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2023 Board of Directors Agenda and Materials

Board of Directors Agenda and Materials

8-24-2023

Campus Housing Finance Authority Board of Directors Meeting - Open Session Packet 08/24/2023

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HASTINGS CAMPUS HOUSING FINANCE AUTHORITY

BOARD OF DIRECTORS OF HASTINGS CAMPUS HOUSING FINANCE AUTHORITY

MINUTES OF MEETING

May 11, 2023 at 2:00 p.m.

AGENDA

[Pursuant to Government Code §Section 54954
and Government Code §6592.1]

1. Roll Call

The Chair called the meeting to order at 2:07 p.m., and the Secretary called the roll.

Directors Present:

Director Chip Robertson, Chair Director (Remotely)
Donald Bradley, Vice-Chair (Remotely)
Director David Seward, Treasurer and Secretary Director
Director Simona Agnolucci
Director David L. Faigman
Director Tom Gede Director (Remotely)
Sandra Thompson (Remotely)

UC Law Staff Participating:

- Rhiannon Bailard, Chief Operating Officer
- David DeVillier, Housing Manager
- John DiPaolo, General Counsel
- Jenny Kwon, Chief of Staff to the Chancellor and Dean
- Flora Li, Director of Construction Management
- Zack Naqvi, Associate Director of Financial Reporting
- Laura Wilson-Youngblood, Deputy General Counsel
- Shelby Weideman, Operations Manager

2. Approval of the Minutes – April 28, 2022

The minutes of the meeting of February 1, 2023 were presented. The chair call for a motion to approve. [Motion made and motion seconded. The minutes were approved.

3. 198 McAllister Campus Housing Project – Construction Update

A presentation was given providing a summary of the construction program at the 198 McAllister site by Chief Operating Officer Bailard and Director of Construction Management Li. Project acceleration is underway seeking to recover construction schedule slippage. Greystar and the general contractor, Build Group, are assessing means by which the timeline could be accelerated, and at what cost, to achieve a July 1, 2023, building occupancy and move in date to comply with the Occupancy Agreement with UCSF. COO Bailard noted achieving this date would be challenging but that it was evident that the project team was committed to making every effort to do so. Director Seward indicated that given the importance of the relationship with UCSF, that sharing realistic expectations of project delivery to UCSF was paramount, and that there was a consensus that a July 1 delivery date would be difficult to achieve, and an August 4 move-in date was the operating goal.

4. The Academe at 198 - Campus Housing Project – Marketing & Operations

Chief Operating Officer Bailard walked through a presentation providing an overview of leasing and marketing for the new building sharing website and images. COO Bailard stressed the criticality of marketing as the best means of mitigating the impact of not hitting the July 1, 2023 delivery date for UCSF and its 230 units. A discussion with the board ensued.

*5. Approval of the Operating Budget for 2023-24

Director Seward presented the 2023-24 operating budget. He indicated that as the project will not be available for occupancy until August 4, 2023, UCSF is not obligated to make an initial Occupancy Payment, six-months in the first year of operation. The budget includes UC Law's subsidy of \$1.4 million and \$8.4 million in capitalized interest reserves. It forecasts occupancy at 60%, estimated occupancy of 58% would be needed to achieve debt service coverage ratio of 1.20x in Year 1. Director Seward explained the other assumptions such as office rents and retail leasing. The budget as approved results in positive net income after debt service of \$3.9 million.

Director Seward stressed that this positive result was a function of capitalized interest reserves and that these were one-time in nature. The key would be attaining a 95% occupancy level in year 2 of the project. Seward expressed cautious optimism given that the building would be available for Academic Village partners such as UCSF and the Dugoni School of Dentistry whose academic year begin on July 1. Outreach to Bay Area institutions of higher education needs to be a priority in the upcoming months.

Motion made and motion seconded.

6. 100 McAllister –McAllister Tower Project Overview

Director Seward discussed next steps with regards to the McAllister Tower project as an informational item.

7. Local 2/Unite Here 201-247 Golden Gate Avenue Project Update

Chief Operating Officer Bailard gave a presentation on the status of plans to incorporate the site owned by Unite Here/Local 2 at 202-247 Golden Gate into the Academic Village.

8. Adjournment

There being no further business to come before the Board of Directors, the Open Meeting adjourned at 2:45 p.m.

9. Building Tour – The planned tour of the building was deferred until a later date.

Action Item: Adjournment

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. Seward', written in a cursive style.

David Seward, Secretary

REPORT ITEM

- 1. REPORT BY:** Chief Operating Officer Rhiannon Bailard
Director of Construction Flora Li
- 2. SUBJECT:** The Academe at 198 Campus Housing Project – Final
Construction Update
- 3. REPORT:**

A presentation will be made at the August 24, 2023 meeting of the Hastings Campus Housing Finance Committee. Construction is complete, the final Certificate of Occupancy was received on July 26, 2023, and residents began their move-in on August 4. The PowerPoint presentation will go into greater detail.

198 McAllister Campus Housing Project Overview

Hastings Campus Housing Finance Authority
Agenda Item No. 4
Final Construction Update

August 24, 2023



UC Law San Francisco

Construction Status: Occupied 08/04/23



UC Law San Francisco

Construction Status: Occupied 08/04/23



UC Law San Francisco

Construction Status: Occupied 08/04/23



UC Law San Francisco

Construction Status: Occupied 08/04/23



UC Law San Francisco

Construction Status: Occupied 08/04/23



UC Law San Francisco

Construction Status: Occupied 08/04/23



Project Cost Overview

Line #	Description of Work	Original Budget	Total Changes	Revised Budget	Total Costs To Date	% Complete	Remaining Costs to Complete
1	UCH Managed Costs	11,204,650.00	(3,789,846.16)	7,414,803.84	7,201,266.18	97.1%	213,537.66
2	Hard Costs	229,995,058.00	13,109,966.50	243,105,024.50	235,239,939.70	96.8%	7,865,084.80
2.1	Owner Managed Hard Costs	3,797,630.00	(1,772,994.50)	2,024,635.50	1,841,452.26	91.0%	183,183.24
2.2	Construction in Progress	225,936,958.00	14,882,961.00	240,819,919.00	233,150,237.44	96.8%	7,669,681.56
2.3	Insurance	260,470.00	-	260,470.00	248,250.00	95.3%	12,220.00
3	Furniture, Fixtures & Equipment	2,722,806.00	(704,121.00)	2,018,685.00	795,995.68	39.4%	1,222,689.32
4	Design & Consulting Fees	12,442,112.00	2,981,306.90	15,423,418.90	14,906,596.51	96.6%	516,822.39
4.1	Architect	8,862,391.00	1,496,266.00	10,358,657.00	10,329,150.47	99.7%	29,506.53
4.2	Engineering & Surveying	3,579,721.00	1,485,040.90	5,064,761.90	4,577,446.04	90.4%	487,315.86
5	Development/Legal/Closing Costs	2,762,420.00	258,713.52	3,021,133.52	3,021,133.52	100.0%	-
5.1	Legal	315,000.00	6,922.80	321,922.80	321,922.80	100.0%	-
5.2	Municipal Fees	1,497,420.00	408,374.37	1,905,794.37	1,905,794.37	100.0%	-
5.3	Other Development Costs	200,000.00	(156,583.65)	43,416.35	43,416.35	100.0%	-
5.4	Preleasing	500,000.00	(500,000.00)	-	-	0.0%	-
5.5	Construction Management Costs	250,000.00	500,000.00	750,000.00	750,000.00	100.0%	-
6	Project Contingency	12,396,120.00	(11,892,324.88)	503,795.12	-	0.0%	503,795.12
7	Development Fee	10,412,741.00	36,305.12	10,449,046.12	8,359,236.38	80.0%	2,089,809.74
	TOTALS	281,935,907.00	-	281,935,907.00	252,643,313.55	89.6%	29,292,593.45



Remaining Schedule

Final Construction Milestones Achieved

- Temp. Certificate of Occupancy Achieved July 19, 2023 (authorizes furniture move-in)
- Certificate of Occupancy Achieved July 26, 2023 (authorizes people move-in)
- Residential FFE Installation for Leased Units: July 20, 2023 – August 3, 2023
- Lobby FFE installation: August 2 – August 3, 2023
- Residents moved in August 4, 2023 (Success!!)

Remaining Construction & Operational Items

- Residential FFE Installation for Unleased Units: July 20 – August 20, 2023
- Academic & Programmatic FFE Installation: August 21 – September 18, 2023**
- Ribbon Cutting: October 12, 2023
- UC Law SF Departmental Relocations into 198: Start October 16, 2023
- Academic/Event Spaces Online: November 2023
- 198 Classrooms Incorporated into Course Schedule: January 2024



198 McAllister Campus Housing Project Overview

Final Construction Update

August 24, 2023



UC Law San Francisco

REPORT ITEM

- 1. REPORT BY:** Chief Operating Officer Rhiannon Bailard
Director of Construction Flora Li
- 2. SUBJECT:** The Academe at 198 Campus Housing Project – Leasing Update
- 3. REPORT:**

A presentation will be made at the August 24, 2023 meeting of the Hastings Campus Housing Finance Committee about the status of leasing at the Academe at 198. Construction is complete, the final Certificate of Occupancy was received on July 26, 2023, and residents began their move-in on August 4. However, leasing is not yet done. We have received, as of August 16, 2023, 33 new applications for housing at the Academe. Relatedly, the Tower at 100 McAllister is closing to residents on August 31, 2023. The PowerPoint presentation will go into greater detail.

The Academe at 198

Campus Housing Project Leasing Update
Hastings Campus Housing Finance Authority

August 24, 2023



UC Law San Francisco

Total Units Allocation

	Efficiencies	Studios	1-Bedrooms	2-Bedrooms
UC Law Zone 1	(floors 3-5) 26	(floors 3-8) 24	(floors 3-8) N/a	(floors 3-8) 5
UC Law Zone 2	(floors 6-14) 168	(floors 9-14) 194	(floors 9-14) 3	(floors 9-14) 6

UCSF Units	Efficiencies: 34	Studios: 189	1-Bedrooms: 7
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Rental Rates by Unit Type

	Efficiencies	Studios	1-Bedroom	2-Bedrooms
UC Law Zone 1	\$1850 (floors 3-5)	\$2200 (floors 3-8)	\$2800 (floors 3-8)	\$3400 (floors 3-8)
UC Law Zone 2	\$2200* (floors 6-14) *1 month free	\$2500* (floors 9-14) *1 month free	\$3150 (floors 9-14)	\$3700 (floors 9-14)



Leasing Data – UC Law SF Units

UC Law SF	Zone 1 (Floors 3-5)	Zone 1 (TEMP)	Zone 2 (floors 6-14)
Efficiency	Total Beds Available: 26 Assignments Offered: 25 25 signed contracts (And 1 waitlisted)	Total Beds Available: 35 Assignment Offered: 35 35 signed totaling full supply (And 1 waitlisted)	Total Beds Available: 133 Assignments Offered: 52 52 signed contracts
	Zone 1 (Floors 3-8)	Zone 2 (floors 9-14)	
Studio	Total Beds Available: 24 Assignments Offered: 23 23 signed contracts plus 1 offered	Total Beds Available: 194 Assignments Offered: 56 55 signed contracts plus 1 offered totaling 56	
1BD	Total Beds Available: 0 Assignments Offered: N/a	Total Beds Available: 3 Assignments Offered: 3 3 signed contracts totaling full supply (And 1 waitlisted)	
2BD	Total Beds Available: 10 Assignments Offered: 9 9 signed totaling full supply (And 14 waitlisted)	Total Beds Available: 12 Assignments Offered: 12 12 signed totaling full supply (And 14 waitlisted)	



Leasing Data – UCOP/UCSF Units

UCSF	UCSF Affiliates	Other Affiliates
Efficiency Total Beds Available: 34	Assignments Offered: 25 25 signed contracts	Assignments Offered: 6 6 signed contracts
Studio Total Beds Available: 189	Assignments Offered: 58 57 signed contracts plus 1 offered totaling 58	Assignments Offered: 35 35 signed contracts
1BD Total Beds Available: 7	Assignments Offered: 6 6 signed contracts (And 3 waitlisted)	
2BD Total Beds Available: N/a	Assignments Offered: N/a	



By the numbers...

- **Total Completed Applications: 721**
- UCOP/UCSF applications: 337
- Applications Since Move-in: 33
- **Total Licenses Signed: 364***
- *Includes 22 by UC Law SF for offices
- Requests to Terminate Since Move-in: 3



Partnerships

Institutions Represented

- UC Law San Francisco
- UCSF (35% of units allocated to UCSF/UC by occupancy agreement)
- UOP Dugoni School of Dentistry
- USF
- UC Berkeley
- UC Davis



The Academe at 198

Campus Housing Project Leasing Update
Hastings Campus Housing Finance Authority

August 24, 2023



UC Law San Francisco

\REPORT ITEM

- 1. REPORT BY:** Chief Financial Officer David Seward
- 2. SUBJECT:** McAllister Tower Seismic Upgrade - Project Overview
- 3. REPORT:**

The renovation of McAllister Tower will follow the completion of the Cotchett Law Center at 333 Golden Gate Avenue and the Academe at 198 as the next step in the fulfillment of UC Law's Long Range Campus Plan and its strategic centerpiece, the development of an Academic Village. The McAllister Tower Seismic Upgrade Project is made possible with an appropriation of \$90 million for the first phase of work.

The project includes seismic structural upgrade, replacement of MEP systems including fire/life safety, window replacement and interior remodeling to achieve compliance with ADA/Title 24. The project also renovates space on the building's lower levels that would be used for academic purposes. Renovation of McAllister Tower will maintain 252 campus housing units at below market rents in addition to adding a minimum of five more campus housing units for a total of 257 units at below market rents.

The project is necessitated by the existing facility age, nearing 100 years old, and the fact the building's structural system no longer meets seismic standards.

Long Range Campus Plan & McAllister Tower

The Long Range Campus Plan was adopted in 2017. The plan included as a core element the renovation and seismic upgrade of McAllister Tower; specifically, and to quote:

With completion of the Campus Housing at 198 McAllister, the McAllister Tower and Great Hall renovation will commence. Rehabilitation of this signature structure will provide up to three hundred rehabilitated units of housing and restore access to the Great Hall, an historic but no longer used cathedral with frontage on McAllister St. at United Nations Plaza.

Each of these projects is planned to tailor critical features of our urban campus to promote the vibrant academic and cultural environment that contemporary professional schools require. UC Hastings will amplify these benefits for our students through our partnerships with other institutions in a Shared Platform of development. The Long Range Campus Plan documents and operationalizes our commitments to students, faculty, alumni, partners and supporters for continued renewal of our legacy of academic excellence and public service.

UC Law Seismic Safety Policy

In 2017, the College's Board of Directors adopted the institution's first Seismic Safety Policy. The policy are modeled on those adopted by the University of California and California State University systems with performance standards generally exceeding California's Uniform Building Code. Embracing these standards was essential as the Regents of the University of California require conformance to their standards for any structure owned or leased by the University, a critical consideration in light of the Academic Village strategic initiative.

The UC Law Seismic Safety Policy requires buildings owned or leased by the College have a seismic rating of IV or better (fair or better). For McAllister Tower, a 2017 seismic evaluation and retrofit study concluded that the building had a seismic rating of either V or VI (Poor or Very Poor). The Board of Directors acted on this information and directed the administration to remedy the building's deficiencies or vacate the structure.

McAllister Tower - Interim Use Plan

The Board of Directors then adopted an interim use plan for the structure. The Seismic Safety Policy allowed the continued occupancy for a limited time under the terms of an Interim Use Plan which detailed 1) a mitigation strategy for seismic retrofit, or 2) a strategy for the relocation of staff and students from the building by a certain future date. Calculations were performed using the probabilities of major earthquakes on the regional faults, to determine the chance of collapse in a one-year period. The conclusion was that there existed a 10% probability of collapse in a single year, a variable used to determine the length of time in years. For this building, the length of time until the certain future date of upgrade or decampment was 9 years.

As the Board of Directors adopted this plan in 2017; the nine-year interim use period extended through 2026. The administration achieved this mandate and construction of the new, policy-compliant 656-unit campus housing facility at 198 McAllister was completed in August 2023. McAllister Tower is being decommissioned: all residential tenants will be out of the building by September 1, 2023; all administrative uses ceasing by December 31, 2023.

Budget Act of 2023

The May Revision to the Governor's 2022-23 budget proposal included a grant of \$90 million to UC Law for the McAllister Tower project.

Support for 100 McAllister Street Project—An increase of \$90 million one-time General Fund to support the facility improvement project at the institution's 100 McAllister Street building. This project will provide for the institution's continued use of 252 campus housing units at below market rents, will add at least 5 additional

campus housing units, and will renovate space within the facility to be used for academic purposes.

Two previous proposals seeking funding from the State of California for the project were unsuccessful.

Project Phasing & Budget Plan

The project is being delivered in two phases. The Phase 1 cost estimate provided by Plant Construction reflects the following anticipated scope of work major components: temporary construction; structural shoring and bracing; demolition; salvage of historical building materials; hazardous materials remediation; concrete patching and repairs, concrete, shotcrete and structural steel work for building seismic retrofitting; new metal exit stairs; waterproofing; sprinkler systems; initial plumbing, HVAC, and electrical design-build work; electrical system including switchgear procurement; soil grouting and stabilization; and site utilities.

In addition to the major components listed above, the Phase 1 scope of work is also anticipated to include items such as scaffolding, roofing, fireproofing, doors, storefront windows, window washing davits, dewatering, and foundation drainage. The hard construction cost is estimated at \$64.4 million.

UC LAW SF - MCALLISTER TOWER SEISMIC PROJECT			
Phase 1 - Preliminary Budget Estimate			
Program: 48-17026			
Description	Vendor	Amount	% of Total
PreConstruction/Construction	Plant Construction	\$64,374,040	71.5%
Design Services	Perkins + Will	\$11,267,493	12.5%
Geotechnical Services	Langan Engineers	\$467,100	0.5%
Soils Environmental Testing	Langan Engineers	\$35,000	0.0%
Building Scan	Locus Laser Scanning	\$86,310	0.1%
Site Survey	Martin Ron Associates	\$18,900	0.0%
Materials Testing	Consolidated Engineering Laboratories	\$450,000	0.5%
Deputy Building Official	RFQ	\$126,000	0.1%
Seismic Peer Review Panel	RFQ	\$115,000	0.1%
Inspector of Record	NorCal	\$340,000	0.4%
Special inspections	RFQ	\$800,000	0.9%
Permits & Fees	State of California & CCSF	\$2,000,000	2.2%
Insurance	Alliant	\$1,000,000	1.1%
Legal Services	Lubin Olson	\$100,000	0.1%
Market Study	The Concord Group	\$18,500	0.0%
Advisory & Other Services	Century Urban	\$2,000,000	2.2%
Contingency - Hard & Soft Costs	Various	\$6,801,657	7.6%
Total		\$90,000,000	100.0%

Phase 2 work involves window replacement and exterior repairs, tenant improvement and buildouts of residential units. The Great Hall and offices on 2nd through 4th floors would be left in a cold shell condition until such time as specific use plans are developed and funding identified.

While funding should be sufficient for Phase 1 work, financing will be necessary to fully fund Phase 2. Preliminary plans call for the use of conventional financing and federal Historic Tax Credits to bring all phases of the work to full fruition.

Attachment:

- Long Range Campus Plan – Timeline 2015 – 2023, August 13, 2023

UC COLLEGE OF THE LAW, SAN FRANCISCO
LONG RANGE CAMPUS PLAN – TIMELINE

Year	Event
2015	<ul style="list-style-type: none"> • Hastings administration completes internal planning process identifying near and long-term campus needs. • Hastings commences entitlement process by undertaking a campus-wide master plan CEQA process.
2016	<ul style="list-style-type: none"> • Institutional Master Plan presented to SF Planning Commission. • Final Environmental Impact Report Certified by Hastings Board. • Budget Act appropriates \$38 million in lease revenue bonds for Academic Building Replacement Project (333 Golden Gate). • San Francisco allocates \$1.8 million for McAllister Street Streetscape Improvement Project (between Leavenworth and Larkin).
2017	<ul style="list-style-type: none"> • Long Range Campus Plan Approved by Hastings Board. • Budget Act appropriates \$18 million in lease revenue bonds for Academic Building Replacement Project (333 Golden Gate). • Fundraising Campaign Initiated - \$3 Million Target for Skybridge & Quad enhancements. • 333 Golden Gate Avenue - Notice to Proceed Issued, construction begins. • State allocates \$1 million in deferred maintenance. • UC Hastings Seismic Policy Adopted by Hastings Board. • Interim Use Plan for McAllister Tower Approved by Hastings Board. • McAllister Street Streetscape Improvement Project completed.

2018	<ul style="list-style-type: none"> • UCSF Letter of Intent for Occupancy Agreement executed, negotiations commence. • Groundbreaking Academic Building - 333 Golden Gate Avenue completed. • Campus Housing Request for Qualifications Issued for 198 and 100 McAllister project. • Master Developer for Campus Housing Request for Proposal Issued to finalists. • Greystar/Strada Group Selected as Master Developer. • Request for Proposal Issued for Campus Housing Project Underwriter. • State allocates \$500,000 in deferred maintenance.
2019	<ul style="list-style-type: none"> • Raymond James Selected as 198 McAllister Campus Housing Project Underwriter. • Unite Here/Local 2 MOU Approved by Hastings Board: 201 – 247 Golden Gate Avenue. • Campus Housing: Greystar Pre-Closing Agreement Executed: 198 McAllister. • Term Sheet Issued to YMCA of San Francisco. • Research Centers relocate to 200 McAllister, 6th Floor. • Three new classrooms open at 200 McAllister, 6th Floor. • Invitation for Bid Issued – Kane Hall 1st Floor Remodel Project. • State allocates \$1 million in deferred maintenance. • YMCA declines to participate in 198 McAllister project.

2020	<ul style="list-style-type: none"> • 333 Golden Gate Avenue – Occupancy and Commencement of Instructional Operations. • COVID-19 State of Emergency Declared. • Hastings executes 20-year Occupancy Agreement with UCSF. • Hastings issues \$362 million in tax exempt bonds for 198 McAllister project. • Demolition of 198 McAllister/50 Hyde Street begins. • Construction begins – 198 McAllister.
2021	<ul style="list-style-type: none"> • Construction is underway for 198 McAllister project. • Kane Hall Remodel Project – 1st floor completed.
2022	<ul style="list-style-type: none"> • State appropriates \$90 million to support McAllister Tower Seismic Upgrade Project. • Construction is underway at 198 McAllister project. • CEQA process begins – Local 2 / Unite Here Parcels.
2023	<ul style="list-style-type: none"> • CEQA Process – Scoping Public Hearing – Local 2 / Unite Here Parcels. • Project Completion – The Academe at 198 – 198 McAllister. • RFP's & Public Bidding - McAllister Tower Seismic Upgrade Project. • Contract Awards – McAllister Tower Seismic Upgrade Project: <ul style="list-style-type: none"> o Plant Construction – CM/General Contractor o Design Services - Perkin + Wills o Geotechnical – Langdon

REPORT ITEM

1. **REPORT BY:** Chief Operating Officer Rhiannon Bailard
2. **SUBJECT:** Local 2/Unite Here 201-247 Golden Gate Avenue Project Update
3. **REPORT:**

UC Law San Francisco commenced environmental review via the California Environmental Quality Act (“CEQA”) for the Local 2 Project located at 201 – 247 Golden Gate Avenue. By background, UC Law San Francisco has an Option agreement to develop the Local 2 site as an additional phase of the Academic Village in partnership with the property owner and UC Law San Francisco neighbor Unite Here Local 2 Restaurant & Hotel Workers Union. In order to develop the site, an Environmental Impact Report (“EIR”) pursuant to CEQA is required. UC Law San Francisco engaged Placeworks to serve as CEQA consultant to develop the EIR. UC Law San Francisco anticipates a 12-month CEQA timeline including the public review process and hearings, which will commence following the public Notice of Preparation process, which occurred in June 2023 with the public scoping meeting having been held on June 26, 2023.

There were only three comment letters and four public comments at the scoping meeting. The comment letters were all from public agencies and largely formulaic rather than project-specific. The public comments provided at the scoping meeting did not raise any new or unforeseen issues.

A revised timeline with major project milestones follows.

Milestones & Estimated Timelines:

The following timelines are estimations utilizing a 12-month CEQA review timeline and assuming no more than two public hearings. Any number of factors could add additional time to the schedule, so this timeline is shared purely for illustrative purposes and to guide an efficient process.

- *Completion of programming design and project description:* June 2022 – May 2023
- *Initial scoping & notice of preparation circulation:* June 1 – June 30, 2023
 - Notice of Preparation & Scoping Meeting held on June 26, 2023
- *Technical studies:* Fall/Winter 2023
- *Draft EIR & public review period:* Winter 2023/Spring 2024
 - 45-day public review period
- *Final EIR:* Spring 2024
- *Certification:* Summer 2024

- Certification is completed by the UC Law San Francisco Board of Directors and occurs at a publicly noticed hearing or more as needed

Local 2 Mixed-Use & Workforce Housing Project

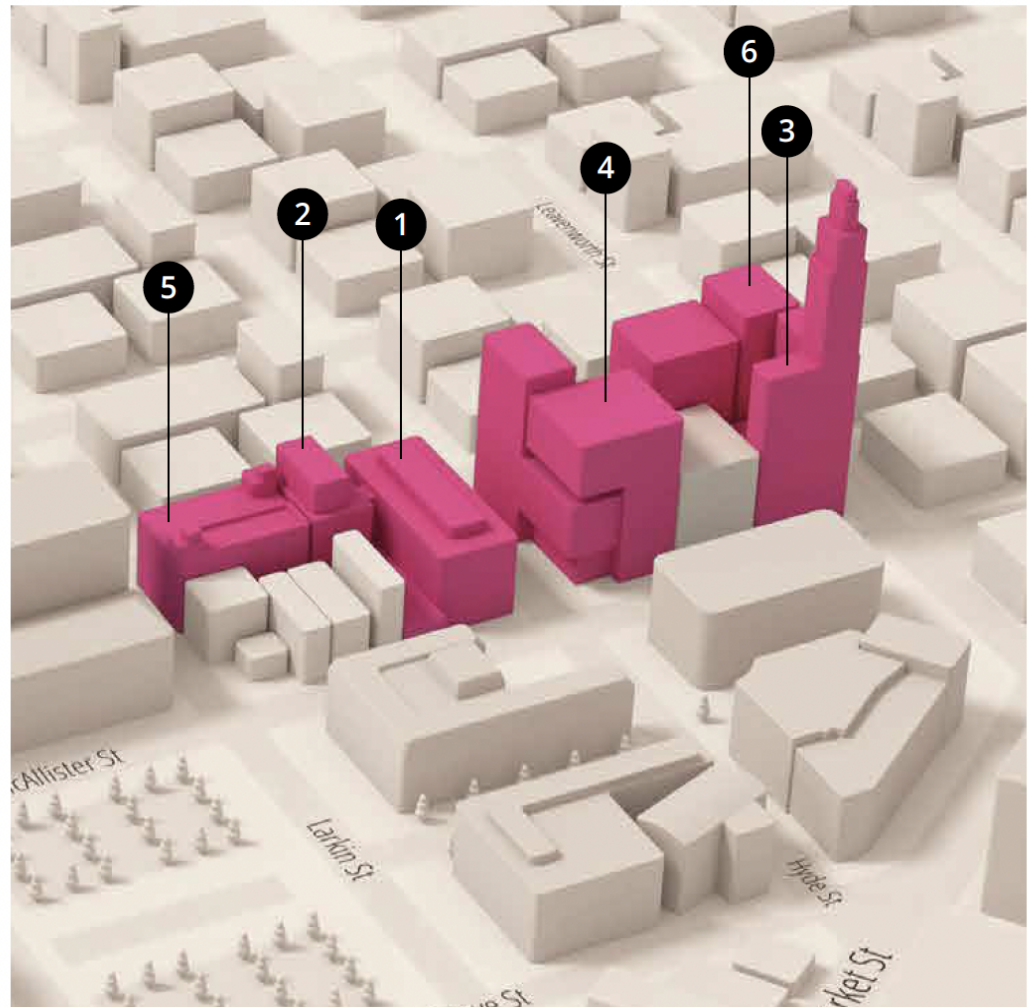
August 24, 2023



San Francisco
UC Law

Academic Village

- **333 Golden Gate:** Complete
- **198 McAllister:** Complete
- **100 McAllister:** Pending
- **201 Golden Gate:** Future



1. 200 McAllister | **Kane Hall** | Administrative & Academic | Built 1980; Renovated 2007 & 2021
2. 333 Golden Gate | **Cotchett Law Center** | Academic | Built 2020
3. 100 McAllister | **McAllister Tower** | Mixed-Use Campus Housing & Academic | Built 1929
4. 198 McAllister | Mixed-Use Campus Housing & Academic | Under Construction
5. 376 Larkin | Mixed-Use Retail & Parking | Built 2009
6. 201-247 Golden Gate | **UNITE HERE/Local 2** | Planning Phase



Local 2 Scenario Assumptions

13	HOUSING
12	HOUSING
11	HOUSING
10	HOUSING
9	HOUSING
8	HOUSING
7	HOUSING
6	HOUSING
5	HOUSING
4	HOUSING
3	ACADEMIC
2	LOCAL 2
1	LOCAL 2
B	

Academic Light

Use	# of Floors	Percent	Resulting GSF
Below Grade	1	9%	21,800
Local 2	2	19%	43,700
Academic	1	9%	21,800
Housing	11	63%	144,800
TOTAL		100%	232,100

12	HOUSING
11	HOUSING
10	HOUSING
9	HOUSING
8	HOUSING
7	HOUSING
6	ACADEMIC
5	ACADEMIC
4	ACADEMIC
3	ACADEMIC
2	LOCAL 2
1	LOCAL 2
B	

Academic Heavy

Use	# of Floors	Percent	Resulting GSF
Below Grade	1	9%	21,800
Local 2	2	16%	43,700
Academic	3	29%	65,500
Housing	8	46%	103,000
TOTAL		100%	234,100



Local 2 – Prospective Unit/Bed Counts

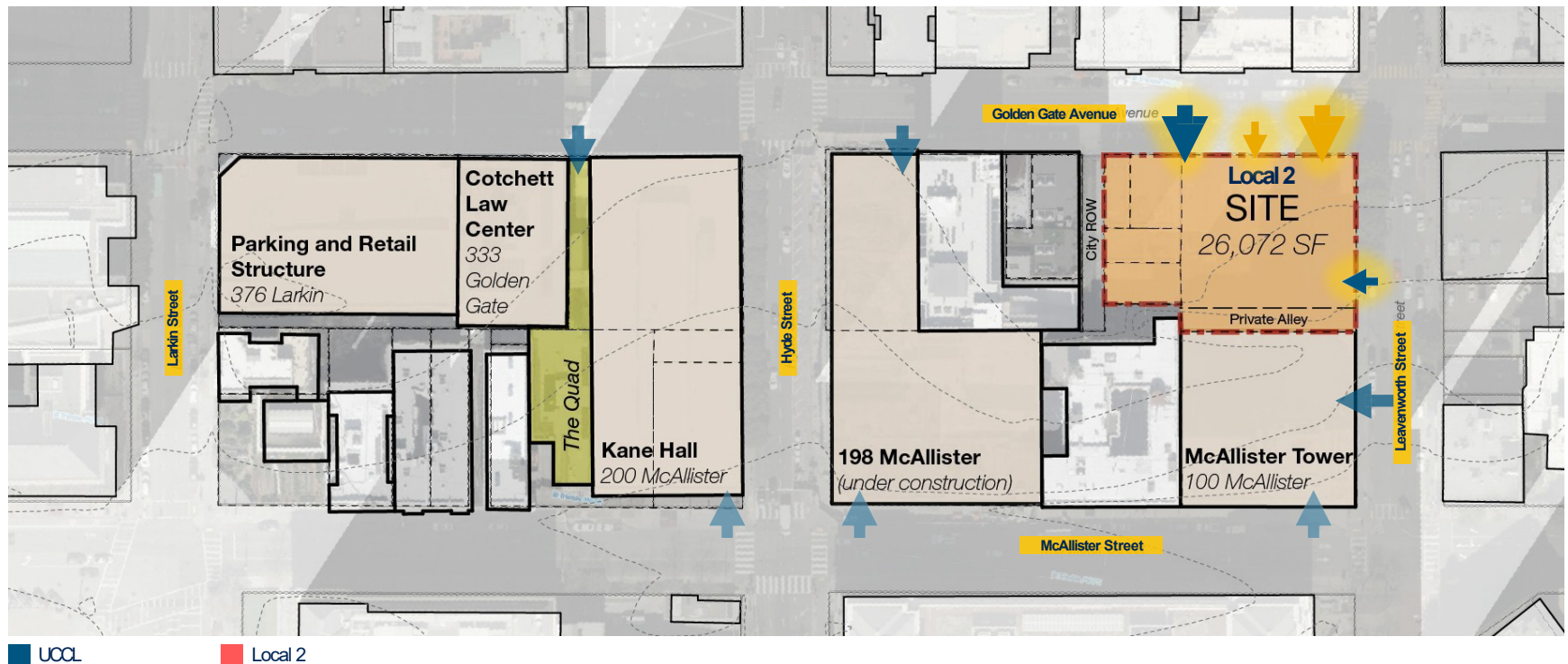
Academic Light Scenario			
Type	Percent	Unit Count (Range)	Bed Count (Range)
Shared Amenities	5%		
Efficiency Studio	50%	243	243
Standard Studio	30%	113	113
1 Bedroom	10%	28	28
2 Bedroom	5%	10	20
3+ Bedroom	0%	-	-
TOTAL	100%	394	404

Housing levels GSF: 155,375
Housing level EFF: 72.5%

Academic Heavy Scenario			
Type	Percent	Unit Count (Range)	Bed Count (Range)
Shared Amenities	5%		
Efficiency Studio	50%	144	144
Standard Studio	30%	67	67
1 Bedroom	10%	17	17
2 Bedroom	5%	5	10
3+ Bedroom	0%	-	-
TOTAL	100%	233	238

Housing levels GSF: 92,400
Housing level EFF: 72.5%

Different Institutional/Occupant Entries



Academic Light



UC Law San Francisco

Academic Heavy



UC Law San Francisco

Pending CEQA Schedule

- Scoping Period: June 1 to June 30, 2023
- **Public Scoping Meeting:** June 26, 2023
- Evaluate Potential Impacts: Summer/Fall 2023
- Publish Draft EIR: Winter 2023/2024
- **Draft EIR 45-Day Public Comment Period:** Winter 2023/2024
- Publish Final EIR with Response to Comments: Spring 2024
- **Consider EIR Certification & Project Approval:** Spring/Summer 2024

Local 2 Mixed-Use & Workforce Housing Project

August 24, 2023



San Francisco
UC Law

ACTION ITEM

1. **REPORT BY:** HCHFA Chief Financial Officer Sandra Plenski
2. **SUBJECT:** Name Change for Hastings Campus Housing Finance Authority
3. **RECOMMENDATION:**

That the Hastings Campus Housing Finance Authority Board of Directors determines a new name for the Authority.

4. **BACKGROUND:**

On September 23, 2022, the Governor of California signed Assembly Bill 1936 into law, changing the name of UC Hastings College of the Law to UC College of the Law, San Francisco. This change necessitates a change of the name of the Hastings Campus Housing Finance Authority.

Below are the three suggestions discussed at the February 2023 HCHFA board meeting.

- UC Law Campus Housing Finance Authority
- Academic Village San Francisco Educational Facilities Finance Authority
- San Francisco Higher Education Finance Authority

To have a name that is broad in meaning yet conveys the reason for the existence of the authority, it is recommended that San Francisco Higher Education Finance Authority be chosen.

5. **PROPOSED RESOLUTION**

That the Board of Directors of the Hastings Campus Housing Finance Authority change its name and select a new designation as the San Francisco Higher Education Finance Authority.