

Project Description
Multifamily Securities Program
City and County of San Francisco

1515 South Van Ness

Overview

The funds described in the “Financing Structure” section below will be used to finance the development of 1515 South Van Ness, a 168-unit affordable multifamily housing project to be located at 1515 South Van Ness 94110 in the City and County of San Francisco (the “Project”).

Upon completion, the Project will include approximately 197,775 square feet of gross floor area, comprised of 189,303 square feet of residential area and 20,422 square feet of non-residential area. Non-residential spaces will include Child Care Facility, Community Serving Non-Profit, Child Care Facility Playground, Roof Terrace and Courtyard.

Total project costs, including the cost to acquire the land and construction of the building, which will be approximately 173,515,113, or 1,032,828 per dwelling unit.

The residential unit distribution, which will include 1- 2 bedroom manager’s unit is as follows:

<u>Unit type</u>	<u>Number of units</u>
Studio	15
1-Bedroom	32
2-Bedroom	77
3-Bedroom	44
Total:	168

100 percent of the residential units will serve households earning less than 72% AMI percent of the San Francisco County Area Median Income (AMI), while the balance of units will range between 25% AMI and 60% AMI. There are no market rate units in this project.

Residents

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

Site Description and Scope of Work

Address: 1515 South Van Ness, San Francisco, CA 94110

Block/Lot: 6571- 8, 1 & 1A

Casa Adelante – 1515 South Van Ness will be a new mixed-use building adjacent to another MEDA and CCDC co-development, Casa Adelante-1296 Shotwell Senior Housing. Casa Adelante SVN, L.P. (Owner of 1515 South Van Ness) will develop the nine-story building with 168 units of affordable family housing above the Early Childhood Education Center (ECEC) and community-serving non-profit (CSNP) space. The land is currently owned by the City and County of San Francisco, acting through MOHCD. It will be subdivided into 2 parcels, one for housing, and one for the commercial spaces. At construction start, the Sponsors will enter into a residential and

commercial ground lease with MOHCD. The residential portion of Casa Adelante – 1515 South Van Ness is designated for individuals and families earning between 20% and 80% of Area Median Income. The development consists of studios, one-, two-, and three-bedroom homes for a total of 168 residential units.

Development and Management Team

Project Sponsor[s]: Mission Economic Development Agency and Chinatown Community Development Corporation
General Contractor: Guzman Marinship Joint Venture
Architect of Record: David Baker and Associates
Property Manager: Chinatown Community Development Corporation

Project Ownership Structure

Borrower Entity: Casa Adelante 1515 SVN L. P.
Managing General Partner: CCDC Casa Adelante SVN LLC
Managing Member: MEDA Casa Adelante SVN LLC

An investor, an affiliate of Chase Bank, 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; \$84,142,279
- a conventional first mortgage; 6,298,000
- soft debt from the City. 45,360,000
- Accrued Deferred Interest – City Loan: 615,721
- MHP: 37,930,397

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 between June 15, 2024 and June 30, 2024, with construction commencing within 10 days closing. All construction is scheduled to be completed by June 2026..

Narrative Description of Project Sponsor Experience

MEDA's Community Real Estate (CRE) program was launched in summer 2014 as an urgent response to stem the displacement happening to low-income and working-class families in the Mission District. A **detailed report** showcasing the issue. San Francisco's Mission District has always been a supportive place for low-income and immigrant Latinos, but it's now one of the most unaffordable neighborhoods in the country. Between 2000 and 2019, the Latino population of the Mission fell by over 9,000 residents. That amounts to nearly one in three Latino residents in 2000 leaving, whether forcibly or voluntarily, over the next two decades.

MEDA is using our years of experience to keep Latinos and working families in the Mission District and help them thrive.

Community Real Estate creates sustainable community assets through real estate solutions.

MEDA's CRE program develops real estate from site identification to asset management, with the Mission District in San Francisco as our primary geography. Preserving and producing real estate is our means to stabilizing and strengthening our community. In the development and asset management process, this program:

- Establishes the vision for the Mission District.
- Incorporates green and financially sustainable elements of long-term operations.
- Integrates asset building programs into its properties to ensure pathways to family economic success.

Over the past 10 years MEDA has acquired both Small Sites and Large Sites:

Small Sites

MEDA is keeping households in San Francisco through the purchase and rehabilitation of buildings where long-term, vulnerable tenants might otherwise be evicted. Long-term financing for the purchase and rehabilitation is from the City and County of San Francisco's **Small Sites Program**.

Portfolio to date:

- Vivienda Adelante – 380 San Jose (4 units)
- Vivienda Adelante – 642 Guerrero (4 units)
- Vivienda Adelante – 344 Precita (4 units)
- Vivienda Adelante – 3840 Folsom (4 units)
- Vivienda Adelante – 1500 Cortland (4 units)
- Vivienda Adelante – 3329 20th (10 units)
- Vivienda Adelante – 3800 Mission (6 units)
- Vivienda Adelante – 269 Richland (6 units)
- Vivienda Adelante – 63 Lapidge (6 units)
- Vivienda Adelante – 3198 24th (13 units)
- Vivienda Adelante – 2217 Mission (9 units)
- Vivienda Adelante – 1015 Shotwell (10 units)
- Vivienda Adelante – 1411 Florida (7 units)
- Vivienda Adelante – 19 Precita (3 units)
- Vivienda Adelante – 35 Fair (4 units)
- Vivienda Adelante – 305 San Carlos (14 units)
- Vivienda Adelante – 3353 26th (11 units)
- Vivienda Adelante – 60 28th (6 units)
- Vivienda Adelante – 2093 Mission (17 units)
- Vivienda Adelante – 65 Woodward (6 units)
- Vivienda Adelante – 654 Capp (6 units)
- Vivienda Adelante – 4830 Mission (26 units) – *in Excelsior*

Vivienda Adelante – 520 Shrader (7 units)(co-developer) – *in Haight*
Vivienda Adelante – 3544 Taraval (6 units) – *in Sunset*
Vivienda Adelante – 3156 Mission (9 units)
Vivienda Adelante – 369 3rd Ave. (13 units) – *in Richmond*
Vivienda Adelante – 239 Clayton St. (8 units) – *in NoPa*
Vivienda Adelante – 2260 Mission (7 units)
Vivienda Adelante – 3225 24th (6 units)
Vivienda Adelante – 3254 23rd (11 units)
Vivienda Adelante – 1382 30th Ave. (4 units) – *in Sunset*
Vivienda Adelante – 566 Natoma (5 units) – *in SoMa*
Vivienda Adelante – 2676 Folsom (8 units)
Vivienda Adelante – 1353 Stevenson (7 units)
Vivienda Adelante – 168 Sickles (12 units)(co-developer) – *in Outer Mission*
Vivienda Adelante – 300 Ocean (8 units) – *in Midtown Terrace*
"You saved our home. We are eternally grateful. Thank you, MEDA!"
Gigi Amos, Small Sites Program resident

Rental Assistance Demonstration (RAD)

The RAD federal program, via HUD, enables us to preserve and manage San Francisco Public Housing complexes that have deferred maintenance issues.

Portfolio to date:

Casa Adelante – 462 Duboce (42 units)
Casa Adelante – 25 Sanchez (90 units)
Casa Adelante – 1855 15th/Mission Dolores (91 units)
Casa Adelante – 3850 18th (107 units)
Casa Adelante – 255 Woodside (109 units)
"I feel blessed to be in my building. I am glad that MEDA is part of the RAD program!"
John Britt, RAD program

Affordable Housing: Large Sites/ New Construction

We join with trusted community partners to leverage their expertise and produce affordable housing developments in the Mission.

Portfolio to date:

Casa Adelante – 1296 Shotwell senior affordable-housing development (94 units; **completed 2019**)
Casa Adelante – 2060 Folsom affordable-housing development (127 units; **completed 2020**)
Casa Adelante – 2828 16th St. (was 1990 Folsom) affordable-housing development (143 units; **completed 2020**)
Casa Adelante – 681 Florida (was 2070 Bryant) affordable-housing development (130 units; **completed 2021**)
Casa Adelante – 2205 Mission affordable-housing development (63 units; estimated move-in date TBD); below-market-rate condos to be built on top of existing structure)
Casa Adelante – 1515 South Van Ness affordable-housing development (170 units; estimated move-in date end of 2025)

Casa Adelante – Potrero Yard affordable-housing development (575 units; estimated move-in date TBD)

Commercial Space

We strive to preserve affordable commercial space to keep community-serving legacy businesses, arts organizations and nonprofits in place with our small-business strategies and advocacy work, plus produce new space for budding entrepreneurs.