

**City and County of San Francisco  
Multifamily Housing Revenue Bond Program  
Project Description**

***2060 Folsom Housing (“17<sup>th</sup> & Folsom”)***

**Overview**

The funds described in the “Financing Structure” section below will be used to finance the development of 2060 Folsom Housing, approximately 139 units of affordable multifamily housing for families and transitional-age-youth located at 2070 Folsom Street (the address will be changed to include 2060 Folsom Street) in the City and County of San Francisco (the “Project”).

Following completion, the Project will include approximately 175,000 square feet of gross floor area, comprised of 156,835 square feet of residential area and 18,165 square feet of non-residential area. Non-residential spaces are anticipated to include:

- affordable infant and toddler care for 20 children operated by Mission Neighborhood Centers,
- a preschool for 24 children operated by Good Samaritan Family Resource Center,
- youth after-school services offered by Jamestown Community Center (within a new headquarters space),
- youth and adult leadership and civic engagement programs provided by PODER (within its new office space), and
- a ground-floor commercial space designed for a café.

Ground floor uses will face an adjacent park at the corner of 17<sup>th</sup> and Folsom Streets currently being developed by the Department of Recreation and Parks.

Total project costs to construct the new building will be approximately \$94,611,000, or \$680,655 per dwelling unit.

The residential unit distribution, which will include a single 2-bedroom resident manager unit, is:

<u>Unit type</u>	<u>Number of units</u>
Studio	21
1-Bedroom	22
2-Bedroom	58
3-Bedroom	38

All of the residential units (with the exception of the resident manager unit) will serve households earning less than 60% percent of the San Francisco County Area Median Income (“AMI”). Approximately 25% of the units are anticipated to be targeted to homeless or at-risk transitional-age youth (“TAY”) referred by the Human Services Agency with support from the City’s Local Operating Subsidy Program.

**Residents**

No residents will be displaced as the site is currently a parking lot.

## **Site Description and Scope of Work**

Address: 2070 Folsom Street, 94110  
(The address will be changed to include 2060 Folsom Street.)  
Block/Lot: 3571/031

Property amenities will include:

- a ground floor with a diverse array of active, community-serving uses that face the park, including infant/toddler care, a preschool, as well as the PODER and Jamestown programs and offices;
- corner retail designed for a café on Folsom near the new park;
- Southern facing building courtyard that draws sunlight and park views deep into the building;
- bike parking with 1.5 bike spaces per unit;
- a community room and kitchen;
- laundry rooms; and
- supportive services meeting spaces.

## **Development and Management Team**

Project Sponsors: Chinatown Community Development Center (“CCDC”) and  
Mission Economic Development Agency (“MEDA”)  
General Contractor: Roberts Obayashi  
Architect of Record: Mithun Solomon Architecture and Y.A. Studio  
Property Manager: CCDC

## **Project Ownership Structure**

Borrower Entity: 2060 Folsom Housing, L.P.  
Managing Members: 2060 Folsom LLC, an affiliate of CCDC and  
MEDA 2060 Folsom LLC, an affiliate of MEDA

An investor limited partner will own a 99.99% interest in the borrower entity.

## **Financing Structure**

The following sources of capital financing are expected to be utilized:

- tax-exempt bonds issued by the City and County of San Francisco (the “City”),
- 4% low income housing tax credits (“LIHTC”),
- a conventional first mortgage;
- an Affordable Housing and Sustainable Communities (“AHSC”) program loan from State of California,
- Affordable Housing Program (“AHP”) financing from the Federal Home Loan Bank, and
- soft debt from the City.

The sale of LIHTC will generate equity financing for the Project. The amount of tax-exempt private activity bonds used during construction will be sized specifically to meet the 50% of aggregate basis test required for the LIHTC. The calculation of tax credits utilizes a 30% basis boost as the U.S. Department of Housing and Urban Development has designated San Francisco County a “difficult development area.”

### **Schedule**

Financing is anticipated to close between December 2017 and March 2018, with construction commencing within 30 days of closing. All construction is scheduled to be completed by January 2020.