



118-2192024-002

Agenda Item **No. 5(b)**
Meeting of May 7, 2024

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Thor Kaslofsky, Executive Director

SUBJECT: Workshop on Annual Certificate of Preference Marketing and Outreach Report Fiscal Year 2022-2023 from the Mayor’s Office of Housing and Community Development

EXECUTIVE SUMMARY

The Property Owner and Occupant Preference Program, also known as the Certificate of Preference Program (the “COP Program”), provides preferences for displaced persons in the leasing and sale of housing assisted by the Office of Community Investment and Infrastructure (“OCII”). Section 47.3 of the San Francisco Administrative Code extends this preference to housing assisted by the Mayor’s Office of Housing and Community Development (“MOHCD”). The COP Program implements state law requiring redevelopment agencies to prioritize low and moderate-income households “in renting or buying” affordable housing developed with agency assistance if the households were “displaced by the redevelopment project.” Cal. Health & Safety Code § 33411.3. This statutory authorization and evidence of displacement justify a housing preference that might otherwise violate the prohibition of discrimination under fair housing laws. The COP program does not guarantee any particular housing unit but provides the displacee with a preference over other applicants if the displacee meets the financial and other program qualifications for the affordable housing opportunity. OCII has an agreement with MOHCD whereby MOHCD implements the COP Program on behalf of OCII. This memorandum transmits MOHCD’s report on COP Program compliance for Fiscal Year 2022-23.

London N. Breed
MAYOR

Thor Kaslofsky
EXECUTIVE DIRECTOR

Bivett Brackett
CHAIR

Dr. Carolyn Ransom-Scott
Vanessa Aquino
Tamsen Drew
Kent Lim
COMMISSIONERS

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org

DISCUSSION

After the dissolution of the Redevelopment Agency, the Commission approved, by Resolution No. 33-2014 (May 6, 2014), a Memorandum of Understanding (the “MOU”) with the Mayor’s Office of Housing and Community Development (“MOHCD”), through which MOHCD provides staffing and other services to assist in the implementation of OCII’s affordable housing obligations. A full-time employee, the Preferences Manager, plus supervision from the Deputy Director for Homeownership & Below Market Rate Programs, at MOHCD manages the COP Program on behalf of OCII and the City. One of MOHCD’s key responsibilities is to oversee marketing obligations of OCII’s affordable housing development partners. Marketing activity for OCII projects is provided in a Marketing Outcomes Reports which is presented to the OCII Commission on affordable and BMR units in OCII projects after full occupancy is achieved. MOHCD also monitors compliance with other housing preferences required under redevelopment requirements. MOHCD’s Certificate of Preference Marketing and Outreach Report for Fiscal Year 2022-23 is included here as Attachment A.

Below are the highlights of the COP Program in FY22-23:

- 10 COP holders secured housing. Nine in rental projects and 1 in a homeownership unit.
- 108 COP holders applied for affordable housing in MOHCD/OCII projects.
- 115 new Certificates of Preference were issued (21 certificates for dependents, or COP-C’s and 94 certificates for descendants of original displacees, or COP D’s).

In an effort to expedite COP applications, MOHCD staff developed a streamlined process. This new process reduces the number of requested documents to only those that demonstrate familial lineage and proof of name change, which reduces the number of documents needed and amount of time the applicant needs to respond to information requests. Additionally, MOHCD staff is providing descendant certificate households with a waitlist housing guide of former San Francisco Redevelopment Agency (“SFRA”) and OCII projects, that includes the location of the affordable housing, property management contact information, the number of units at various bedroom sizes (included here as Attachment B.) This waitlist housing guide enables COP holders to directly request to be placed on waitlists at sites and expands COP holder housing choice beyond OCII’s new construction projects. The streamlined process reduced the average certificate wait time by 200%, which translates into twice as many applications processed within a six-month time period.

Of the 10 COP holders who successfully secured affordable rental housing in MOHCD projects during the fiscal year, nine COP holders secured rental units, and one COP holder purchased a unit by participating in MOHCD’s DreamKeeper Downpayment Assistance Loan Program (“DK-DALP”), which addresses structural inequities in San Francisco’s Black communities. More information can be found here: <https://www.sf.gov/reports/may-2023/dream-keeper-downpayment-assistance-loan-program-dk-dalp>

Additionally, the Legacy Foundation for Bayview Hunters Point, funded the Legacy in Town ("LIT") downpayment assistance program that was concluded in FY 22-23. The LIT Program provided \$171,000 in forgivable loan funds for down payment and/or closing cost assistance for five families to purchase homes in District 10. MOHCD also coupled LIT funds with DK-DALP to maximize the homebuyers financing options. MOHCD and OCII staff have recently been notified that this funding will be renewed in FY 23-24.

Also, staff actively implemented Early Outreach Plan ("EOP") and Marketing and Tenant Selection Plan for projects located in Mission Bay and the Hunters Point Shipyard. As a reminder, EOPs outline a plan to conduct early outreach to all COP holders before general marketing of the Project. EOPs are required to be submitted to OCII and MOHCD staff 30-days after the start of construction. The initial postcard is mailed out after the approval of the EOP, with the second postcard being mailed nine months prior to the development obtaining its Temporary Certificate of Occupancy, and the third postcard is mailed when the marketing plan is approved by OCII and MOHCD staff. To inform as many COP holders as possible about affordable housing opportunities, OCII and MOHCD continue to use traditional and social media during the lease-up and sales processes.

There was a total of 459 affordable units offered through DAHLIA, ranging from 30%-150% of Area Median Income ("AMI") (although affordability according to CRL only goes to 120% AMI) or incomes ranging from \$29,100 to \$145,500 for a single person household in 2022 (2022 AMI Income Limits Income table as Attachment C). Nine COP holders secured housing in newly constructed rental housing opportunities. The self-reported incomes for COP applicants ranged from zero-69% AMI (or \$80,000), with the majority of applicants averaging \$37,258 annually, or 33% AMI. In FY22-23 44% of applicants required financial assistance to secure an affordable housing opportunity. A secondary means of accessing affordable housing is from being placed on a waitlist, which is being used frequently by COP-D certificate holders, as stated previously.

Of the COP holders who were not housed, over 33% of these households who applied for an affordable housing opportunity did not respond when leasing agents reached out to gather information and invite the applicant in for an interview. Applicants withdrew from consideration for an additional 33% of the units, and another 22% asked to be put on a waitlist because they were not yet ready to take advantage of the opportunity. Therefore, a total of 88% of the COP holders who applied for housing did not continue through the lease-up process in order to secure an affordable housing unit. These individuals self-selected out of the lease-up process and, most importantly, were not denied a housing unit. The reasons applicants withdrew from consideration vary, but primarily have to do with location, the unit size, parking availability, and/or the rent level.

In September 2021, Governor Newsom signed AB 1584 into law. This legislation added a new section to Redevelopment Dissolution Law, Health and Safety Code Section 34178.8 authored by then Assemblymember David Chiu, whereby descendants of persons displaced by redevelopment action became eligible for a preference in redevelopment-related affordable housing. In FY 22-23 COP descendant activity increased substantially, as MOHCD received 172 (or a 330% increase) COP inquiry applications. Of these applications, a total of 94 descendants received their certificate. An approximate total of 20 descendants have used their certificates to secure housing through housing waitlists.

COP Enhancements

Staff is implementing several program enhancements to make the COP Program more accessible and robust for original displacees and their direct descendants and will include updates on these enhancements in upcoming annual reports.

1. Updated COP Survey: The updated survey will build upon the 2017 COP Survey, given the additional “interested” COP holders, original displacees, and descendants who have recently obtained certificates. The original survey provided information on housing preferences, location preferences, and barriers to accessing housing, as well as insights into the need for income tiering, senior housing units, and the need for more rental subsidies. Staff believes an updated survey is particularly important given the addition of descendants to the Preference Holder pool, who may have different housing priorities and barriers to accessing housing than original displacees.
2. Continue to Locate Preference Holders: On January 16, 2024, Commission approved funding to begin Phase 2 of the contract with Lynx Insights and Investigations, Inc. (“Lynx”) in partnership with New Community Leadership Foundation to locate and confirm current contact information for original displacees in the WA-A2 and Hunters Point Redevelopment Project Areas. The investigative team reported that time and budget were insufficient to locate 2,124 individuals where investigative leads (e.g., possible current addresses and/or phone numbers) were identified. Phase 2 will provide Lynx with additional time and funding to locate and confirm contact information for an additional 800-1,200 original displacees. Depending on the outcome of this Phase 2, in FY 24/25 staff may propose additional funding for Lynx to continue to find Preference Holders, or may consider alternative methodologies to locate Preference Holders.
3. Scanning of Remaining Historical Former Agency Documents: Staff proposes to scan relocation and acquisition information/records for all former Redevelopment Project Areas to simplify and accelerate provision of COPs for eligible applicants who may not have displacement information and/or records necessary to prove eligibility for a COP.

118-2192024-002

Page 5

(Originated by Pamela Sims, Senior Development Specialist – COP and Marketing Liaison)

DocuSigned by:

B10961FA8449406...
Thor Kaslofsky
Executive Director

Attachment A: Certificate of Preference Marketing and Outreach Report, FY 2022-2023

Attachment B: San Francisco Redevelopment Agency and Office of Community Investment and Infrastructure – Waitlist Opportunities for Certificate of Preference Holders

Attachment C: 2022 AMI Income Limits Income table



London N. Breed
Mayor

Daniel Adams
Director

To: Thor Kaslofsky
Executive Director, The Office of Community Investment and Infrastructure (OCII)

CC: Daniel Adams
Director, Mayor's Office of Housing and Community Development (MOHCD)

From: Maria Benjamin
Deputy Director - Homeownership & Below Market Rate Programs

Re: Fiscal Year 2022-2023 Certificate of Preference Marketing and Outreach Annual Report

Date: January 30, 2024

This Fiscal Year 2022-2023 Annual Report provides a summary of the Certificate of Preference (COP) Program activities during the fiscal year and includes the following sections:

- I. Background
- II. Key activities
- III. Application process and approvals
- IV. Outreach and marketing
- V. Rental and ownership units
- VI. Leased rentals
- VII. Owned units
- VIII. COP descendant activities
- IX. Summary and next steps

I. BACKGROUND

For persons displaced by the former San Francisco Redevelopment Agency's (SFRA), the COP provides affordable housing lottery preference in the leasing and sale of housing within OCII Project Areas as well as city-wide affordable housing projects sponsored by the Mayor's Office of Housing and Community Development (MOHCD). The COP program implements state law requiring redevelopment agencies to prioritize low- and -moderate income households in "renting or buying" affordable housing if the households were "displaced by the redevelopment project." Cal. Health & Safety Code § 33411.3. The COP program does not guarantee occupancy in any housing unit but rather provides the displacee with a preference for consideration over other lottery applicants. Certificate of Preference holders affected by Redevelopment Project Areas, may use their certificate twice, once for rental opportunities and once for ownership.

On May 6, 2014, the Commission approved a Memorandum of Understanding (MOU) with the Mayor's Office of Housing and Community Development (MOHCD) to provide staffing and services to assist in the implementation of OCII's affordable housing obligations. One of MOHCD's key responsibilities is to oversee marketing obligations of OCII's affordable housing development partners and includes implementation of the COP program. On December 15, 2020, the Commission authorized extending the program until the final OCII funded housing development has transferred to MOHCD.

The Certificate of Preference Program was established in 1967. A total of 5,893 San Francisco households directly experienced displacement because of redevelopment activities. The head of household received a Certificate of Preference or Residential "A" Certificate. In 1998 the "A" certificates were expanded adding just 275 certificates for adult household members other than the head of household. The following year, the SFRA Commission once again expanded the eligibility to all members of the household (including minor children) at the time of displacement, adding an additional category of "C" certificates holders.

In 2021, State Assembly Bill 1584 was passed to allow descendants of people displaced by redevelopment efforts to receive priority in former SFRA and OCII affordable housing opportunities. In accordance with this new law and on behalf of OCII, MOHCD began issuing COP certificates to descendants on January 1st, 2022.

II. KEY ACTIVITIES of FISCAL YEAR 22-23

The following is a summary of key COP data points during the reporting period:

- 21 originally displaced household members and 94 descendants received certificates, totaling 115 new COP holders.
- 1,583 COP holders were contacted regularly regarding affordable housing opportunities and counseling support.
- 108 certificate holders actively applied for MOHCD/OCII housing opportunities.
- 10 COP-C holders were housed in City-sponsored affordable housing offerings

A. Housing Developments

Between July 1, 2022, and June 30, 2023, a total of 459 affordable units through 137 housing lotteries. 137 lotteries were held for 8 new affordable rental housing projects, including 6 properties for sale and 48 rentals and 75 re-sales. Information for all new developments, including application deadlines and

resources for application assistance were sent to COP holders, early and often.

B. COP Staff and Support

MOHCD staff continued to comprehensively support COP applicants and holders. To respond to the increased volume of COP interest, MOHCD used internal resources to increase COP program staff capacity. MOHCD hired and onboarded Andrea Nelson, Lottery Preference Program Manager, and Sharon Herrera Licon, Preference Program Coordinator and two additional Homeownership and Below Market Rate division staff members were assigned to COP work to process applications, respond to COP phone calls and emails, and update improvements to internal systems, marketing and communication protocols. The added capacity of this talented team enables MOHCD to continuously evaluate the COP program and make modifications to improve all aspects of its delivery.

III. APPLICATION PROCESS AND APPROVALS

A. Process Improvements

MOHCD staff worked to streamline the COP application process not only to improve efficiency but to enhance accessibility for potential COP holders. During the reporting period, the following process improvements were made:

- Reduced the number of requested documents to only those that demonstrate familial lineage and proof of name change.
- Reduced the number of times applicants are contacted by staff for information to process their application.
- Developed a tailored housing resource guide for the COP-A, COP-C, and COP-D holders that meets their specific needs and connects them with appropriate housing choices and resources.

These process improvements have allowed MOHCD to process and issue COP approvals in less time.

B. COP Inquiries

Between July 1, 2022, and June 30, 2023, MOHCD received 595 inquiry applications from potential COP holders. The status of those inquiries is as follows:

- 115 certificates issued (21 original displacees; 94 descendants).
- 369 inquiries were at one of four stages in processing: 1) Pending Documentation (waiting for applicant to submit ID and/or birth certificate); 2) MOHCD Research (locating applicants' displacement address and/or family); 3) Pending Initial Review; and 4) Pending Final Approval.
- 111 inquiries were not eligible for a COP either because they or their relatives were not displaced by the former Redevelopment Agency or information provided did not match the records on file. A few inquiries were not eligible because they are under 18 years old and too young to apply for a certificate.

C. DAHLIA

DAHLIA San Francisco Housing Portal is the primary means to apply for affordable rental and ownership housing opportunities. In Fiscal Year 2022-2023, DAHLIA accepted a total of 88,131 electronic applications for 459 affordable units through 137 housing lotteries. This included 1,181 applications by low- to

moderate-income hopeful homebuyers for 102 ownership units and 86,950 very low- to low-income household applications for 357 rentals.

IV. OUTREACH AND MARKETING

A. Housing Support and Outreach

MOHCD staff provides housing and financial support resources including new and re-rental housing options for COP holders.

Resources include:

- written DAHLIA application instructions with YouTube tutorials.
- homeownership and rental housing counseling services.
- a [COP Dashboard](#) with COP eligible properties.
- instructions and [a list of documents](#) needed for lease up.
- a link to [additional online resources](#).
- Descendant COP holders receive a list of OCII properties with waitlists to reduce barriers to housing that accepts the descendant COP preference.

B. Early Housing Information

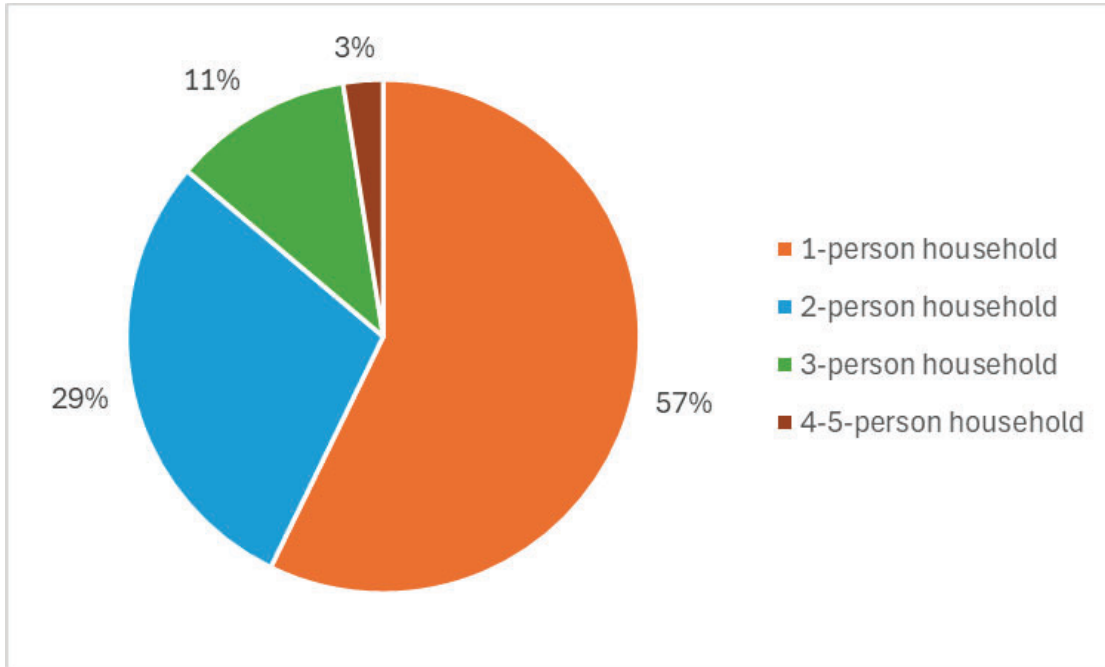
COP holders receive early marketing information about every OCII project. This allows holders to prepare for new developments with plenty of time to address personal and financial barriers before the application deadline. OCII developers reach out to COP holders three times before the application deadline. All Below Market Rate rental applicants, receive referrals for assistance with housing counseling needs from City sponsored community-based organizations providing help with DAHLIA and the application process. This includes HomeownershipSF, Bayview Hunters Point Multipurpose Senior Services, Bill Sorro Housing Program (Bishop) and BALANCE (formerly Consumer Credit Counseling Services). These organizations work closely with the COP program. Their work is critical to moving COP applicants and COP holders through the process and into affordable housing with culturally appropriate support, and transparency.

V. RENTAL AND OWNERSHIP UNITS

In Fiscal Year 2022-2023, there was a total of 459 rental and ownership units priced to be affordable for COP holders earning between 30% to 150% of the Area Median Income (AMI).¹

Eighty-seven (87) COP holders applied for new rental housing on DAHLIA, submitting 159 applications. Most COP applications (58%) were submitted by single person households. See Household Size chart below.

Household Size



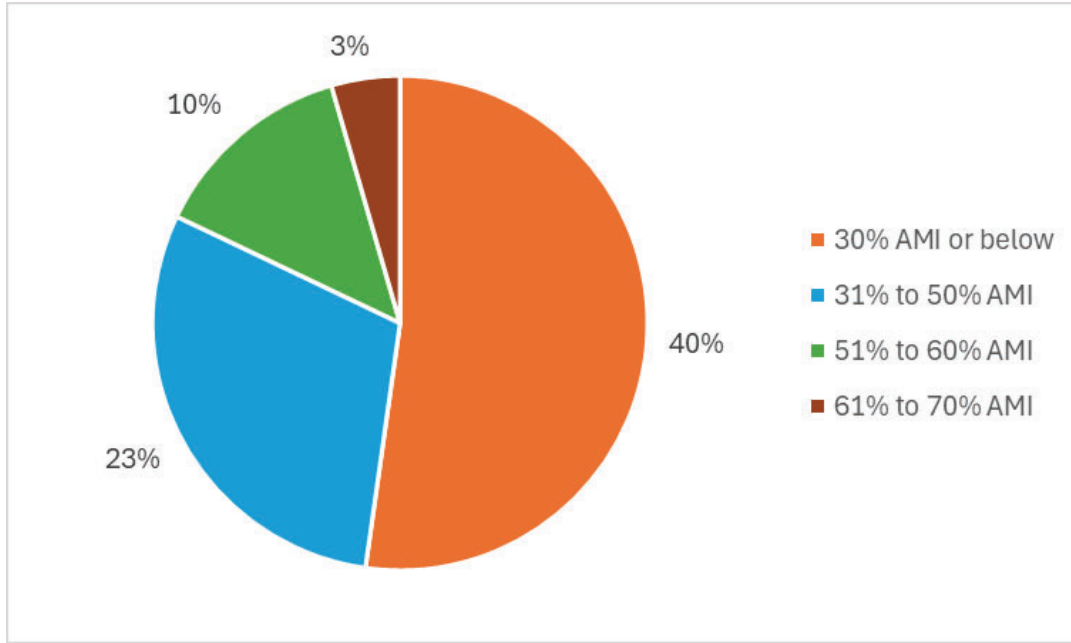
Households Size and Rent Amount

Affordable housing unit rents ranged based on the size of the unit. Additionally, projects served households with a range of incomes. See Household Size and Rent Amount table below.

Housing Unit Size	Household Size	Rent Amount per Month	Minimum Annual Income
Single Resident Occupancy (SRO) Unit	1 person	\$437 to \$1,049	\$10,488 to \$25,176
Studio	1-2 people	\$600 to \$2,827	\$14,400 to \$67,848
One-bedroom	1-3 people	\$667 to \$3885	\$16,008 to \$93,240
Two-bedroom	2-5 people	\$734 to \$4,380	\$17,616 to \$105,120
Three-bedroom	3-7 people	\$800 to \$3,709	\$19,200 to \$89,016

COP Self-Reported Income

Self-reported COP rental applicant income ranged from 0% to approximately 69% AMI (or \$80,000 for a 2-person household annually). The average annual income of COP holders that applied was \$37,258 (or approximately 33% AMI).¹ See COP Self-Reported Incomes chart below.



VI. COP HOLDERS AND HOMEOWNERSHIP

One COP holder purchased a home by participating in MOHCD’s DreamKeeper Downpayment Assistance Loan Program (DK-DALP), which is part of Mayor Breed’s initiative to address structural inequities in San Francisco’s diverse Black communities. DK-DALP participants receive a downpayment assistance, no payment loan of up to \$500k to purchase a market rate home in SF. The COP holder in the program purchased a home in District 1.

Legacy In Town Program: In a collaborative effort between the Legacy Foundation for Bayview Hunters Point, OCII and MOHCD, the Legacy In Town program was created to support first-time homebuyers in District 10, encompassing the 94124, 94134, and 94107 zip codes. This initiative provided financial support for down payment and/or closing costs through a forgivable loan for families earning up to 150% of AMI. In FY22-23, MOHCD distributed the entire program fund of \$171,000 and supported 5 families, each receiving \$34,200 towards the realization of their homeownership dreams.

¹ For more information on Area Median Income, please visit: <https://www.sf.gov/sites/default/files/2023-05/2023%20AMI-IncomeLimits-HMFA.pdf>

VII. LEASED RENTALS

Nine COP holders were housed in City sponsored Inclusionary rental BMR housing units:

- 363 6th Street (3)
- Broadway Cove, 850 Front Street (2)
- 855 Brannan Street
- L Seven Units, 1222 Harrison Street
- Bayside Village, 3 Bayside Village Place
- Arc Light Apartments, 21 Clarence Place

A. Rental Assistance

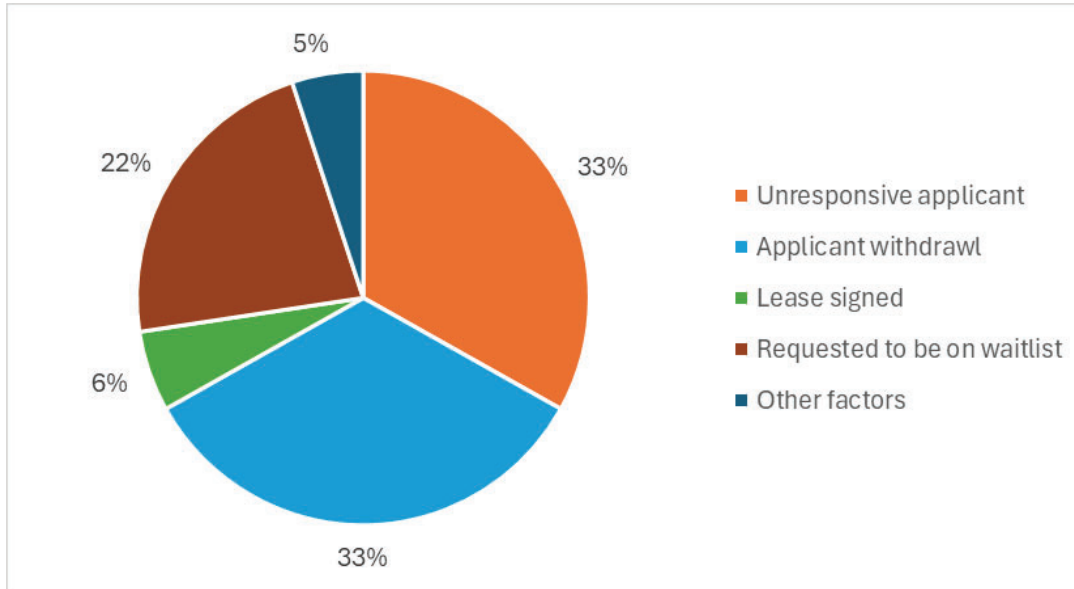
In Fiscal Year 2022-2023, MOHCD allocated nearly \$64 million for tenant-based rental assistance, including ongoing and time-limited subsidies, emergency rental assistance, and financial assistance with move-in costs such as security deposits/first and last months' rent. Four of the nine COP holders housed utilized this type of financial assistance to secure housing.

MOHCD staff works closely with leasing agents to ensure that COP holders who need additional time or support to submit required lease up documents have the time they need. Additionally, MOHCD staff ensures that developers adhere to the established marketing procedures, lottery procedures, and lease up protocols. Because of this, it is very rare that a COP holder misses out on affordable housing due to poor credit or other eligibility requirements.

B. Lease-up Process Outcomes

Most COP holders who applied for housing during the fiscal year did not complete the process of submitting paperwork and signing a lease in an affordable housing development. The following is lease-up activity for the applications submitted by COP holders for rental housing in Fiscal Year 2022-2023. The majority did not respond when the leasing agent reached out via phone, USPS, text, and email (33%) or responded but withdrew their application (33%).

COP Rental Applications



Many factors can contribute to a COP holder deciding not to move forward after applying. Like all housing seekers, COP holders must make personal choices when selecting a new home. In FY22-23 COP holders told us they did not move forward with housing opportunities because of the housing location, size of a unit, lack of parking availability, and rent amount.

The nine COP holders housed during the Fiscal Year 2022-2023 held their certificates for less than five years before they used it to secure housing with most receiving their certificate in the last three years.

VIII. COP DESCENDANT ACTIVITIES

With the signing of Assembly Bill 1584, MOHCD adapted the Certificate of Preference program application and Salesforce database to accommodate COP holder descendant applicants. The addition of children and grandchildren of those displaced by the former Redevelopment Agency including households displaced from expired redevelopment areas requires considerable research and preparation. During Fiscal Year 2022-2023, MOHCD received 172 COP inquiry applications from descendants - percentage increase of 330% from the 52 applications received the previous fiscal year.

COP descendant applicants currently reside as follows:

- 53% live in San Francisco
- 28% live outside of San Francisco and within the Greater Bay Area
- 9% live outside the Greater Bay Area and within California
- 3% live outside of California in the United States
- 6% are homeless and/or have unstable housing

The San Francisco Housing Authority and other non-city sponsored affordable housing allow COP holders to “jump” their waitlists. Existing affordable housing buildings in the City’s portfolio fill new vacancies from a waitlist and prioritize COP holders, regardless of whether the waitlist is open to applicants. Since

the number of new OCII developments (and therefore housing units) available to COP-D holders was limited this fiscal year, being offered a housing unit from a waitlist is a valuable opportunity for descendants.

On June 2, 2022, OCII contracted with Lynx and New Community Leadership Foundation (NCLF) to locate and contact displaced persons by the former Redevelopment Agency. The Lynx and NCLF team contacted 456 individuals. Some of these individuals then shared the COP expansion opportunity with their family members. The consultant team's contact with displaced persons and word of mouth were the primary means of marketing COP availability to descendants.

IX. SUMMARY AND NEXT STEPS

The following chart compares COP Program activity over the past four years.

COP Program Activity

Fiscal Year	22-23	21-22	20-21	19-20
COP Holders Applied for Housing	87	86	72	55
COP Holders Housed	9	21	18	17
Returned to San Francisco	0	2	6	4
New Certificates of Preference Issued	115	64	34	31

In the next Fiscal Year 2023-2024, the MOHCD team is currently working to open a call hotline to increase our capacity to be able to respond to phone and email inquiries about the COP program while continuing to implement improvements to the application process that decrease the amount of applicant and staff time and resources spent. The team will also work closely with COP housing counselors to build capacity and cultural competency. Overall, these improvements will lead to increased transparency and accessibility for COP holders and applicants.

SAN FRANCISCO REDEVELOPMENT AGENCY AND OFFICE OF COMMUNITY INVESTMENT & INFRASTRUCTURE

WAITLIST OPPORTUNITIES FOR CERTIFICATE OF PREFERENCE

Mayor's Office of Housing and Community Development
MARCH 1, 2024

The following directory is a list of former San Francisco Redevelopment Agency (SFRA) and Office of Community Investment and Infrastructure (OCII) developments with existing waitlist opportunities and developments that house people experiencing homelessness.

This directory includes a map with a number that has been assigned to each development. To search developments by location, look at the map and find the corresponding number, then find the development's number in the list below. Each development lists the development's name, supervisor's contact information, neighborhood, supervisor district and zip code.

Once you have selected developments that you are interested in, please contact the development directly and request to be placed on the waitlist. COP holders should be placed at the top of the waitlist behind any COP holders who are already on the waitlist. Placement of new COP holders on the waitlist will be determined by the date of the COP holder's request to be added to the waitlist. As a final step, the development staff will contact the Mayor's Office of Housing and Community Development (MOHCD) to verify your COP status.

Please note, developments serving people experiencing homelessness must go through a Coordinated Entry Access Point. You may contact the property staff listed for more information.

1. Leland House

141 Leland Ave

Population the projects serves: Families (HIV Positive)

Total number of Units: 45

Number of Affordable Units: 44

Bedrooms: Single Resident Occupancy (SRO) units

Project Sponsor: Mercy Housing California

Property Management Firm: Catholic Charities San Francisco

Property Supervisor	Property Management
Erik Lauritzen erik.lauritzen@prcsf.org 415-972-0881	Andrew Kaden andrew@bettereearthconstruction.com (415) 254-8034

2. Alice Griffith Replacement Projects Phase 4

2800 Arelious Walker Dr

Population the projects serves: Families

Total number of Units: 31

Number of Affordable Units: 30

Bedrooms: 12 one-bedrooms, 6 two-bedrooms, 10 four-bedrooms, 3 five-bedrooms

Project Sponsor: McCormack Baron Salazar

Property Management Firm: John Stewart Company

Property Supervisor	Property Management
Alexis Robbins AliceGM@jsco.net (415) 604-3273	Ronald Davis AliceGM@jsco.net (415) 604-3273

2. Alice Griffith Phase 2 (Block 4)

2700 Arelious Walker Dr

Population the projects serves: Families**Total number of Units:** 91**Number of Affordable Units:** 90**Bedrooms:** 23 one-bedrooms, 47 two-bedrooms, 9 three-bedrooms, 12 four-bedrooms**Project Sponsor:** McCormack Baron Salazar / Double Rock Ventures, LLC**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Alexis Robbins AliceGM@jsco.net (415) 604-3273	Alexis Robbins AlicePM1@jsco.net 415) 604-3273

2. Alice Griffith Phase 1

2600 Arelious Walker Dr

Population the projects serves: Families**Total number of Units:** 93**Number of Affordable Units:** 92**Bedrooms:** 23 one-bedrooms, 51 two-bedrooms, 7 three-bedrooms, 12 four-bedrooms**Project Sponsor:** McCormack Baron Salazar / Alice Griffith Phase 1, LP**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Alexis Robbins AliceGM@jsco.net (415) 604-3273	Alexis Robbins AliceGM@jsco.net (415) 604-3273

2. Alice Griffith - Phase 3A (Block 1A)

2500 Arelious Walker Dr

Population the projects serves: Families**Total number of Units:** 82**Number of Affordable Units:** 80**Bedrooms:** 10 one-bedrooms, 2 two-bedrooms, 9 three bedrooms, 3 four-bedrooms**Project Sponsor:** Double Rock Ventures, LLC**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Alexis Robbins AliceGM@Jsco.net (415) 604-3273	Rochelle Johnson AlicePM2@jsco.net (415) 604-3273

2. Alice Griffith - Phase 3B (Block 1B)

2500 Arelious Walker Dr

Population the projects serves: Families

Total number of Units: 40

Number of Affordable Units: 39

Bedrooms: 3 one-bedrooms, 11 two-bedrooms, 26 three-bedrooms

Project Sponsor: Double Rock Ventures, LLC

Property Management Firm: John Stewart Company

Property Supervisor	Property Management
Alexis Robbins AliceGM@Jsco.net (415) 604-3273	Rochelle Johnson AlicePM2@jsco.net (415) 604-3273

3. Bayview Hill Gardens

1075 Le Conte Ave

Population the projects serves: Families & Transitional Aged Youth

Total number of Units: 73

Number of Affordable Units: 72

Bedrooms: 22 Studios, 17 one-bedrooms, 25 two-bedrooms, 8 three-bedrooms

Project Sponsor: Mercy Housing California

Property Management Firm: Mercy Hsg Mngt Group

Property Supervisor	Property Management
Lucinda Phillips lphillips@mercyhousing.org (415) 355-7100	Matapua Tuufuli mtuufulili@mercyhousing.org (415)347-8959

4. 1100 Ocean

1100 Ocean Ave

Population the projects serves: Families, individuals who are homeless, & Transitional Aged Youth

Total number of Units: 71

Number of Affordable Units: 70

Bedrooms: 18 Studios, 18 one-bedrooms, 21 two-bedrooms, 14 three-bedrooms

Project Sponsor: Mercy Housing California

Property Management Firm: Mercy Housing Mngt Group

Property Supervisor	Property Management
Lucinda Phillips lphillips@mercyhousing.org (415) 355-7100	Chun Li Chun.Li@mercyhousing.org (415) 799-2724

6. Dr. George W Davis Senior Housing

1751 Carroll Ave

Population the projects serves: Seniors & individuals who are Homeless

Total number of Units: 121

Number of Affordable Units: 120

Project Sponsor: McCormack Baron Salazar / BHP Multi Senior Svcs

Property Management Firm: John Stewart Company

Property Supervisor	Property Management
Will Daniels Wdaniels@jsco.net (415) 345-4400	Frankeitha Johnson DrDavis@jsco.net (415) 494-5670

7. Armstrong Place

5600 3rd St

Population the projects serves: Seniors & individuals who are homeless**Total number of Units:** 116**Number of Affordable Units:** 116**Project Sponsor:** Bridge Housing**Property Management Firm:** BRIDGE Property Management Company

Property Supervisor	Property Management
Gisselle Najlis gnajlis@bridgehousing.com (415) 989-1111	armstrongplace@bridgehousing.com (415) 522-0260 Christina Allen callen@bridgehousing.com (415) 522-0260

8. Pacific Pointe

350 Friedell St

Population the projects serves: Families**Total number of Units:** 60**Number of Affordable Units:** 59**Bedrooms:** 27 one-bedrooms, 21 two-bedroom, 12 three-bedrooms**Project Sponsor:** Amcal**Property Management Firm:** Aperto Property Management, Inc

Property Supervisor	Property Management
Ivy Preston ipreston@pertopm.com (813) 909-5222	Laura Sawyer lsawyer@apertopm.com (415) 400-1142

9. Providence Senior Housing

4601 3rd St

Population the projects serves: Seniors**Total number of Units:** 50**Number of Affordable Units:** 50**Project Sponsor:** Providence Senior Housing Corporation**Property Management Firm:** Christian Church Homes

Property Supervisor	Property Management
---------------------	---------------------

Willie Smith wsmith@cchnc.org (530) 547-6077	Lisa Parker lparker@cchnc.org (415) 282-5598
--	---

10. Hunters View (Phase 1)

112 Middle Point Rd

Population the projects serves: Families**Total number of Units:** 107**Number of Affordable Units:** 107**Bedrooms:** 4 one-bedrooms, 49 two-bedrooms, 37 three-bedrooms, 15 four-bedrooms, 2 five-bedrooms**Project Sponsor:** John Stewart Company / Ridgepoint / Devine & Gong**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Romina Oribello roribello@jsco.net (415) 345-4400	Melissa Moutrie huntersview@jsco.net (415) 285-1111

10. Hunters View Phase IIA

112 Middle Point Rd

Population the projects serves: Families**Total number of Units:** 107**Number of Affordable Units:** 106**Bedrooms:** 30 one-bedrooms, 32 two-bedrooms, 33 three-bedrooms, 12 four-bedrooms**Project Sponsor:** John Stewart Company / Ridgepoint / Devine & Gong**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Romina Oribello rorobello@jsco.net (415) 345-4451	Theresa Flores hvphase2@jsco.net (415) 826-9362

10. Hunters View Phase IIB (Block 10)

112 Middle Point Rd

Population the projects serves: Families**Total number of Units:** 72**Number of Affordable Units:** 71**Project Sponsor:** Hunters View Associates LP**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Romina Oribello roribello@jsco.net (415) 345-4451	Theresa Flores hvphase2@jsco.net (415) 826-9362

11. Bayview Commons

4445 3rd St

Population the projects serves: Families**Total number of Units:** 30**Number of Affordable Units:** 29**Project Sponsor:** San Francisco Housing Development Corporation / Mission Housing Development Corporation**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
Charlotte Jackson charlotte.jackson@caritasmanagement.com (415) 647-7191 x113	Taima Masoli Taima.masoli@caritasmanagement.com (415) 648-5349

12. Diamond View Apartments

173-204 Addison St

Population the projects serves: Families**Total number of Units:** 58**Number of Affordable Units:** 58**Bedrooms:** 33 two-bedrooms, 25 three-bedrooms**Project Sponsor:** Diamond View Residents' Association**Property Management Firm:** FK Gibbs LLC

Property Supervisor	Property Management
Nicole Gilkey nicole@fkgidds.com (510) 260-1768	Jerry Whilson jerry@fkgidds.com (415) 334-2682

13. Glenridge Apartments

9 Berkeley Way

Population the projects serves: Families**Total number of Units:** 275**Number of Affordable Units:** 273**Bedrooms:** 52 one-bedrooms, 102 two-bedrooms, 113 three-bedrooms, 8 four-bedroom units**Project Sponsor:** Glenridge Apartments Residents' Council**Property Management Firm:** Barcelon Associates Management Corp

Property Supervisor	Property Management
Angelita Hutton litahutton@altoncorp.com (510) 260-1768	Antoinette Commer acommer@altoncorp.com (415) 587-5815

14. Coleridge Park Homes

190 Coleridge St

Population the projects serves: Seniors**Total number of Units:** 49**Number of Affordable Units:** 49

Bedrooms: 2 Studios, 43 one-bedrooms, 4 two-bedrooms

Project Sponsor: Bridge Housing

Property Management Firm: BRIDGE Property Management Company

Property Supervisor	Property Management
Kristy Koch kkoch@bridgehousing.com (415) 989-1111	Sheila Lee ColeridgePark@bridgehousing.com (415) 821-3363

15. Planetree Housing Program

152-154 Coleridge St

Population the projects serves: Individuals

Total number of Units: 14

Number of Affordable Units: 4

Project Sponsor: HealthRight360

Property Management Firm: HealthRIGHT360

Property Supervisor	Property Management
Dan Montgomery dmontgomery@healthright360.org (415) 517-3039	Dan Montgomery dmontgomery@healthright360.org (415) 517-3039

17. Bernal Gateway

3101 Mission St

Population the projects serves: Families

Total number of Units: 55

Number of Affordable Units: 55

Bedrooms: 9 one-bedrooms, 29 two-bedrooms, 13 three-bedrooms, 4 four-bedrooms

Project Sponsor: Bernal Heights Neighborhood Center

Property Management Firm: Caritas Management Corporation

Property Supervisor	Property Management
Clifford Gatewood cliffordgatewood@caritasmanagement.com (415) 647-7191 x136	Brittney Hernandez brittneyhernandez@caritasmanagement.com (415) 723-7234

18. Del Carlo Court

3330 Cesar Chavez St

Population the projects serves: Families

Total number of Units: 25

Number of Affordable Units: 25

Bedrooms: 2 one-bedrooms, 14 two-bedrooms, 5 three-bedrooms, 4 four-bedrooms

Project Sponsor: Mission Housing Development Corporation

Property Management Firm: Caritas Management Corporation

Property Supervisor	Property Management
---------------------	---------------------

Ms.Charlotte Jackson Charlotte.jackson@caritasmanagement.com (415) 647-7191	Margarita C. Penate margaritapenate@caritasmanagement.com (415) 695-9454
--	---

19. Good Samaritan Apartments

1290-1294 Potrero Ave

Population the projects serves: Families**Total number of Units:** 20**Number of Affordable Units:** 19**Bedrooms:** 2 one-bedrooms, 5 two-bedrooms, 7 three-bedrooms, 6 four-bedrooms**Project Sponsor:** Mission Housing Development Corporation**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
Charlotte Jackson charlotte.jackson@caritasmanagement.com (415) 647-7191 x130	Suzannjo Becerra suzannjo.becerra@caritasmanagement.com (415) 642-1877

20. Progress Apartments

1272 South Van Ness Ave

Population the projects serves: Families & persons with disabilities**Total number of Units:** 12**Number of Affordable Units:** 11**Bedrooms:** 12 Studios**Project Sponsor:** Progress Foundation**Property Management Firm:** Progress Foundation

Property Supervisor	Property Management
Mark De Barr mdebarr@progressfoundation.org (415) 861-0828 x125	Betty Gee- Housing Associate bgee@progressfoundation.org (415) 861-0828 x124

21. 3019 23rd

3019 23rd St

Population the projects serves: Families**Total number of Units:** 6**Number of Affordable Units:** 5**Bedrooms:** 2 one-bedrooms, 3 two-bedrooms, 1 three-bedrooms**Project Sponsor:** Mission Housing Development Corporation**Property Management Firm:** FPI Management Inc.

Property Supervisor	Property Management
---------------------	---------------------

Tanea Campbell Aller tanea.campbell-allen@fpimgt.com (916) 413-4488	Barmethia Banks mhousing.cd@fpimgt.com (415) 660-7859
--	---

22. Juan Pifarre Plaza

3101 21st St

Population the projects serves: Families**Total number of Units:** 30**Number of Affordable Units:** 29**Bedrooms:** 3 one-bedrooms, 8 two-bedrooms, 14 three-bedrooms units, 5 four-bedrooms**Project Sponsor:** Mission Housing Development Corporation**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
Charlotte Jackson charlotte.jackson@caritasmanagement.com (415) 647-7191 x130	Nidia Urbina nidia.urbina@caritasmanagement.com (416) 643-7300

24. Tennessee Street Housing Corporation

712 Tennessee St

Population the projects serves: Families**Total number of Units:** 6**Number of Affordable Units:** 6**Bedrooms:** 1 studio unit, 3 one-bedrooms, 2 two-bedrooms**Project Sponsor:** Tennessee Street Housing Corporation**Property Management Firm:** self-managed

Property Supervisor	Property Management
Cullen Laffity cullen808@hotmail.com n/a	Tanika Gaines tanikagaines@gmail.com n/a

25. Mariposa Gardens

2445 Mariposa St

Population the projects serves: Families**Total number of Units:** 63**Number of Affordable Units:** 62**Bedrooms:** 5 one-bedrooms, 31 two-bedrooms, 25 three-bedrooms, 2 four-bedrooms**Project Sponsor:** Mission Housing Development Corporation**Property Management Firm:** Caritas Management Corp

Property Supervisor	Property Management
David Fan david.fan@caritasmanagement.com (415) 647-7191	Lupe Gomez lupe.gomez@caritasmanagement.com (415) 864-4836

26. Hazel Betsey

3554 17th St

Population the projects serves: Families (HIV positive)**Total number of Units:** 9**Number of Affordable Units:** 9**Bedrooms:** 6 Studios, 3 one-bedrooms**Project Sponsor:** Bernal Heights Neighborhood Center**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
Clifford Gatewood cliffordgatewood@caritasmanagemrt.com (415) 647-7191 x113	Clifford Gatewood cliffordgateood@caritasmanagement.com (415) 647-7191 x111

27. Padre Palou Community3400-3402 16th ST**Population the projects serves:** Families**Total number of Units:** 18**Number of Affordable Units:** 18**Bedrooms:** 10 two-bedrooms, 6 three-bedroom, 2 four-bedrooms**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Housing Mngt Group

Property Supervisor	Property Management
Barbara Crain BCrain@mercyhousing.org (415) 355-7100	Damon Yu dym@mercyhousing.org (415) 437-0370

28. Casa Aviva

1724 Bryant St

Population the projects serves: Families**Total number of Units:** 4**Number of Affordable Units:** 4**Project Sponsor:** Mission Housing Development Corporation / Latino Commission**Property Management Firm:** Latino Commission

Property Supervisor	Property Management
Latino Commission - Shirley Maciel s.maciel@thelatinocommission.org (510) 325-7436	Adriana Gross agross@thelatinocommission.org (650) 652-3103

29. Richard M. Cohen Residence

220 Dolores St

Population the projects serves: Families (HIV positive)**Total number of Beds:** 10**Number of Affordable Units:** 9

Project Sponsor: Dolores Street Community Services**Property Management Firm:** Dolores Street Community Services

Property Supervisor	Property Management
Saul Hidalgo saul@dscs.org (415) 282-6209 X506	Enrique Roldan enrique@dscs.org (415) 282-6209 x506

30. Plaza del Sol

440 Valencia St

Population the projects serves: Families**Total number of Units:** 59**Number of Affordable Units:** 59**Project Sponsor:** Mission Housing Development Corporation**Property Management Firm:** Caritas Property Management

Property Supervisor	Property Management
Charlotte Jackson Charlotte.jackson@caritasmanagement.com (415) 647-7191 x130	(415) 861-6159

31. 214 Dolores

214 Dolores St

Population the projects serves: Individuals**Total number of Units:** 8 SRO units**Number of Affordable Units:** 8**Project Sponsor:** Baker Places**Property Management Firm:** Baker Places Inc

Property Supervisor	Property Management
Jessica Winterrowd jessicawinterrowd@prcsf.org (415) 972-0843	Aaron Kraft Aaron.kraft@prcsf.org (415) 972-0862

32. Apollo Hotel

420 Valencia St

Population the projects serves: Individuals**Total number of Units:** 81**Number of Affordable Units:** 80**Bedrooms:** 80 SRO units**Project Sponsor:** Mission Housing Development Corporation**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
---------------------	---------------------

Charlotte Jackson charlotte.jackson@caritasmanagement.com (415) 647-7191 x117	Jessica Hickerson jessica.hickerson@caritasmanagement.com (415) 437-2868
--	---

33. Valencia Gardens

340 Valencia St

Population the projects serves: Families & seniors**Total number of Units:** 260**Number of Affordable Units:** 259**Bedrooms:** 60 one-bedrooms, 98 two-bedrooms, 88 three-bedrooms, 14 four-bedroom**Project Sponsor:** Mission Housing Development Corporation**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Anna Chun achun@jsco.net (415) 345-4415	Carlos Uribe valencia@jsco.net (415) 553-3160

34. Church Street Apartments

1 Church St

Population the projects serves: Families**Total number of Units:** 93**Number of Affordable Units:** 92**Bedrooms:** 30 one-bedrooms, 35 two-bedrooms, 28 three-bedrooms**Project Sponsor:** Bridge Housing**Property Management Firm:** BRIDGE Property Management Company

Property Supervisor	Property Management
Lara Sao Pedro lsaopedro@bridgehousing.com (415) 989-1111	Rachel Clark OneChurchStreet@bridgehousing.com rclark@bridgehousing.com (415) 734-9150

35. 1761-1765 Page

1761 Page St

Population the projects serves: Individuals (HIV Positive)**Total number of Units:** 14**Number of Affordable Units:** 13**Bedrooms:** 14 SRO units**Project Sponsor:** Baker Places**Property Management Firm:** Baker Places Inc

Property Supervisor	Property Management
Jessica Winterrowd Jessica.winterrowd@prcsf.org (415) 972-0843	Aaron Kraft aaron.Kraft@prcsf.org (415) 972-0862

--	--

36. Veterans Commons

150 Otis St

Population the projects serves: Veterans**Total number of Units:** 76**Number of Affordable Units:** 75 studios**Project Sponsor:** Swords To Plowshares / Chinatown Community Development Center**Property Management Firm:** Swords to Plowshares

Property Supervisor	Property Management
Monique Crossley morossley@stp-sf.org (415) 252-4787 x320	Latesha Lewis latesha.lewis@stp-sf.org (415) 967-6480

37. 626 Mission Bay Boulevard North

626 Mission Bay Blvd North

Population the projects serves: Families & Houseless**Total number of Units:** 143**Number of Affordable Units:** 142**Bedrooms:** 54 one-bedrooms, 46 two-bedrooms, 43 three-bedrooms**Project Sponsor:** Tenderloin Neighborhood Development Corporation**Property Management Firm:** TNDC

Property Supervisor	Property Management
Brianna Clabourne bclabourne@tndc.org (628) 224-3985	Natashia Smith nsmith@tndc.org (415) 494-8930

38. 588 MBN (Mission Bay South Block 7 West)

588 Mission Bay Blvd North

Population the projects serves: Families**Total number of Units:** 200**Number of Affordable Units:** 198**Bedrooms:** 72 one-bedrooms, 128 two-bedrooms**Project Sponsor:** Related Companies / Chinatown Community Development Center**Property Management Firm:** ChinatownCDC

Property Supervisor	Property Management
Lisette Cruise lisette.cruise@chinatowncdc.org (628) 600-4351	Karen Chiu karen.chiu@chinatowncdc.org (628) 600-5887

39. Crescent Cove

420 Berry St

Population the projects serves: Individuals & Families**Total number of Units:** 236**Number of Affordable Units:** 234**Bedrooms:** 84 Studios, 88 one-bedrooms, 64 two-bedrooms**Project Sponsor:** Chinatown Community Development Center / Mission Bay Housing Partners**Property Management Firm:** Related Management Company

Property Supervisor	Property Management
Maria Rojas mrojas@relted.com (510) 541-7950	Lisseth Alas las@related.com (415) 371-0012

40. Edwin M. Lee Apartments

1150 3rd ST

Population the projects serves: Families & Veterans**Total number of Units:** 119**Number of Affordable Units:** 119**Bedrooms:** For Veterans: 12- Studios, 50 one-bedrooms

For Families: 5 one-bedrooms, 30 two-bedrooms, 21 three-bedrooms

Project Sponsor: Chinatown Community Development Center & Swords to Plowshares**Property Management Firm:** Swords to Plowshares

Property Supervisor	Property Management
Tina DiRienzo tina.dirienzo@stp-sf.org (415) 252-4788	Sindy Sis sindy.sis@stp-sf.org (415) 655-7250 x461

41. Bishop Swing Community House

275 10th St

Population the projects serves: Individuals & Transitional Aged Youth**Total number of Units:** 135**Number of Affordable Units:** 134**Bedrooms:** 134 Studios, 1 one-bedroom**Project Sponsor:** Episcopal Community Services**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
Julius Wilson Kermah Julius.wilson-kermah@caritasmanagement.com (415) 647-7191 x124	Nicole Gilkey nicole.gilkey@caritasmanagement.com (415) 487-3384 x5412

42. 1180 Fourth Street

1180 4th St

Population the projects serves: Families & Houseless

Total number of Units: 150

Number of Affordable Units: 149

Bedrooms: 41 one-bedrooms, 54 two-bedrooms, 55 three-bedrooms

Project Sponsor: Mercy Housing California

Property Management Firm: Mercy Housing Mngt Group

Property Supervisor	Property Management
Lucinda Phillips lphillips@mercyhousing.org (415) 355-7100	Elizabeth Cortes ecortes@mercyhousing.org (415) 882-4663

43. Clara House

111 Page St

Population the projects serves: Families

Total number of Units: 13

Number of Affordable Units: 13

Bedrooms: 9 one-bedrooms, 4 two-bedrooms

Project Sponsor: Compass Community Services

Property Management Firm: Compass Family Services

Property Supervisor	Property Management
Nikita Farr nfarr@compass-sf.org (415) 644-0504 x5101	Nikita Farr nfarr@compass-sf.org (415) 644-0504 x5101

44. Mercy Terrace

333 Baker St

Population the projects serves: Seniors

Total number of Units: 158

Number of Affordable Units: 32

Bedrooms: 22-Studios, 135 one-bedrooms, 1 two-bedrooms

Project Sponsor: Mercy Housing California / Sisters of Mercy

Property Management Firm: Mercy Housing Mgmt Group

Property Supervisor	Property Management
Larisa Abramova labramova@mercyhousing.org (415) 355-7100	Judith Torres-Hondoy JTorres-Hondoy@mercyhousing.org (415) 931-2325 Amy Lau MercyTerrace@mercyhousing.org (415) 931-2325

45. Derek Silva Community

20 Franklin St

Population the projects serves: Families (HIV Positive)

Total number of Units: 68

Number of Affordable Units: 68

Bedrooms: 35 Studios, 27 one-bedrooms, 6 two-bedrooms

Project Sponsor: Mercy Housing California

Property Management Firm: Mercy Housing Mgmt Group

Property Supervisor	Property Management
Annie Maguire amaguire@mercyhousing.org (415) 355-7100	Mayra Medel Mayra.MedelSanchez@mercyhousing.org (415) 553-8024

46. Octavia Court

261 Octavia St

Population the projects serves: Families, persons with disabilities, & persons with developmental disabilities

Total number of Units: 15

Number of Affordable Units: 14

Bedrooms: 12 one-bedrooms, 3 two-bedroom units

Project Sponsor: West Bay Housing Corporation / Satellite Housing

Property Management Firm: Brilliant Corners

Property Supervisor	Property Management
Serena Fields sfields@brilliantcorners.org (213) 867-0255	Calliope Roa Fernandez croafernandez@brilliantcorners.org (415) 671-5112

47. Odyssey House

484 Oak St

Population the projects serves: Individuals

Total number of Units: 10

Number of Affordable Units: 10

Bedrooms: 10 SRO units

Project Sponsor: Baker Places

Property Management Firm: Baker Places Inc

Property Supervisor	Property Management
John Fostel jfostel@bakerplaces.org (415) 972-0844	Lisa Gayles lgayles@bakerplaces.org (415) 626-5199

48. Ocean Beach Apartments

720-740 La Playa St

Population the projects serves: Families

Total number of Units: 85

Number of Affordable Units: 84

Bedrooms: 27 one-bedrooms, 55 two-bedrooms, 3 three-bedrooms

Project Sponsor: San Francisco Housing Development Corporation / Bayside Communities

Property Management Firm: FPI Management Inc.

Property Supervisor	Property Management
---------------------	---------------------

Brandon Heezen brandon.heezen@fpimgt.com (206) 334-6032	Alla Mamadzhanova oceanbeach.cd@fpimgt.com (415) 221-4413
--	---

49. Mission Creek Senior Community

225 Berry St

Population the projects serves: Seniors & individuals who are Homeless and HIV Positive**Total number of Units:** 140**Number of Affordable Units:** 139**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Housing Mngt Group

Property Supervisor	Property Management
Annie Maguire amaguire@mercyhousing.org (415) 355-7162	José A. Vega- Boza JVega@mercyhousing.org (415) 896-2025

50. Washburn Hotel

38-42 Washburn St

Population the projects serves: Individuals & Families**Total number of Units:** 22**Number of Affordable Units:** 22**Bedrooms:** Studios, SROs, & one-bedrooms**Project Sponsor:** Conard House**Property Management Firm:** Conard House Inc.

Property Supervisor	Property Management
Elijah Bornstein eliahb@conard.org (415) 864-3522	Trena Jones trena@conard.org (415) 864-3522

51. El Dorado Hotel

150 9th St

Population the projects serves: Individuals**Total number of Units:** 57**Number of Affordable Units:** 43**Bedrooms:** 57-SRO units**Project Sponsor:** Conard House**Property Management Firm:** Conard House Inc.

Property Supervisor	Property Management
Elijah Bornstein eliahb@conard.org (415) 864-3522	Trena Jones trena@conard.org (415) 864-3522

52. 455 Fell

455 Fell St

Population the projects serves: Families and Individuals who are homeless**Total number of Units:** 108**Number of Affordable Units:** 107**Bedrooms:** 1 Studio, 57 one-bedrooms, 42 two-bedrooms, 8 four-bedrooms**Project Sponsor:** Mercy Housing Calwest**Property Management Firm:** Mercy Housing Mngt Group

Property Supervisor	Property Management
Eileen Luo eileen.luo@mercyhousing.org (415) 355-7100	Chanesse Williams Chanesse.Williams@mercyhousing.org (682) 867-2124

53. Fell Street Apartments

333 Fell St

Population the projects serves: Families**Total number of Units:** 82**Number of Affordable Units:** 82**Bedrooms:** 4 Studios, 20 one-bedrooms, 24 two-bedrooms, 34 three-bedrooms**Project Sponsor:** Bridge Housing**Property Management Firm:** BRIDGE Property Management Company

Property Supervisor	Property Management
Gisselle Najlis gnajlis@bridgehousing.com (415) 989-1111	Carlo Quevada FellStreet@bridgehousing.com (415) 522-0290

54. 10th & Mission Family Housing

1390 Mission St

Population the projects serves: Families, individuals who are homeless, & Transitional Aged Youth**Total number of Units:** 136**Number of Affordable Units:** 135**Bedrooms:** 34 one-bedrooms, 42 two-bedrooms, 60 three-bedrooms**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Housing Mngt Group

Property Supervisor	Property Management
Karen Zhou kzhou@mercyhousing.org (415) 355-7100	Aisha Forks aforks@mercyhousing.org (415) 361-5286

55. Avalon At Mission Bay (Tower 2)

301 King St

Population the projects serves: Families**Total number of Units:** 313**Number of Affordable Units:** 19

Bedrooms: 21 Studios , 153 one-bedrooms, 136 two-bedrooms, 3 three-bedrooms,

Project Sponsor: AvalonBay Communities Inc.

Property Management Firm: AvalonBay Communities, Inc.

Property Supervisor	Property Management
Daxx Esparza daxx_esparza@avalonbay.com (408) 551-5551	Justin Smith justin_smith@AvalonBay.com (415) 615-9100

56. Avalon At Mission Bay (Tower 1)

255 King St

Population the projects serves: Families

Total number of Units: 250

Number of Affordable Units: 21

Bedrooms: 1 Studio, 148 one-bedrooms, 95 two-bedrooms, 6 three-bedrooms

Project Sponsor: AvalonBay Communities Inc.

Property Management Firm: AvalonBay Communities, Inc.

Property Supervisor	Property Management
Daxx Esparza daxx_esparza@avalonbay.com (408) 551-5551	Justin Smith justin_smith@AvalonBay.com (415) 615-9100

57. Edith Witt Senior Community

66 9th St

Population the projects serves: Seniors & individuals who are Homeless

Total number of Units: 107

Number of Affordable Units: 106

Bedrooms: 20 Studios, 86 one-bedrooms, 1 three-bedrooms

Project Sponsor: Mercy Housing California

Property Management Firm: Mercy Housing Mngt Group

Property Supervisor	Property Management
Annie Maguire amaguire@mercyhousing.org (415) 355-7100	Abelle Cochico acochico@mercyhousing.org (415) 503-0816

58. SOMA Family Apts (8th & Howard)

1166 Howard St

Population the projects serves: Families

Total number of Units: 74

Number of Affordable Units: 74

Bedrooms: 12 one-bedrooms, 40 two-bedrooms , 22 three-bedroom,

Project Sponsor: Tenderloin Neighborhood Development Corporation

Property Management Firm: T.N.D.C.

Property Supervisor	Property Management
---------------------	---------------------

Kishana Brown kbrown@tndc.org (415) 361-4404 x424	Raven Dunn rdunn@tndc.org (415) 850-2125
--	--

59. Canon Barcus Community House

670 Natoma St

Population the projects serves: Families & individuals who are Homeless**Total number of Units:** 48**Number of Affordable Units:** 48**Bedrooms:** 4 one-bedrooms, 12 two-bedrooms, 27 three-bedrooms, 5 four-bedrooms**Project Sponsor:** Episcopal Community Services**Property Management Firm:** Caritas Management Corp.

Property Supervisor	Property Management
Julius Wilson-Kermah julius.wilson-kermah@caritasmanagement.com (415) 487-7191 x124	Julius Wilson-Kermah Julius.wilson-kermah@caritasmanagement.com (415) 487-3340 x5112

60. Rich Sorro Commons

150 Berry St

Population the projects serves: Families**Total number of Units:** 100**Number of Affordable Units:** 100**Bedrooms:** 16 one-bedrooms, 39 two-bedrooms, 34 three-bedrooms, 11 four-bedrooms**Project Sponsor:** Mission Housing Development Corporation**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
Charlotte Jackson charlotte.jackson@caritasmanagement.com (415) 647-7191 x130	Jo Anne Kizine joanne.kizine@caritasmanagement.com (415) 357-9860

61. Banneker Homes

745-785 Fulton St

Population the projects serves: Families**Total number of Units:** 108**Number of Affordable Units:** 108**Bedrooms:** 12 one-bedrooms, 40 two-bedrooms, 35 three-bedrooms, 21 four-bedrooms**Project Sponsor:** Banneker Homes, Inc.**Property Management Firm:** Alton Management Corporation

Property Supervisor	Property Management
Billy Hutton bhutton@altoncorp.com (510) 663-0177	Shavonia Simmons ssimmons@altoncorp.com (415) 863-7450

62. Westbrook Plaza

227-255 7th St

Population the projects serves: Families**Total number of Units:** 49**Number of Affordable Units:** 48**Bedrooms:** 14 one-bedrooms, 20 two-bedrooms, 15 three-bedrooms**Project Sponsor:** Mercy Housing California / Soma Health Center**Property Management Firm:** Mercy Housing Management Group

Property Supervisor	Property Management
Barbara Crain BCrain@mercyhousing.org (415) 355-7100	Carla Lopez clopez@mercyhousing.org (415) 863-3017

63. 1101 Howard

1101 Howard St

Population the projects serves: Families**Total number of Units:** 34**Number of Affordable Units:** 34**Bedrooms:** 6 one-bedrooms, 14 two-bedrooms, 14 three-bedrooms**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Housing Mngt Group

Property Supervisor	Property Management
Milena Elperin Milena.Elperin@mercyhousing.org (415) 355-7100	Zoya Verdiyana zverdiyana@mercyhousing.org (415) 621-5401

64. Columbia Park

1035 Folsom St

Population the projects serves: Families**Total number of Units:** 50**Number of Affordable Units:** 50**Bedrooms:** 3 one-bedrooms, 12 two-bedrooms, 31 three-bedrooms, 4 four-bedrooms**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Hsg Mngt Group

Property Supervisor	Property Management
Milena Elperin Milena.Elperin@mercyhousing.org (415) 355-7106	Zoya Verdiyana zverdiyana@mercyhousing.org (415) 865-1693

65. Richardson Apartments (Parcel G)

365 Fulton St

Population the projects serves: Formerly homeless**Total number of Units:** 120

Number of Affordable Units: 120**Bedrooms:** 120 Studios**Project Sponsor:** Community Housing Partnership**Property Management Firm:** HomeRise

Property Supervisor	Property Management
Fahad Khwaja Fkhwaja@homerisesf.org (415) 852-5308 x20108	Anthony Thompson Anthompson@HomeRiseSF.org (415) 857-6600

66. Gabreila Apartments

583-587 Natoma St

Population the projects serves: Families**Total number of Units:** 29**Number of Affordable Units:** 29**Bedrooms:** 4 one-bedrooms, 9 two-bedrooms, 12 three bedrooms, 3 four-bedrooms, 1 five-bedroom**Project Sponsor:** Housing Development & Neighborhood Preservation Corporation**Property Management Firm:** Housing Development and Neighborhood Preservation

Property Supervisor	Property Management
Mildred Capacia mildredc@hdhousing.com (925) 438-0016	Quirino Baclaan gabreilaapartments@gmail.com (415) 487-9614

67. Hotel Isabel

1091 Mission St

Population the projects serves: Families & individuals who are Homeless**Total number of Units:** 75**Number of Affordable Units:** 73**Bedrooms:** 72 SRO units**Project Sponsor:** TODCO Group**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Joe Madonna Joe@todco.org (415) 495-3748	Luis May Luis@todco.org (415) 495-3748

68. Knox Hotel

241 6th St

Population the projects serves: Families, Veterans, & individuals who are Homeless**Total number of Units:** 140**Number of Affordable Units:** 138**Bedrooms:** 140 SRO units**Project Sponsor:** TODCO Group**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Joe Madonna joe@todco.org (415) 495-3748	Roy Riguero riguero@todco.org (415) 957-0634

69. Bill Sorro Community (Hugo/200 6th)

1009 Howard St

Population the projects serves: Families & persons with disabilities**Total number of Units:** 67**Number of Affordable Units:** 66**Bedrooms:** 8 Studios, 24 one-bedrooms, 25 two-bedrooms, 10 three-bedrooms**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Housing Mngt Group

Property Supervisor	Property Management
Milena Elperin Milena.Elperin@mercyhousing.org (415) 355-7106	

70. 1028 Howard

1028 Howard St

Population the projects serves: Families**Total number of Units:** 30**Number of Affordable Units:** 30**Bedrooms:** 5 one-bedrooms, 11 two-bedrooms, 14 three-bedrooms**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Housing Mngt Group

Property Supervisor	Property Management
Milena Elperin Milena.Elperin@mercyhousing.org (415) 355-7106	Zoya Verdiyan ZVerdiyan@mercyhousing.org (415) 621-5401

71. Peter Claver Community

1340 Golden Gate Ave

Population the projects serves: Individuals Families (HIV Positive)**Total number of Units:** 32**Number of Affordable Units:** 31**Bedrooms:** 32 SRO units**Project Sponsor:** Catholic Charities**Property Management Firm:** Caritas Property Management

Property Supervisor	Property Management

Charlotte Jackson charlotte.jackson@caritasmanagement.com (415) 647-7191 x130	Flo Spears flo.spears@caritasmanagement.com (415) 801-4803
--	--

72. The Dudley Apartments

172- 180 6th St

Population the projects serves: Individuals**Total number of Units:** 75**Number of Affordable Units:** 74**Bedrooms:** 25 SRO units, 25 Studios, 25 one-bedrooms**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Housing Management Group

Property Supervisor	Property Management
Karn Zhou kzhou@mercyhousing.org (415) 355-7100	Jawanna Victoria jvictoria@mercyhousing.org (415) 671-8845

73. Minna Park Family Housing

0 Minna St

Population the projects serves: Individuals Families**Total number of Units:** 26**Number of Affordable Units:** 25**Bedrooms:** 11 one-bedrooms, 7 two-bedrooms, 7 three-bedrooms, 1 four-bedrooms**Project Sponsor:** Asian Neighborhood Design**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
Antoinette Terrell antoinette@nvch.org (701) 255-3119 x108	April Partee april@nvch.org (415) 626-2613

74. Laurel Gardens Apartments

1555 Turk St

Population the projects serves: Families**Total number of Units:** 52**Number of Affordable Units:** 51**Bedrooms:** 12 one-bedrooms, 24 two-bedrooms, 16 three-bedrooms**Project Sponsor:** Bethel African Methodist Episcopal Church**Property Management Firm:** Alton Management (DMC Prepared)

Property Supervisor	Property Management
Eva Alvarez evaa@domusm.com (209) 365-9010	Leatrice McCormick laurelgardensapts@domusmc.com (415) 931-0277

75. SOMA Residences

1045 Mission St

Population the projects serves: Families**Total number of Units:** 278**Number of Affordable Units:** 55**Bedrooms:** 89 Studios, 189 one-bedrooms**Project Sponsor:** Emerald Fund, Inc.**Property Management Firm:** Emerald Fund Inc.

Property Supervisor	Property Management
Tonia Trapani tonia@emeraldfund.com (415) 529-4010	Daniel Nguyen daniel@emeraldfund.com (415) 864-7368

76. Plaza Apartments

988 Howard St

Population the projects serves: Formerly Homeless Individuals**Total number of Units:** 106**Number of Affordable Units:** 106**Bedrooms:** 106 Studios**Project Sponsor:** Tenderloin Neighborhood Development Corporation**Property Management Firm:** The John Stewart Company

Property Supervisor	Property Management
Ron Bowen rcbowen@jsco.net (415) 345-4400	Irfana Khan plaza@jsco.net (415) 344-0106

77. Leland Apartments

980 Howard St

Population the projects serves: Families**Total number of Units:** 24**Number of Affordable Units:** 23**Bedrooms:** 24 two-bedrooms**Project Sponsor:** TODCO Group**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Anna Chun achun@jsco.net (415) 284-9566	Roselyn Simionato rsimionato@jsco.net (415) 777-4849

78. 518 Minna

518 Minna St

Population the projects serves: Families**Total number of Units:** 24

Number of Affordable Units: 23**Project Sponsor:** Asian, Inc.**Property Management Firm:** Asian, Inc.

Property Supervisor	Property Management
Thomas Galicia pm@asianinc.org (415) 928-5910 x116	Thomas Kim 518pm@asianinc.org (415) 928-5910 x116

79. 479 Natoma

479 Natoma St

Population the projects serves: Families**Total number of Units:** 30**Number of Affordable Units:** 29**Bedrooms:** 15 two-bedrooms, 14 three-bedrooms, 1 four-bedrooms**Project Sponsor:** Asian, Inc.**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
Paul Titcombe Paul.titcombe@caritasmanagement.com (415) 647-7197 x128	Gina P. Amable gina.amable@caritasmanagement.com (415) 243-9657

80. Mary Helen Rogers Senior Community

701 Golden Gate Ave

Population the projects serves: Seniors & Seniors who are Homeless**Total number of Units:** 100**Number of Affordable Units:** 99**Bedrooms:** 28 Studios, 72 one-bedrooms**Project Sponsor:** Chinatown Community Development Center**Property Management Firm:** Chinatown Community Development Center

Property Supervisor	Property Management
Kenny Li kenny.li@chinatowncdc.org (415) 815-7378	Va Eung va.eung@chinatowncdc.org (415) 929-5258

81. Natoma Family Apartments

474 Natoma St

Population the projects serves: Families**Total number of Units:** 60**Number of Affordable Units:** 59**Bedrooms:** 7 Studios, 28 one-bedrooms, 18 two-bedrooms, 7 three-bedrooms**Project Sponsor:** Bridge Housing**Property Management Firm:** BRIDGE Property Management Company

Property Supervisor	Property Management
---------------------	---------------------

Gisselle Najlis gnajlis@bridgehousing.com (415) 989-1111	Suraj Shirodkar 474Natoma@bridgehousing.com (415) 989-1111
---	---

82. The Rose

125 6th St

Population the projects serves: Families**Total number of Units:** 76**Number of Affordable Units:** 75**Bedrooms:** 76- SRO units**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Housing Management Group

Property Supervisor	Property Management
Karen Znou kznou@mercyhousing.org (415) 355-7100	Juana Thomas Juana.Thomas@mercyhousing.org (415) 543-5101

83. Bayanihan House

88 6th St

Population the projects serves: Small Families & Individuals who are Homeless**Total number of Units:** 152**Number of Affordable Units:** 151**Bedrooms:** 152-SRO units**Project Sponsor:** TODCO Group**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Joe Madonna joe@todco.org (415) 495-3748	Jonatan Duran jonathan@todco.org (415) 869-1755

84. The Coronet

3595 Geary Blvd

Population the projects serves: Seniors & Seniors who are Homeless**Total number of Units:** 150**Number of Affordable Units:** 148**Bedrooms:** 28 Studios, 111 one-bedrooms, 11 two-bedrooms**Project Sponsor:** Bridge Housing**Property Management Firm:** BRIDGE Property Management Company

Property Supervisor	Property Management
Lara Sao Pedro lsaopedro@bridgehousing.com (415) 989-1111	Michael Murphy TheCoronet@bridgehousing.com (415) 387-5100

85. Baldwin House Hotel

72-76 6th St

Population the projects serves: Individuals & Small Families**Total number of Units:** 183**Number of Affordable Units:** 183**Bedrooms:** 183 SRO units**Project Sponsor:** Tenderloin Housing Clinic**Property Management Firm:** Tenderloin Housing Clinic

Property Supervisor	Property Management
Zeke Weiner zeke@thclinic.org (628) 242-1920	Taren Brewer BaldwinHotel@thclinic.org (415) 321-2326

86. Martin Luther King-Marcus Garvey Square Cooperative Apartments

1680 Eddy St

Population the projects serves: Families**Total number of Units:** 211**Number of Affordable Units:** 211**Bedrooms:** 14 Studios, 54 one-bedrooms, 55 two-bedrooms, 56 three-bedrooms, 32 four-bedrooms**Project Sponsor:** Martin Luther King-Marcus Garvey Square Cooperative Apartments, INC.**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
David Fan david.fan@caritasmanagement.com (415) 647-7191	Cecibel LeFeat cecibel.lefeat@caritasmanagement.com (415) 921-3321

87. Positive Match

1652 Eddy St

Population the projects serves: Families (HIV Positive)**Total number of Units:** 7**Number of Affordable Units:** 7**Bedrooms:** 1 one-bedrooms, 5 two-bedroom units, 1 three-bedrooms**Project Sponsor:** Bernal Heights Neighborhood Center**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
Sonia La Police Sonia.lapolice@caritasmanagement.com (415) 647-7191 x113	Jessye Powel jessye.powell@caritasmanagement.com (415) 647-7191 x111

88. Civic Center Residence

44 McAllister St

Population the projects serves: Small Families, Veterans, & individuals who are Homeless**Total number of Units:** 212

Number of Affordable Units: 211**Bedrooms:** 212 SRO units**Project Sponsor:** Tenderloin Neighborhood Development Corporation**Property Management Firm:** T.N.D.C.

Property Supervisor	Property Management
Brianna Clabourne bclabourne@tndc.org (415) 358-3983	Jamar Maritin jmartin@tndc.org (415) 431-2870

89. Parkview Terraces

871 Turk St

Population the projects serves: Seniors & individuals who are Homeless**Total number of Units:** 101**Number of Affordable Units:** 100**Bedrooms:** 59 Studios, 42 one-bedrooms**Project Sponsor:** Chinatown Community Development Center / Bayside Communities**Property Management Firm:** Chinatown Community Development Center

Property Supervisor	Property Management
Olgr Cardona olga.cardona@chinatowncdc.org (415) 821-8913	Marvin Louie Marvin.Louie@chinatowncdc.org (415) 346-7934

90. Seneca Hotel

34 6th St

Population the projects serves: Families & individuals who are Homeless**Total number of Units:** 202**Number of Affordable Units:** 88**Bedrooms:** 197 SRO units**Project Sponsor:** Tenderloin Housing Clinic**Property Management Firm:** Tenderloin Housing Clinic

Property Supervisor	Property Management
Manuel Diaz III manueld@thclinic.org (628) 242-1920	Manuel Fuentes SenecaHotel@thclinic.org (415) 487-1576 x301

91. Ferguson Place

1249 Scott St

Population the projects serves: Small Families (HIV Positive)**Total number of Units:** 12**Number of Affordable Units:** 12**Bedrooms:** 12 SRO units**Project Sponsor:** Baker Places**Property Management Firm:** Baker Places Inc

Property Supervisor	Property Management
John Fostel jfostel@bakerplaces.org (415) 972-0844	Lynette Dudley ldvdleey@prcsf.org (415) 922-9104

92. South Beach Marina Apartments

2 Townsend St

Population the projects serves: Families**Total number of Units:** 414**Number of Affordable Units:** 101**Bedrooms:** 204 one-bedrooms, 210 two-bedrooms**Project Sponsor:** South Beach Marina, Inc.**Property Management Firm:** Maynard Rich Management

Property Supervisor	Property Management
Rick Dickerson rickd@mrmsf.com (818) 219-1326	Sarah Davis sdavis@sbma-sf.com (415) 541-7785

93. Winsor Hotel

20 6th St

Population the projects serves: Families**Total number of Units:** 51**Number of Affordable Units:** 4**Bedrooms:** 51 SRO units**Project Sponsor:** Winsor Hotel**Property Management Firm:** Self-Managed

Property Supervisor	Property Management
Amit Patel amit@winsorhotelsf.com (415) 438-0585	Amit Patel amit@winsorhotelsf.com (415) 438-0585

94. Ceatrice Polite Apartments

321 Clementina St

Population the projects serves: Families**Total number of Units:** 91**Number of Affordable Units:** 90**Bedrooms:** 44 Studios, 46 one-bedrooms, 1 two-bedrooms**Project Sponsor:** TODCO Group**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
---------------------	---------------------

Anna Chun achun@jsco.ney (415) 345-4415	Roselyn Simionato roz@todco.org (415) 543-0905
---	---

95. Larkin St Assisted Care Program

129 Hyde St

Population the projects serves: Transitional Aged Youth (HIV Positive)**Total number of Units:** 12**Number of Affordable Units:** 12**Bedrooms:** 12 SRO-units**Project Sponsor:** Larkin Street Youth Services**Property Management Firm:** Larkin Street Youth Services

Property Supervisor	Property Management
Candice Thompson cthompson@larkinstreetyouth.org (415) 673-0911 x389	Asha Robertson arobertson@larkinstreetyouth.org (415) 673-0911 x541

96. 111 Jones

111 Jones St

Population the projects serves: Families**Total number of Units:** 108**Number of Affordable Units:** 108**Bedrooms:** 8 Studios, 64 one-bedrooms, 16 two-bedrooms, 20 three-bedrooms**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Housing Mngt Group

Property Supervisor	Property Management
Sandi Parker sandiparker@mercyhousing.org (415) 355-7100	Sandi Parker sandiparker@mercyhousing.org (415) 474-2680

97. Tabernacle Vista Apartments

2139 O'Farrell St

Population the projects serves: Families**Total number of Units:** 21**Number of Affordable Units:** 21**Bedrooms:** 7-Studios, 11 one-bedrooms, 3 two-bedrooms**Project Sponsor:** Tabernacle Community Development Corporation**Property Management Firm:** AYS Management

Property Supervisor	Property Management
Kevin Newsome ayspropertymanager@gmail.com (510) 708-0165	Kevin Newsome ayspropertymanager@gmail.com (510) 708-0165

98. Fillmore Marketplace

1223 Webster St

Population the projects serves: Families**Total number of Units:** 120**Number of Affordable Units:** 118**Bedrooms:** 29 one-bedrooms, 29 two-bedrooms, 62 three-bedrooms**Project Sponsor:** Related and SFHDC**Property Management Firm:** Related Management Company

Property Supervisor	Property Management
Lupe Gonzalez ggonzalez@related.com (510) 541-7950	

99. Eddy Street Apartments

1096 Eddy St

Population the projects serves: Families, persons with disabilities, & persons with mental health disabilities**Total number of Units:** 21**Number of Affordable Units:** 20**Bedrooms:** 21 one-bedrooms**Project Sponsor:** Progress Foundation**Property Management Firm:** Progress Foundation

Property Supervisor	Property Management
Mark DeBarr mdebarr@progressfoundation.org (415) 861-0828 x125	Betty Gee- Housing Associate bgee@progressfoundation.org (415) 861-0828 x124

100. Eugene Coleman Senior Community

328 Tehama St

Population the projects serves: Seniors**Total number of Units:** 85**Number of Affordable Units:** 84**Bedrooms:** 55 Studios, 30 one-bedrooms**Project Sponsor:** TODCO Group**Property Management Firm:** The John Stewart Company

Property Supervisor	Property Management
Anna Chun achun@todco.org (415) 345-4415	Carol Smith Carol@todco.org (415) 267-4986

101. Woolf House III

240 4th St

Population the projects serves: Seniors**Total number of Units:** 30

Number of Affordable Units: 29**Project Sponsor:** TODCO Group**Property Management Firm:** The John Stewart Company

Property Supervisor	Property Management
Susanne Joyce susanne@todco.org (415) 284-9566	Michael Hum mhum@todco.org (415) 981-2165

102. Tenderloin Family Housing

201 Turk St

Population the projects serves: Families**Total number of Units:** 175**Number of Affordable Units:** 174**Bedrooms:** 12 Studios, 81 one-bedrooms, 45 two-bedrooms, 37 three-bedrooms**Project Sponsor:** Chinatown Community Development Center**Property Management Firm:** CHINATOWN CDC

Property Supervisor	Property Management
Margo Rodriguez Margo.rodriguez@chinatowncdc.org (415) 821-8909	Margo Rodriguez morgo.rodriguez@chinatowncdc.org (415) 821-8909

103. Mendelsohn House

737 Folsom St

Population the projects serves: Individuals & Small Senior Families**Total number of Units:** 189**Number of Affordable Units:** 189**Bedrooms:** 97 Studios, 91 one-bedrooms, 1 two-bedrooms**Project Sponsor:** TODCO Group**Property Management Firm:** The John Stewart Company

Property Supervisor	Property Management
Anna Chwn achun@jsco.net (415) 345-4415	Willie Abasta Willie@todco.org (415) 243-8140

104. Fillmore Center

1475 Fillmore St

Population the projects serves: Families**Total number of Units:** 1114**Number of Affordable Units:** 558**Bedrooms:** 310 Studios, 403 one-bedrooms, 345-two-bedrooms, 32 three-bedrooms**Project Sponsor:** Prudential**Property Management Firm:** Greystar

Property Supervisor	Property Management
---------------------	---------------------

Patsy Anderson patricia.anderson@greystar.com (415) 345-2940	Stephani Yurkanin stephani.yurkanin@greystar.com (707) 503-8962
--	---

105. Midori Hotel

240 Hyde St

Population the projects serves: Families**Total number of Units:** 77**Number of Affordable Units:** 77**Bedrooms:** 77 SRO units**Project Sponsor:** Conard House**Property Management Firm:** Conard House, Inc.

Property Supervisor	Property Management
Elijah BOrnstein elijahb@conard.org (415) 864-3522	Trena Jones trena@conard.org (415) 864-3522

106. Antonia Manor

180 Turk St

Population the projects serves: Seniors**Total number of Units:** 133**Number of Affordable Units:** 133**Bedrooms:** 131 SRO units, 2 one-bedroom**Project Sponsor:** Tenderloin Neighborhood Development Corporation**Property Management Firm:** Antonia Manor

Property Supervisor	Property Management
Elfisa Reese ereese@conard.org (415) 964-9075	John Ong jong@tndc.org (415) 771-2446

107. 575 Eddy

575 Eddy St

Population the projects serves: Families**Total number of Units:** 47**Number of Affordable Units:** 42**Bedrooms:** 36 Studios, 11 one-bedrooms**Project Sponsor:** Asian, Inc.**Property Management Firm:** ASIAN Inc.

Property Supervisor	Property Management
Thomas Galicia Tgalicia@pmasianinc.org (415) 928-5910 x116	Jennifer Ky Tang jtang@asianinc.org (415) 722-7432

108. Arnett Watson Apartments

650 Eddy St

Population the projects serves: Families & Transitional Aged Youth**Total number of Units:** 83**Number of Affordable Units:** 83**Bedrooms:** 36 Studios, 33 one-bedrooms, 14 two-bedrooms**Project Sponsor:** Community Housing Partnership**Property Management Firm:** HomeRise

Property Supervisor	Property Management
Sherina McCoy smccoy@homerisesf.org (415) 756-7239	Iesha Williams Adams iwilliamsadams@homerisesf.org (415) 401-4919

109. Hamlin Hotel

385 Eddy St

Population the projects serves: Small Families & Individuals who are Homeless**Total number of Units:** 67**Number of Affordable Units:** 65**Bedrooms:** 67 SRO units**Project Sponsor:** Chinatown Community Development Center**Property Management Firm:** Chinatown Community Development Center

Property Supervisor	Property Management
	Khendria Williams khendria.williams@caritasmanagement.com (415) 567-7533

110. 375 Eddy

375 Eddy St

Population the projects serves: Small Families**Total number of Units:** 35**Number of Affordable Units:** 32**Bedrooms:** 27 Studios, 8 one-bedrooms**Project Sponsor:** Indochinese Housing Development Corporation**Property Management Firm:** IHDC

Property Supervisor	Property Management
	Wai La wla@ihdcsf.org (415) 238-0530

111. Turk & Eddy Apartments

249 Eddy St

Population the projects serves: Seniors**Total number of Units:** 82

Number of Affordable Units: 80

Bedrooms: 77 Studios, 5 one-bedrooms

Project Sponsor: Tenderloin Neighborhood Development Corporation

Property Management Firm: TNDC

Property Supervisor	Property Management
Armand Pamtaleon apantaleon@tndc.org (415) 776-2151 x195	Ledell Wilson-Stewart lstewart@tndc.org (415) 673-5879

112. Marlton Manor

240 Jones St

Population the projects serves: Small Families

Total number of Units: 151

Number of Affordable Units: 150

Bedrooms: 140 SRO units, 10 one-bedrooms, 1 two -bedroom

Project Sponsor: Mercy Housing California

Property Management Firm: Mercy Hsg Mngt Group

Property Supervisor	Property Management
Karen Zhou kznou@mercyhousing.org (415)885-0361	(415) 885-0361

113. Franciscan Towers

217 Eddy St

Population the projects serves: Small Families

Total number of Units: 105

Number of Affordable Units: 104

Bedrooms: 90 Studios, 15 one-bedrooms

Project Sponsor: Tenderloin Neighborhood Development Corporation

Property Management Firm: TNDC

Property Supervisor	Property Management
Brianna Clabourne bclabourne@tndc.org (628) 224-3985	Shanica Beasley sbeasley@tndc.org (415) 967-6734

114. West Hotel

141 Eddy St

Population the projects serves: Seniors & Individuals who are homeless

Total number of Units: 105

Number of Affordable Units: 104

Bedrooms: 106 SRO units

Project Sponsor: Tenderloin Neighborhood Development Corporation

Property Management Firm: TNDC

Property Supervisor	Property Management
Elfisa Reese ereese@tndc.org (415) 358-3931	Medoune Mbaye mmbaye@tndc.org (415) 561-9634

115. Herald Hotel Apartments

302 Eddy St

Population the projects serves: Small Families**Total number of Units:** 72**Number of Affordable Units:** 29**Bedrooms:** 73 one-bedrooms**Project Sponsor:** Bristol Equity Capital, Inc.**Property Management Firm:** FPI MANAGEMENT

Property Supervisor	Property Management
Cristina Sierra cristina.sierra@fpimgt.com (916) 292-0695	Nan Lopez Herald.cd@fpimgt.com (415) 441-8782

116. Ellis Street Apartments

864 Ellis St

Population the projects serves: Transitional Aged Youth**Total number of Units:** 25**Number of Affordable Units:** 25**Bedrooms:** 24 Studios**Project Sponsor:** Tenderloin Neighborhood Development Corporation**Property Management Firm:** TNDC

Property Supervisor	Property Management
Pawl Lam plam@tndc.org (415) 828-4064	Rawls Dixon rdixon@tndc.org (415) 775-3798

117. Ambassador Hotel

55 Mason St

Population the projects serves: Individuals, Small Families & Veterans**Total number of Units:** 134**Number of Affordable Units:** 134**Bedrooms:** 134 SRO units**Project Sponsor:** Tenderloin Neighborhood Development Corporation**Property Management Firm:** TNDC

Property Supervisor	Property Management
---------------------	---------------------

Armand Pantaleon apantaleon@tndc.org (415) 358-3983	Armand Pamtaleon apamtaleon@tndc.org (415) 358-3983
--	--

118. 555 Ellis Street Family Apartments

555 Ellis St

Population the projects serves: Families**Total number of Units:** 38**Bedrooms:** 9 Studios, 10 two-bedrooms, 19 three-bedrooms**Number of Affordable Units:** 37**Project Sponsor:** Asian Neighborhood Design**Property Management Firm:** Caritas Management Corporation

Property Supervisor	Property Management
	Evangeline Amable Evangeline.amable@caritasmanagement.com (415) 776-1960

119. Alexander Residence

230 Eddy St

Population the projects serves: Seniors**Total number of Units:** 179**Number of Affordable Units:** 178**Bedrooms:** 132 SRO units, 47 one-bedrooms**Project Sponsor:** Tenderloin Neighborhood Development Corporation**Property Management Firm:** TNDC

Property Supervisor	Property Management
Paul Lam plam@tndc.org (415) 828-4064	Nicole Grays ngrays@tndc.org (415) 441-0260

120. Marathon Hotel

710 Ellis St

Population the projects serves: NA**Total number of Units:** 44**Number of Affordable Units:** 10**Bedrooms:** 9 SRO units, 1 one-bedrooms**Project Sponsor:** Marathon Hotel & Appartments, LLC**Property Management Firm:** TBD

Property Supervisor	Property Management

	Aman Syed amaansyed22@gmail.com (415) 702-0363
--	---

121. Senator Residence

519 Ellis St

Population the projects serves: Individuals & Small Families**Total number of Units:** 89**Number of Affordable Units:** 86**Bedrooms:** 71 SRO units, 18 one-bedrooms**Project Sponsor:** Community Housing Partnership**Property Management Firm:** HomeRise

Property Supervisor	Property Management
Sherina Mccoy smccoy@homerisesf.org (415) 756-7239	Angela Lowrance alowrance@homerisesf.org (415) 683-6859

122. Lassen Apartments

441 Ellis St

Population the projects serves: Seniors**Total number of Units:** 81**Number of Affordable Units:** 80**Bedrooms:** 33 Studios, 48 one-bedrooms**Project Sponsor:** Asian, Inc. / Bayside Communities**Property Management Firm:** EPMI c/o FPI Mgmt.

Property Supervisor	Property Management
Brandon Heezen Brandon.heezen@fpimgt.com (206) 334-6032	John Zhou lassen.cd@epmi-co.com (206) 334-6032

123. Aarti Hotel

391 Leavenworth St

Population the projects serves: Transitional Aged Youth**Total number of Units:** 40**Number of Affordable Units:** 40**Bedrooms:** 40 Studios**Project Sponsor:** Tenderloin Neighborhood Development Corporation**Property Management Firm:** TNDC

Property Supervisor	Property Management
Pawl Lam plam@tndc.org (415) 850-1649	Rawls Dixon rdixon@tndc.org (415) 609-2558

124. Iroquois Hotel

835 O'Farrell St

Population the projects serves: Small Families & individuals who are Homeless**Total number of Units:** 73**Number of Affordable Units:** 73**Bedrooms:** 74 SRO units, 64 Studios, 10 one-bedrooms**Project Sponsor:** Community Housing Partnership**Property Management Firm:** Community Housing Partnership

Property Supervisor	Property Management
Sherina Mccoy smccoy@homerisesf.org (415) 409-4179	De-Janae George dgeorge@chp-sf.org (415) 346-4440

126. Jordan Apartments

820 O'Farrell St

Population the projects serves: Small Families**Total number of Units:** 54**Number of Affordable Units:** 54**Bedrooms:** 54 Studios**Project Sponsor:** Conard House**Property Management Firm:** John Stewart Co

Property Supervisor	Property Management
Robert Crosby rcrosby@jsco.net (415) 345-4400	TBH jordan@jsco.net (415) 346-5860

127. Cecil Williams Glide Community House

333 Taylor St

Population the projects serves: Families**Total number of Units:** 52**Number of Affordable Units:** 52**Bedrooms:** 22 Studios, 13 one-bedrooms, 9 two-bedrooms, 8 three-bedrooms**Project Sponsor:** Glide**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Carlos Aznar caznar@jsco.net (415) 913-0191	Andrew Barto cwhouse@jsco.net (415) 674-6110

128. Maria Manor

174 Ellis St

Population the projects serves: Seniors**Total number of Units:** 119

Number of Affordable Units: 119

Bedrooms: 119 SRO units, 1 one-bedrooms

Project Sponsor: Tenderloin Neighborhood Development Corporation

Property Management Firm: TNDC

Property Supervisor	Property Management
Paul Lam plam@tndc.org (415) 828-4064	Cristino Rivera crivera@tndc.org (415) 397-7220

129. Golden Gate Apartments

1820 Post St

Population the projects serves: Families

Total number of Units: 72

Number of Affordable Units: 71

Bedrooms: 5 Studios, 13 one-bedrooms, 27 two-bedrooms, 17 three-bedrooms, 10 four-bedrooms

Project Sponsor: Chinatown Community Development Center

Property Management Firm: Chinatown CDC

Property Supervisor	Property Management
Olga Cardena olga.cardena@chinatowncdc.org (415) 821-8913	Ian O'Leary ian.oleary@chinatowncdc.org (415) 921-3469

130. O'Farrell Towers

477 O'Farrell St

Population the projects serves: Seniors

Total number of Units: 101

Number of Affordable Units: 100

Bedrooms: 101 one-bedrooms

Project Sponsor: Tenderloin Neighborhood Development Corporation

Property Management Firm: TNDC

Property Supervisor	Property Management
Margo Rodriguez mrodriguez@tndc.org (415) 358-3951 x151	Michael Wong mwong@tndc.org (415) 771-0130

131. Rene Cazenave Apts (Transbay Block 11A)

25 Essex St

Population the projects serves: Small Families & Individuals who are Homeless

Total number of Units: 120

Number of Affordable Units: 120

Bedrooms: 108 Studios, 12 one-bedrooms

Project Sponsor: Community Housing Partnership

Property Management Firm: Community Housing Partnership

Property Supervisor	Property Management
Veronica Darcia vgarcia@homerisesf.org (415) 852-5300	Chrystal pantalion Cpantalion@homerise.org (415) 767-3402

132. Nihonmachi Terrace

1615 Sutter St

Population the projects serves: Families**Total number of Units:** 245**Bedrooms:** 51 Studios, 142 one-bedrooms, 30 two-bedrooms, 18 three-bedrooms, 4 four-bedrooms**Number of Affordable Units:** 243**Project Sponsor:** Japanese American Religious Federation**Property Management Firm:** John Stewart Company

Property Supervisor	Property Management
Anna Chun achun@jsco.net (415) 345-4415	Mariel Sallee nihonmachi@jsco.net (415) 346-1200

133. The Paramount (3rd and Mission)

680 Mission St

Population the projects serves: Families**Total number of Units:** 486**Number of Affordable Units:** 99**Bedrooms:** 99 Studios, 311 one-bedrooms, 76 two-bedrooms**Project Sponsor:** Third & Mission Associates, LLC**Property Management Firm:** Related Management

Property Supervisor	Property Management
Lane Stilwell lstilwell@related.com (415) 341-0192	Lane Stilwell lstilwell@related.com (415) 926-7456

134. Namiki Apartments

1776 Sutter St

Population the projects serves: Families**Total number of Units:** 34**Number of Affordable Units:** 33**Bedrooms:** 33 one-bedrooms, 1 two-bedrooms**Project Sponsor:** Chinatown Community Development Center / Namiki Apartments Residents Association**Property Management Firm:** Chinatown CDC

Property Supervisor	Property Management
---------------------	---------------------

Lisette Cruise lisette.cruise@chinatowncdc.org (415) 726-4015	Lisette Cruise lisette.cruise@chinatowncdc.org (415) 726-4015
--	--

135. 500 Folsom

500 Folsom St

Population the projects serves: NA**Total number of Units:** 537**Number of Affordable Units:** 108**Bedrooms:** 34 Studios, 61 one-bedrooms, 14 two-bedrooms**Project Sponsor:** Essex Property Trust/BRIDGE Housing**Property Management Firm:** Essex Property Trust

Property Supervisor	Property Management
Selena Kerr skerr@essex.com (415) 966-2228	David Jenkins djenkins@essex.com (510) 552-5175

136. Kokoro Assisted Living Facility

1881-1899 Bush St

Population the projects serves: Seniors**Total number of Units:** 54**Number of Affordable Units:** 37**Bedrooms:** 50 Studios, 4 one-bedrooms**Project Sponsor:** Kokoro Assisted Living Inc.**Property Management Firm:** NCP Senior Ventures, LLC

Property Supervisor	Property Management
Naoko Jonesn jones@kokoroassistedliving.org (415) 776-8066	Glen Goddard ggoddard@ncphs.org (415-351-7903)

137. Sutter Apartments

1480 Sutter St

Population the projects serves: Families**Total number of Units:** 67**Number of Affordable Units:** 67**Bedrooms:** 24 Studios, 44-one-bedrooms**Project Sponsor:** Sutter Gough, LP**Property Management Firm:** Gaetani Real Estate

Property Supervisor	Property Management
	Paul Gaetani paul@gaetanirealestate.com (415) 246-7712

138. Coventry Place

1550 Sutter St

Population the projects serves: Seniors**Total number of Units:** 169**Number of Affordable Units:** 34**Bedrooms:** 141 Studios, 28 one-bedrooms**Project Sponsor:** SRG Senior Living**Property Management Firm:** SRG Senior Living

Property Supervisor	Property Management
Ron Mead rmead@srg-llc.com (858) 775-3230	Mark Nitsche mark.nitsche@SRG-LLC.com (415) 921-1552

139. The Avery

450 Folsom St

Population the projects serves: NA**Total number of Units:** 350**Number of Affordable Units:** 70**Bedrooms:** 101 Studios, 161 one-bedrooms, 88 two-bedrooms**Project Sponsor:** Transbay 8 Urban Housing, LLC**Property Management Firm:** Related Management Company

Property Supervisor	Property Management
Justina Shutler jshutler@related.com (949) 265-4961	Valentina Vethencourt vVethencourt@related.com (415) 228-8913

140. Transbay 8 Affordable Housing

250 Fremont St

Population the projects serves: NA**Total number of Units:** 80**Number of Affordable Units:** 79**Bedrooms:** 40 one-bedrooms, 16 two-bedrooms, 24 three-bedrooms**Project Sponsor:** T8 Housing Partners L.P., a California limited partnership**Property Management Firm:** Related Management Company

Property Supervisor	Property Management
Justina Snutler jshutler@related.com (949) 265-4961	Valeutina Vetheucourt vvethencourt@related.com (415) 228-8913

141. Transbay Block 6 (aka 280 Beale)

280 Beale St

Population the projects serves: Families**Total number of Units:** 70

Number of Affordable Units: 69**Bedrooms:** 56 one-bedrooms, 14 two-bedrooms**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Housing Mngt Group

Property Supervisor	Property Management
Barbara Crain BCrain@mercyhousing.org (415) 355-7100	Sabrina House sabrina.house@mercyhousing.org (415) 549-0531

142. Leland Polk Senior Community

1315 Polk St

Population the projects serves: Seniors**Total number of Units:** 72**Number of Affordable Units:** 71**Bedrooms:** 28 Studios, 44 one-bedrooms**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Housing Mngt Group

Property Supervisor	Property Management
Larisa Abramova labramova@mercyhousing.org (415) 355-7100	Henry Liu hliu@mercyhousing.org (415) 931-3210

143. Natalie Gubb Commons - TB-B7

222 Beale St

Population the projects serves: N/A**Total number of Units:** 120**Number of Affordable Units:** 119**Bedrooms:** 53-one-bedrooms, 44 two-bedrooms, 23 three-bedrooms**Project Sponsor:** Mercy Housing California**Property Management Firm:** Mercy Hsg Mngt Group

Property Supervisor	Property Management
Barbara Crain BCrain@mercyhousing.org (415) 355-7100	Sabrina House Sabrina.House@mercyhousing.org (415) 872-1297

144. Mary Elizabeth Inn

1040 Bush St

Population the projects serves: Families & Individuals who are Homeless**Total number of Units:** 92 SRO units**Number of Affordable Units:** 88**Project Sponsor:** Mary Elizabeth Inn**Property Management Firm:** Mary Elizabeth Inn

Property Supervisor	Property Management
---------------------	---------------------

TBD TBD N/A	Tanquiesha Kairy tanquiesha@meinn.org (415) 673-6768
-----------------------------------	--

145. Broadway Sansome Family Housing

235-295 Broadway St

Population the projects serves: Families & individuals who are Homeless**Total number of Units:** 75**Number of Affordable Units:** 74**Bedrooms:** 92 SRO Units**Project Sponsor:** Chinatown Community Development Center**Property Management Firm:** Chinatown CDC

Property Supervisor	Property Management
Sondra Carter sondra.carter@chinatowncdc.org (415) 677-9372	Albert Yakubov Albert.yakubov@hinatowncdc.org (415) 984-1450

146. Rincon Center

88 Howard St

Population the projects serves: Families**Total number of Units:** 320**Number of Affordable Units:** 76**Bedrooms:** 83 Studios, 153 one-bedrooms, 52 two-bedrooms; Affordable: 39 Studios, 25 one-bedrooms, 12 two-bedrooms**Project Sponsor:** Carmel Partners, Inc (BRE/Rincon, LLC)**Property Management Firm:** Greystar Real Estate Partners

Property Supervisor	Property Management
Tony Gallo tony.gallo@greystar.com (213) 819-1980	Jessica Nunguray towersatrinconmgr@greystar.com (415) 615-9200

147. Notre Dame Apartments

1590 Broadway NA

Population the projects serves: Small Families**Total number of Units:** 204**Number of Affordable Units:** 201**Bedrooms:** 142 Studios, 62 one-bedrooms**Project Sponsor:** Chinatown Community Development Center**Property Management Firm:** Chinatown CDC

Property Supervisor	Property Management
---------------------	---------------------

<p>Lisette Cruise lisette.cruise@chinatowncdc.org (415) 984-1494</p>	<p>Beck Xathavisouk beck.xathavisouk@chinatowncdc.org (415) 673-2011</p>
---	---

2022
MAXIMUM INCOME BY HOUSEHOLD SIZE
 derived from the
Unadjusted Area Median Income (AMI)
 for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco

Income Definition	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person
15% OF MEDIAN	\$14,550	\$16,650	\$18,700	\$20,800	\$22,450	\$24,100	\$25,750	\$27,450	\$29,100	\$30,750	\$32,400
20% OF MEDIAN	\$19,400	\$22,150	\$24,950	\$27,700	\$29,950	\$32,150	\$34,350	\$36,600	\$38,800	\$41,000	\$43,250
25% OF MEDIAN	\$24,250	\$27,700	\$31,200	\$34,650	\$37,400	\$40,200	\$42,950	\$45,750	\$48,500	\$51,250	\$54,050
30% OF MEDIAN	\$29,100	\$33,250	\$37,400	\$41,550	\$44,900	\$48,200	\$51,550	\$54,850	\$58,200	\$61,500	\$64,850
35% OF MEDIAN	\$33,950	\$38,800	\$43,650	\$48,500	\$52,400	\$56,250	\$60,150	\$64,000	\$67,900	\$71,750	\$75,650
40% OF MEDIAN	\$38,800	\$44,350	\$49,900	\$55,400	\$59,850	\$64,300	\$68,700	\$73,150	\$77,600	\$82,000	\$86,450
45% OF MEDIAN	\$43,650	\$49,900	\$56,100	\$62,350	\$67,350	\$72,300	\$77,300	\$82,300	\$87,300	\$92,250	\$97,250
50% OF MEDIAN	\$48,500	\$55,450	\$62,350	\$69,300	\$74,850	\$80,350	\$85,900	\$91,450	\$97,000	\$102,550	\$108,100
55% OF MEDIAN	\$53,350	\$60,950	\$68,600	\$76,200	\$82,300	\$88,400	\$94,500	\$100,600	\$106,650	\$112,800	\$118,900
60% OF MEDIAN	\$58,200	\$66,500	\$74,800	\$83,150	\$89,800	\$96,400	\$103,100	\$109,750	\$116,350	\$123,050	\$129,700
65% OF MEDIAN	\$63,050	\$72,050	\$81,050	\$90,050	\$97,250	\$104,450	\$111,650	\$118,900	\$126,050	\$133,300	\$140,500
70% OF MEDIAN	\$67,900	\$77,600	\$87,300	\$97,000	\$104,750	\$112,500	\$120,250	\$128,050	\$135,750	\$143,550	\$151,300
72% OF MEDIAN	\$69,850	\$79,800	\$89,800	\$99,750	\$107,750	\$115,700	\$123,700	\$131,700	\$139,650	\$147,650	\$155,650
74% OF MEDIAN	\$71,800	\$82,050	\$92,300	\$102,550	\$110,750	\$118,900	\$127,150	\$135,350	\$143,500	\$151,750	\$159,950
75% OF MEDIAN	\$72,750	\$83,150	\$93,550	\$103,900	\$112,250	\$120,550	\$128,850	\$137,200	\$145,450	\$153,800	\$162,100
80% OF MEDIAN	\$77,600	\$88,700	\$99,750	\$110,850	\$119,700	\$128,550	\$137,450	\$146,300	\$155,150	\$164,050	\$172,900
85% OF MEDIAN	\$82,450	\$94,200	\$106,000	\$117,750	\$127,200	\$136,600	\$146,050	\$155,450	\$164,850	\$174,300	\$183,750
90% OF MEDIAN	\$87,300	\$99,750	\$112,250	\$124,700	\$134,700	\$144,650	\$154,600	\$164,600	\$174,550	\$184,550	\$194,550
95% OF MEDIAN	\$92,150	\$105,300	\$118,450	\$131,600	\$142,150	\$152,650	\$163,200	\$173,750	\$184,250	\$194,800	\$205,350
100% OF MEDIAN	\$97,000	\$110,850	\$124,700	\$138,550	\$149,650	\$160,700	\$171,800	\$182,900	\$193,950	\$205,050	\$216,150
105% OF MEDIAN	\$101,850	\$116,400	\$130,950	\$145,500	\$157,150	\$168,750	\$180,400	\$192,050	\$203,650	\$215,300	\$226,950
107% OF MEDIAN	\$103,800	\$118,600	\$133,450	\$148,250	\$160,150	\$171,950	\$183,850	\$195,700	\$207,550	\$219,400	\$231,300
110% OF MEDIAN	\$106,700	\$121,950	\$137,150	\$152,400	\$164,600	\$176,750	\$189,000	\$201,200	\$213,350	\$225,550	\$237,750
115% OF MEDIAN	\$111,550	\$127,500	\$143,400	\$159,350	\$172,100	\$184,800	\$197,550	\$210,350	\$223,050	\$235,800	\$248,550
120% OF MEDIAN	\$116,400	\$133,000	\$149,650	\$166,250	\$179,600	\$192,850	\$206,150	\$219,500	\$232,750	\$246,050	\$259,400
130% OF MEDIAN	\$126,100	\$144,100	\$162,100	\$180,100	\$194,550	\$208,900	\$223,350	\$237,750	\$252,150	\$266,550	\$281,000
135% OF MEDIAN	\$130,950	\$149,650	\$168,350	\$187,050	\$202,050	\$216,950	\$231,950	\$246,900	\$261,850	\$276,800	\$291,800
140% OF MEDIAN	\$135,800	\$155,200	\$174,600	\$193,950	\$209,500	\$225,000	\$240,500	\$256,050	\$271,550	\$287,050	\$302,600
143% OF MEDIAN	\$138,700	\$158,500	\$178,300	\$198,150	\$214,000	\$229,800	\$245,650	\$261,550	\$277,350	\$293,200	\$309,100
150% OF MEDIAN	\$145,500	\$166,300	\$187,050	\$207,850	\$224,500	\$241,050	\$257,700	\$274,350	\$290,950	\$307,600	\$324,250
160% OF MEDIAN	\$155,200	\$177,350	\$199,500	\$221,700	\$239,450	\$257,100	\$274,900	\$292,650	\$310,300	\$328,100	\$345,850
175% OF MEDIAN	\$169,750	\$194,000	\$218,250	\$242,450	\$261,900	\$281,250	\$300,650	\$320,100	\$339,400	\$358,850	\$378,250
200% OF MEDIAN	\$194,000	\$221,700	\$249,400	\$277,100	\$299,300	\$321,400	\$343,600	\$365,800	\$387,900	\$410,100	\$432,300

San Francisco Mayor's Office of Housing and Community Development

Notes:

- Source: U.S. Dept. of Housing and Urban Development, published: 04/18/2022
 - Figures derived by SF MOHCD from HUD's 2022 Median Family Income for a 4 person Household for San Francisco ('HMFA'), unadjusted for high housing costs, and are rounded to the nearest \$50.
 - Additional information on HUD's defined income limits can be found at: <http://www.huduser.org/portal/datasets/il.html>
 - Figures above further derived via application of MOHCD AMI Hold Harmless Policy, effective 05/03/2019: <https://tinyurl.com/SFAMIHoldHarmless>
- Effective Date: 05/11/2022