



DEPARTMENT OF PUBLIC HEALTH  
HOMELESS SERVICES CENTER AT  
1064-68 MISSION STREET  
2019 COP - \$5 MILLION

Capital Planning Committee  
October 21, 2019

# 1064-68 Mission Street - Project Background

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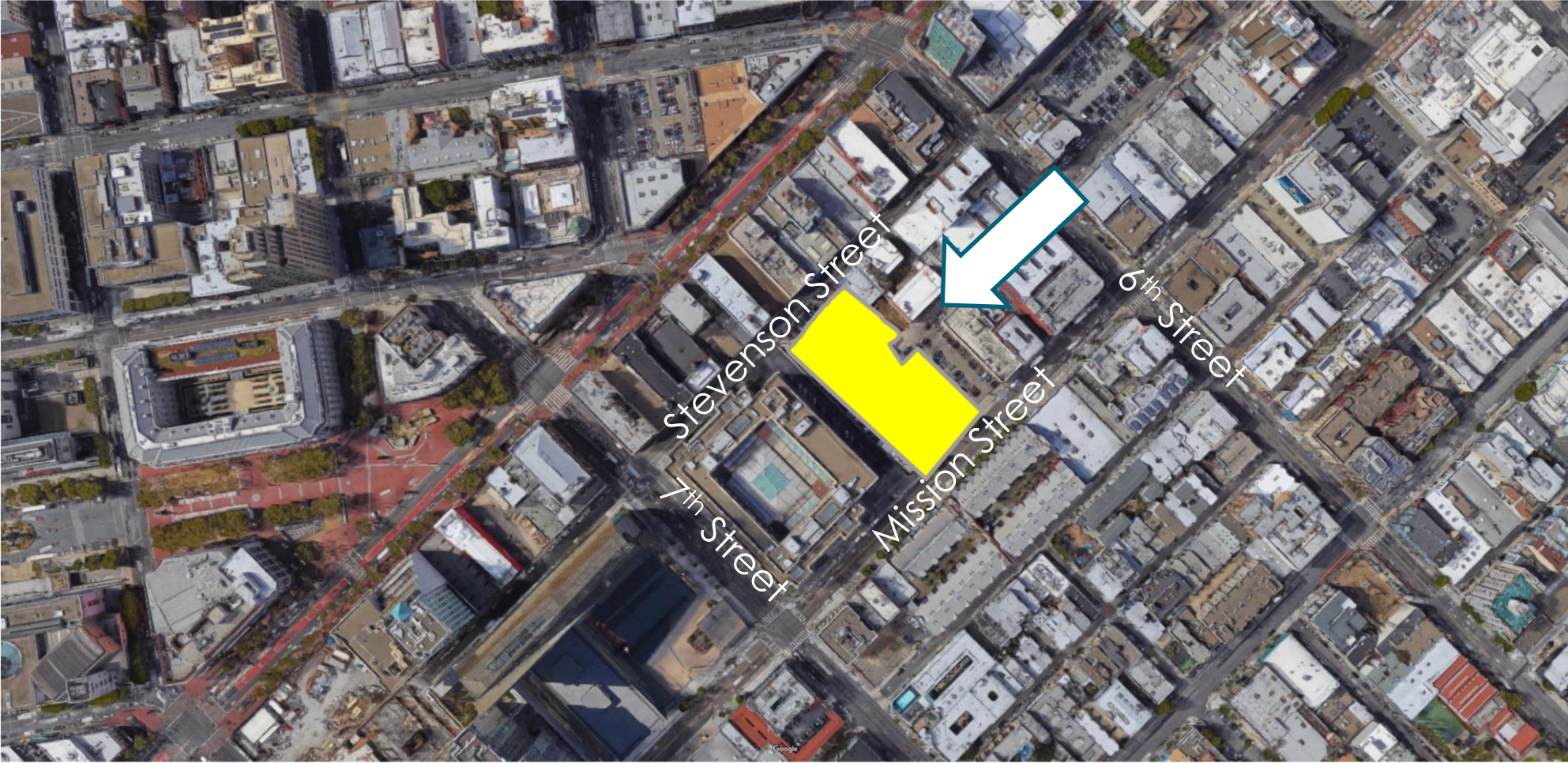
- ❑ **101 Grove Exit Prioritized in Capital Plan, Funded with COP Dollars**
  - ❑ DPH's Tom Waddell Urgent Care Clinic and HSH's Hot Team located at 101 Grove
  - ❑ 101 Grove an SHR 4-rated complex of buildings
  - ❑ TWUC/HOT Team need new home within larger Civic Center area
  - ❑ Early 2018, MOHCD 1064-68 Mission Street Project serving homeless an ideal co-location opportunity
  
- ❑ **Proposed MOHCD//DPH/SHS 1064-68 Mission Project**
  - ❑ Episcopal Community Services (ECS) and Mercy Housing California selected as developers
  - ❑ Mixed-use permanent supportive housing: 6-stories, 177,000 SF, all studios
    - ❑ 103 units for seniors, 153 units for adults, all for those experiencing homelessness
    - ❑ Community serving open space, property management, social service offices
    - ❑ Social Enterprise – ECS to expand their culinary job training program (CHEFS Program) – 6,000 SF
    - ❑ Homeless Services Center – DPH/SHS programs serving individuals experiencing homelessness - 20,000 SF

# Homeless Services Center - Project Overview

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- ❑ **Scope of Services To Be Included**
  - ❑ Tom Waddell Urgent Care Clinic, Street Medicine, Dental Services
  - ❑ San Francisco Homeless Outreach Team (SF HOT)
- ❑ **Co-location Strategy**
  - ❑ Zero acquisition cost to City
  - ❑ Cost of HSC building shell included in the housing, leveraging tax credit equity
  - ❑ Continues and improves integration of DPH and HSH services to homeless individuals
  - ❑ Economies of scale in capital development and operations by co-locating DPH and HSH program spaces
- ❑ **City Ownership**
  - ❑ City will enter into long term ground lease with ECS for the areas used by the Supportive Housing properties
  - ❑ Along with the land, the City will retain ownership of the area for the HSC

# 1064-68 Mission St. – Project Site



# 1064-68 Mission St. – Project Rendering



# 1064-68 Mission St. – Project Details

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- **Federal Surplus Property**
  - Property must be used to serve people who are experiencing homelessness
  - Acquisition Cost - \$1
  - Requires project completion by November 2021
- **Development Costs**
  - Residential - \$122 M
  - CHEFS Program - \$6.2 M
  - ***Homeless Services Center - \$15 M***
- **Modular Construction – 5 stories above concrete podium**
  - Reduces construction costs
  - Expedites construction schedule

# Homeless Services Center Funding Stack

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Total budget for the HSC is approximately \$15 million, net of tax credit equity

## Summary of Project Sources

GO Bonds (Public Health and Safety, 2016) Series 2018E1 – <i>Approved</i>	\$5,000,000
General Fund sources – <i>Approved</i>	\$5,068,993
<u><i>COPs – Proposed for Approval</i></u>	<u>\$5,000,000</u>
<b>TOTAL Project Sources</b>	<b>\$15,068,993</b>

# Estimated Sources and Uses of the COPs

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## Estimated Sources:

Par Amount \$7,250,000

## Estimated Uses:

<b>Homeless Services Center</b>	<b>\$5,000,000</b>
CSA Audit Fee (0.2% of project fund)	\$10,000
Debt Service Reserve Fund	\$637,950
Capitalized Interest/CP Interest & Fees	\$904,800
Delivery Expenses	\$452,250
Reserve for Market Uncertainty	\$245,000
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Total	\$7,250,000



# Timeline for BOS Approval of COP

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- Board of Supervisors Introduction – Tuesday, 10/8
- Capital Planning Committee – Monday, 10/21
- Budget & Finance Committee – Wednesday, 11/13
- Board of Supervisors Approval – Tuesday, 11/19
- Board of Supervisors Final Approval of Appropriation – Tuesday, 12/3
- Final Mayor signature – 12/13