

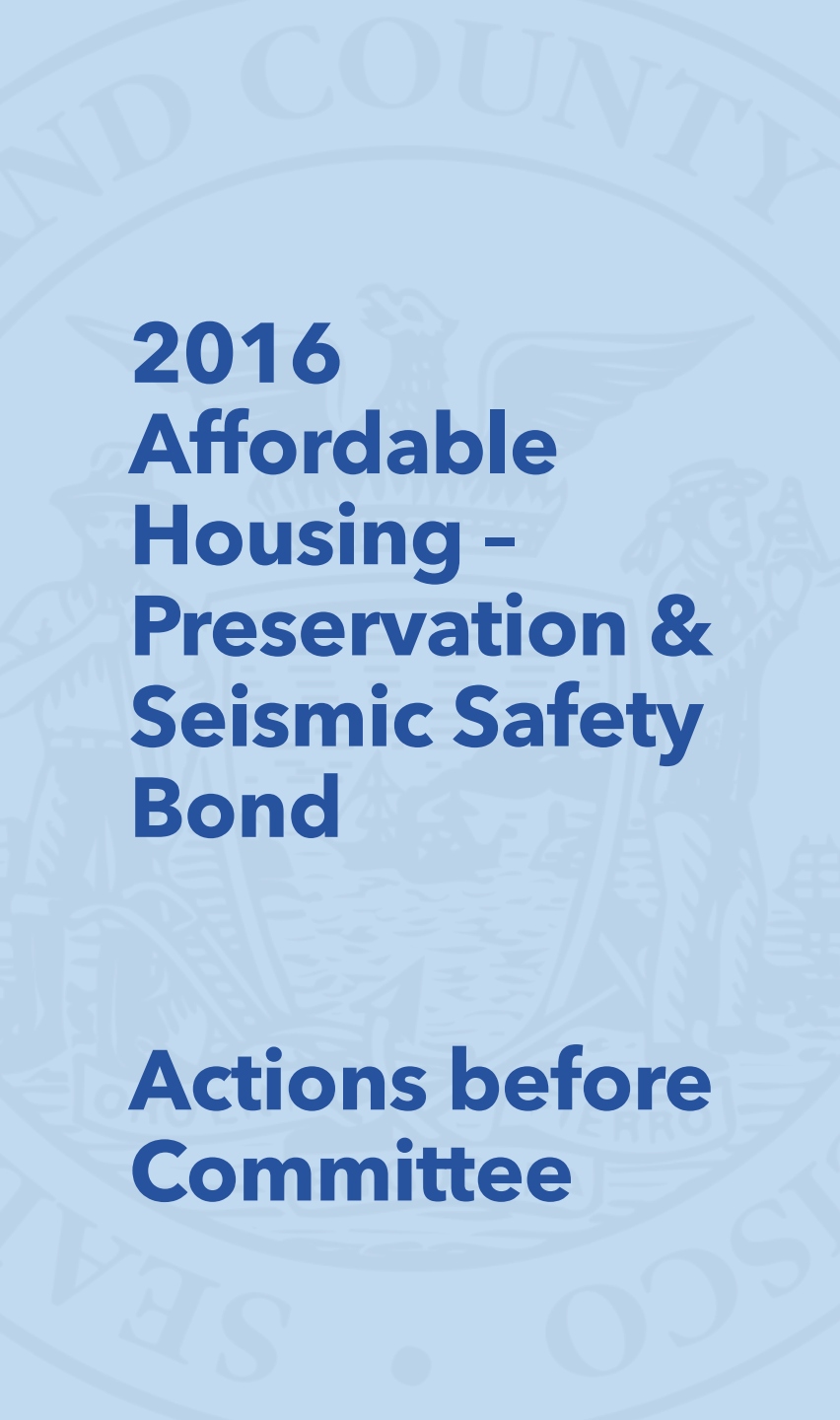


# Affordable Housing GO Bonds Update & Request for Approval:

3rd Issuance 2016 Affordable Housing -  
Preservation & Seismic Safety Bond  
Capital Planning Committee  
December 2, 2024

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

*MOHCD supports residents with affordable housing opportunities  
and essential services to build strong communities.*

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 figure holding a scale and a sword, with a banner below it.

## **2016 Affordable Housing - Preservation & Seismic Safety Bond**

## **Actions before Committee**

### **Action items recommending to approve:**

- Resolution authorizing the sale of Taxable General Obligation Bonds (Affordable Housing 2016 - Preservation & Seismic Safety) Series 2025E, not to exceed \$40.0M



# **Affordable Housing GO Bonds 2015 Update**

**Capital Planning Committee  
December 2, 2024**

The Mayor's Office of Housing and Community Development

# 2015 Affordable Housing Bond Update

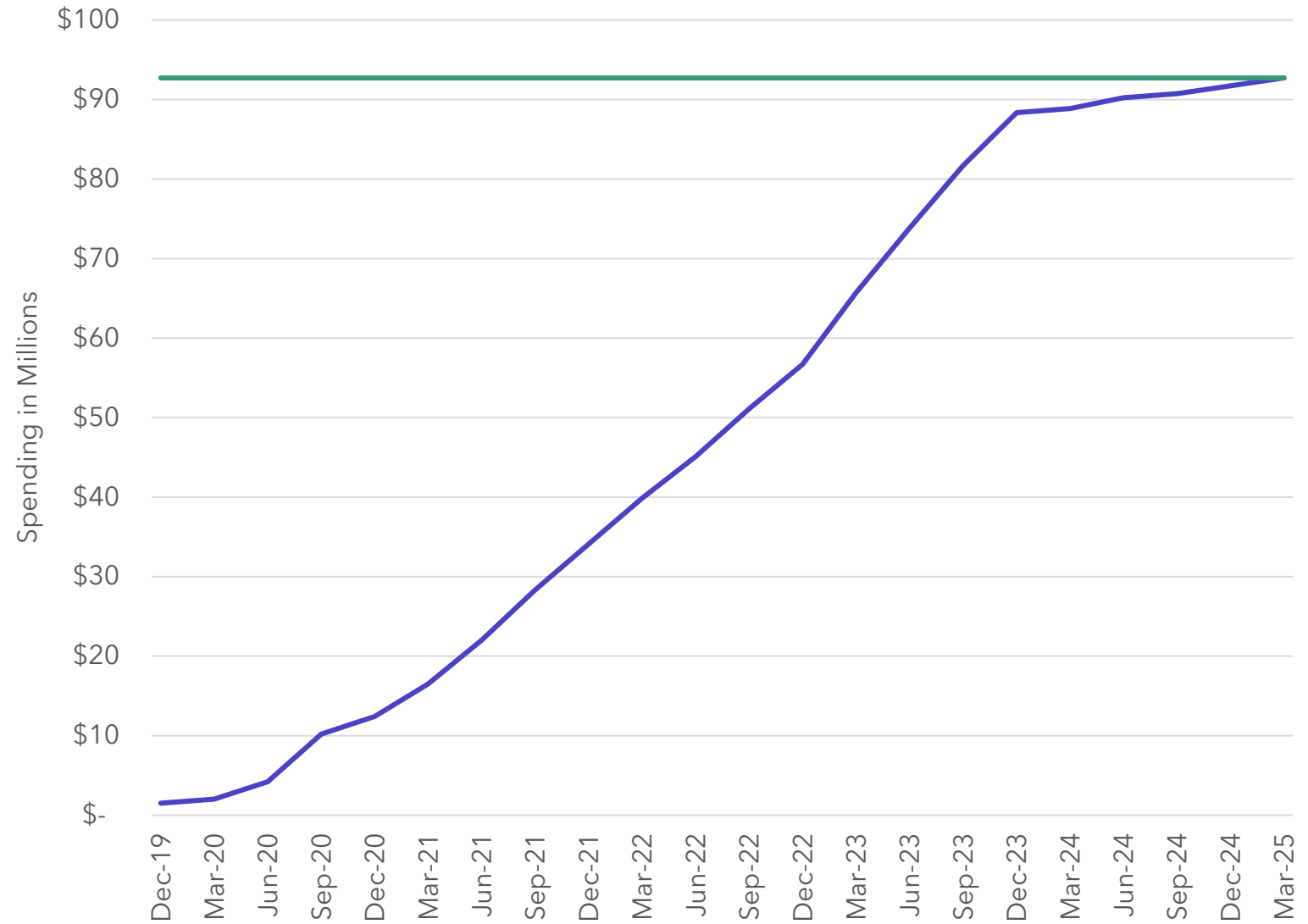
- **\$310M** bond passed in November 2015
- Fully issued by October 2019
- **99.3%** spent through October 2024
- Projected to be fully spent by mid-2025

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
<b>TOTAL</b>	<b>\$ 75.1</b>	<b>\$ 142.1</b>	<b>\$ 92.8</b>	<b>\$ 310.0</b>

# 2015 Affordable Housing Bond 3rd Issuance Spending Projection

## Third Issuance Spending Projection



# 2015 Affordable Housing Bond Unit Production Summary (as of June 2024)

	Affordable Units in Predevelopment	Affordable Units in Construction	Affordable Units Completed	Projected Total Affordable Units
Public Housing – Potrero Parcel X Vertical	0	0	72	72
Public Housing – Potrero Infra (Affordable)	0	157	0	157
Public Housing – Potrero Infra (Market <u>Rate</u> )*	0	125	0	125
Public Housing – Sunnysdale Parcel Q Vertical	0	0	55	55
Public Housing – Sunnysdale Block 6	0	0	167	167
Low Income Housing – 500 Turk	0	0	108	108
Low Income Housing – 1296 Shotwell	0	0	94	94
Low Income Housing – 88 Broadway/ 735 Davis	0	0	115	115
Low Income Housing – Balboa Park Upper Yard	0	0	112	112
Low Income Housing - Small Sites (Rehab)	0	0	80	80
Low Income - Mission Set Aside 1990 Folsom	0	0	143	143
Middle Income DALP ***	1	N/A	113	117
Middle Income TND ***	0	N/A	66	60
Middle Income Teacher Housing – 43 <sup>rd</sup> & Irving	0	135	0	135
Middle Income Prod – 88 Broadway/ 735 Davis	0	0	10	10
Middle Income Prod – Balboa Park Upper Yard	0	0	18	18
<b>TOTAL</b>	<b>1</b>	<b>417</b>	<b>1,153**</b>	<b>1,571</b>
<b>Percent of Phase</b>	<b>0.1%</b>	<b>27%</b>	<b>73%</b>	<b>100%</b>

\* We are including infrastructure supporting Market Rate units at Potrero as they provide cross-subsidy for affordable housing units also supported by the infrastructure investment.

\*\* We note that several units received both DALP and TND Loans. For the purposes of this summary we only counted units receiving both types of loans once as a DALP loan.

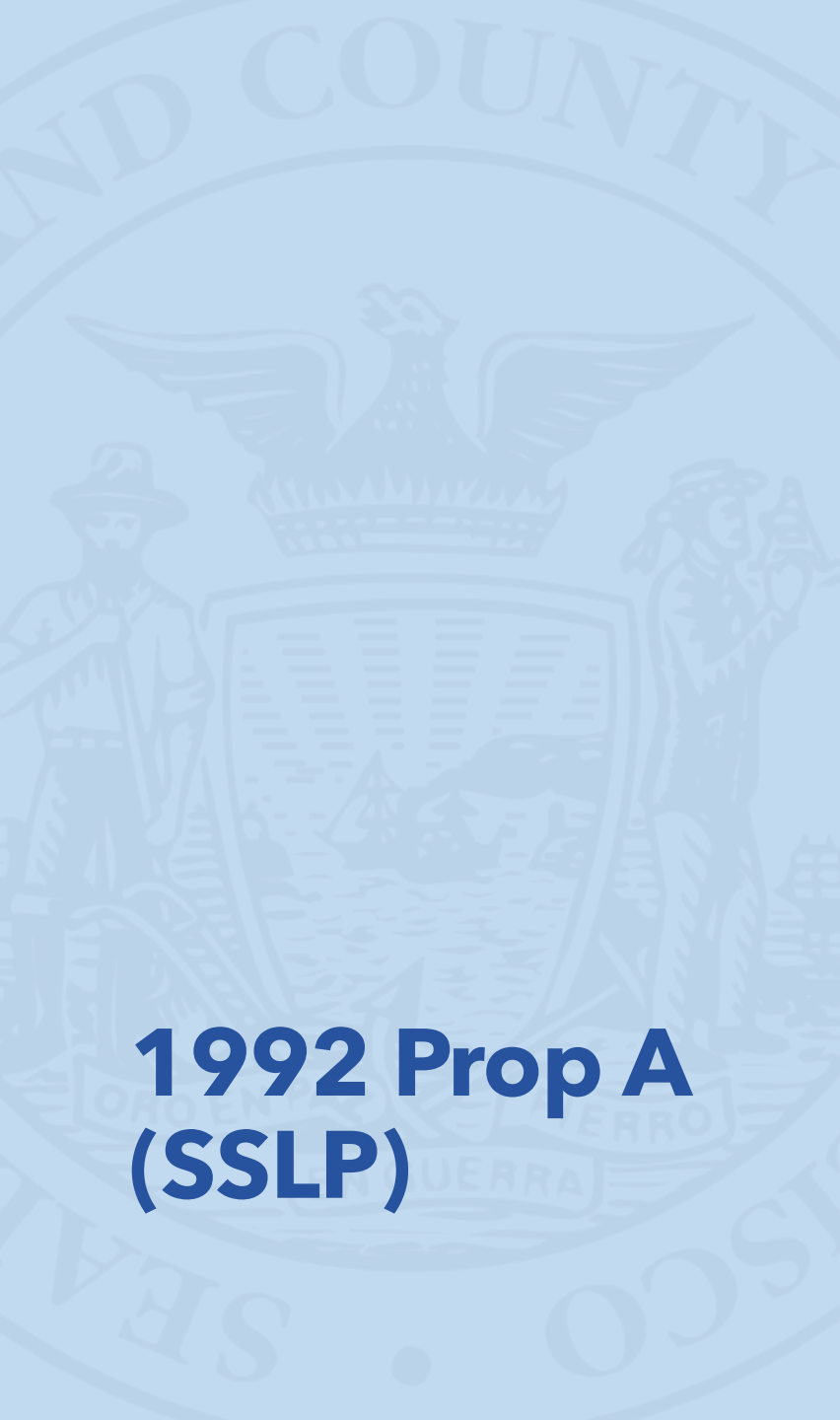
\*\*\* We note that loans not yet issued are tracked under Predevelopment so that the percentages will equal to 100%



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

**Capital Planning Committee  
December 2, 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 is circular and contains the text "ALAMEDA COUNTY" at the top and "CALIFORNIA" at the bottom. In the center, there is a shield with a landscape scene, flanked by two figures. Above the shield is an eagle with its wings spread, perched on a globe. The shield is supported by two figures, one on each side, holding a staff and a bundle. The text "1992 Prop A (SSLP)" is overlaid on the bottom left of the seal.

## 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



# Affordability Restrictions

- Permanent affordability restrictions for Deferred Loans and Below Market Rate Loans
- Maximum average rent and household income at 80% AMI, and cap at 120% AMI

AMI	Rent <sup>1</sup>	Income <sup>2</sup>
80%	2,594	103,750
120%	3,891	155,650

- Prohibition on capital improvement pass-through for projects with only market-rate loans (no projects of this type have been financed)

Notes:

1. 2023 MOHCD AMI - 80% Max Average / 120% Maximum 2-bedroom gross rent
2. 2023 MOHCD AMI - 80% Max Average / 120% Maximum 3-person household income

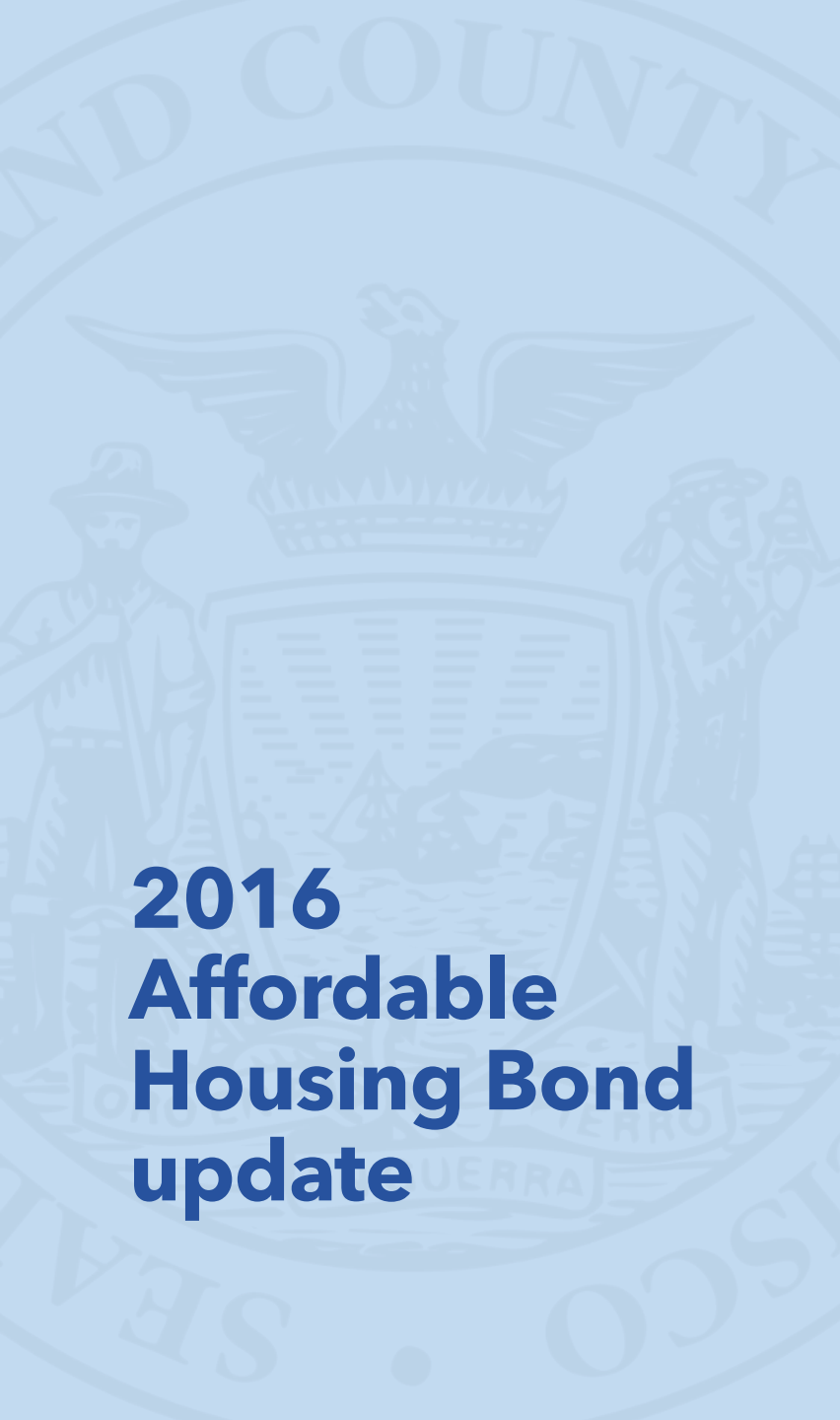
The background of the slide features a large, light blue watermark of the Seal of San Francisco County. The seal is circular and contains the text "SAN FRANCISCO COUNTY" at the top and "1795" at the bottom. In the center, there is a shield with a landscape scene, flanked by two figures: a miner on the left and a woman on the right. Above the shield is an eagle with its wings spread, perched on a crown. The shield is supported by two pillars.

## Eligible Uses

- Seismic retrofits to unreinforced masonry buildings,
- Acquisition/rehabilitation and preservation of affordable housing
- Small Sites (buildings with 5-50 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 Alameda County, California. The seal includes the text "ALAMEDA COUNTY" at the top and "CALIFORNIA" at the bottom. The central emblem depicts a grizzly bear on a shield, flanked by two figures: one holding a plow and the other holding a sheaf of wheat. Above the shield is an eagle with its wings spread, perched on a globe. The motto "EUREKA" is visible at the bottom of the seal.

## 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

**2016  
Affordable  
Housing  
Bond  
Anticipated  
Units  
Preserved  
Update**

**Total Anticipated Units Preserved**

	<b>Total</b>	<b>1<sup>st</sup> Issuance 2019A</b>	<b>2<sup>nd</sup> Issuance 2020C</b>	<b>3<sup>rd</sup> Issuance 2025E</b>	<b>4<sup>th</sup> Issuance TBD</b>
<b>Par Amount</b>	<b>260,684,550</b>	72,420,000	102,580,000	37,398,360	48,286,190
<b>Projects</b>	<b>75</b>	23	37	4	11
<b>Residential Units</b>	<b>1,965</b>	435	834	271	425
<b>Commercial Units</b>	<b>78</b>	28	28	7	15



# **Affordable Housing GO Bonds 2019 Update**

**Capital Planning Committee  
December 2, 2024**

The Mayor's Office of Housing and Community Development

# 2019 Affordable Housing Bond Update

- **\$600M** bond passed in November 2019
- **\$424.1M** issued through April 2023
  - 1<sup>st</sup> & 2<sup>nd</sup> issuance is approximately 75% spent
  - 3<sup>rd</sup> issuance is currently in progress

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
<b>TOTAL</b>	<b>\$ 254.1</b>	<b>\$ 170.0</b>	<b>\$ 70.0</b>	<b>\$ 105.9</b>	<b>\$ 600.0</b>

\* Subject to approval

# 2019 Affordable Housing Bond Unit Production Summary

	Affordable Units in Predevelopment	Affordable Units in Construction	Affordable Units Completed	Projected Total Affordable Units
Public Housing - HOPE SF - Sunnydale Ph 3 Infra Predev, Blk 7 & 9 Vertical	184	0	0	184
Public Housing - HOPE SF - Potrero Block B Gap	0	282	0	282
Public Housing - HOPE SF - Sunnydale Blk 3A Vertical Gap	0	84	0	84
Public Housing - HOPE SF - Sunnydale Blk 3B Vertical Gap	0	90	0	90
Public Housing - Hunters View Phase 3	0	118	0	118
Public Housing - Scattered Sites	0	0	69	69
Low Income - 921 Howard Gap	0	0	102	102
Low Income - Balboa Park Upper Yard Gap	0	0	130	130
Low Income - 4840 Mission Gap	0	0	137	137
Low Income - Treasure Island C3.1 Mercy + CC Gap	0	138	0	138
Low Income - Perm Supportive for Single Adults (Maceo May)	0	0	105	105
Low Income - Perm Supportive for People With Chronic Mental Illness	0	8	0	8
Low Income - 78 Haight - Parcels (R, S & U) Gap	0	63	0	63
Low Income - 1515 South Van Ness	168	0	0	168
Low Income - Geographic Equity Family Acquisition - 2550 Irving	0	90	0	90
Low Income - 730 Stanyan Gap	0	160	0	160
Low Income - Balboa Reservoir	400	0	0	400
Middle Income - Preservation: Small Sites NOFA	79	0	85	164
Middle Income - Downpayment Assistance Loan Program	3	0	15	18
Middle Income - 921 Howard Gap	0	0	101	101
Senior Housing - Laguna Honda Hospital Senior Housing Predev	200	0	0	200
Senior Housing - Geographic Equity Senior Acquisition - 4200 Geary	0	98	0	98
Senior Housing - 772 Pacific Predev	174	0	0	174
Senior Housing - 1939 Market St	187	0	0	187
<b>TOTAL</b>	<b>1,395</b>	<b>1,131</b>	<b>744</b>	<b>3,270</b>
<b>Percent of Phase</b>	<b>42%</b>	<b>35%</b>	<b>23%</b>	<b>100%</b>

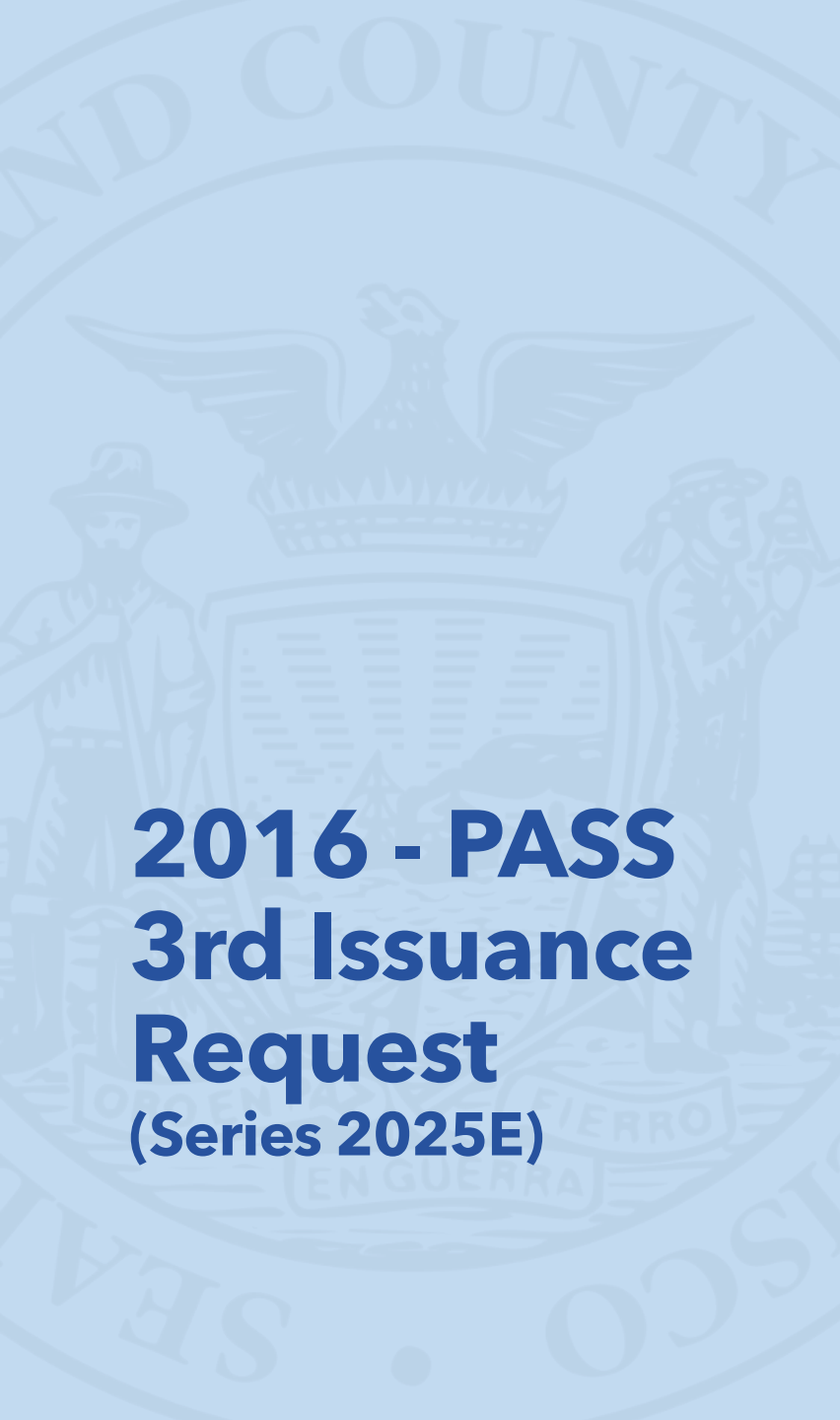


# **Affordable Housing GO Bonds 2016 - PASS 3<sup>rd</sup> Issuance Request**

**Capital Planning Committee  
December 2, 2024**

The Mayor's Office of Housing and Community Development



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## 2016 - PASS 3rd Issuance Request (Series 2025E)

- Issue up to **\$40M** in **PASS** with total of \$37,398,360 assumed
  - \$22,759,857 in Market Rate PASS
  - \$14,638,503 Affordable Housing PASS
    - \$12,592,020 Below Market Rate and \$2,024,483
  - Planned to fund 4 projects with 169 residential and 7 commercial units
  - Expenditures planned to occur by 6/30/2025
  - Will support projects with a maximum average AMI of 80% with max tenant AMI of 120%
  - Planned projects include 2 portfolio rehabilitations and 2 new acquisitions

# Larkin Pine Senior Housing

- 63 units of senior housing owned by Chinatown Community Development Center
- Adding 5 units and converting units from SRO to Studios
- Comprehensive rehabilitation of existing affordable housing to improve quality of life and maintain building systems



# 2901 16th Street

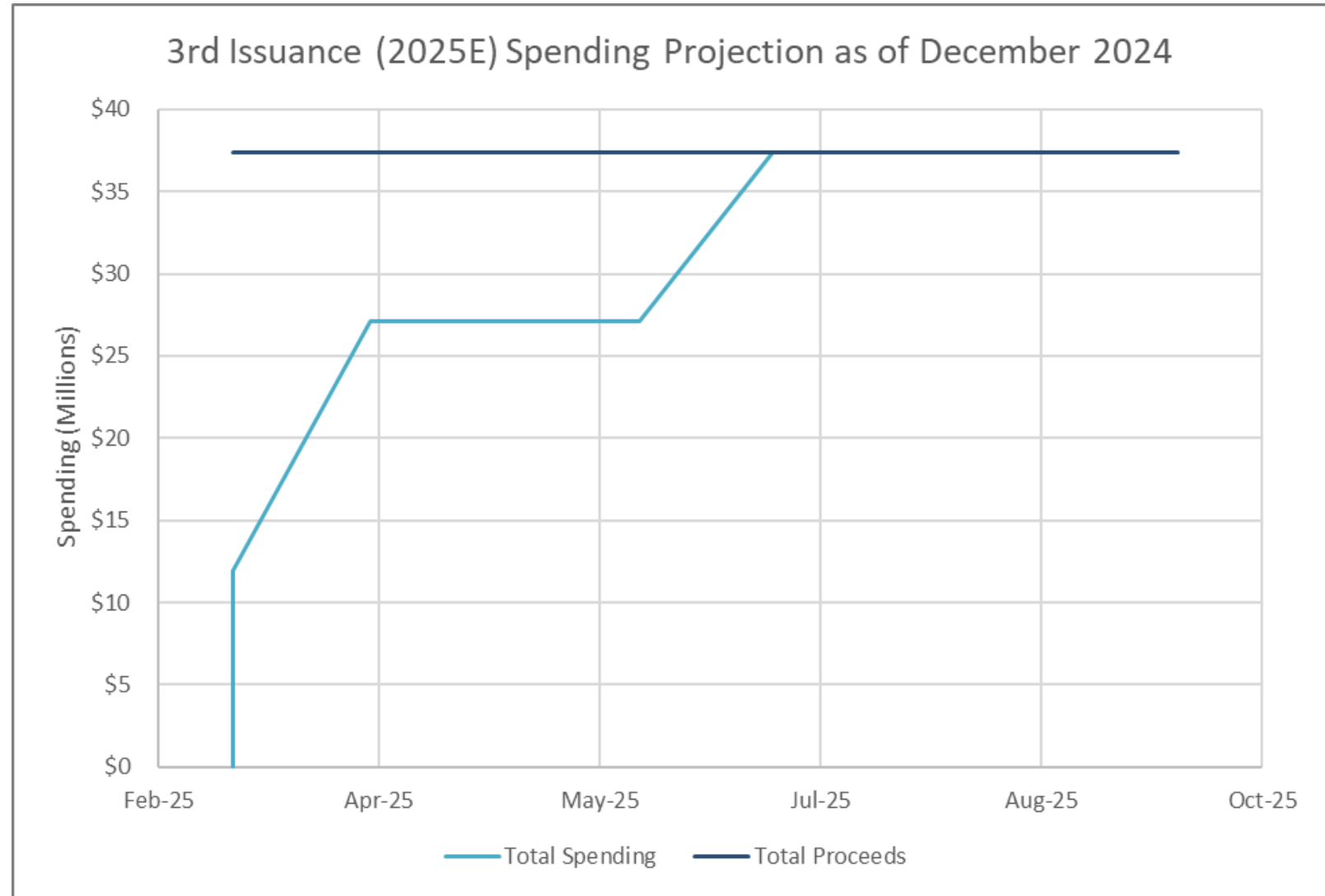
- 55 studios, 2 SROs, and 8 commercial units
- Acquisition by Mission Economic Development Agency of market rate property converting to affordable housing

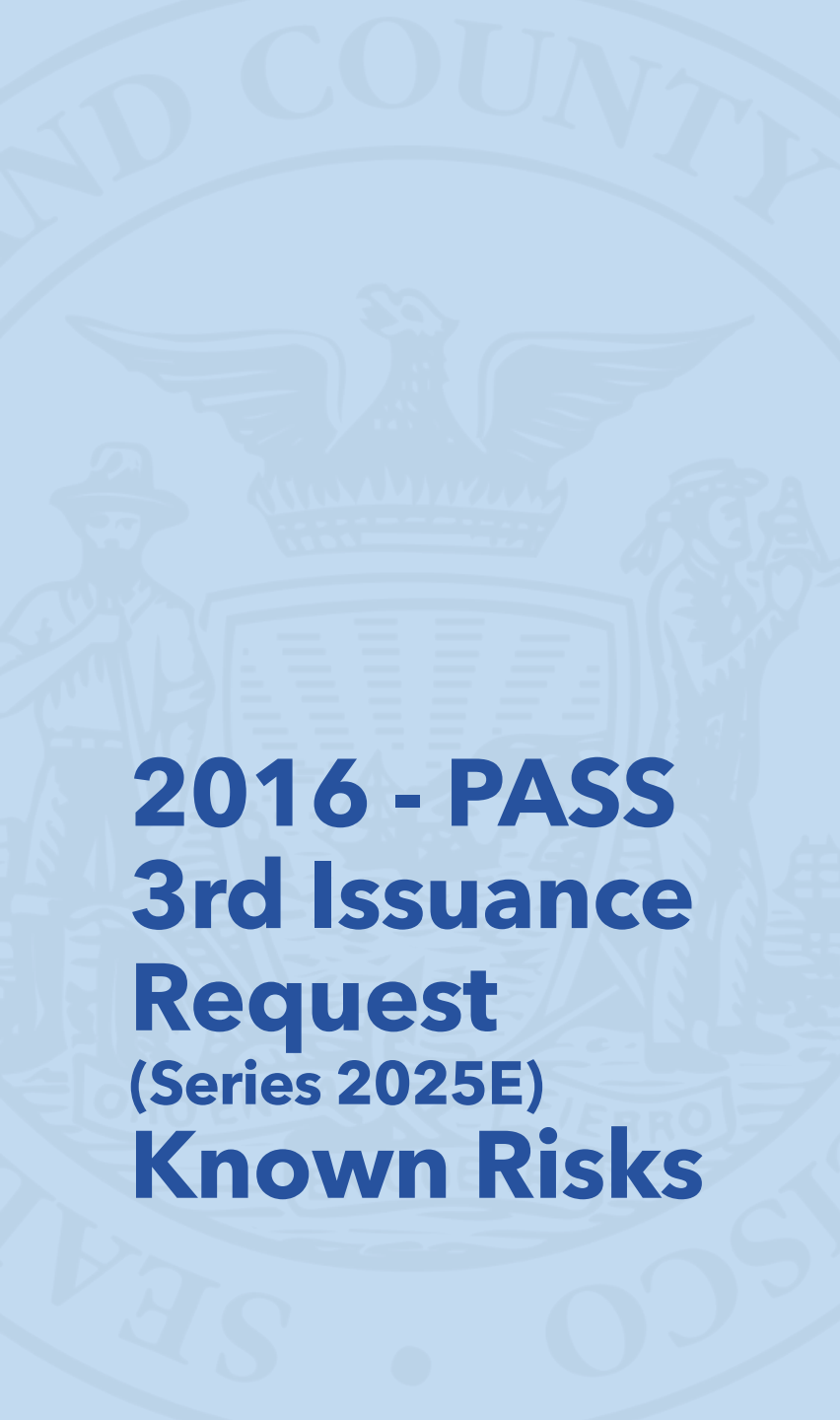


# 2016 - PASS 3rd Issuance Request (Series 2025E)

	2025E	Affordable			
		Market Rate	Below Market		
			Rate	Deferred	
		60.86%	33.67%	5.47%	
<b>Maximum Not to Exceed Amount:</b>	<b>40,000,000</b>	<b>24,343,161</b>	<b>13,467,992</b>	<b>2,188,847</b>	
<b>Sources:</b>					
Par Amount	37,398,360	100.0%	22,759,857	12,592,020	2,046,483
<b>Total Sources:</b>	<b>37,398,360</b>	<b>100.0%</b>	<b>22,759,857</b>	<b>12,592,020</b>	<b>2,046,483</b>
<b>Uses:</b>					
Project Fund Deposits:					
Project Fund	37,011,829	99.0%	22,524,622	12,461,875	2,025,331
CSA Audit Fee	74,024	0.2%	45,049	24,924	4,051
Total Project Fund Deposits:	37,085,852	99.2%	22,569,671	12,486,799	2,029,382
Cost of Issuance	199,966	0.5%	121,695	67,328	10,942
Underwriter's Discount	75,143	0.2%	45,731	25,301	4,112
CGOBOC Fee	37,398	0.1%	22,760	12,592	2,046
<b>Total Delivery Expense:</b>	<b>312,508</b>	<b>0.8%</b>	<b>190,186</b>	<b>105,221</b>	<b>17,101</b>

# 2016 - PASS 3rd Issuance Request (Series 2025E)

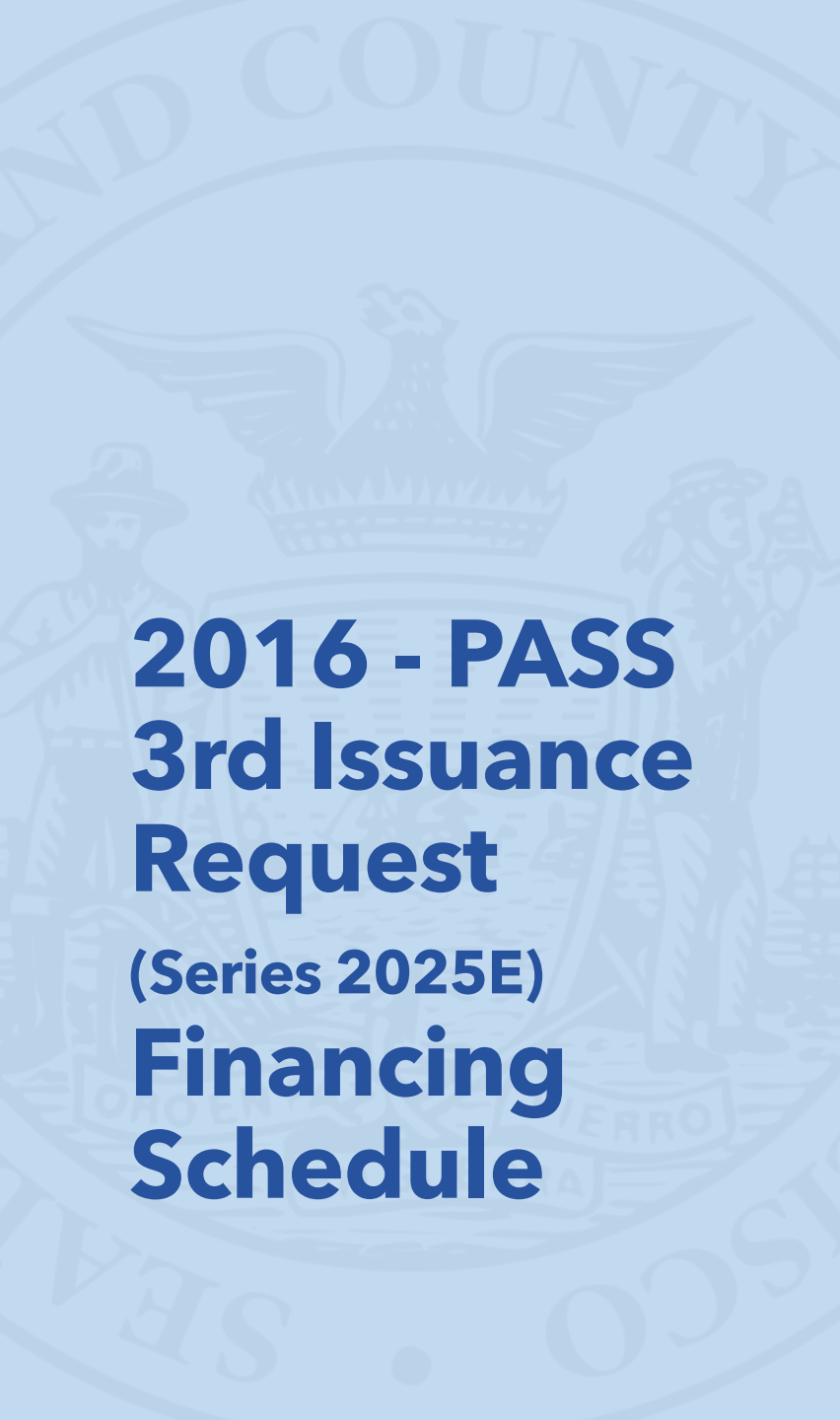


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**2016 - PASS  
3rd Issuance  
Request  
(Series 2025E)  
Known Risks**

## Known Risks

- Construction cost increases are less severe, but still unpredictable
- If interest rates in private market decrease significantly it could become challenging to place/use debt

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# **2016 - PASS 3rd Issuance Request**

## **(Series 2025E) Financing Schedule**

### Tentative Financing Schedule

- December 2 - Capital Planning Committee
- January 22 - Budget & Finance Committee
- January 28 - Board of Supervisors 1st reading
- February 4 - Board of Supervisors 2nd reading
- February 11 - Tentative Bond sale
- February 25 - Tentative Bond closing