

Project Description
Multifamily Securities Program
City and County of San Francisco

Abel Gonzalez Apartments

Overview

The funds described in the “Financing Structure” section below will be used to finance the acquisition and rehabilitation of Abel Gonzalez Apartments, a 30-unit affordable senior housing project located at 1045 Capp Street in the City and County of San Francisco (the “Project”).

Following rehabilitation, the Project will include approximately 24,489 square feet of gross floor area, comprised of 24,489 square feet of residential area.

Total project costs, including the cost to acquire the land and rehabilitate existing buildings, will be approximately \$26,423,310, or \$880,770 per dwelling unit.

The residential unit distribution, which will include a single one-bedroom superintendent unit, is:

<u>Unit type</u>	<u>Number of units</u>
Studio	9
1-Bedroom	21
2-Bedroom	0
3-Bedroom	0
4-Bedroom	0

All of the Project’s residential units will serve senior households earning less than 50 percent of the San Francisco County Area Median Income (“AMI”).

Residents

No residents will be permanently displaced as a result of rehabilitation activities. All residents will have the right to return after any temporary relocation that might be required.

Site Description and Scope of Work

Address: 1045 Capp Street, San Francisco, CA 94110
Block/Lot: 6527/046

The scope of work for the rehabilitation will include:

- building envelope improvements,
- new windows,
- roof replacement,
- energy efficiency and green building upgrades,
- unit and common area refurbishments, and
- accessibility improvements.

Development and Management Team

Project Sponsor: Mission Housing Development Corporation
General Contractor: TBD
Architect of Record: TBD
Property Manager: Caritas Management Corporation

Project Ownership Structure

Borrower Entity: Limited partnership, to be formed
Managing General Partner: Mission Housing Development Corporation

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,
- 4% low income housing tax credits (“LIHTC”),
- seller carryback financing from Mission Housing Development Corporation;
- a conventional first mortgage; and
- a 20-year housing assistance payment contract from the U.S. Department of Housing and Urban Development.

The sale of LIHTC will generate equity financing for the Project. The amount of private activity tax-exempt bonds used during construction will be sized specifically to meet the 50% of aggregate basis test required for the LIHTC.

Schedule

Financing is anticipated to close in March 2019, with construction commencing within 7 days closing. All construction is scheduled to be completed by March 31, 2020.

Tenants are expected to be temporarily relocated for approximately two weeks during each phase of the rehabilitation.