Affordable Housing GO Bonds Update
&
Request for Approval:
4th Issuance 2016 PASS, 4th Issuance 2019, & 2nd Issuance 2024

Capital Planning Committee
August 3, 2026

Mayor's Office of Housing and Community Development

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

2016 Affordable Housing – Preservation & Seismic Safety Bond

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 2016 – Preservation & Seismic Safety) Series 2026F, not to exceed $47.4M
- Resolution authorizing the sale of Taxable General Obligation Bonds (Affordable Housing 2019) Series 2026D, not to exceed $107.6M
- Resolution authorizing the sale of Taxable General Obligation Bonds (Affordable Housing 2024) Series 2026E, not to exceed $47.0M

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

Capital Planning Committee
August 3, 2026

Mayor's Office of Housing and Community Development

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

Eligible Uses

- Seismic retrofits to unreinforced masonry buildings,
- Acquisition/rehabilitation and preservation of affordable housing, including:
  - 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

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	2BR Rent	4-person Income
80%	$2,189	$116,700
120%	$4,378	$175,100

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

Notes:
1. 2026 MOHCD AMI – 80% Max Average / 120% Maximum 2-bedroom gross rent
2. 2026 MOHCD AMI – 80% Max Average / 120% Maximum 3-person household income

2016 Affordable Housing Bond update

- First Issuance: **$74.4M**
  - Issued February 2019
  - 100% spent as of June 2026
- Second issuance: **$102.6M**
  - Issued November 2020
  - 98% spent and encumbered as of June 2026
- Third Issuance: **$38.2M**
  - Issued March 2025
  - 93% committed as of June 2026

2016 Affordable Housing Bond Anticipated Units Preserved Update

Total Anticipated Units Preserved

	Total	1st Issuance 2019A	2nd Issuance 2020C	3rd Issuance 2025E	4th Issuance 2026
Par Amount	**260,684,550**	72,420,000	102,580,000	37,398,360	47,464,550
Projects	**75**	23	37	5	5
Residential Units	**1,965**	435	834	146	390
Commercial Units	**78**	28	28	8	14

Affordable Housing GO Bonds
2016 Preservation and Seismic Safety
4th Issuance Request

Capital Planning Committee
August 3, 2026

The Mayor's Office of Housing and Community Development

2016 - PASS 4th Issuance Request
(Series 2026F)

- Issue up to **$47,464,550** in **PASS** with total of $47,000,000 assumed Project Fund
  - $28,634,191 in Market Rate PASS
  - $18,635,809 Affordable Housing PASS
    - $15,785,224 Below Market Rate and $2,580,585 Deferred
  - Planned to fund 5 projects with 390 residential and 14 commercial units
  - Expenditures planned to occur by 3/31/2028
  - Will support projects with a maximum average AMI of 80% with max tenant AMI of 120%
  - Planned projects include 4 portfolio rehabilitations and 1 new acquisition

Derek Silva Community

- 68 units of affordable housing for people living with HIV/AIDS owned by Mercy Housing
- Addressing waterproofing, electrical and plumbing issues
- Major seismic retrofit
- Unit improvements

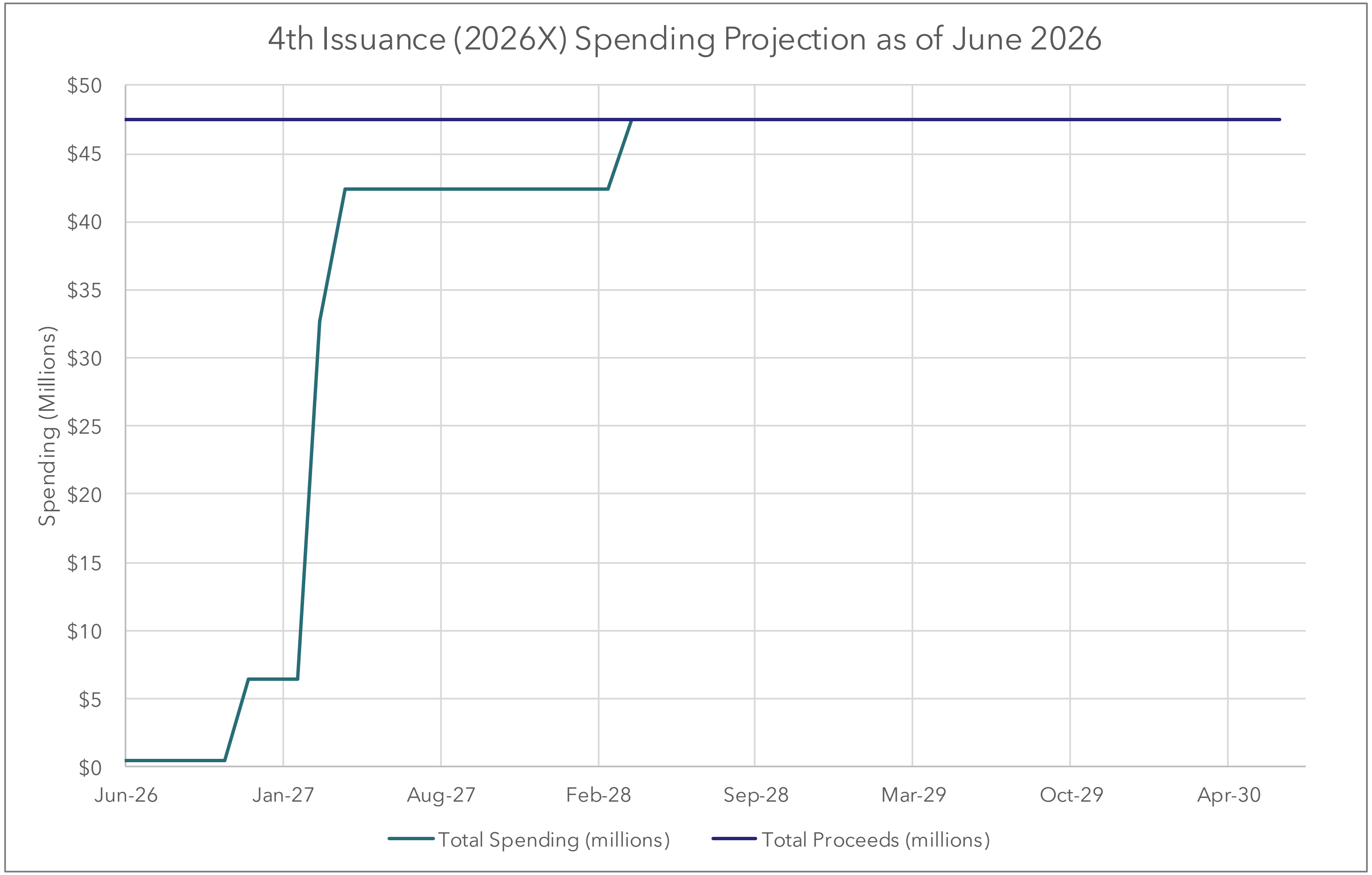
2059 Mission Street

- 35 units (studio-2BR), and 4 commercial units
- Acquisition by Mission Economic Development Agency of market rate property, converting to affordable housing

2016 - PASS 4th Issuance Request
(Series 2026F)

	REMAINDER 2026X		Market Rate 60.92%	Affordable Below Market Rate 33.59%	Deferred 5.49%
Maximum Not to Exceed Amount:	47,464,550		28,762,738	15,856,089	2,592,170
Sources:	ESTIMATE:				
Par Amount	47,464,550	100.0%	28,917,213	15,941,246	2,606,091
Total Sources:	47,464,550	100.0%	28,917,213	15,941,246	2,606,091
Uses:					
Project Fund Deposits:					
Project Fund	47,074,068	99.0%	28,679.316	15,810,100	2,584,652
Capitalized Debt Service	94,148	0.2%	57,539	31,620	5,169
Total Project Fund Deposits:	47,168,216	99.4%	28,736,675	15,841,720	2,589,821
Cost of Issuance	106,475	0.2%	64,869	35,760	5,846
Underwriter's Discount	142,394	0.3%	86,752	47,824	7,818
CGOBOC Fee	47,465.00	0.1%	28,917	15,941	2,606
Total Delivery Expense:	296,334	0.6%	180,538	99,526	16,271

2016 - PASS 4th Issuance Request
(Series 2026F)



2016 - PASS 4th Issuance Request Known Risks
(Series 2026F)

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

2016 - PASS 4th Issuance Request Financing Schedule

(Series 2026F)

Tentative Financing Schedule

- August 3 – Capital Planning Committee
- Early September – Budget & Finance Committee
- Mid-September – Board of Supervisors 1st reading
- Late September – Board of Supervisors 2nd reading
- Early October – Tentative Bond sale
- Mid-October– Tentative Bond closing

Affordable Housing GO Bonds 2019 Update

Capital Planning Committee
August 3, 2026

Mayor's Office of Housing and Community Development

2019 Affordable Housing Bond Update

- **$600M** bond passed in November 2019
- First Issuance: **$254.6M**
  - Issued March 2021
  - 97% spent as of June 2026
- Second Issuance: **$170.8M**
  - Issued April 2023
  - 93% spent and encumbered as of June 2026
- Third Issuance: **$67.0M**
  - Issued January 2025
  - 85% spent and encumbered as of June 2026
  - Remaining balance to be issued: $107.6M

2019 Affordable Housing Bond Program Summary
(in millions)

(in millions)	Issuance 1 21-22	Issuance 2 22-23	Issuance 3 24-25	Issuance 4* 26-27	TOTAL
Public Housing	$ 50.6	$ 97.9	$ -	$ -	**$ 148.5**
Low-Income Housing	$ 143.7	$ 38.6	$ 35.3	$ -	**$ 217.6**
Preservation and Middle-Income Housing	$ 37.1	$ 9.4	$ 6.4	$ 6.4	**$ 59.3**
Senior Housing	$ 21.2	$ 20.4	$ 5.2	$ 100.6	**$ 147.4**
Educator Housing	$ -	$ -	$ 19.8	$ -	**$ 19.8**
Costs of Issuance/Oversight	$ 2.0	$ 4.5	$ 0.3	$ 0.6	**$ 7.4**
TOTAL	**$ 254.6**	**$ 170.8**	**$ 67.0**	**$ 107.6**	**$ 600.0**

** Subject to approval*

730 Stanyan
Completed in 2025

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	-	182	-	182
Public Housing - HOPE SF - Potrero Block B Gap	-	-	282	282
Public Housing - HOPE SF - Sunnydale Blk 3A Vertical Gap	-	-	84	84
Public Housing - HOPE SF - Sunnydale Blk 3B Vertical Gap	-	-	90	90
Public Housing - Hunters View Phase 3	-	-	117	117
Public Housing - Scattered Sites	-	-	69	69
Low Income - 921 Howard Gap	-	-	102	102
Low Income - Balboa Park Upper Yard Gap	-	-	130	130
Low Income - 4840 Mission Gap	-	-	137	137
Low Income - Treasure Island C3.1 Mercy + CC Gap	-	-	138	138
Low Income - Perm Supportive for Single Adults (Maceo May)	-	-	105	105
Low Income - Perm Supportive for People With Chronic Mental Illness	-	-	8	8
Low Income - 78 Haight - Parcels (R, S & U) Gap	-	-	63	63
Low Income - 1515 South Van Ness	-	167	-	167
Low Income - Freedom West Senior	114	-	-	114
Low Income - Geographic Equity Family Acquisition - 2550 Irving	-	90	-	90
Low Income - 730 Stanyan Gap	-	-	160	160
Low Income - Balboa Reservoir	285	-	-	285
Middle Income - Preservation: Small Sites NOFA	-	120	89	209
Middle Income - Downpayment Assistance Loan Program	9	-	22	31
Middle Income - 921 Howard Gap	-	-	101	101
Senior Housing - Laguna Honda Hospital Senior Housing Predev	159	-	-	159
Senior Housing - Geographic Equity Senior Acquisition - 4200 Geary	-	-	98	98
Senior Housing - 772 Pacific Predev	174	-	-	174
Senior Housing - 967 Mission	-	95	-	95
Senior Housing - Treasure Island E2.1	100	-	-	100
Educator Housing - 750 Golden Gate	-	75	-	75
TOTAL	**841**	**729**	**1,795**	**3,365**

Affordable Housing GO Bonds 2019 4th Issuance Request

Capital Planning Committee
August 3, 2026

The Mayor's Office of Housing and Community Development

2019 Affordable Housing Bond Proposed 4th 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 4th Issuance

Senior housing

- **$100.6M** in **Senior Housing**
  - Funding for Treasure Island E1.2 supporting 100 units. Estimated completion in late 2027.
  - Freedom West Senior supporting 115 units. First part of a larger Freedom West Coop project.
  - 1939 Market Street supporting 187 units. Estimated completion in 2028.
  - 772 Pacific supporting 175 units across 15 stories. Estimated completion in mid 2028.

772 Pacific

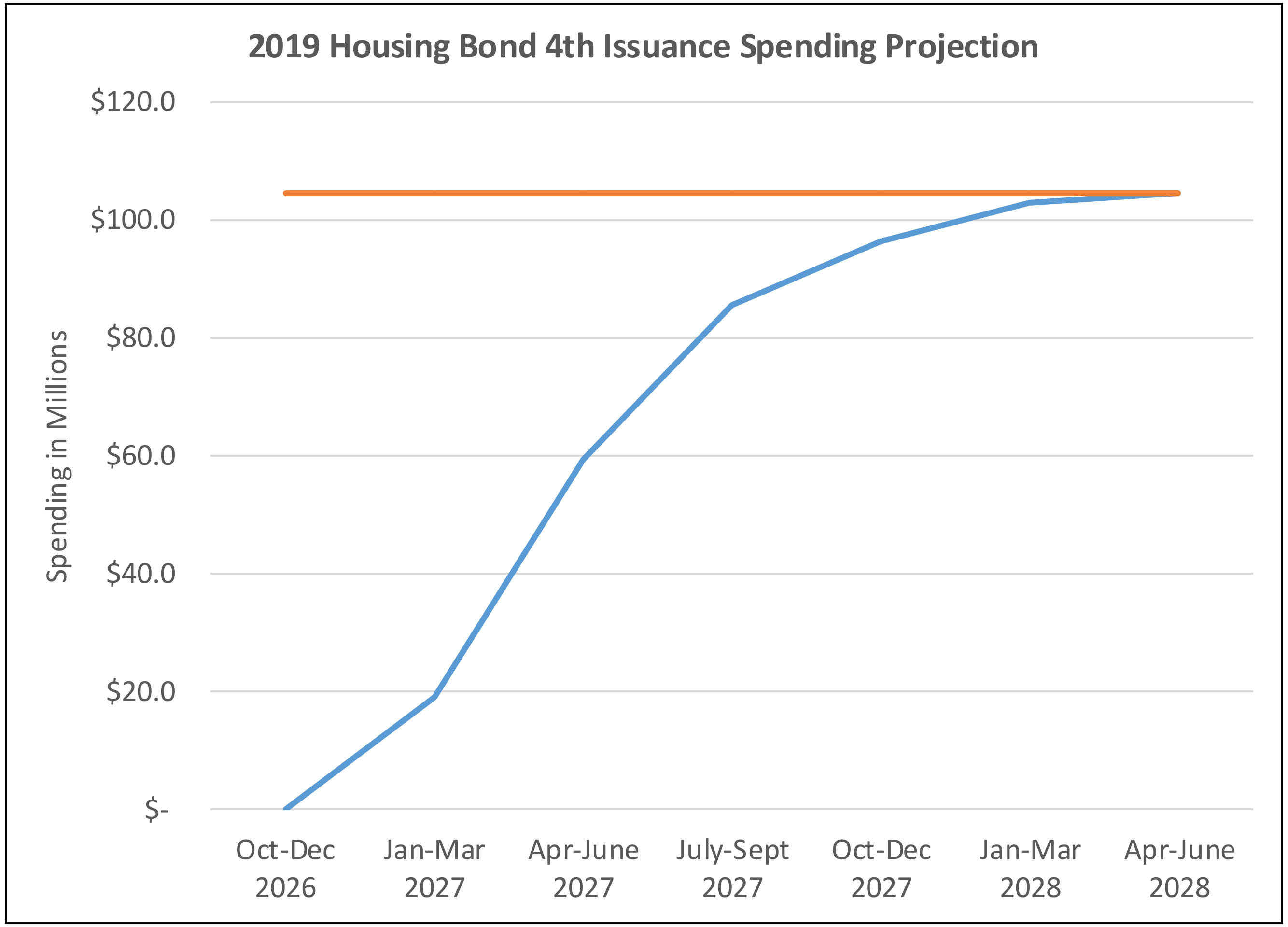
Request for Approval for 2019 Affordable Housing Bond 4th Issuance

(Series 2026D)

Estimated Sources:	
Middle-Income	6,350,000
Senior Housing	100,573,604
Costs of Issuance	616,396
TOTAL:	**107,540,000**
Estimated Uses:	
Project Fund - Middle Income	6,350,000
Project Fund - Senior Housing	100,573,604
CSA Audit Fee (0.2% of project fund)	213,847
Costs of Issuance	241,239
CGOBOC Fee	107,540
Underwriter's Discount	53,770
TOTAL:	**107,540,000**

Treasure Island, future home of senior affordable housing on parcel E1.2

2019 Affordable Housing Bond 4th Issuance Spending Projection (Series 2026D)



Freedom West

2019 Affordable Housing Bond 4th Issuance Known Risks

(Series 2026D)

Known Risks

- Construction cost increases are less severe, but still unpredictable
- Dynamic State funding environment
- State review of San Francisco housing policies and Housing Element goals
- Interest rates remain high and may increase given current inflation rates
- Unpredictable PG&E schedule and budget impacts

2019 Affordable Housing Bond 4th Issuance Financing Schedule

(Series 2026D)

Tentative Financing Schedule

- August 3 – Capital Planning Committee
- Early September – Budget & Finance Committee
- Mid-September – Board of Supervisors 1st reading
- Late September – Board of Supervisors 2nd reading
- Early October – Tentative Bond sale
- Mid-October– Tentative Bond closing

Affordable Housing GO Bonds 2024 Update

Capital Planning Committee
August 3, 2026

Mayor's Office of Housing and Community Development

2024 Affordable Housing Bond Update

- **$300M** bond passed in March 2024
- First Issuance: **$152.0M**
  - Issued January 2025
  - Approximately 63% spent or encumbered as of June 2026

Balboa Reservoir Building E

2024 Affordable Housing Bond Program Summary
(in millions)

(in millions)	Issuance 1 24-25	Issuance 2* 26-27	Issuance 3 TBD	TOTAL
Low-Income Housing	$ 88.4	$ 44.7	$ 101.0	**$ 234.1**
Affordable Housing Preservation	$ 29.0	$ -		**$ 29.0**
Victim and Survivor Housing	$ 29.0	$ -		**$ 29.0**
Costs of Issuance	$ 5.6	$ 2.3	$ -	**$ 7.9**
TOTAL	**$ 152.0**	**$ 47.0**	**$ 101.0**	**$ 300.0**

** Subject to approval*

1939 Market, expected to be complete in 2028.

2024 Affordable Housing Bond Unit Production Summary

	Affordable Units in Predevelopment	Affordable Units in Construction	Affordable Units Completed	Projected Total Affordable Units
Low-Income: Sunnydale Block 7	-	88	-	88
Low-Income: Sunnydale Block 9	-	94	-	94
Low-Income: Balboa Reservoir Building E	127	-	-	127
Low-Income: Balboa Reservoir Building A	157	-	-	157
Low-Income: 1939 Market Street gap	185	-	-	185
Preservation: Small Sites NOFA	-	330	-	330
Survivors: 101 Gough Street	23	-	-	23
Survivors: 80 Julian Ave	36	-	-	36
TOTAL	**528**	**512**	**-**	**1,040**

Affordable Housing GO Bonds 2024 2nd Issuance Request

Capital Planning Committee
August 3, 2026

The Mayor’s Office of Housing and Community Development

2024 Affordable Housing Bond Proposed 2nd Issuance

Low-income housing

- **$44.7M** in **Low-income Housing**
  - Treasure Island IC4.3 supporting 150 family units. Estimated completion in late 2027.
  - 1939 Market Street supporting 187 units. Estimated completion in 2028.

Treasure Island parcel IC4.3

Request for Approval for 2024 Affordable Housing Bond 2nd Issuance

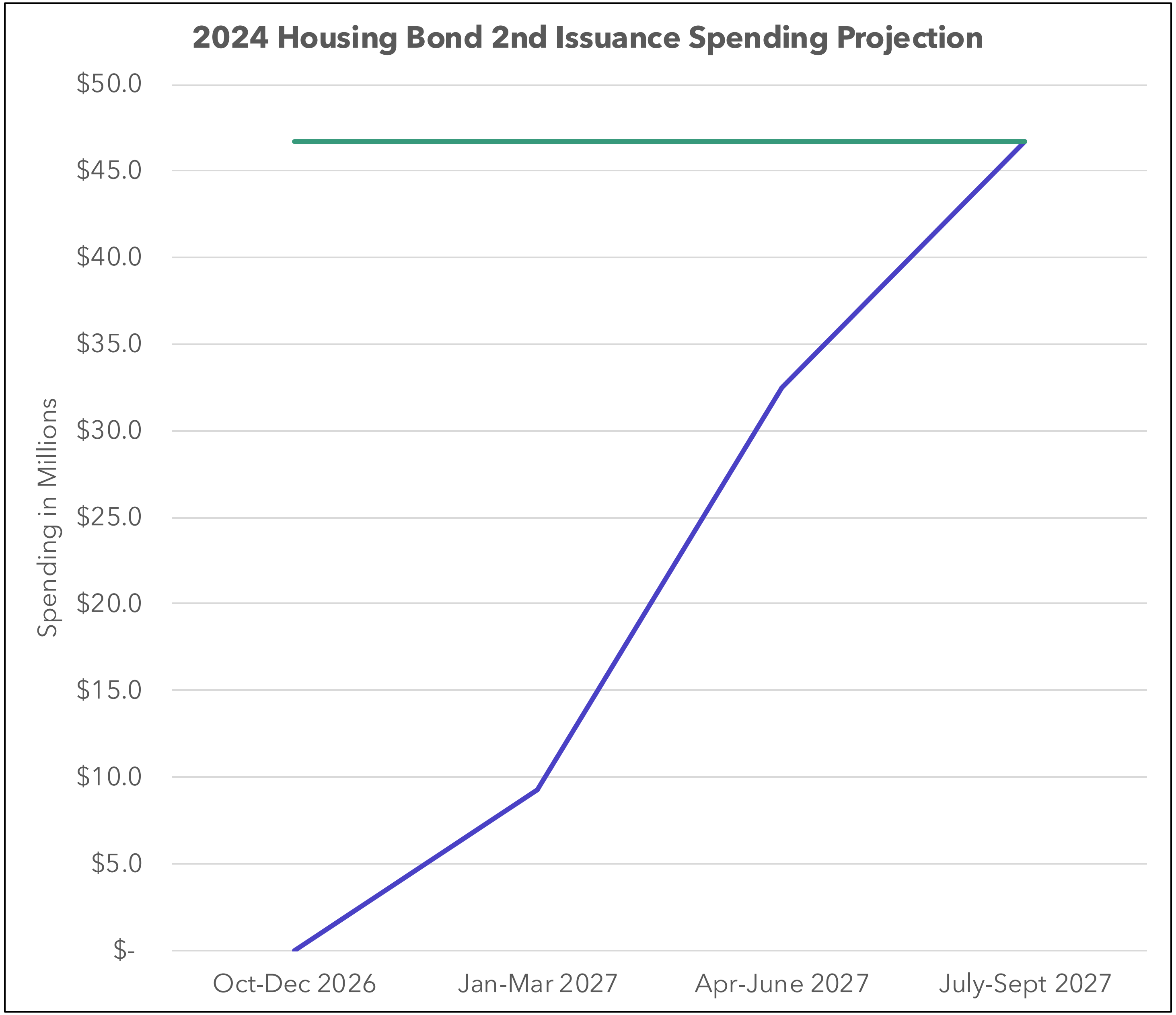
(Series 2026E)

Estimated Sources:	
Low-Income Housing	44,750,000
Costs of Issuance	2,250,000
TOTAL:	**47,000,000**

Estimated Uses:	
Project Fund - Low-Income Housing	44,750,000
CSA Audit Fee (0.2% of project fund)	89,500
Costs of Issuance	102,985
CGOBOC Fee	45,010
Underwriter's Discount	22,505
Reserve for Market Uncertainty	1,990,000
TOTAL:	**47,000,000**

1939 Market Street

2024 Affordable Housing Bond 2nd Issuance Spending Projection



2024 Affordable Housing Bond 2nd Issuance Known Risks
(Series 2026E)

Known Risks

- Construction cost increases are less severe, but still unpredictable
- Dynamic State funding environment
- State review of San Francisco housing policies and Housing Element goals
- Interest rates remain high and may increase given current inflation rates
- Unpredictable PG&E schedule and budget impacts

2024 Affordable Housing Bond 2nd Issuance Financing Schedule
(Series 2026E)

Tentative Financing Schedule

- August 3 – Capital Planning Committee
- Early September – Budget & Finance Committee
- Mid-September – Board of Supervisors 1st reading
- Late September – Board of Supervisors 2nd reading
- Early October – Tentative Bond sale
- Mid-October– Tentative Bond closing

Financing Information:

Sources & Uses

Estimated Sources:	Series 2026D (2019 Affordable Housing)	Series 2026E (2024 Affordable Housing)	Series 2026F (2016 PASS)	Total
Not-to-Exceed Par Amount	$107,540,000	$47,000,000	$47,464,550	$202,004,550
Estimated Par	$107,540,000	$45,010,000	$47,464,550	$200,014,550
Reserve for Market Uncertainty	$-	$1,990,000	$-	$1,990,000
Total Sources	**$107,540,000**	**$47,000,000**	**$47,464,550**	**$202,004,550**
Estimated Uses:				
Project Fund Deposit				
Project Fund	$106,923,604	$44,750,000	$47,074,069	$198,767,673
CSA Audit Fee	$213,847	$89,500	$94,148	$397,495
Total Project Fund Deposits	**$107,137,451**	**$44,839,500**	**$47,168,217**	**$199,145,168**
Delivery Date Expenses				
Cost of Issuance	$241,239	$102,985	$106,475	$450,699
CGOBOC Fee	$107,540	$45,010	$47,465	$200,015
Underwriter's Discount	$53,770	$22,505	$142,393	$218,668
Total Delivery Date Expenses	**$402,549**	**$170,500**	**$296,333**	**$869,382**
Reserve for Market Uncertainty	$-	$1,990,000	$-	$1,990,000
Total Uses	**$107,540,000**	**$47,000,000**	**$47,464,550**	**$202,004,550**

Financing Information:

Fiscal Impact

Current Plan of Finance

- Projected Par: $200M
- Expected term of 20 years for Series 2026DE, and 40 years for Series 2026F
- Estimated True Interest Cost (taxable) of 6.33-6.83%
- Average annual debt service of $13.4M for Series 2026DE, and $3.4M for Series 2026F
- Estimated total interest cost for Series 2026DEF bonds: $204.4M

Debt Capacity

- GO Debt Outstanding as of 7/1/26: $2.36B (0.66% of Net Assessed Valuation for FY26)
    - The proposed $200M Series 2026DEF bonds would increase the debt ratio by approximately 0.06% of Net Assessed Valuation for FY26
- Issuance of 2026DEF bonds is consistent with FY2006 property tax rate cap policy

Financing Information:

Anticipated Financing Schedule

MILESTONES	DATES*
• Introduction of Legislation to Board of Supervisors	July 28, 2026
• Capital Planning Committee	August 3, 2026
• Budget and Finance Committee	September 2, 2026
• Board of Supervisors Considers Resolution & Ordinance (1st Hearing)	September 15, 2026
• Board of Supervisors Considers Ordinance (2nd Hearing)	September 22, 2026
• Sale and Closing of Bonds	**October 2026**

**Please note that dates are estimated unless otherwise noted.*

Questions?