DEPARTMENT OF PUBLIC HEALTH
HOMELESS SERVICES CENTER AT
1064-68 MISSION STREET
2019 COP - $5 MILLION
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/HSH 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/HSH programs serving individuals experiencing homelessness - 20,000 SF
Homeless Services Center - Project Overview

- **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

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

**Summary of Project Sources**

<table>
<thead>
<tr>
<th>Source Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>GO Bonds (Public Health and Safety, 2016) Series 2018E1 – Approved</td>
<td>$5,000,000</td>
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<tr>
<td>General Fund sources – Approved</td>
<td>$5,068,993</td>
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<td>COPs – Proposed for Approval</td>
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<td><strong>TOTAL Project Sources</strong></td>
<td><strong>$15,068,993</strong></td>
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Estimated Sources and Uses of the COPs

**Estimated Sources:**
Par Amount $7,250,000

**Estimated Uses:**

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<th>Description</th>
<th>Amount</th>
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<tr>
<td>Homeless Services Center</td>
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<tr>
<td>CSA Audit Fee (0.2% of project fund)</td>
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<td>Debt Service Reserve Fund</td>
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<td>Capitalized Interest/CP Interest &amp; Fees</td>
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<td>Delivery Expenses</td>
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<td>Reserve for Market Uncertainty</td>
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<td><strong>Total</strong></td>
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Timeline for BOS Approval of COP

- 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