

CRC Agenda Item No. 4

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

Project	Address	Owner	Use	Units or Office SF	Actual/Estimated NET CFD Bond Proceeds (in millions) as of 11/18	Cumulative Actual/Estimated NET CFD Bond Proceeds (in millions) as of 11/18	Original Estimated Completion	TCO Received or Expected (Calendar Year)	CFC Received or Expected (Calendar Year)	Current Status	
<b>1</b>	Salesforce East	350 Mission St	KR 350 Mission	Office	420,000 SF	\$3.7	\$3.7	2016	12/31/15	3/23/2017	Construction completed.
	Block 6 / Solaire	299 Fremont St	Golub	Residential	479 DU	\$24.1	\$27.9	2016	04/25/16	3/23/2017	Construction completed.
	Salesforce Tower - Part I	415 Mission St	Boston Properties/Hines	Office	1,420,000 SF	\$121.4	\$149.2	2017	09/24/17	To come	Construction completed; confirming CFC
<b>2</b>	Salesforce Tower - Part II	415 Mission St	Boston Properties/Hines	Office	1,420,000 SF	\$1.6	\$150.9	07/09/05	09/24/17	To come	Construction completed; confirming CFC
	41 Tehama / 33 Tehama	41 Tehama St / 33 Tehama St	Hines	Residential	398 DU	\$17.6	\$168.5	07/08/05	11/17/17	5/22/2018	Construction completed.
	181 Fremont	181 Fremont St	Jay Paul Co	Office/Residential	Ofc: 404,000 SF Res: 74 DU	\$46.7	\$215.2	07/09/05	05/08/18	TBD	Construction completed; CFC not issued as of 9/18/18
<b>3</b>	Block 5 / Park Tower	250 Howard St	Golub/John Buck Co	Office	767,000 SF	\$54.1	\$269.3	1Q 2019	10/25/18	TBD	TCO received 10/25/18
	Block 9	500 Folsom St	TMG/Essex/Bridge	Residential	767,000 SF	\$17.5	\$286.8	1Q 2019	2Q 2019	TBD	Under construction; completion estimate 2Q 2019
	Block 8 / The Avery	250 Fremont St	Related Co/TNDC	Residential	548 DU	\$41.5	\$328.3	1Q 2020	2Q 2019	TBD	Under construction; completion estimate 2Q 2019
	Block 1 / Mira	160 Folsom St	Tishman Speyer	Residential	393 DU	\$32.4	\$360.7	1Q 2020	4Q 2019	TBD	Under construction; completion estimate 4Q 2019
	75 Howard St/ One Steuart Lane	75 Howard St	Paramount	Residential	122 DU	\$24.5	\$385.3	2019	Q2 2020	TBD	Project approved at CPC on 9/3/15; permits issued 10/25/17; under construction
Oceanwide Center	50 1 <sup>st</sup> St	Oceanwide	Office/Residential/ Hotel	Ofc: 790,236 SF Res: 265 DU Hotel: 245,895 SF	\$148.0	\$533.3	2021	2Q 2021	TBD	Project approved at CPC on 5/5/16; multiple demo and new construction/alteration permits filed (new construction); permits issued on 2/1/7 and 7/5/17	
555 Howard	555 Howard St	SKS, Pacific Eagle	Residential/Hotel	Res: 63 DU Hotel: 255 Rms 206,562 SF GFA: 358,600 SF	\$30.6	\$563.9	2021	2022	TBD	Environmental Review – Approved at Planning Commission on March 2, 2017; Site Permit under review w/DBI, status unknown.	
524 Howard	524 Howard St	Crescent Heights	Residential	334 DU	\$29.5	\$593.4	2019	2023	TBD	Project approved at CPC on 11/13/16; no site permit; status unknown.	
Block 4	200 Maine St	Option for Hines to buy	Residential	Est. 570 DU	\$35.7	\$629.1	2022	2Q 2023	TBD	Northern portion of Temporary Terminal. OCII Commission Approvals process underway.	
Parcel F	550 Howard St	Hines	Office/Residential/ Hotel	Ofc: 274,976 SF Res: 165 DU Hotel: 189 Rms 238,800 SF	\$89.8	\$718.9	2023	2Q 2023	TBD	TJPA contractor use reserved until Dec. 2016; project under review with Planning (no hearing dates set)	

\$718.9

1 First issuance of CFD bonds - Special Tax Bonds, Series 2017 A&B. Total bond proceeds allocated to TJPA were \$149.2 million.

2 Proposed second issuance of CFD bonds - Special Tax Bonds, Series 2018 A&B. Bonds proceeds allocated to TJPA are estimated to be \$127.5 million, which will make Phase I of the project whole and pay off a portion of the City Interim COP (currently \$103 million outstanding).

3 Estimated third issuance of CFD bonds, which is anticipated to pay off the remaining balance of the City Interim COP.