



# 2020 Health and Recovery Bond

Status Report Presented to the  
Citizens' General Obligation Bond Oversight Committee  
February 27, 2023



**ONESF**  
Building Our Future



**San Francisco**  
Department of Public Health



# 2020 Health and Recovery Bond Partner Agencies



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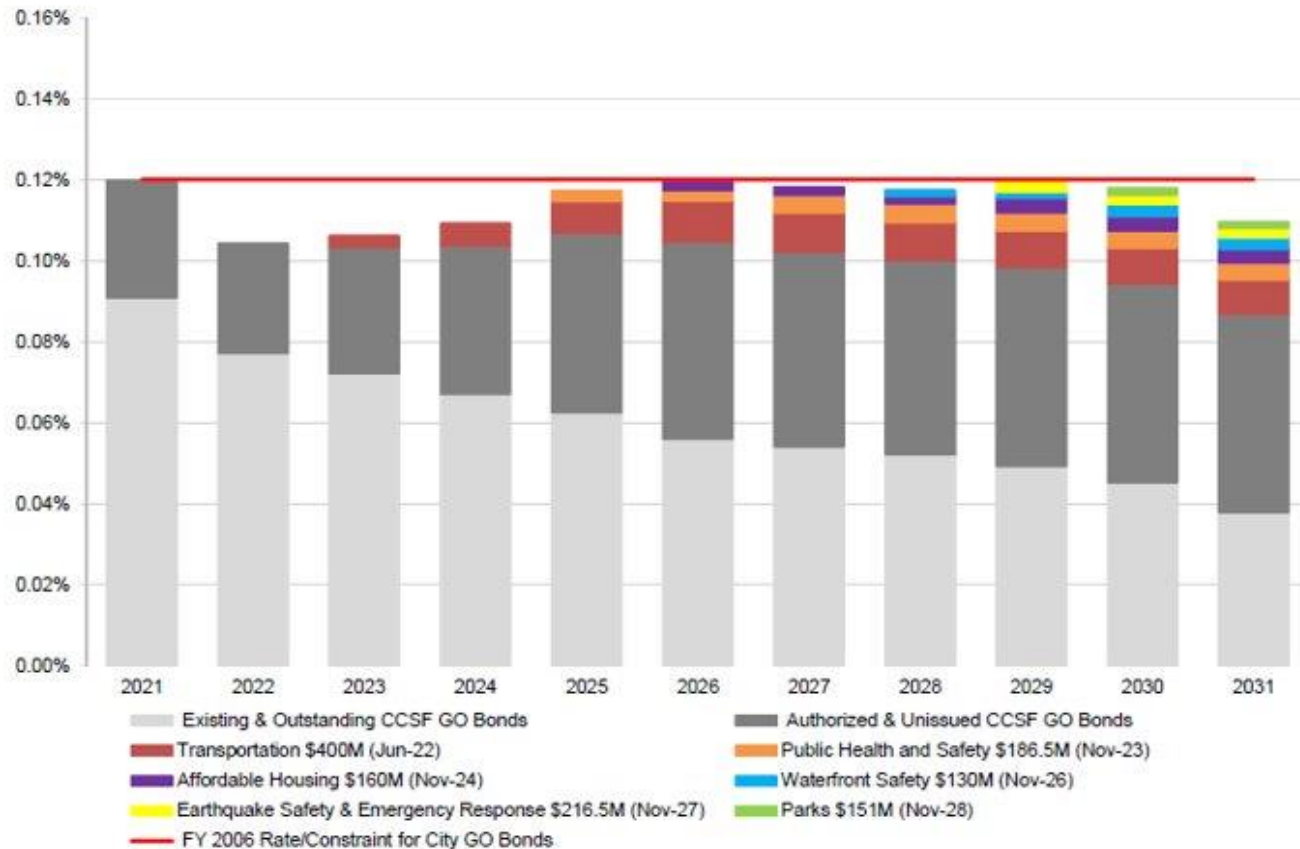
**San Francisco**  
Department of Public Health

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# Link to the Capital Plan

The City's FY22-31 Capital Plan anticipates \$1.2B in General Obligation (G.O.) Bonds over the next ten years, without increasing the property tax rate above 2006 levels.

The Health and Recovery 2020 Bond Program is part of this 10-Year Capital Plan.



Revised 11-17-2020

*All future debt program amounts are estimates and may be adjusted.*



# 2020 Health & Recovery Bond – Financial Summary

## **Total Bond Program is \$487.5 million**

- ▣ **\$207m** for facilities that provide treatment and supportive housing for the homeless/mentally ill (Homelessness and Supportive Housing/Public Health)
- ▣ **\$239m** for parks and recreation facilities (Recreation and Parks)
- ▣ **\$41.5m** for curb ramps, street resurfacing, street structures and pedestrian right of way (Public Works)

## **First Bond Issuance was \$425 million.**

- ▣ HSH (\$147 million), DPH (\$60 million) and DPW (\$41.5 million) requested their full voter-approved program budget in the first issuance.
- ▣ Rec Park requested \$176.5 million or 74% of its bond authority.
  - ▣ \$169.32 million allocated towards named bond parks and programs.
  - ▣ \$7.18 million budgeted for bond issuance costs within Rec Park authority to be split amongst all departments.





# SF Recreation and Park Department



Expected Spring 2023

Parks and Open Spaces (in Millions)				
	Bond Authorization	First Issuance	Second Issuance	Third Issuance
<b>Neighborhood Parks</b>	<b>101</b>	<b>101</b>	<b>0</b>	<b>0</b>
Buchanan Mall	2	2		
Gene Friend Rec Center	30	30		
Herz Playground	10	10		
India Basin	29	29		
Japantown Peace Plaza	25	25		
Neighborhood Parks Contingency	5	5		
<b>Recovery Parks</b>	<b>86</b>	<b>55.6</b>	<b>8.4</b>	<b>22</b>
Buena Vista Park	3	0.5	2.5	
Jackson Playground	10			10
Portsmouth Square	54	54		
South Sunset Recreation Center	3	0.6	2.4	
Crocker Amazon/Richmond Senior Park	16	0.5	3.5	12
<b>Citywide Parks</b>	<b>18</b>	<b>6.2</b>	<b>7.8</b>	<b>4</b>
Golden Gate Park, John McLaren, and Lake Merced				
<b>Community Gardens</b>	<b>0.6</b>	<b>0.3</b>	<b>0.3</b>	
<b>Community Opportunity Fund</b>	<b>6</b>	<b>0.1</b>	<b>3.5</b>	<b>2.4</b>
<b>Playgrounds</b>	<b>9</b>	<b>3.5</b>	<b>2.5</b>	<b>3</b>
<b>Sustainability</b>	<b>14</b>	<b>0.2</b>	<b>6</b>	<b>7.8</b>
<b>Trails - Twin Peaks</b>	<b>1</b>	<b>1</b>		
<b>Contingency</b>	<b>1.4</b>	<b>1.4</b>		
<b>Administration - Audit &amp; Issuance*</b>	<b>2</b>	<b>1</b>	<b>1*</b>	
<b>Total</b>	<b>239</b>	<b>170.3</b>	<b>29.5*</b>	<b>39.2*</b>

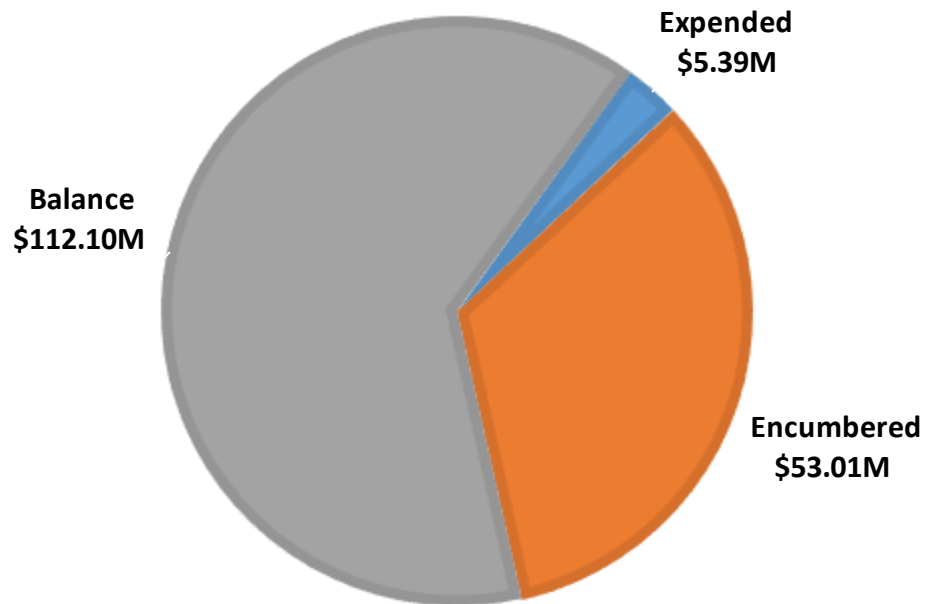
\*3rd Issuance amount is dependent on 2nd Issuance administrative costs. While administrative costs are projected not to exceed \$750K, reductions and reallocations can be made as-needed to the 3rd issuance.





# 2020 Health & Recovery Bond

## RPD FIRST ISSUANCE - \$176.5M



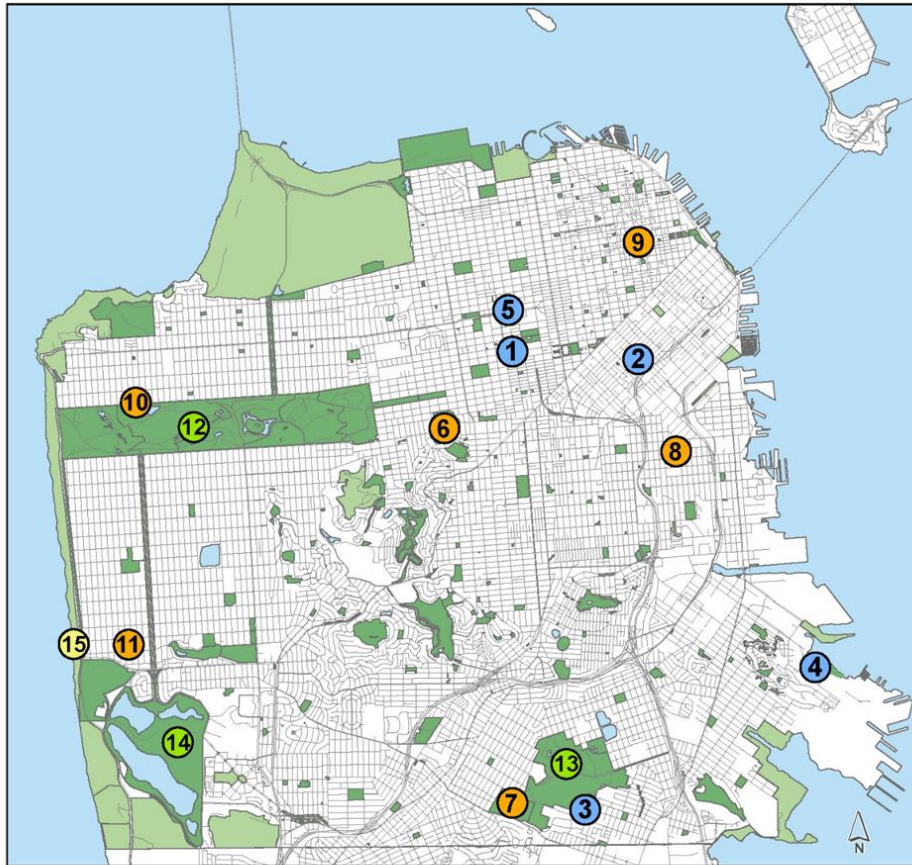
### Financial Overview, August 2022:

- First Bond Sale: \$176.5M
- Expended: \$5.39M – 3%
- Encumbered: \$53.01M – 33%
- Balance: \$112.10M – 64%

\*Encumbrance calculations include the construction contract award of 900 Innes Park Construction and contract award of CMGC for Gene Friend Rec Center with Rec and Park Commission approvals in July and August 2022.



# 2020 Health & Recovery Bond – Project Map



## Neighborhood Parks

- ① Buchanan Street Mall
- ② Gene Friend Recreation Center
- ③ Herz Playground Recreation Center
- ④ India Basin
- ⑤ Japantown Peace Plaza

## Recovery Parks

- ⑥ Buena Vista Park
- ⑦ Crocker Amazon Park
- ⑧ Jackson Playground
- ⑨ Portsmouth Square
- ⑩ Richmond Senior Park
- ⑪ South Sunset Playground

## Citywide Parks

- ⑫ Golden Gate Park
- ⑬ John McLaren Park
- ⑭ Lake Merced

## Sustainability

- ⑮ South Ocean Beach

0 1mi





# Project Highlights: Gene Friend Rec Center

## ■ \$59M Project Budget, \$41.1M Bond Allocation

- Full demolition of the existing facilities for curb-to-curb renovation
- New gym building with two indoor courts and outdoor terrace, new outdoor courts, new playground and amenities
- Increased Bond Allocation with appropriate program funding (playgrounds, sustainability, contingency) to provide bridge financing until Developer Impact Fees are received by the City.

## ■ Construction expected to begin mid-2023

- Design team awarded contract by Rec Park Commission in Dec 2021
- CM/GC contract awarded by Rec Park Commission in Aug 2022

Rendering: Recreation Center Interior



# Project Highlights: India Basin Phase II (900 Innes Improvements)



\$66.1 M Project Budget

\$29M Bond Allocation



Concept Design

## PROJECT COMPONENTS

- New park at former industrial waterfront
- Sea level rise and shore enhancements
- Restoration of the historic Shipwright's Cottage
- New food pavilion building
- Seating terraces and circulation pathways connecting the adjacent parks

## STATUS

- ✓ Phase I 900 Innes Remediation is nearing completion; water barrier was removed mid-July 2022
- ✓ Phase 2 900 Innes park construction approved by BCDC in May 2022
- ✓ Phase 2 900 construction contract awarded in July 2022
- ✓ Entering contract with Swinerton by end of August to encumber bond funds

Bond Funding	Actuals	Encumbrance	Balance
\$29M	\$1M	\$28M	\$0



Planning  
April 2016

Design  
December  
2018

Bid/Award  
March 2022

Construction  
August 2022

Opening  
February 2024

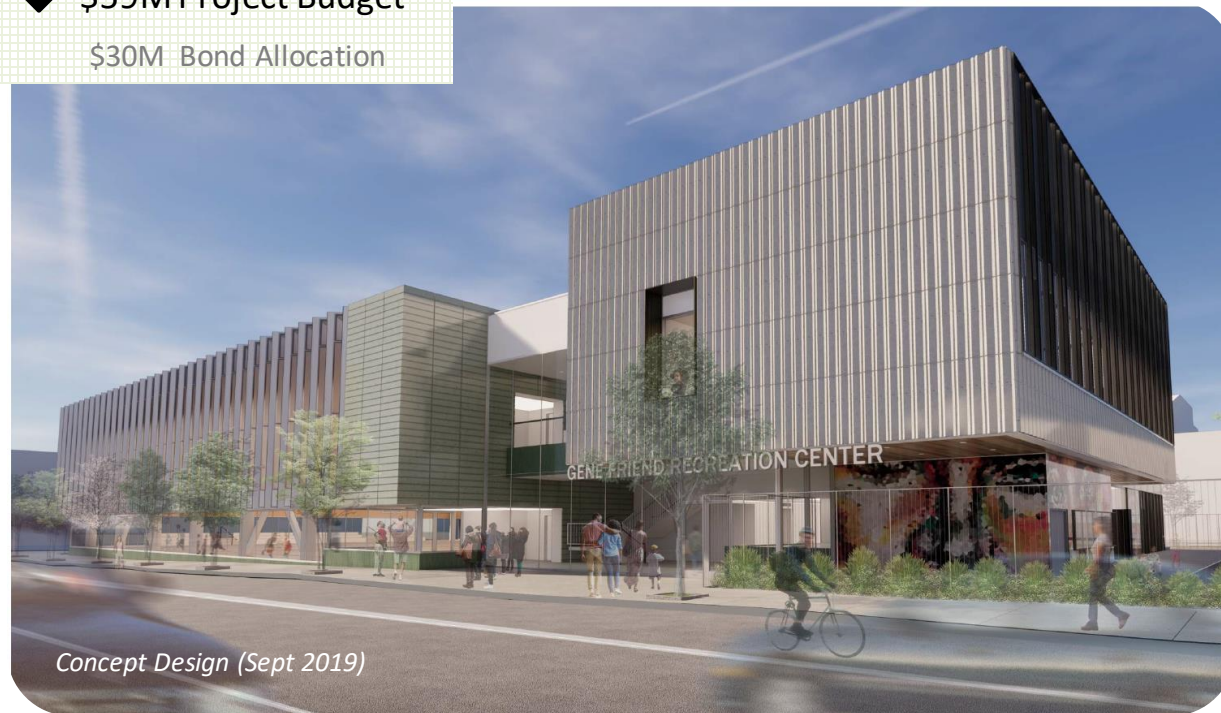


# Project Highlights: Gene Friend Rec Center



**\$59M Project Budget**

\$30M Bond Allocation



## PROJECT COMPONENTS

- Full demolition of the existing facilities for curb-to-curb renovation
- New larger building with two indoor courts, two multi-purpose rooms, and other amenities
- New outdoor court
- New playground and amenities

## STATUS

- ✓ Environmental review complete
- ✓ RFP for design services has been published and team selected
- ✓ Schematic design to be completed September 2022
- ✓ Additional funding secured: Development Impact Fees, Downtown Park Fund
- ✓ CM/GC contract approved August 2022, funds to be encumbered shortly

Bond Funding	Actuals	Encumbrance	Balance
\$30M	\$0.17M	\$28.83M	\$0

Planning  
August 2014

Design  
March 2022

Bid/Award  
(CM/GC)  
March 2022

Construction  
August 2023

Opening  
April 2025





# Project Highlights: Rec Center at Herz Playground



**\$25M Project Budget**

**\$10M Bond Allocation**



Concept Design

## PROJECT COMPONENTS

- A new ~12,000 sq ft gym with indoor basketball court
- Outdoor exercise equipment
- Nature Exploration Area
- Improved lighting and circulation

Bond Funding	Actuals	Encumbrance	Balance
\$10M	\$0.53M	\$0.01M	\$9.46M

## STATUS

- ✓ Environmental review complete
- ✓ Construction documents underway
- ✓ Partnership with HOPE SF Sunnydale
- ✓ Additional Funding secured: Local Funding
- ✓ Additional Funding in process: Sunnydale HOPE SF & Federal Funding

Planning  
December  
2019

Design  
March 2021

Bid/Award  
January 2023

Construction  
June 2023

Opening  
August 2024

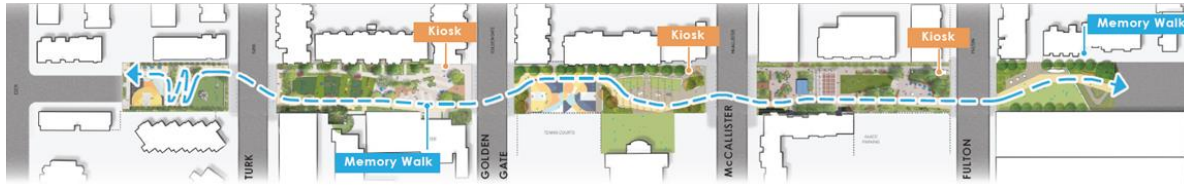


# Project Highlights: Buchanan Street Mall



**\$25.5M Project Budget**

\$2M Bond Allocation



*Concept Design*

## PROJECT COMPONENTS

- A new ~12,000 sq ft gym with indoor basketball court
- Outdoor exercise equipment
- Nature Exploration Area
- Improved lighting and circulation

Bond Funding	Actuals	Encumbrance	Balance
\$2M	\$	\$	\$

## STATUS

- ✓ Environmental review complete
- ✓ Construction documents underway
- ✓ Partnership with HOPE SF Sunnydale
- ✓ Additional Funding secured: Local Funding
- ✓ Additional Funding in process: Sunnydale HOPE SF & Federal Funding

Planning  
April 2017

Design  
May 2020

Bid/Award  
December  
2023

Construction  
May 2024

Opening  
June 2025





# Project Highlights: Japantown Peace Plaza



**\$34M Project Budget**

**\$25M Bond Allocation**



Concept Design

## PROJECT COMPONENTS

- A new ~12,000 sq ft gym with indoor basketball court
- Outdoor exercise equipment
- Nature Exploration Area
- Improved lighting and circulation

Bond Funding	Actuals	Encumbrance	Balance
\$25M	\$M	\$M	\$M

## STATUS

- ✓ Environmental review complete
- ✓ Construction documents underway
- ✓ Partnership with HOPE SF Sunnydale
- ✓ Additional Funding secured: Local Funding
- ✓ Additional Funding in process: Sunnydale HOPE SF & Federal Funding

Planning  
June 2018

Design  
December 2020


Bid/Award  
June 2023

Construction  
January 2024

Opening  
September  
2025



# COPY Project Highlights: Rec Center at Herz Playground

 **\$25M Project Budget**

**\$10M Bond Allocation**



## PROJECT COMPONENTS

- A new ~12,000 sq ft gym with indoor basketball court
- Outdoor exercise equipment
- Nature Exploration Area
- Improved lighting and circulation

Bond Funding	Actuals	Encumbrance	Balance
\$10M	\$0.53M	\$0.01M	\$9.46M

## STATUS

- ✓ Environmental review complete
- ✓ Construction documents underway
- ✓ Partnership with HOPE SF Sunnydale
- ✓ Additional Funding secured: Local Funding
- ✓ Additional Funding in process: Sunnydale HOPE SF & Federal Funding

Planning  
December  
2019

Design  
March 2021

Bid/Award  
January 2023


Construction  
June 2023

Opening  
August 2024





# COPY Project Highlights: Rec Center at Herz Playground

 **\$25M Project Budget**

**\$10M Bond Allocation**



## PROJECT COMPONENTS

- A new ~12,000 sq ft gym with indoor basketball court
- Outdoor exercise equipment
- Nature Exploration Area
- Improved lighting and circulation

Bond Funding	Actuals	Encumbrance	Balance
\$10M	\$0.53M	\$0.01M	\$9.46M

## STATUS

- ✓ Environmental review complete
- ✓ Construction documents underway
- ✓ Partnership with HOPE SF Sunnydale
- ✓ Additional Funding secured: Local Funding
- ✓ Additional Funding in process: Sunnydale HOPE SF & Federal Funding

Planning  
December  
2019

Design  
March 2021

Bid/Award  
January 2023

Construction  
June 2023

Opening  
August 2024



# Program Highlights: Recovery Parks

## Portsmouth Square



\$66M Project Budget

\$54M Bond Allocation



### PROJECT COMPONENTS

- Curb-to-curb renovation:
- Improvement of all existing park features including plaza and landscaping
- New clubhouse
- New children's play area
- Project relies on removal of pedestrian bridge across Kearney St

### STATUS

- ✓ Environmental review complete with EIR certified in Jan 2022
- ✓ Concept Design approved in Jan 2022
- ✓ \$6.7M expended and \$1.6M non-bond dollars encumbered to date. Majority of bond allocation is reserved for construction.

Bond Funding	Actuals	Encumbrance	Balance
\$54.0M	--	\$0.07M	\$53.93M

Planning  
March 2017

Design  
January 2020

Bid/Award  
August 2023

Construction  
February 2024

Opening  
February 2026



# Project Highlights: Recovery Parks

## ■ Buena Vista - \$3M Bond Budget

- Extensive improvements to the paved path network throughout the park's interior, construction expected to begin in 2024

## ■ South Sunset Clubhouse - \$3M Bond Budget

- Renovation of existing building to better serve community needs; construction expected to begin in late 2024
- Leverage \$2.3m State funding

## ■ Crocker Amazon Baseball Field Renovation - \$15M Bond Budget

- Renovate baseball fields and improve related facilities (i.e., parking lot and restrooms) along with adjacent park amenities
- Project in planning phases with community engagement, environmental review and design continuing in 2023

## ■ Richmond Senior Park @ GGP Senior Center - \$1M Bond Budget

- Add outdoor amenities, such as exercise equipment, landscaping, and benches





# Program Highlights: Citywide Parks & Programs

## Sustainability



*Rendering of South Ocean Beach Coastal Trail*

## Citywide Parks



*Golden Gate Park*

## Community Opportunity Fund (COF)



*COF project at Duboce Park*

## Trails



*Rendering of Twin Peaks Promenade*



*McLaren Park*



*Lake Merced*

# Challenges & Updates

- **Unfavorable Bidding & Economic Environment**
  - ✓ Project modifications
  - ✓ Seek additional funding
  - ✓ Delay in some leveraged funds
- **Regulatory Environment & Unforeseen Site Conditions**
  - ✓ Requires additional permitting and planning work before construction could begin
- **Building stewardship for Citywide Programs**
  - ✓ Robust (and lengthy) community outreach process
- **Phase I Bond Projects = Primary focus**
  - ✓ Ensuring delivery by strategically timing Phase 2 projects



# San Francisco Public Works Right-Of-Way Repair



# 2020 Health and Recovery Bond

## Background

The 2020 Health and Recovery General Obligation Bond dedicates \$41.5 million to address capital needs in the City's right-of-way and public spaces.

The City and County of San Francisco is responsible for the maintenance of approximately 940 miles of streets and approximately 390 street structures of which many are public staircases, bridges, and plazas found in each of its neighborhoods. To ensure the City's streets and public spaces are accessible, curb ramps are installed to assist people with disabilities and who have trouble stepping on and off the sidewalk for navigation in the public right of way.

The Health and Recovery Bond includes investments in:

Right-of-Way Repair	(\$M)
Street Resurfacing	\$31.5 million
Curb Ramps	\$5 million
Street Structures and Plazas	\$5 million
Total: Right-of-Way Repair	\$41.5 million




# 2020 Health and Recovery Bond

## Program Schedule and Budget

Public Works received the Full Issuance of \$41.5M in August 2021.

	2021				2022				2023				2024			
Program Name	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Street Resurfacing																
Curb Ramps																
Street Structures and Plazas																

 Estimate Program Schedule

 Actuals  
 Encumbrance
  Remaining Balance  
 Bond COI, Audit, GOBOC fees

Bond COI, Audit, GOBOC fees: \$0.30M





# Street Resurfacing

Bond COI, Audit, GOBOC fees: \$0.23M

Actuals  
\$19,290,545

Encumbrance  
\$4,404,502

Remaining Balance  
\$7,577,241

Bond COI, Audit, GOBOC ..  
Remaining Balance  
Encumbrance  
Actuals

Blocks Remaining to be Resurfaced  
Blocks Resurfaced

Goal: 300 Blocks

288  
Blocks

## Goal:

Under this bond, \$31.5M will fund repairing and resurfacing approximately 300 blocks.

## Accomplishments:

288 Blocks have been resurfaced or 96% of the GO Bond resurfacing goal.



# Curb Ramps

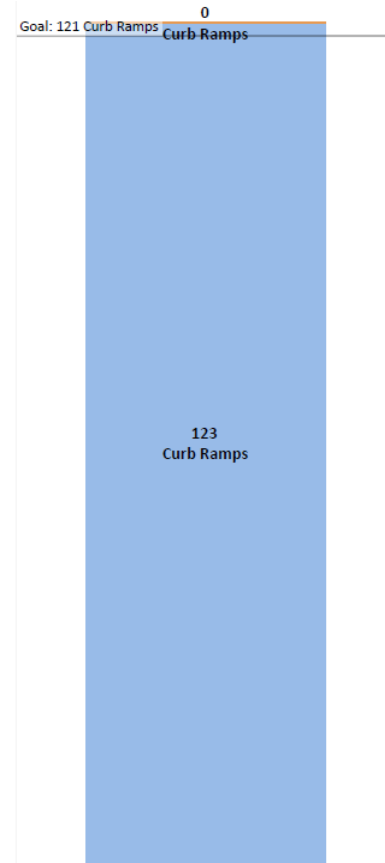
Bond COI, Audit, GOBOC fees: \$0.04M

Actuals  
\$4,601,162

Encumbrance  
\$380,724

Bond COI, Audit, GOBOC ..  
Remaining Balance  
Encumbrance  
Actuals

Curb Ramps Remaining  
Curb Ramps Completed



## Goal:

Under this bond, \$5M will fund the design and construction of 121 curb ramps.

## Accomplishments:

123 curb ramps have been constructed or 102% of the GO Bond curb ramp goal.



# Street Structures and Plazas

Bond COI, Audit, GOBOC fees: \$0.04M

Actuals  
\$1,887,619

Encumbrance  
\$709,456

Remaining Balance  
\$2,366,781

Bond COI, Audit, GOBOC ..  
Remaining Balance  
Encumbrance  
Actuals

## Goal:

Under this bond, \$5M will fund the maintenance and repairs of 11 structures and 1 plaza.

## Accomplishments:

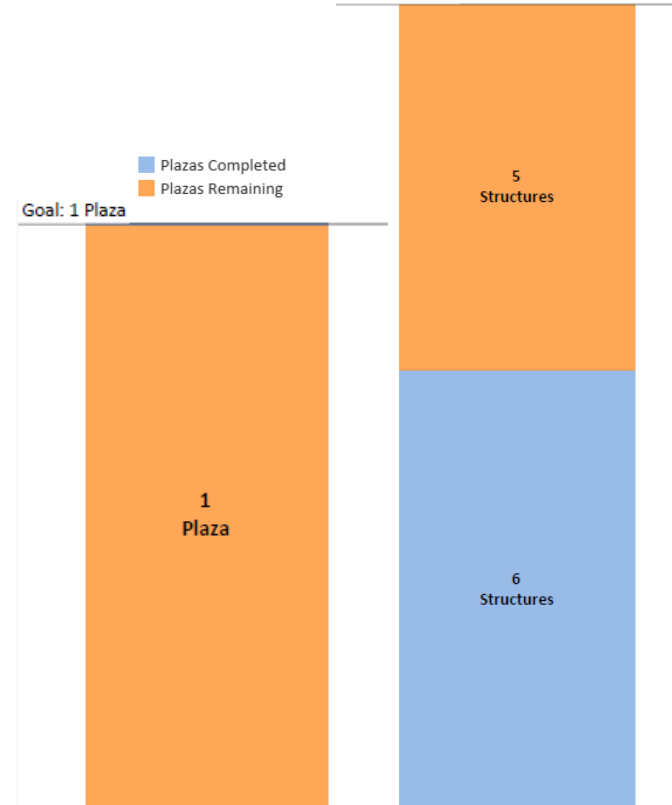
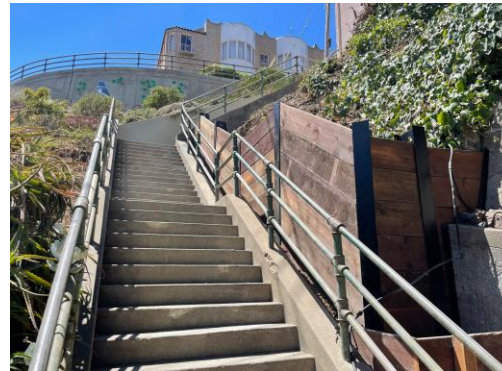
6 street structures completed maintenance and repairs or 55% of the GO Bond street structure goal.

Structures Remaining  
Structures Completed

Goal: 11 Structures

Plazas Completed  
Plazas Remaining

Goal: 1 Plaza



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# Questions?



# San Francisco

## Department of Public Health

2020 Health and Recovery General Obligation Bond





With the issuance of Health & Recovery Bond funds DPH is proposing to invest in important facility acquisitions, renovations, and expansion across the continuum of care – from renovating and expanding Psychiatric Emergency Services (PES) at ZSFG to better serve clients in crisis to acquiring buildings to provide placements for much needed treatment and long-term care support.

DPH Allocation*	
<b>Behavioral Health Acquisitions &amp; Rehabilitation</b>	\$43.5 million
<b>Psychiatric Emergency Services (PES) Renovation &amp; Expansion at ZSFG</b>	\$11.4 million
<b>Planning, Program and Project Management</b>	\$5 million
<b>Controller Audits</b>	\$0.1 million
<b>Total: Public Health</b>	<b>\$60.0 million</b>

\* Project fund allocations shown include bond issuance and oversight costs.



## Residential Stepdown Units on Trespure Island

- DPH is working in partnership with MOHCD and TIDA to replace existing units on Treasure Island that are currently operated by HR360. These existing units will be demolished as part of the redevelopment of the island. The City is obligated to replace these units via an agreement with One Treasure Island.
- Mental Health San Francisco (MHSF) has identified Residential Stepdown units as priority need for the system of care. As part of the project, DPH is looking to increase total capacity be at least 30% beyond the existing units.
- Site has been selected and will be shared with an MOHCD Supportive Housing project. Project is in program and conceptual design phase.
- MOHCD has an MOU with Mercy Housing to develop the entire site
- Multiple sources of funding will be leveraged to cover total project costs and include: A State Grant (application submitted), Prop C (Our City Our Home), Treasure Island Project Generated Sources, and the 2020 Health and Recovery Bond. At least \$25M in 2020 Bond funds planned for Treasure Island Stepdown Units, with construction budget becoming clearer at close of currently ongoing planning and programming process



Bond Funding	Actuals	Encumbrance	Balance
\$25M	\$0	\$0	\$25M



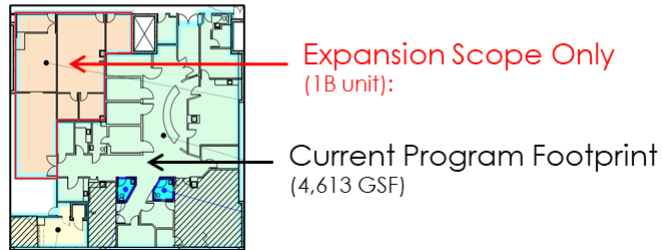
- DPH is actively collaborating with Real Estate on identifying and acquiring properties to expand behavioral health service capacity
- Approximately \$18.5M is budgeted toward new behavioral health residential care and treatment facilities beyond the step-down beds planned for Treasure Island
- Working on predevelopment planning for projects to build out up to 140 residential stepdown beds, or other additional beds that would go toward meeting DPH's Mental Health San Francisco 400-bed expansion goal.
- In addition, the department is engaged in projects to rehabilitate existing sites to expand behavioral health service capacity.



# *PES Supplemental Request from the 2020 Bond - \$11.4 Million*

## *2016 Bond provides funds in the amount of \$8 Million*

### Original Expansion Layout (1B unit):



### Original Expansion only Scope:

Expansion GSF: **1,799 GSF**

Expansion Costs: **\$8M**

Estimated Construction Duration: **3+ years**

Previous project scope deemed infeasible due to complex construction sequencing requirements, disruptions to hospital operations and clinical services. Early demolition currently underway

### Proposed Relocation layout: (1E unit):



### Proposed Design Option C2 Scope :

Gross Square Feet: **6,100 GSF**

Total Project Costs: **19.4M**

Estimated Construction Duration: **2 years**

### Programmatic Benefits:

- o 300% larger day room
- o Additional 2 seclusion rooms (50% increase from existing)
- o Centralized nurse station
- o Additional sally-port

### Request Summary:

\$11.4M Gap to be funded by the 2020 Bond to allow for Psychiatric Emergency Services Relocation Option C2.



# Zuckerberg San Francisco General Hospital and Trauma Center

- Interior renovation:
- Remodel of old Emergency Department in Building 5
- 6 Seclusion rooms
- Expanded Day room/Patient care area
- Centralized staff/Nursing station



🔑 \$11.4 M bond

### STATUS

- ✓ Demolition Project underway
- ✓ OSHPD/HCAI Permitting underway
- ✓ Targeting construction completion Spring 2026
- ✓ 2020 bond funds not yet spent as first phase of project has been funded with 2016 bond funds

Bond Funding	Actuals	Encumbrance	Balance
\$11.4M	\$0	\$0	\$11.4M







DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

# 2020 Health and Recovery General Obligation Bond

February 2023



# 2020 Health and Recovery G.O. Bond Overview

**Scope:** Stabilization, acquisition, construction, expansion and improvement of permanent supportive housing units and emergency shelters.

- **Authorization Total :** *\$147 million*
- **Amount Issued To Date:** *\$30,160,200*
- Anticipated Next Issuance: Calendar Year 2023
- Anticipated Date of Next Issuance: October 2023



# Overview

Program	Description	Key Deliverables/Milestones
Emergency Shelter	<b>Bond Goal:</b> Acquire partially renovated site at 888 Post Street/700 Hyde Street for a 75-bed low-barrier shelter serving homeless youth ages 18-24	<b>Completed:</b> Lower Polk TAY Navigation shelter opened in Spring 2021; City closed acquisition in August 2021.
Adult Permanent Supportive Housing (PSH)	<b>Bond Goal:</b> Acquire or improve approximately 250 housing units to house and serve people exiting chronic homelessness	<b>Planned:</b> CY23: Seismic rehabilitation planned for 835 Turk Street CY25: Rehab planned for 681-687 Ellis Street



# HSH Issuance Summary

	Past Bond Sale(s)	Future Bond Sale(s)		
Program	1st Issuance (\$ in Millions)	2nd Issuance (\$ in Millions)	3rd Issuance (\$ in Millions)	Total (\$ in Millions)
Acquired Lower Polk TAY Navigation Center – 888 Post Street	\$ 29.1			<b>\$29.1</b>
Bond Program Delivery	\$ 1.0			<b>\$ 1.0</b>
Adult Permanent Supportive Housing – Acquisition and Rehabilitation Projects	\$ 0.06	\$23.0	\$92.64	<b>\$115.7</b>
Financing & CSA Costs			\$1.2	<b>\$ 1.2</b>
<b>Total Program</b>	<b>\$ 30.16</b>	<b>\$23.0</b>	<b>\$93.84</b>	<b>\$147.0</b>



# Status Update

	Accomplishments/Milestones
Lower Polk TAY Navigation Center	<p><b>Completed:</b></p> <ul style="list-style-type: none"> <li>Lower Polk TAY Navigation (low-barrier) shelter opened to clients in Spring 2021, operated by 3<sup>rd</sup> Street for Youth</li> <li>City acquired property in August 2021.</li> </ul>
Housing Acquisition for Adult Permanent Supportive Housing	<p><b>Completed</b></p> <ul style="list-style-type: none"> <li>Leveraged \$183 m in state Homekey funds and \$215 m in Our City, Our Home funds (Prop C) funds to acquire 987 units since fall 2020.</li> <li>City directly acquired 6 buildings, totaling 625 units to serve families, youth and adults</li> <li>Board of Supervisors approved 5 master lease agreements for nonprofit operators/development teams to operate sites</li> </ul> <p><b>Planned:</b></p> <ul style="list-style-type: none"> <li>Directing 2020 HR Bond proceeds for seismic and building improvements of two buildings housing chronically homeless adults.</li> <li>114 units at <b>835 Turk Street</b> (occupied rehab project) in CY2023</li> <li>Rehab of 72 units at <b>681-687 Ellis Street</b> in FY2024-25, site currently serving as emergency shelter</li> <li>Spring 2023: RFP for selection of nonprofit development team/housing operator for Ellis Street project</li> </ul>





# 835 Turk Street

114 units, housing site opened September 2022

Private bathrooms

Generous-sized rooms

Parking garage, lobby, and elevator

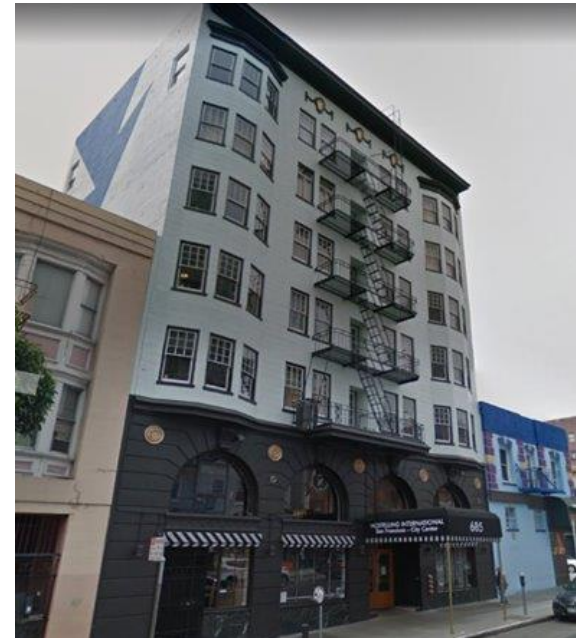
Community kitchen and lounge



## 681-687 Ellis Street

### 🔑 74 units

- Private bathrooms
- Generous-sized rooms
- 🔑 Central lobby, community lounge, office space, laundry room and elevator
- 🔑 Commercial kitchen and vacant bar/restaurant area
- 🔑 Currently operating as emergency shelter
- 🔑 Planned rehabilitation and conversion to permanent supportive housing for adults



# Costs Not Covered by Bond Proceeds

## One-Time Costs

- Furniture, fixtures & equipment (FF&E): Not eligible for bond proceeds
  - Funding source(s): Our City, Our Homes Fund (Proposition C: Homelessness Gross Receipts Tax Revenue)

## On-Going Costs

- Operations & Maintenance
  - Estimated annual cost: On average \$1,750 per unit per month but cost depends on size and structure of the building (e.g. number of floors, building age)
  - Funding source(s): Our City, Our Homes Fund (Proposition C: Homelessness Gross Receipts Tax Revenue)
- Services
  - On-site supportive services cost on average \$550 per month, based on average cost per unit housing formerly homeless adults.
  - Additional costs are for roving clinical teams that provide behavioral health and medical services through Department of Public Health

