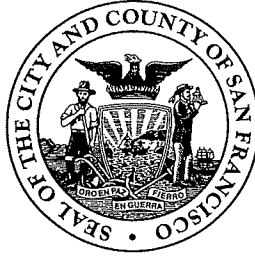


BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

### BUDGET AND FINANCE SUB-COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Malia Cohen, Chair  
Budget and Finance Sub-Committee

FROM: Linda Wong, Assistant Clerk

DATE: July 20, 2018

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**  
Tuesday, July 24, 2018

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting on Tuesday, July 24, 2018, at 2:00 p.m. This item was acted upon at the Sub-Committee Meeting on Thursday, July 19, 2018, at 10:00 a.m., by the votes indicated.

**Item No. 71      File No. 180691**

Resolution declaring the intent of the City and County of San Francisco ("City") to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development ("Director") to submit an application and related documents to the California Debt Limit Allocation Committee ("CDLAC") to permit the issuance of residential mortgage revenue bonds in an aggregate principal amount not to exceed \$30,000,000 for 211 Putnam Street, 291 Putnam Street, and 1000 Tompkins Avenue; authorizing and directing the Director to direct the Controller's Office to hold in trust an amount not to exceed \$100,000 in accordance with CDLAC procedures; authorizing the Director to certify to CDLAC that the City has on deposit the required amount; authorizing the Director to pay an amount equal to such deposit to the State of California if the City fails to issue the residential mortgage revenue bonds; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of residential mortgage revenue bonds by the City in an aggregate principal amount not to exceed \$30,000,000; authorizing and directing the execution of any documents necessary to implement this Resolution; and ratifying and approving any action heretofore taken in connection with the Project, as defined herein, and the Application, as defined herein.

**RECOMMENDED AS COMMITTEE REPORT**

Vote: Supervisor Malia Cohen - Aye  
Supervisor Sandra Lee Fewer - Aye  
Supervisor Catherine Stefani - Aye

c: Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Jon Givner, Deputy City Attorney  
Alisa Somera, Legislative Deputy Director

File No. 180691

Committee Item No. 10

Board Item No. 71

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Sub-Committee

Date July 19, 2018

Board of Supervisors Meeting

Date July 24, 2018

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
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| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
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OTHER (Use back side if additional space is needed)

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Completed by: Linda Wong Date July 13, 2018  
 Completed by: Linda Wong Date July 20, 2018

1 [Multifamily Housing Revenue Bonds - 211 Putnam Street, 291 Putnam Street, and 1000  
2 Tompkins Avenue - Not to Exceed \$30,000,000]

3 **Resolution declaring the intent of the City and County of San Francisco (“City”) to**  
4 **reimburse certain expenditures from proceeds of future bonded indebtedness;**  
5 **authorizing the Director of the Mayor’s Office of Housing and Community Development**  
6 **(“Director”) to submit an application and related documents to the California Debt Limit**  
7 **Allocation Committee (“CDLAC”) to permit the issuance of residential mortgage**  
8 **revenue bonds in an aggregate principal amount not to exceed \$30,000,000 for 211**  
9 **Putnam Street, 291 Putnam Street, and 1000 Tompkins Avenue; authorizing and**  
10 **directing the Director to direct the Controller’s Office to hold in trust an amount not to**  
11 **exceed \$100,000 in accordance with CDLAC procedures; authorizing the Director to**  
12 **certify to CDLAC that the City has on deposit the required amount; authorizing the**  
13 **Director to pay an amount equal to such deposit to the State of California if the City**  
14 **fails to issue the residential mortgage revenue bonds; approving, for purposes of the**  
15 **Internal Revenue Code of 1986, as amended, the issuance and sale of residential**  
16 **mortgage revenue bonds by the City in an aggregate principal amount not to exceed**  
17 **\$30,000,000; authorizing and directing the execution of any documents necessary to**  
18 **implement this Resolution; and ratifying and approving any action heretofore taken in**  
19 **connection with the Project, as defined herein, and the Application, as defined herein.**  
20

21 WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board  
22 of Supervisors”), after careful study and consideration, has determined that there is a  
23 shortage of safe and sanitary housing within the City and County of San Francisco (“City”),  
24 particularly for low and moderate income persons, and that it is in the best interest of the  
25

1 residents of the City and in furtherance of the health, safety, and welfare of the public for the  
2 City to assist in the financing of multi-family rental housing units; and

3 WHEREAS, Acting under and pursuant to the powers reserved to the City under  
4 Sections 3, 5, and 7 of Article XI of the Constitution of the State of California and Sections  
5 1.101 and 9.107 of the Charter of the City and County of San Francisco, the City has enacted  
6 the City and County of San Francisco Residential Mortgage Revenue Bond Law ("City Law"),  
7 constituting Article I of Chapter 43 of the San Francisco Administrative Code, in order to  
8 establish a procedure for the authorization, issuance and sale of residential mortgage revenue  
9 bonds by the City for the purpose of providing funds to encourage the availability of adequate  
10 housing and home finance for persons and families of low or moderate income, and to  
11 develop viable communities by providing decent housing, enhanced living environments, and  
12 increased economic opportunities for persons and families of low or moderate income; and

13 WHEREAS, In addition, pursuant to Division 31 of the Health and Safety Code of the  
14 State of California, and particularly Chapter 7 of Part 5 thereof ("State Law"), the City is  
15 empowered to issue and sell bonds for the purpose of making mortgage loans or otherwise  
16 providing funds to finance the development of multi-family rental housing including units for  
17 lower income households and very low income households; and

18 WHEREAS, Boomerang Housing Associates, A California Limited Partnership (or any  
19 successor thereto including any successor owner of the Project, the "Developer"), desires to  
20 construct a 46-unit affordable residential rental housing development located at 211 Putnam  
21 Street, 291 Putnam Street, and 1000 Tompkins Avenue, San Francisco, California 94110  
22 ("Project"); and

23 ///

24 ///

1           WHEREAS, The Developer has requested that the City assist in the financing of the  
2 Project through the issuance of one or more series of tax-exempt mortgage revenue bonds  
3 (“Bonds”); and

4           WHEREAS, The City expects that proceeds of the Bonds will be used to pay certain  
5 costs incurred in connection with the Project prior to the date of issuance of the Bonds; and

6           WHEREAS, The City intends to issue the Bonds in an amount not to exceed  
7 \$30,000,000 and to loan the proceeds of the Bonds to the Developer (“Loan”) to finance the  
8 costs of the Project; and

9           WHEREAS, The Bonds will be limited obligations, payable solely from pledged  
10 security, including Project revenues, and will not constitute a debt of the City; and

11           WHEREAS, The Board of Supervisors has determined that the moneys advanced and  
12 to be advanced to pay certain expenditures of the Project are or will be available only for a  
13 temporary period and it is necessary to reimburse such expenditures with respect to the  
14 Project from the proceeds of the Bonds; and

15           WHEREAS, Section 1.150-2 of the United States Treasury Regulations requires that  
16 the Board of Supervisors declare its reasonable official intent to reimburse prior expenditures  
17 for the Project with proceeds of the Bonds; and

18           WHEREAS, The interest on the Bonds may qualify for tax exemption under Section  
19 103 of the Internal Revenue Code of 1986, as amended (“Code”), only if the Bonds are  
20 approved in accordance with Section 147(f) of the Code; and

21           WHEREAS, The City now wishes to approve the issuance of the Bonds in order to  
22 satisfy the public approval requirements of Section 147(f) of the Code; and

23           WHEREAS, The Project is located wholly within the City; and

24           WHEREAS, On May 27, 2018, the City caused a notice stating that a public hearing  
25 with respect to the issuance of the Bonds would be held by the Mayor’s Office of Housing and

1 Community Development on June 12, 2018, to appear in The San Francisco Examiner which  
2 is a newspaper of general circulation in the City; and

3 WHEREAS, The Mayor's Office of Housing and Community Development held the  
4 public hearing described above on June 12, 2018, and an opportunity was provided for  
5 persons to comment on the issuance of the Bonds and the Project; and

6 WHEREAS, This Board of Supervisors is the elected legislative body of the City and is  
7 the applicable elected representative authorized to approve the issuance of the Bonds within  
8 the meaning of Section 147(f) of the Code; and

9 WHEREAS, Section 146 of the Code limits the amount of tax-exempt private activity  
10 bonds, which include qualified mortgage bonds, that may be issued in any calendar year by  
11 entities within a state and authorizes the legislature of each state to provide the method of  
12 allocating authority to issue tax-exempt private activity bonds within the respective state; and

13 WHEREAS, Chapter 11.8 of Division 1 of Title 2 of the Government Code of the State  
14 of California governs the allocation in the State of California of the state ceiling established by  
15 Section 146 of the Code among governmental units in the State having the authority to issue  
16 tax-exempt private activity bonds; and

17 WHEREAS, Section 8869.85(b) of the Government Code requires that a local agency  
18 file an application for a portion of the state ceiling with or upon the direction of the California  
19 Debt Allocation Committee ("CDLAC") prior to the issuance of tax-exempt private activity  
20 bonds, including qualified mortgage bonds; and

21 WHEREAS, CDLAC procedures require an applicant for a portion of the state ceiling to  
22 certify to CDLAC that applicant has on deposit an amount equal to one-half of one percent  
23 (0.5%) of the amount of allocation requested not to exceed \$100,000; now, therefore, be it

24 RESOLVED, By the Board of Supervisors of the City and County of San Francisco, as  
25 follows:

1           Section 1. The Board of Supervisors finds and determines that the foregoing recitals  
2 are true and correct.

3           Section 2. The Board of Supervisors adopts this Resolution for purposes of  
4 establishing compliance with the requirements of Section 1.150-2 of the United States  
5 Treasury Regulations. This Resolution does not bind the Board of Supervisors to issue the  
6 Bonds, approve the Loan or to make any expenditure, incur any indebtedness or proceed with  
7 the Project.

8           Section 3. The Board of Supervisors hereby declares its official intent under United  
9 States Treasury Regulations Section 1.150-2 to use proceeds of the Bonds to reimburse  
10 expenditures incurred in connection with the Project. The Board of Supervisors hereby further  
11 declares its intent to use such proceeds to reimburse the Developer for actual expenditures  
12 made by the Developer on the Project.

13           Section 4. On the date of the expenditure to be reimbursed, all reimbursable costs of  
14 the Project will be of a type properly chargeable to a capital account under general federal  
15 income tax principles.

16           Section 5. The maximum principal amount of debt expected to be issued for the Project  
17 is \$30,000,000.

18           Section 6. This Board of Supervisors, as the applicable elected representative of the  
19 governmental unit having jurisdiction over the area in which the Project is located, hereby  
20 approves the issuance of the Bonds for purposes of Section 147(f) of the Code.

21           Section 7. This approval of the issuance of the Bonds by the City is neither an  
22 approval of the underlying credit issues of the proposed Project nor an approval of the  
23 financial structure of the Bonds.

24           Section 8. The Board of Supervisors hereby authorizes the Director of the Mayor's  
25 Office of Housing and Community Development, including any acting or interim director, or



1 such person's designee ("Director"), on behalf of the City, to submit an application  
2 ("Application"), and such other documents as may be required, to CDLAC pursuant to  
3 Government Code Section 8869.85 for an allocation for the Project of a portion of the state  
4 ceiling for private activity bonds in a principal amount not to exceed \$30,000,000.

5 Section 9. An amount equal to one-half of one percent (0.5%) of the amount of the  
6 CDLAC allocation requested for the Project, not to exceed \$100,000 ("Deposit"), is hereby  
7 authorized to be held on deposit in connection with the Application and the applicable CDLAC  
8 procedures, and the Director is authorized to certify to CDLAC that such funds are available.

9 Section 10. If the City receives a CDLAC allocation for the Project and the Bonds are  
10 not issued, the Mayor's Office of Housing and Community Development is hereby authorized  
11 to cause an amount equal to the Deposit to be paid to the State of California, if and to the  
12 extent required by CDLAC.

13 Section 11. The officers and employees of the City, including the Director, are hereby  
14 authorized and directed, jointly and severally, to do any and all things necessary or advisable  
15 to consummate the receipt of an allocation from CDLAC and otherwise effectuate the  
16 purposes of this Resolution, consistent with the documents cited herein and this Resolution,  
17 and all actions previously taken by such officers and employees with respect to the Project,  
18 consistent with the documents cited herein and this Resolution, including but not limited to the  
19 submission of the application to CDLAC, are hereby ratified and approved.

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

1            Section 12. This Resolution shall take effect from and after its adoption by the Board  
2 and approval by the Mayor.

3  
4 APPROVED AS TO FORM:  
5 DENNIS J. HERRERA  
6 City Attorney

7 By: Kenneth David Roux  
8 Kenneth David Roux  
9 Deputy City Attorney  
10 n:\speclas2018\0100007\01279039.docx

**Project Description**  
Multifamily Securities Program  
City and County of San Francisco

*Market Heights Apartments*

**Overview**

The funds described in the “Financing Structure” section below will be used to finance the acquisition and rehabilitation of Market Heights Apartments, a 46-unit affordable multifamily housing project located at 211 & 291 Putnam Street and 1000 Tompkins Avenue in the City and County of San Francisco (the “Project”).

Following rehabilitation, the Project will include approximately 41,812 square feet of gross floor area, comprised of 40,449 square feet of residential area and 1,363 square feet of non-residential area. Non-residential spaces will include a community center, leasing office, laundry room, janitor room, electrical room, and kitchen.

Total project costs, including the cost to acquire the land and rehabilitate existing buildings, will be approximately \$32,050,527, or \$696,751 per dwelling unit.

The residential unit distribution, which will include one 3-bedroom manager’s unit is:

<u>Unit type</u>	<u>Number of units</u>
Studio	0
1-Bedroom	6
2-Bedroom	16
3-Bedroom	22
4-Bedroom	2

Seventy-two percent of the Project’s residential units will serve households earning no more than 50 percent of the San Francisco County Area Median Income (“AMI”), while the balance of units will serve households earning no more than 60 percent of AMI.

**Residents**

No residents will be displaced as all residents will have the right to return after any temporary relocation that might be required.

**Site Description and Scope of Work**

Address: 211 & 291 Putnam Street, 1000 Tompkins Avenue,  
San Francisco, CA 94110  
Block/Lot: 5731/002

The scope of work for the rehabilitation will include the following:

- Selected replacement of unit interior finishes
- Paint all previously painted exterior building surfaces

- New roof for all buildings including removal of existing solar panels and reinstallation after re-roofing
- Replacement of various existing site lighting
- Replacement of existing water heaters
- Renovation of existing leasing office and laundry room
- New community room, kitchen, and accessible restroom
- New play structure and ground finish at existing play area
- New property monument sign
- Removal of existing mailboxes and installation of new USPS-approved mailboxes
- Landscape improvements
- Installation of new solar panel
- Various other site improvements such as:
  - Additional metal handrail at existing exterior stairways
  - Removal of existing chain link or metal fence for installation of new decorative metal fencing
  - Removal of existing concrete paving and walkway by play area
  - Removal of existing concrete steps and installation of code compliance concrete stairs by play area
  - Install new reinforced gravity block wall at existing landscape area by Unit 1000N

### **Development and Management Team**

Project Sponsor:	Bernal Heights Neighborhood Center
General Contractor:	Midstate Construction
Architect of Record:	The John Stewart Company
Property Manager:	Caritas Management

### **Project Ownership Structure**

Borrower Entity:	Market Heights 2, LP (to be formed)
Managing General Partner:	Bernal Heights Housing Corporation
Co-General Partner:	Ridge Point Non-Profit Housing Corporation
Administrative General Partner:	Devine & Gong, Inc.

An investor limited partner will own a 99.98% 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 Bernal Heights Housing Corp; and
- a conventional first mortgage

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.

### **Schedule**

Financing is anticipated to close between December 2018 and January 2019, with construction commencing within 60 days of closing. All construction is scheduled to be completed by April 2020.

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

**SAN FRANCISCO EXAMINER**

This space for filing stamp only

835 MARKET ST, SAN FRANCISCO, CA 94103  
Telephone (415) 314-1835 / Fax (510) 743-4178

ADAM CRAY  
CCSF MAYOR'S OFFICE OF HOUSING  
ONE SOUTH VAN NESS AVE 5TH FLR  
SAN FRANCISCO, CA - 94103-5416

EXM #: 3137542

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

State of California )  
County of SAN FRANCISCO ) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

TEFRA AD; MARKET HEIGHTS

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

05/27/2018

Executed on: 05/29/2018  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

**NOTICE OF PUBLIC HEARING**  
NOTICE IS HEREBY GIVEN that on Tuesday, June 12, 2018, at 10:00 a.m., in the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103, the City and County of San Francisco (the "City") will conduct a public hearing (the "Public Hearing") at which time the City will hear and consider information concerning the proposed sale and issuance by the City of multifamily affordable housing mortgage revenue bonds (the "Bonds") in an aggregate principal amount not to exceed thirty million (\$30,000,000). The proceeds of the Bonds will be loaned to Boomerang Housing Associates, A California Limited Partnership (or an affiliate thereof or successor thereto) (the "Borrower"), pursuant to a loan agreement (the "Loan Agreement"). The proceeds of the Bonds loaned to the Borrower will be used to finance the development of approximately 46 units of multifamily rental housing, to be occupied by persons and families of low or very low income, located at 211 Putnam Street, 291 Putnam Street, and 1000 Tompkins Avenue, San Francisco, California 94110 (the "Project"). The Project will be owned and operated by the Borrower. The Bonds will be paid entirely by the Borrower from the revenues of the Project, in accordance with the Loan Agreement. Neither the full faith and credit nor the taxing power of the City, the State of California (the "State") or any other political corporation, subdivision or agency of the State is pledged to the payment of the principal, premium, if any, or interest on the Bonds, nor shall the City, the State or any other political corporation, subdivision or agency of the State be liable or obligated to pay the principal, premium, if any, or interest on the Bonds. The Public Hearing is intended to comply with the public approval requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. All those interested in matters related to the issuance of the Bonds and to the financing of the Project are invited to attend and be heard at this hearing.

Interested parties may appear in person at the time and place indicated above or submit written comments, which must be received prior to the Public Hearing, to the City, c/o Adam Cray, Mayor's Office of Housing and Community Development, at the address indicated above. Date: May 27, 2018  
CITY AND COUNTY OF SAN FRANCISCO  
Kate Hartley, Director  
Mayor's Office of Housing and Community Development



Email \* A 0 0 0 0 0 4 7 6 9 1 6 1 \*

Mayor's Office of Housing and Community Development  
City and County of San Francisco



Mark E. Farrell  
Mayor

Kate Hartley  
Director

TEFRA Hearing Minutes

**Project Name(s):** Bernal Gateway Apartments  
Market Heights Apartments

**Project Address:** 3101 Mission Street, 141 & 143 Precita Avenue (Bernal Gateway)  
211 & 291 Putnam Street, 1000 Tompkins Avenue (Market Heights)  
San Francisco, California 94110

**Project Block/Lot:** 5501/079 (Bernal Gateway)  
5731/002 (Market Heights)

**Hearing Location:** City and County of San Francisco  
Mayor's Office of Housing and Community Development  
1 South Van Ness Avenue, 5th Floor  
San Francisco, CA 94103

**Hearing Date/Time:** June 12, 2018, 10:00 a.m. to 11:00 a.m.

---

The hearing was called to order at 10:00 a.m. by Adam Cray of the San Francisco Mayor's Office of Housing and Community Development ("MOHCD"). Tara Bott of Devine & Gong, Inc. ("DGI") and Miriam Noboa of Bernal Heights Neighborhood Center ("BHNC"), representatives of the sponsors for both projects, were also in attendance.

**1. Explanation of the Purpose for the Hearing**

The Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA") is a federal law requiring any issuer of tax-exempt bonds to provide a reasonable opportunity for interested individuals to express their views, either orally or in writing, on the issuance of the bonds and the nature of the improvements and projects for which the bond funds will be allocated. Thus, as the issuer of the tax-exempt bonds financing the subject project, the City and County of San Francisco held the TEFRA hearing to provide those interested in discussing the project the opportunity to comment and ask questions.

**2. Comments and Questions from Interested Parties**

As no parties other than the MOHCD, DGI, and BHNC staff noted above attended the hearing to discuss the Project, there were no comments or questions to document.

*The hearing was adjourned at 11:00 a.m.*

# Introduction Form

By a Member of the Board of Supervisors or Mayor

BOARD OF SUPERVISORS  
SAN FRANCISCO

2010 JUN 26 PM 3:55  
Time stamp

BY LL or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [ ] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Topic submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

RONEN

Subject:

[Multifamily Housing Revenue Bonds - 211 Putnam Street, 291 Putnam Street, and 1000 Tompkins Avenue, San Francisco, California 94110 - Not to Exceed \$30,000,000]

The text is listed:

Resolution declaring the intent of the City and County of San Francisco ("City") to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development ("Director") to submit an application and related documents to the California Debt Limit Allocation Committee ("CDLAC") to permit the issuance of residential mortgage revenue bonds in an aggregate principal amount not to exceed \$30,000,000 for 211 Putnam Street, 291 Putnam Street, and 1000 Tompkins Avenue (San Francisco, California 94110); authorizing and directing the Director to direct the Controller's Office to hold in trust an amount not to exceed \$100,000 in accordance with CDLAC procedures; authorizing the Director to certify to CDLAC that the City has on deposit the required amount; authorizing the Director to pay an amount equal to such deposit to the State of California if the City fails to issue the residential mortgage revenue bonds; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of residential mortgage revenue bonds by the City in an aggregate principal amount not to exceed \$30,000,000; authorizing and directing the execution of any documents necessary to implement this Resolution; and ratifying and approving any action



heretofore taken in connection with the [redacted] subject, as defined herein, and the Applicant, as defined herein.

Signature of Sponsoring Supervisor:

*[Handwritten Signature: Kelly Rowe]*

For Clerk's Use Only

**FORM SFEC-126:**  
**NOTIFICATION OF CONTRACT APPROVAL**  
(S.F. Campaign and Governmental Conduct Code § 1.126)

<b>City Elective Officer Information</b> <i>(Please print clearly.)</i>	
Name of City elective officer(s):	City elective office(s) held:
<b>Members, Board of Supervisors</b>	<b>Members, Board of Supervisors</b>

<b>Contractor Information</b> <i>(Please print clearly.)</i>	
Name of contractor:	
<b>Market Heights 2, LP, a (to be formed) California limited partnership</b>	
<p><i>Please list the names of (1) members of the contractor's board of directors; (2) the contractor's chief executive officer, chief financial officer and chief operating officer; (3) any person who has an ownership of 20 percent or more in the contractor; (4) any subcontractor listed in the bid or contract; and (5) any political committee sponsored or controlled by the contractor. Use additional pages as necessary.</i></p> <p>The borrowing entity for the Market Heights Apartments affordable housing project is Market Heights 2, LP, a (to be formed) California limited partnership. Market Heights 2, LP has no employees, and decisions are made by Bernal Heights Housing Corporation ("Bernal"), its managing general partner; Ridge Point Non-Profit Housing Corporation ("Ridge Point"), its co-general partner; and Devine &amp; Gong, Inc. ("DGI"), its administrative general partner.</p> <p>The requested information for Bernal, Ridgepoint, and DGI is as follows—</p> <p><b>Bernal Board of Directors:</b>  Buck Bagot, Bobby Cochran, Alan Fisher, Michael Minson, Jerry Moskowitz, Carren Shagley</p> <p><b>Ridge Point Board of Directors:</b>  Edgar Brown, Cleo Champion, Larry Hollingsworth, Harriet Starkes, Chestene Mason</p> <p><b>DGI Board of Directors:</b>  Chan U Lee</p> <p><b>Chief Executive Officer:</b> Carren Shagley (Bernal), Larry Hollingsworth (Ridge Point), Chan U Lee (DGI)  <b>Chief Financial Officer(s):</b> Robert Cochran (Bernal), Lauren Brewer (Ridge Point), Chan U Lee (DGI)  <b>Secretary:</b> Robert Cochran (Bernal), Harriet Starkes (Ridge Point), Chan U Lee (DGI)</p> <p>Items #3-5 do not apply to Market Heights 2, LP.</p>	
Contractor address:	
<b>Market Heights 2, LP, 510 Cortland Avenue, San Francisco, CA 94110</b>	
Date that contract was approved:	
Amount of contract:	
	<b>Not to exceed \$30,000,000</b>
Describe the nature of the contract that was approved:	
<b>Tax-exempt multifamily housing revenue bond financing for the acquisition and rehabilitation of a project at 211 &amp; 291 Putnam Street and 1000 Tompkins Avenue (also known as "Market Heights Apartments"), San Francisco, California 94110. THIS IS A CONDUIT FINANCING WHICH WILL NOT REQUIRE THE CITY TO PLEDGE ANY OF ITS FUNDS, PROPERTY, OR ASSETS TO THE REPAYMENT OF THE BONDS.</b>	
Comments:	

This contract was approved by (check applicable):

the City elective officer(s) identified on this form

a board on which the City elective officer(s) serves: **San Francisco Board of Supervisors**

Print Name of Board

the board of a state agency (Health Authority, Housing Authority Commission, Industrial Development Authority Board, Parking Authority, Redevelopment Agency Commission, Relocation Appeals Board, Treasure Island Development Authority) on which an appointee of the City elective officer(s) identified on this form sits

Print Name of Board

**Filer Information** *(Please print clearly.)*

Name of filer: <b>Angela Calvillo, Clerk of the Board</b>	Contact telephone number: <b>( 415 ) 554-5184</b>
Address: <b>City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102</b>	E-mail: <b>Board.of.Supervisors@sfgov.org</b>

\_\_\_\_\_  
Signature of City Elective Officer (if submitted by City elective officer)

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk)

\_\_\_\_\_  
Date Signed

