

CRC Agenda Item No. 4

Transbay Transit Center Community Facilities District
 Status of Development
 February 2018 Update

	Property/ Address	Owner	Use	Units or Office SF	Actual/Estimated NET CFD Amounts (in millions) as of 12/17	Cumulative Actual/Estimated NET CFD Amounts (in millions) as of 12/17	Oct. 2015 CFD Estimated Completion	Original Estimated Completion	Current Forecasted Completion	Actual Completion	Current Status
1	Block 6	Golub	Residential	479	\$24.1	\$24.1	2016	2016	2016	2016	Complete; TCO issued prior to 6/30/16
	350 Mission	KR 350 Mission	Office	420,000 SF	\$3.7	\$27.8	2016	2016	2016	2016	Construction Completed.
	Salesforce Tower	Boston Properties/Hines	Office	420,000 SF	\$121.2	\$149.0	2017	2017	2Q 2017	2016	Under construction; completion estimated 2017
2	41 Tehama	Hines	Residential	398 DU	\$25.9	\$174.9	2017	2016	4Q 2017	TBD	Under construction; TCO 1 estimated Q4 2017; CFC estimated Q1 2018.
	181 Fremont	Jay Paul Co	Ofc/Res	Ofc: 404,000 SF Res: 74 DU	\$44.2	\$219.1	2017	2017	4Q 2017	TBD	Construction nearly complete (awaiting TCO); all approvals finalized with Planning.
	Block 5	Golub/John Buck Co	Office	767,000 SF	\$44.4	\$263.5	2019	1Q 2019	1Q 2019	TBD	Under construction; completion estimate 1Q 2019
	Block 9	TMG/Essex/Bridge	Residential	545	\$18.2	\$281.7	2019	1Q 2019	2Q 2019	TBD	Under construction; completion estimate 2Q 2019
3	Block 8	Related Co/TNDC	Residential	548	\$44.4	\$326.0	2020	1Q 2020	2Q 2019	TBD	Under construction; completion estimated 2Q 2019
	524 Howard	Crescent Heights	Residential	334	\$18.8	\$344.9	2021	2019	4Q 2019	TBD	Project approved at CPC on 11/3/16; no site permit on
	75 Howard	Paramount	Residential	122	\$23.2	\$368.1	2018	2019	4Q 2019	TBD	Project approved at CPC on 9/3/15; permits issued 10/25/17; under construction.
	Block 1	Tishman Speyer	Residential	393	\$28.0	\$396.1	2019	1Q 2020	2Q 2020	TBD	Under construction; completion estimate 2Q 2020
	555 Howard	SKS, Pacific Eagle	Res / Hotel	Res: 72 DU Hotel: 255 Rms; 206,562 SF; Total GFA: 358,600 SF	\$21.9	\$418.0	N/A	2021	4Q 2020	TBD	Environmental Review – Approved at Planning Commission on March 2, 2017
50 1 st Street	Oceanwide	Ofc/Res/Hotel	Ofc: 790,236 sf Res: 265 DU Hotel: 245,895 sf	\$137.0	\$554.9	2020	2021	3Q 2021	TBD	Project approved at CPC on 5/5/16; multiple demo and new construction/alteration permits filed (primary (new construction tower) permits) issued on 2/1/17 and 7/5/17.	
Block 4	Option for Hines to buy	Residential	Est. 570	\$15.3	\$570.2		2022	2022	TBD	Northern portion of Temporary Terminal. OCII Commission Approvals process underway.	
Parcel F	Hines	Ofc/Res/Hotel	Ofc: 251,323 SF Res: 170 DU Hotel: 210 Rms; 182,023 SF	\$64.1	\$634.3	2020	2023	4 Q 2023	TBD	TJPA contractor use reserved until Dec. 2016; Project under review with Planning (no hearing dates set).	

\$634.3

- 1 Makes project whole; amounts in excess of \$147M is Bridge Loan
- 2 Repayment of Bridge Loan with next \$150M
- 3 Repayment of full draw on Bridge Loan of \$250M