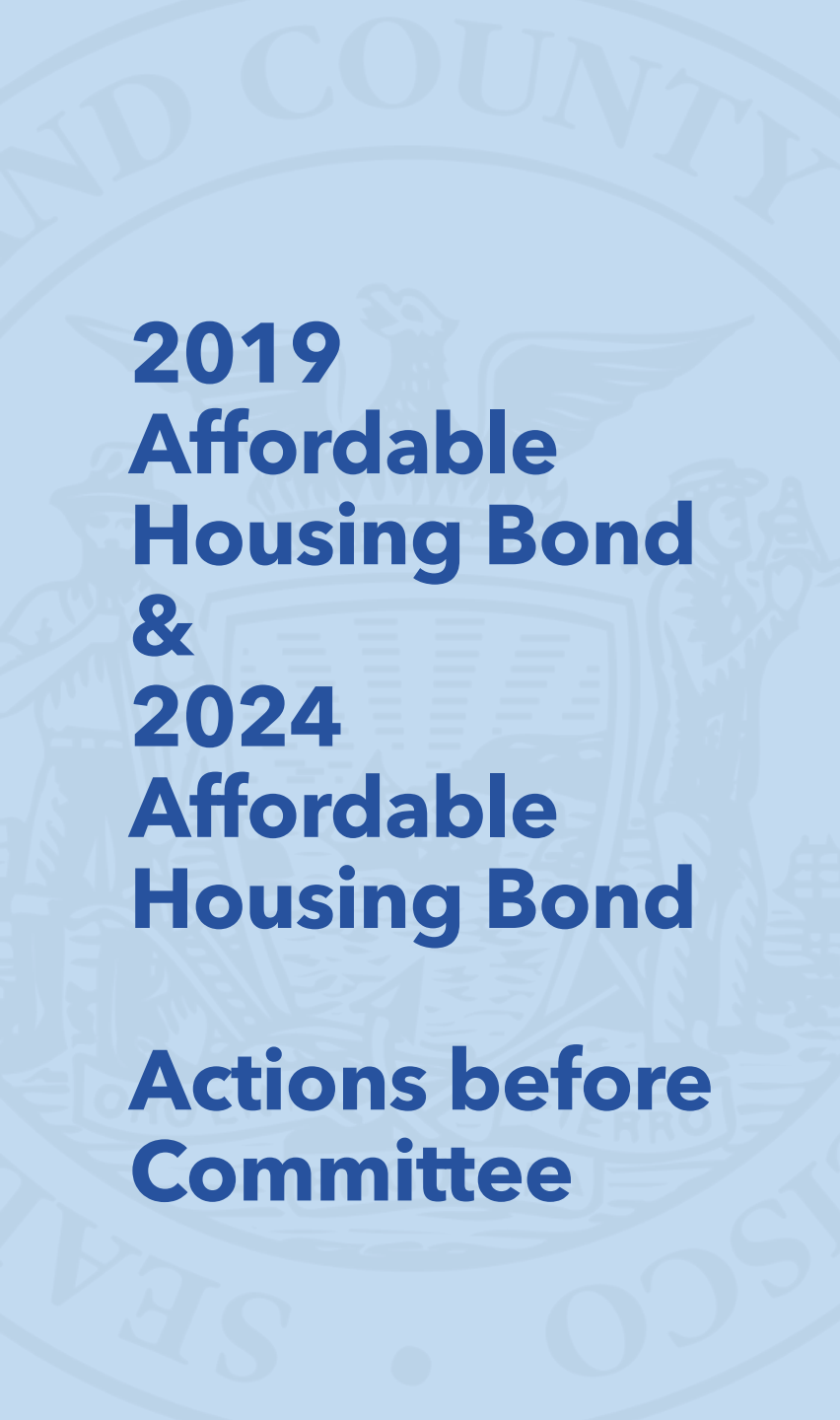




Affordable Housing GO
Bonds Update &
Request for Approval:
3rd Issuance 2019 & 1st Issuance
2024

Capital Planning Committee
October 7, 2024

**Mayor's Office of Housing and
Community Development**

The background of the slide features a large, light blue watermark of the Seal of San Diego County. The seal is circular and contains the text "SAN DIEGO COUNTY" around the top and "1850" at the bottom. In the center, there is a shield with a sun, a ship, and a figure holding a staff. The text "SEAL OF SAN DIEGO COUNTY" is also visible around the shield.

**2019
Affordable
Housing Bond
&
2024
Affordable
Housing Bond

Actions before
Committee**

Action items recommending to approve:

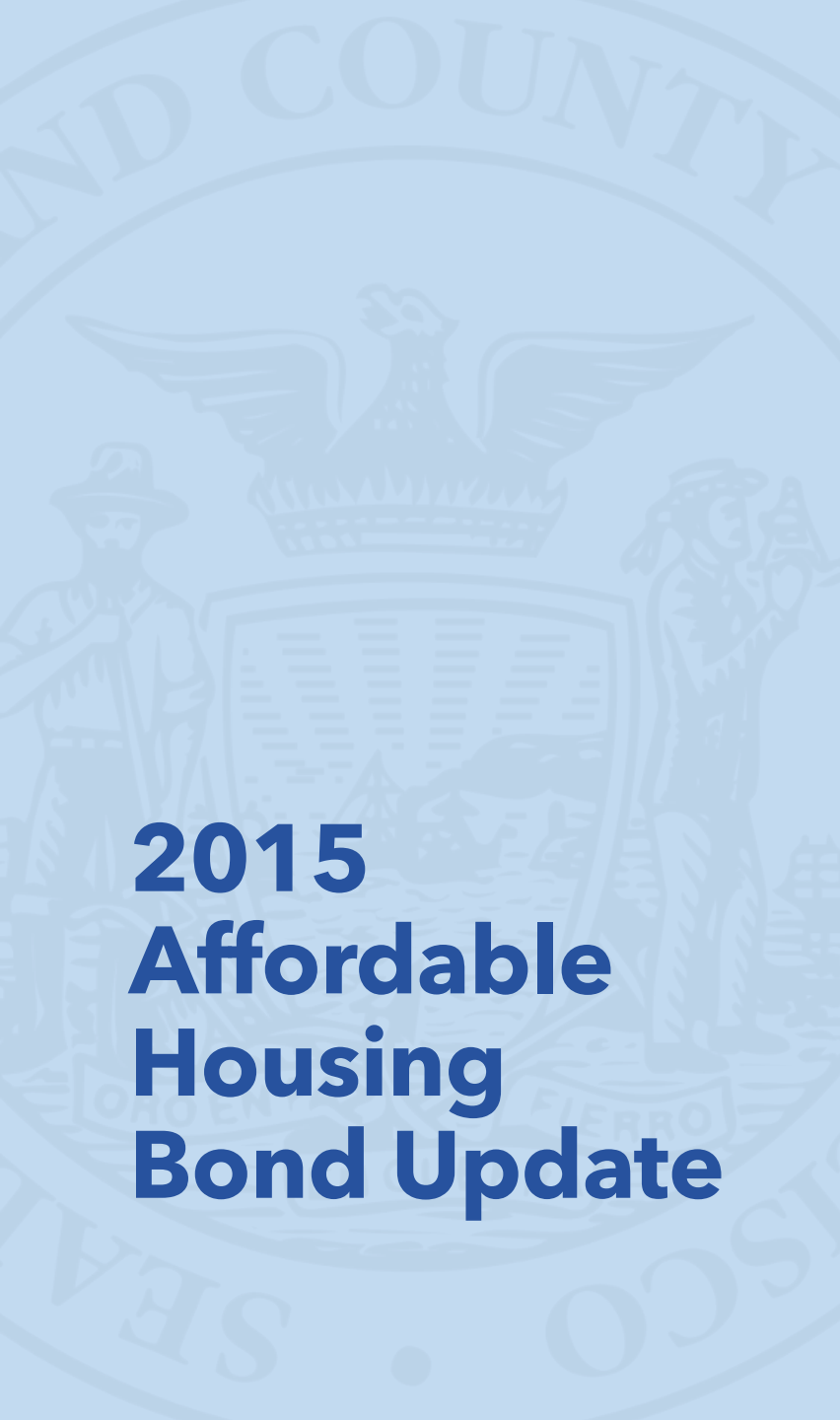
- Resolution authorizing the sale of Taxable General Obligation Bonds (Affordable Housing 2019) Series 2024C, not to exceed \$70.0M
- Resolution authorizing the sale of Taxable General Obligation Bonds (Affordable Housing 2024) Series 2024D, not to exceed \$152.0M



Affordable Housing GO Bonds 2015 Update

**Capital Planning Committee
October 7, 2024**

The Mayor's Office of Housing and Community Development

The background of the slide features a large, light blue watermark of the Seal of San Francisco County. The seal is circular and contains the text "SAN FRANCISCO COUNTY" around the top and "1846" at the bottom. In the center, there is an eagle with its wings spread, perched on a shield. The shield is supported by two figures: a miner on the left and a woman on the right. The text "2015 Affordable Housing Bond Update" is overlaid on the left side of the slide in a bold, blue font.

2015 Affordable Housing Bond Update

- **\$310M** bond passed in November 2015
- First Issuance: **\$75.1M**
 - Issued October 2016
 - 99% spent as of June 2024
- Second issuance: **\$142.1M**
 - Issued May 2018
 - 99% spent as of June 2024
- Third issuance: **\$92.8M**
 - Issued October 2019
 - 97% spent as of June 2024
- Full expenditure projected by mid-2025

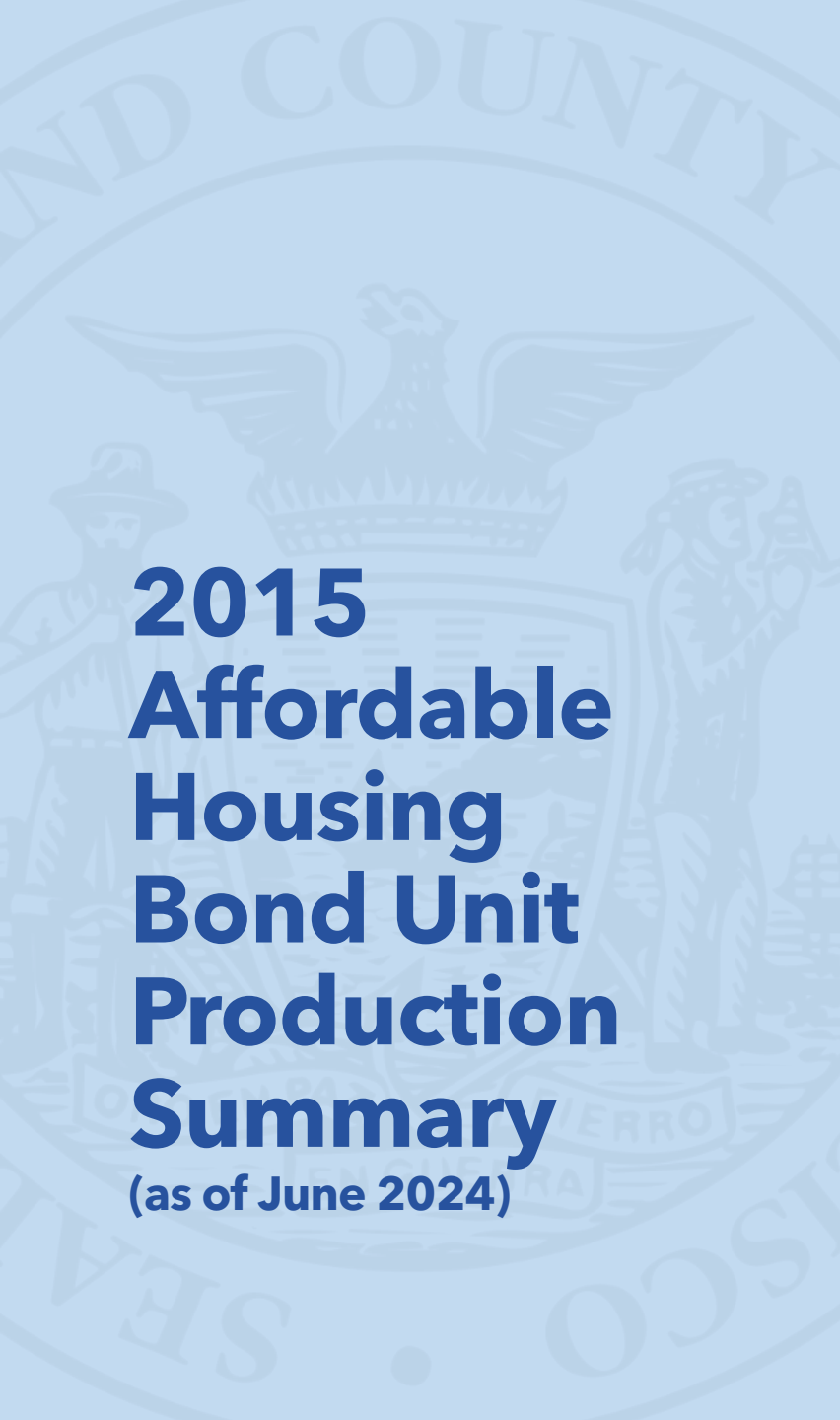
2015 Affordable Housing Bond Program Summary

(in millions)

	Issuance 1	Issuance 2	Issuance 3	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



Balboa Park Upper
Yard (Kapuso)
completed in 2023

The background of the slide features a large, light blue watermark of the Seal of San Francisco County. The seal includes the text "SAN FRANCISCO COUNTY" at the top and "1796" at the bottom. In the center, there is an eagle with its wings spread, perched on a shield. Below the shield, there are two figures: one on the left holding a staff and a hat, and one on the right holding a staff and a book. The text "ERRO" is visible on the shield.

2015 Affordable Housing Bond Unit Production Summary

(as of June 2024)

1,571 affordable units produced

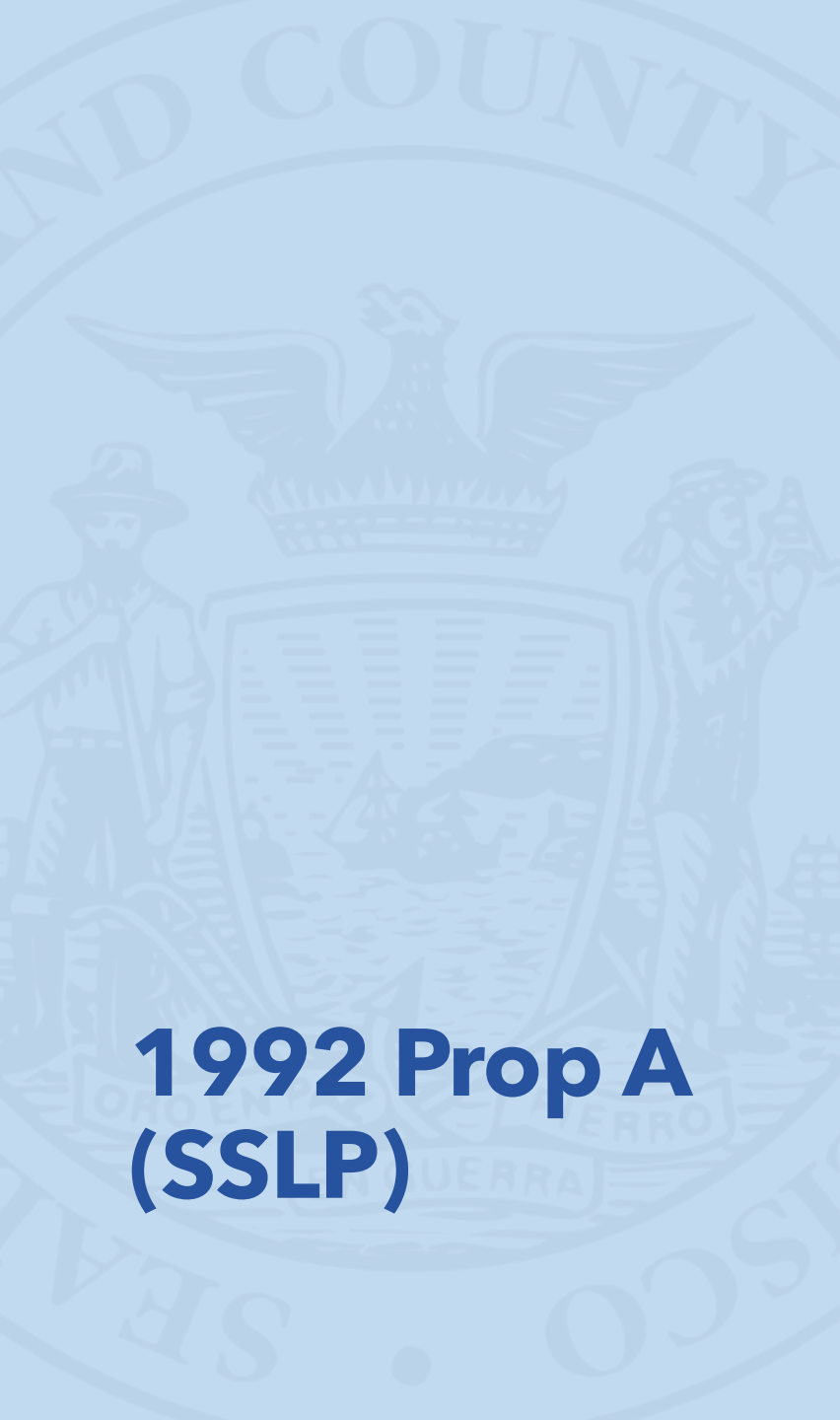
- 1,153 units complete
- 417 units in construction
- 1 remaining Downpayment Assistance Loan Program loan to make



Affordable Housing GO Bonds 2016 Preservation and Seismic Safety (PASS) Program Update

**Capital Planning Committee
October 7, 2024**

The Mayor's Office of Housing and Community Development

The background of the slide features a large, light blue watermark of the Seal of San Francisco County. The seal is circular and contains an eagle with spread wings perched atop a shield. The shield depicts a landscape with a mountain and a bay. The words "SAN FRANCISCO COUNTY" are written around the perimeter of the seal. The text "1992 Prop A (SSLP)" is overlaid on the bottom left of the seal in a bold, dark blue font.

1992 Prop A (SSLP)

- Prop A to fund seismic safety loans after Loma Prieta earthquake passed in 1992
- \$350M bond known as the Seismic Safety Loan Program (SSLP)
 - \$60M for Deferred Loans
 - \$90M for Below Market Rate Loans
 - \$200M for Market Rate Loans
- Program was underutilized - only \$90M in loans originated over more than 20 years
- Reframed with additional eligible housing uses in 2016 Prop A.

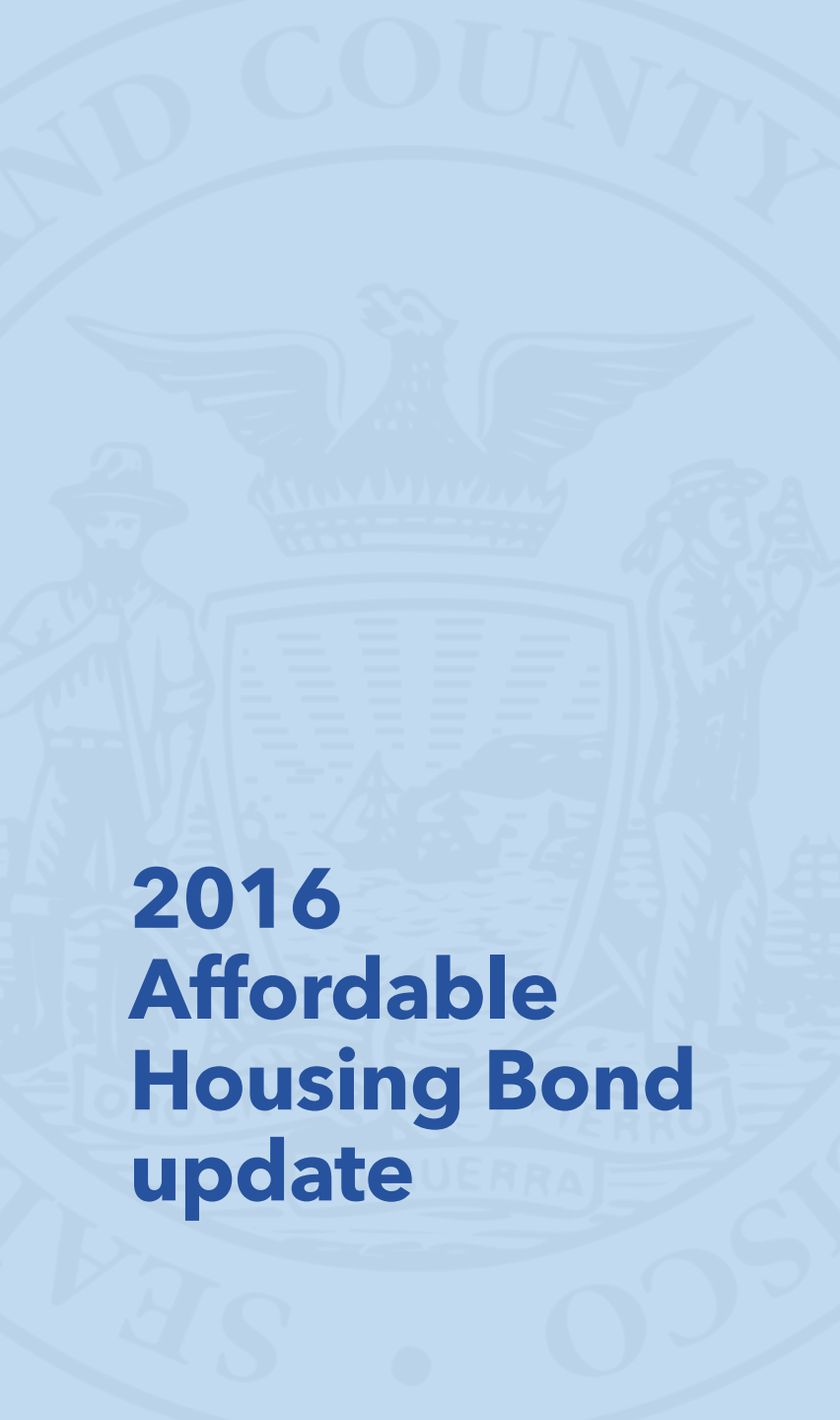
The background of the slide features a large, light blue watermark of the Seal of San Francisco County. The seal includes the text "SAN FRANCISCO COUNTY" at the top and "1846" at the bottom. The central emblem depicts a figure holding a staff, with a shield in front of them, and a banner below. The text "Updated Eligible Uses" is overlaid on the lower-left portion of the seal.

Updated Eligible Uses

- Seismic retrofits to unreinforced masonry buildings,
- Acquisition/rehabilitation and preservation of affordable housing
- **Small Sites (buildings with 5-40 units)**
- **Larger multi-unit and mixed-use residential buildings**
- Single-room occupancy hotels (SRO)

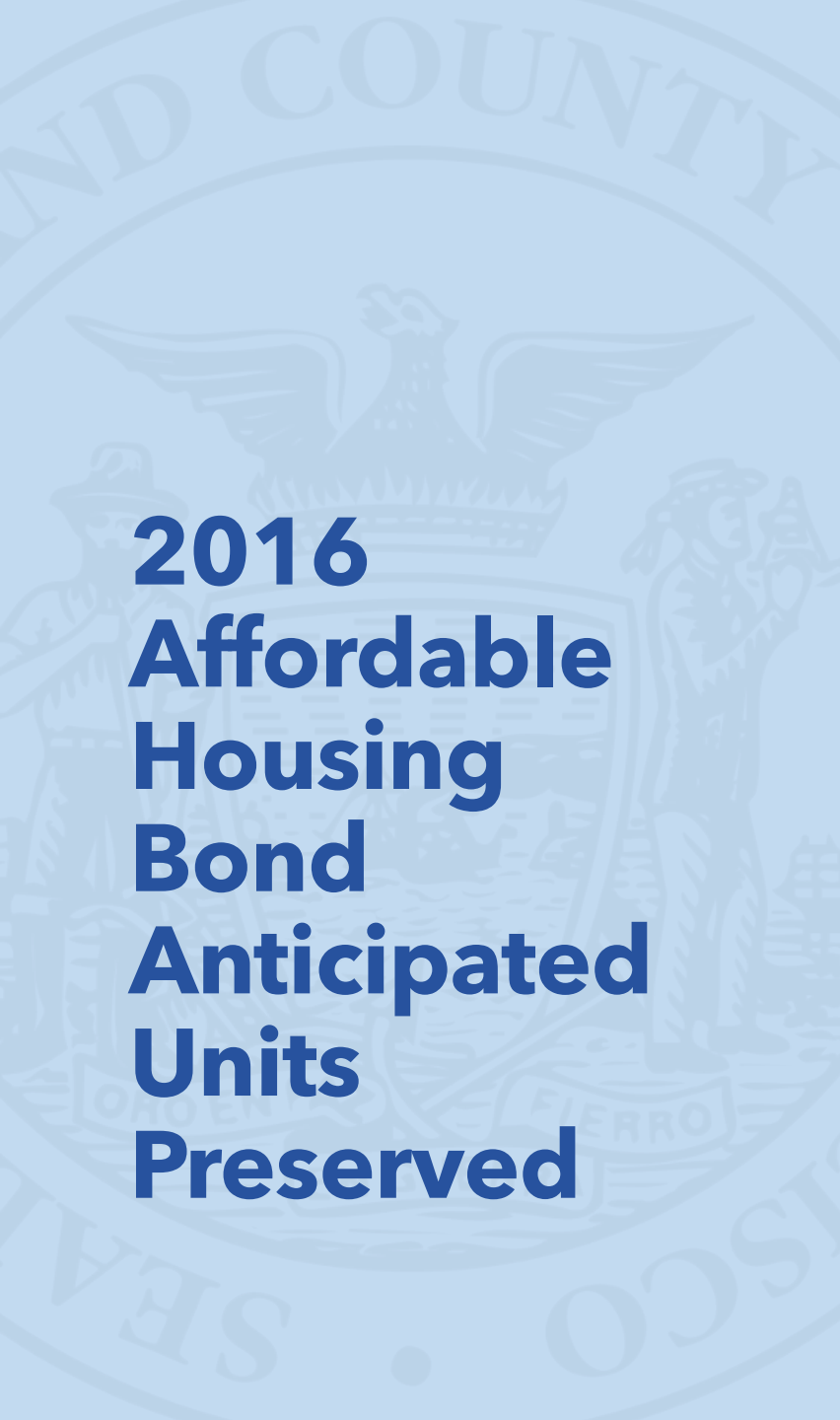
What's not eligible:

- New construction
- Acquisition without rehabilitation

The background of the slide features a large, light blue watermark of the Seal of Santa Clara County. The seal is circular and contains the text "SANTA CLARA COUNTY" at the top and "1850" at the bottom. In the center, there is a shield with a landscape scene, flanked by two figures: a miner on the left and a woman on the right. Above the shield is an eagle with its wings spread, perched on a globe. The text "2016 Affordable Housing Bond update" is overlaid on the left side of the slide in a bold, blue font.

2016 Affordable Housing Bond update

- First Issuance: **\$74.4M**
 - Issued February 2019
 - 98% spent as of June 2024
- Second issuance: **\$102.6M**
 - Issued November 2020
 - 64% spent and encumbered as of June 2024
- We are laying the groundwork now to move forward with the 3rd issuance, which is sensitive to the interest rate environment.

The background of the slide features a large, light blue watermark of the Seal of Alameda County, California. The seal includes the text "ALAMEDA COUNTY" at the top and "CALIFORNIA" at the bottom, with a central figure holding a scale and a sword.

**2016
Affordable
Housing
Bond
Anticipated
Units
Preserved**

**1,325 units preserved by the first two
issuances**

- 1,269 residential units
- 56 commercial units



Affordable Housing GO Bonds 2019 Update

**Capital Planning Committee
October 7, 2024**

The Mayor's Office of Housing and Community Development

The background of the slide features a large, light blue watermark of the Seal of Alameda County, California. The seal includes the text "ALAMEDA COUNTY" at the top and "SEAL OF CALIFORNIA" at the bottom. The central emblem depicts a grizzly bear, a miner, and a woman, with a ship in the background.

2019 Affordable Housing Bond Update

- **\$600M** bond passed in November 2019
- First Issuance: **\$254.1M**
 - Issued March 2021
 - 90% spent as of June 2024
- Second Issuance: **\$170.0M**
 - Issued April 2023
 - 53% spent as of June 2024
 - Balance is mainly in the Public Housing category for Sunnydale and Potrero.

2019 Affordable Housing Bond Program Summary

(in millions)

<i>(in millions)</i>	Issuance 1 21-22	Issuance 2 22-23	Issuance 3* 24-25	Issuance 4 TBD	TOTAL
Public Housing	\$ 50.9	\$ 99.1	\$ -	\$ -	\$ 150.0
Low-Income Housing	\$ 144.6	\$ 40.0	\$ 35.4	\$ -	\$ 220.0
Preservation and Middle-Income Housing	\$ 37.3	\$ 9.7	\$ 8.1	\$ 4.9	\$ 60.0
Senior Housing	\$ 21.3	\$ 21.2	\$ 6.5	\$ 101.0	\$ 150.0
Educator Housing	\$ -	\$ -	\$ 20.0	\$ -	\$ 20.0
TOTAL	\$ 254.1	\$ 170.0	\$ 70.0	\$ 105.9	\$ 600.0

* Subject to approval



Maceo May
completed summer
2023

The background of the slide features a large, light blue watermark of the Seal of San Francisco and the County of San Francisco. The seal includes the text "SAN FRANCISCO" and "COUNTY OF SAN FRANCISCO" around the perimeter, and "1792" at the bottom. In the center, there is an eagle with wings spread, perched on a shield, with a figure holding a scale and another holding a sword.

2019 Affordable Housing Bond Unit Production Summary

3,270 is the current affordable unit production target funded by the first two issuances

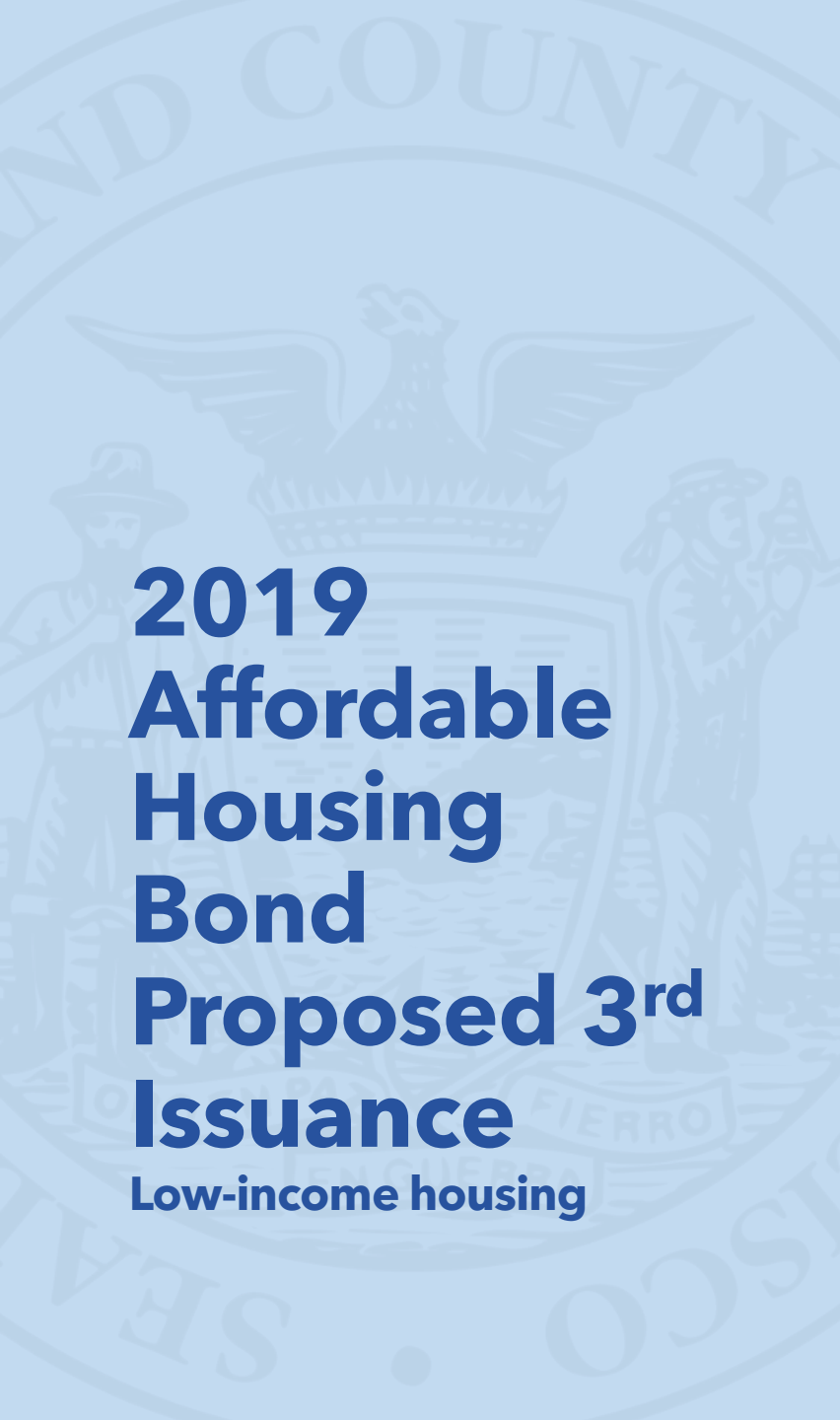
- 744 units complete
- 1,131 units in construction
- 1,395 units in predevelopment



Affordable Housing GO Bonds 2019 3rd Issuance Request

**Capital Planning Committee
October 7, 2024**

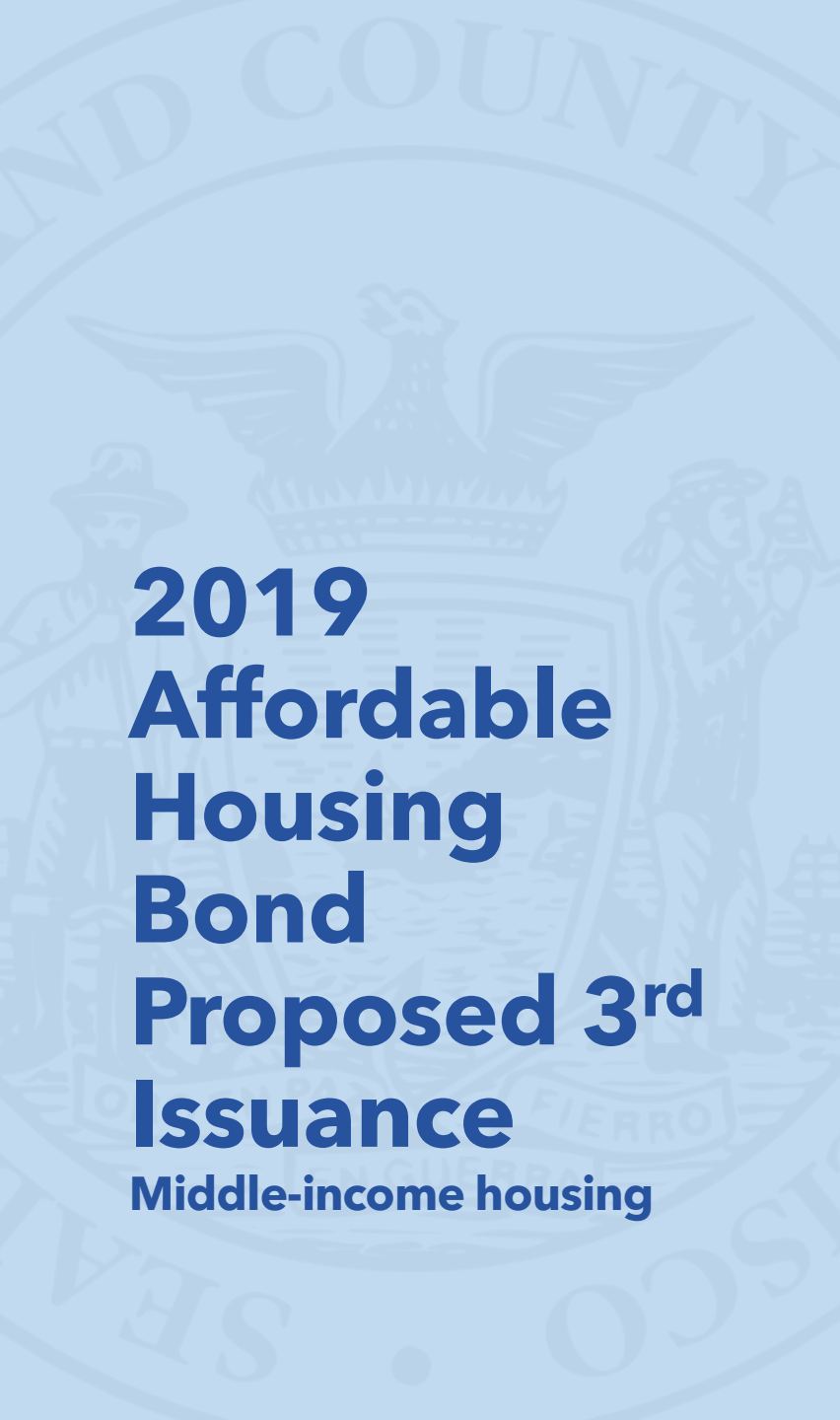
The Mayor's Office of Housing and Community Development

The background of the slide features a large, light blue watermark of the Seal of Alameda County, California. The seal includes the text "ALAMEDA COUNTY" at the top, "CALIFORNIA" at the bottom, and "1853" in the center. It also depicts a central figure holding a scale and a sword, with other figures and symbols around the perimeter.

2019 Affordable Housing Bond Proposed 3rd Issuance

Low-income housing

- **\$35.3M** in **Low-income Housing** for 1515 S Van Ness gap funding
 - Supports 168 units including 42 units set aside for households experiencing homelessness.
 - Tenants are expected to move in by the end of 2026.

The background of the slide features a large, light blue watermark of the Seal of Santa Clara County. The seal includes the text "SANTA CLARA COUNTY" at the top, "1851" at the bottom, and "SEAL OF SANTA CLARA COUNTY" around the perimeter. In the center, there is an eagle with spread wings perched on a shield, flanked by two figures: one holding a plow and the other holding a sheaf of wheat. Below the shield is a banner with the word "FIERRO".

2019 Affordable Housing Bond Proposed 3rd Issuance

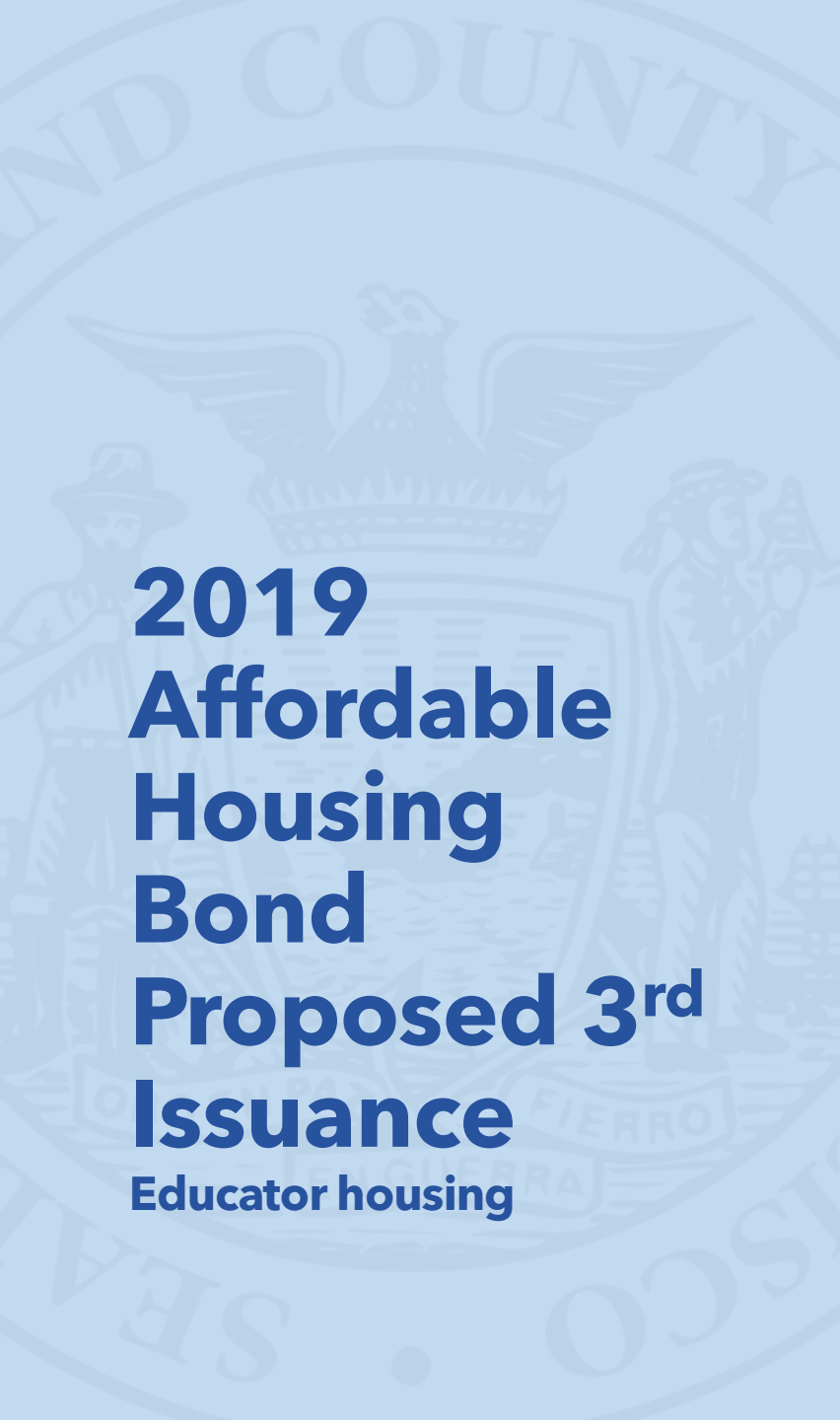
Middle-income housing

- **\$6.4M** in **Middle-income Housing** for downpayment assistance loan program
 - Will continue the successful downpayment assistance loan program for first-time homebuyers.
 - Average downpayment assistance amount is approximately \$425K per household.
 - Supports moderate income borrowers, 120%-175% AMI
 - Deferred loan due upon sale, transfer of the property, or non-compliance with contractual requirements.

**2019
Affordable
Housing
Bond
Proposed 3rd
Issuance**
Senior housing

- **\$5.2M** in **Senior Housing** for gap funding at 967 Mission
 - Construction is expected to begin in mid 2026 with tenant move ins expected in 2028.



The background of the slide features a large, light blue watermark of the Seal of San Francisco County. The seal includes the text "SAN FRANCISCO COUNTY" at the top and "SEALED 1847" at the bottom. In the center, there is an eagle with its wings spread, perched on a shield. Below the shield, there is a banner with the word "FIERRO".

**2019
Affordable
Housing
Bond
Proposed 3rd
Issuance**
Educator housing

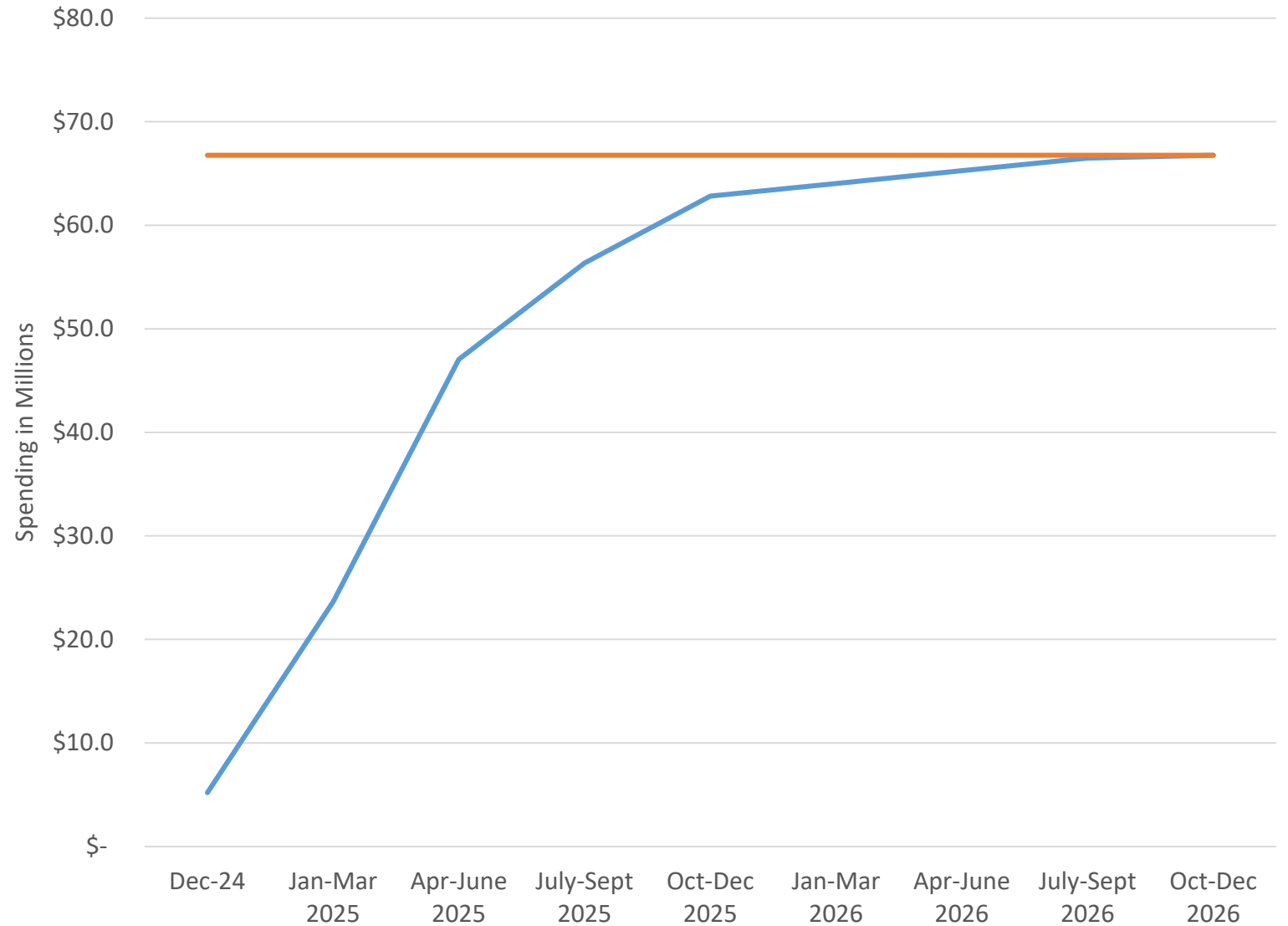
- **\$19.8M** in **Educator Housing** for 750 Golden Gate
 - Supports 75 units for SF Unified School District and SF Community College District employees.

**Request for
Approval for
2019
Affordable
Housing
Bond
3rd Issuance
(Series 2024C)**

Estimated Uses:	
Low income housing	35,308,347
Preservation & Middle income	6,450,000
Senior Housing	5,200,000
Educator Housing	19,800,000
CSA Audit Fee (0.2% of project fund)	133,517
Costs of Issuance	118,526
CGOBOC Fee	67,435
Underwriter's Discount	337,175
Reserve for Market Uncertainty	2,585,000
TOTAL:	70,000,000

2019 Affordable Housing Bond 3rd Issuance Spending Projection

2019 Housing Bond Third Issuance Spending Projection

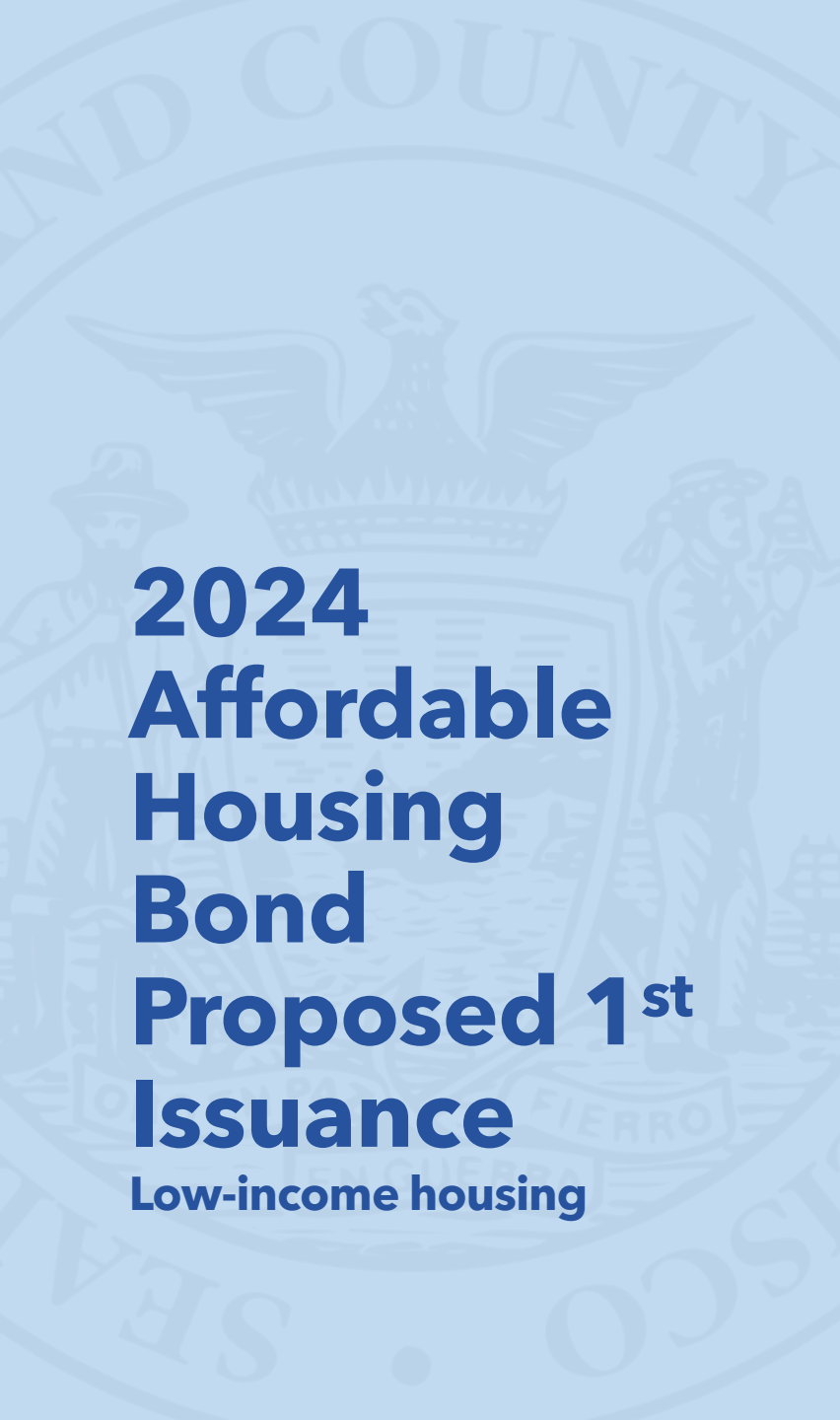




Affordable Housing GO Bonds 2024 1st Issuance Request

**Capital Planning Committee
October 7, 2024**

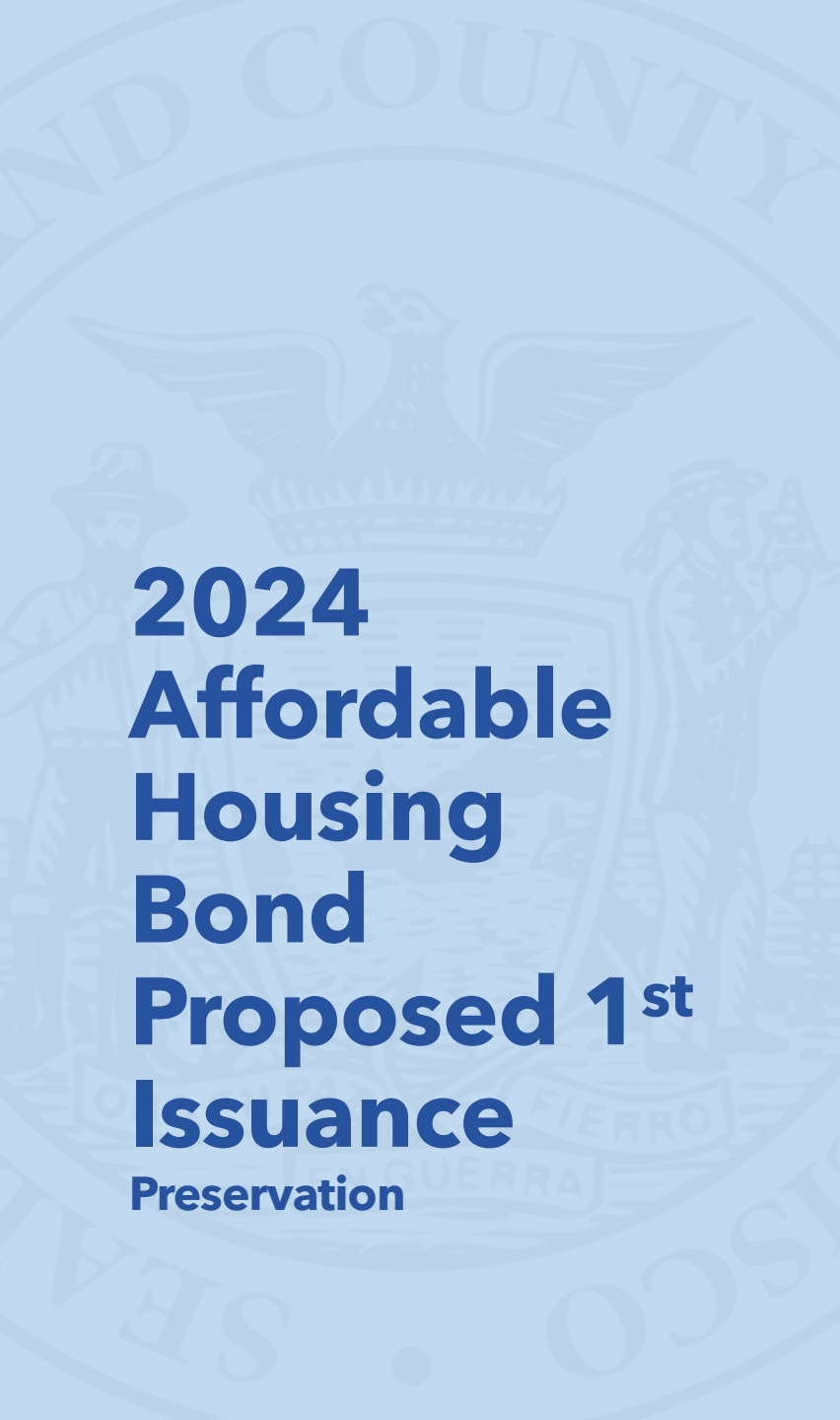
The Mayor's Office of Housing and Community Development

The background of the slide features a large, light blue watermark of the Seal of San Francisco County. The seal is circular and contains the text "SAN FRANCISCO COUNTY" around the top and "1847" at the bottom. In the center, there is an eagle with its wings spread, perched on a shield. The shield is supported by two figures, one on each side, representing the city's history and industry.

2024 Affordable Housing Bond Proposed 1st Issuance

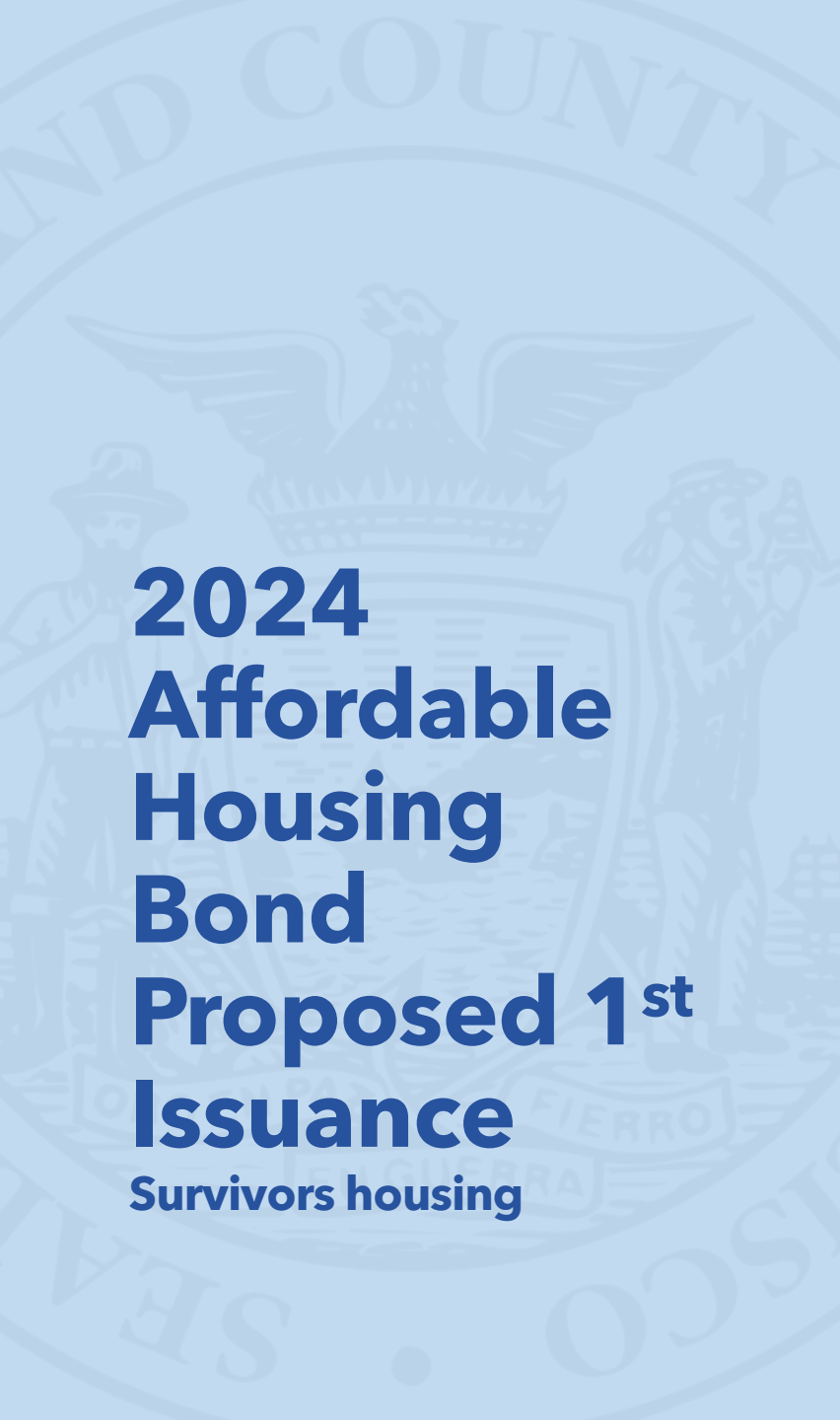
Low-income housing

- **\$87M** in **Low-income Housing**
 - Sunnydale Block 7 and Block 9 supporting 89 and 95 units, respectively. Estimated completion in summer 2027.
 - Balboa Reservoir Building A and Building E supporting 159 and 124 units, respectively. Both projects are currently in predevelopment.

The background of the slide features a large, light blue watermark of the Seal of San Francisco County. The seal includes the text "SAN FRANCISCO COUNTY" at the top and "1846" at the bottom. It also depicts a central figure holding a scale and a sword, with the words "PIERRO" and "GUERRA" visible on a banner below.

2024 Affordable Housing Bond Proposed 1st Issuance Preservation

- **\$30M** in **Affordable Housing Preservation**
 - Represents issuance of the entire authorized amount.
 - Permanent loan fundings for two locations.

The background of the slide features a large, light blue watermark of the Seal of San Francisco County. The seal includes the text "SAN FRANCISCO COUNTY" at the top and "1846" at the bottom. The central emblem depicts a grizzly bear standing on a shield, flanked by two figures: one holding a plow and the other holding a sheaf of wheat. Above the bear is an eagle with its wings spread, perched on a globe. The shield is supported by two figures, one on each side, representing the city's history and industry.

**2024
Affordable
Housing
Bond
Proposed 1st
Issuance**
Survivors housing

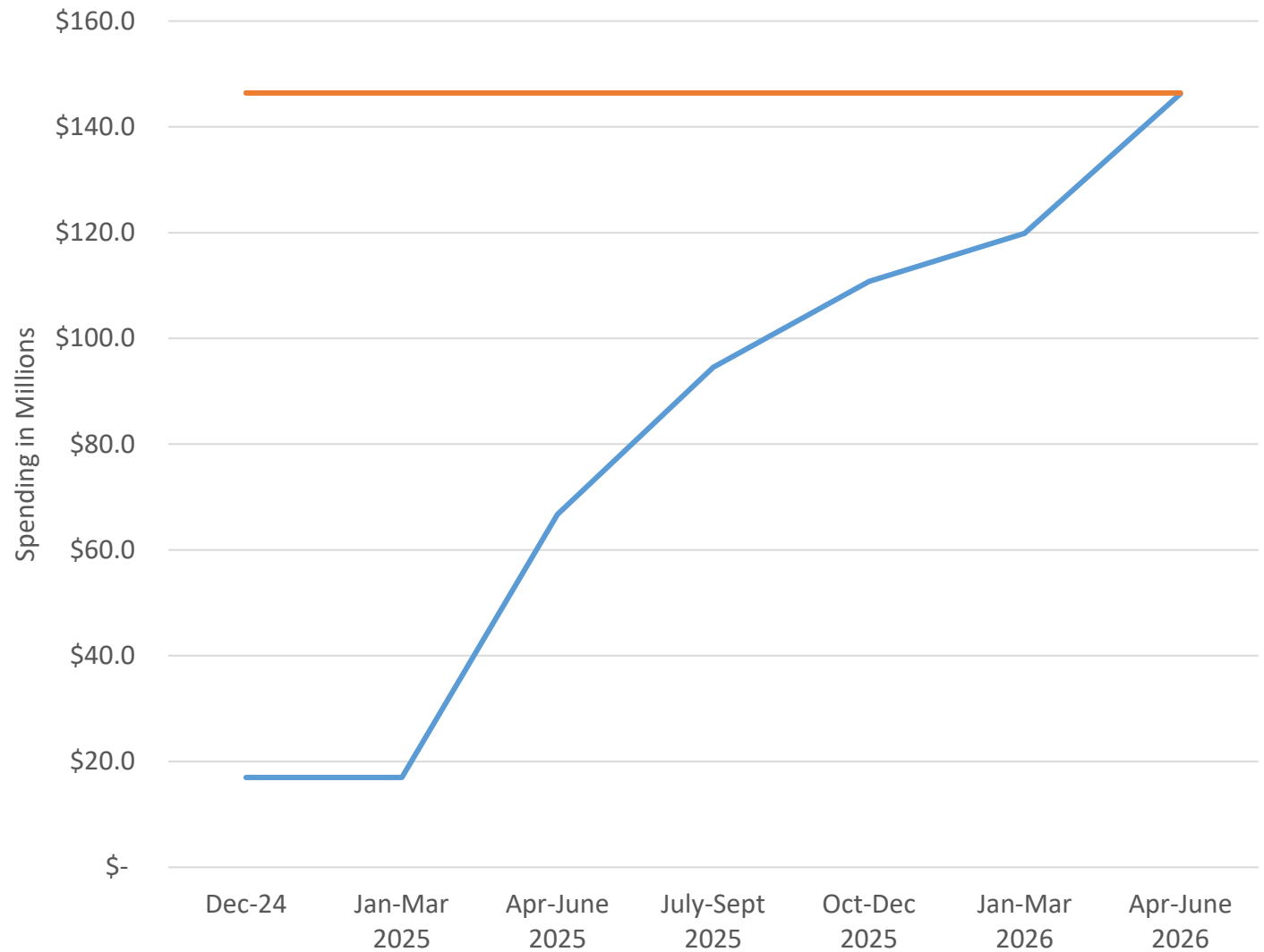
- **\$30M** in **Victims and Survivors housing**
 - Represents issuance of the entire authorized amount.

**Request for
Approval for
2024
Affordable
Housing
Bond
1st Issuance
(Series 2024D)**

Estimated Uses:	
Low Income Housing	86,900,000
Affordable Housing Preservation	29,750,000
Victims & Survivors Housing	29,750,000
CSA Audit Fee (0.2% of project fund)	292,800
Costs of Issuance	294,950
CGOBOC Fee	147,875
Underwriter's Discount	337,175
Reserve for Market Uncertainty	4,527,200
TOTAL:	152,000,000

2024 Affordable Housing Bond 1st Issuance Spending Projection

2024 Housing Bond First Issuance Spending Projection



The background of the slide features a large, light blue watermark of the Seal of San Francisco County. The seal is circular and contains an eagle with spread wings at the top, a central shield with a landscape scene, and two figures on either side. The words "SAN FRANCISCO COUNTY" are visible around the perimeter of the seal.

Known Risks for both Issuances

Known Risks

- Construction cost increases are less severe, but still unpredictable
- Dynamic State funding environment
- Interest rates, while decreasing, remain high

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Financing Schedule for both Issuances

Tentative Financing Schedule

- October 7 - Capital Planning Committee
- October 30 - Budget & Finance Committee
- November 5 - Board of Supervisors 1st reading
- November 19 - Board of Supervisors 2nd reading
- December 5 - Tentative Bond sale
- December 19 - Tentative Bond closing