248,991.00
Cruise Terminal Plaza and Pier 27-29 Tip	\$ 15,870,000.00	\$15,870,000.00	\$15,727,672.00	\$ -	\$ 142,328.00
Pier 27 Public Art	\$ 330,000.00	\$ 330,000.00	\$ -	\$ -	\$ 330,000.00
Component Subtotal	\$ 34,642,333.00	\$31,731,365.00	\$17,217,394.00	\$ 10,465,578.00	\$4,048,393.00
Oversight/Accountability & Cost of Issuance	\$ 283,651.00	\$ 94,619.00	\$ 57,085.00	\$ -	\$ 37,534.00
TOTAL	\$ 34,925,984.00	\$31,825,984.00	\$17,274,479.00	\$ 10,465,578.00	\$4,085,927.00

* Includes interest earnings.

2012 Bond Final Sale Allocation



Project Name	Proposed Final Bond Sale
Agua Vista Park	\$ 1,700,000
Northeast Plaza & P 27-29 Tip (Cruise Terminal Plaza)	\$ -
Crane Cove Park	\$ -
Islais Creek Improvements	\$ -
Pier 27 Public Art	\$ -
Heron's Head Park	\$ 1,210,968
Bond Issuance Costs**	\$ 189,032
WATERFRONT PARKS PROGRAM TOTAL	\$ 3,100,000

**Preliminary estimate from the Office of Public Finance.

2012 CSN Bond Project Schedules

Complete: Cruise Terminal Plaza

Construction: Crane Cove Park

Planning & Design: Agua Vista Park, Heron's Head Park, Pier 27 Public Art, Islais Creek

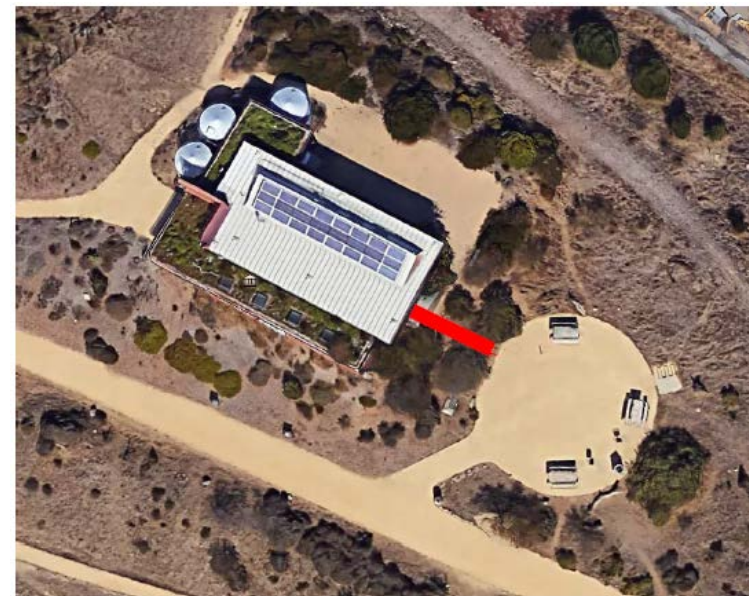
Status of Active Projects

		2017				2018				2019				2020				2021			
	Initiation/ Planning																				
	Design/ Bid & Award																				
	Construction/ Close Out																				
Start Date	End Date	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q	Q	Q	Q
AGUA VISTA PARK																					
July 2014	June 2021																				
CRANE COVE PARK																					
September 2011	April 2020																				
HERON'S HEAD PARK																					
April 2018	June 2020																				
ISLAIS CREEK IMPROVEMENTS																					
October 2013	TBD																				
PIER 27 PUBLIC ART																					
July 2018	February 2021																				

Heron's Head Park Project Summary

- \$1.2 million in park improvements
- Supports increased park usage, improves accessibility and strengthens connectivity to parks to South

Heron's Head Park Improvements Estimated Project Cost	
Design	\$ 170,412
Construction	\$ 824,868
15% Construction Contingency	\$ 123,730
Construction Management	\$ 91,976
Total	\$ 1,210,986



Agua Vista Project Summary

- \$2.0 million park renovation
- Will continue chain of open space improvements south from Mission Bay Bayfront Park and Mission Bay Ferry Landing and improve access to existing fishing pier

Agua Vista Park Estimated Project Costs	
Design	\$ 280,000
Construction	\$ 1,400,000
10% Construction Contingency	\$ 140,000
Construction Management	\$ 180,000
Total	\$ 2,000,000



Risk & Challenges

- Elevated construction costs
- Labor shortage in key trades (e.g. electrical)
- Smaller projects receive fewer bids resulting in wider cost ranges



Comments & Questions



The Port of San Francisco