

CITY AND COUNT OF SAN FRANCISCO

Public Hearing as required by Section 147(f) of the Internal Revenue Code of 1986

4101 Noriega Street, San Francisco, CA 94122 3
 363 Noe Street, San Francisco, CA 94114
 200 Randolph & 409 Head Street
 409 Head Street, San Francisco, CA 94132
 2206-2268 Great Highway & 2215-2263 48th Avenue, San Francisco, CA 94116
 1357-1371 Eddy Street, San Francisco CA, 94115 (Also known as 1353-1367 Eddy Street)

Date: July 29, 2021

Time: 11:00 AM

Location: Telephone (USA Toll Free: +1-888-808-6929, access code: 9193841#)

Present: See Exhibit A - Sign-In Sheet

The hearing was held to obtain public comment on the proposed issuance by the City and County of San Francisco of multifamily housing revenue bonds in an amount not to exceed \$60 million for the purpose of financing the acquisition and rehabilitation of approximately 69 units of residential rental housing development located at the street addresses listed below (the “Project”). The proceeds of the bonds will be loaned to an entity to be created by Mission Housing Development Corporation (MHDC) (or by an affiliate thereof or successor thereto), pursuant to a loan agreement.

<u>Max. Amount</u>	<u>Borrower/ Owner</u>	<u>General Partner</u>	<u>Type of Project</u>	<u>No. of Units</u>	<u>Street Addresses</u>
4101 Noriega Street, \$10,755,783	Entity to be Formed by Mission Housing Development Corporation	Mission Housing Development Corporation	Acquisition/ Rehab	8	4101 Noriega Street, San Francisco, CA 94122
363 Noe Street, \$10,333,101				21	363 Noe Street, San Francisco, CA 94114
200 Randolph & 409 Head Street, \$13,859,231				16	200 Randolph Street & 409 Head Street, San Francisco, CA 94132
2206-2268 Great Highway \$16,780,121				16	2206-2268 Great Highway & 2215-2263 48 th Avenue, San Francisco, CA 94116
1357-1371 Eddy Street, \$8,320,484				8	1357-1371 Eddy Street, San Francisco CA, 94115 (Also known as 1353-1367 Eddy Street)
Total: \$60,000,000				Total: 69	

Joyce Slen from the San Francisco Mayor’s Office of Housing and Community Development (“MOHCD”) called the hearing to order at 11:00 a.m. John Lovell, Elizabeth Madrigal, and Marcia Contreras representatives of the Project Sponsor, MHDC, 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

In addition to MOHCD and MHDC staff, four residents from 363 Noe Street attended the hearing to discuss the Project: Randall Glock, Maria Mora, Juanita Delgado (a.k.a. “Vicki”). Upon calling the hearing to order, Joyce asked the callers to introduce themselves for the record. The contact information of all the attendees is in the hearing’s sign-in sheet, which is also part of the record.

Joyce then solicited public comment and explained that MOHCD and the MHDC team were on the hearing to answer any questions. John from MHDC explained that the City will issue bonds to finance the acquisition and rehabilitation of the Project.

- Maria had questions around the relocation process, the length of off-site relocation, and if residents would be able to return to their unit. John explained MHDC hired a relocation consultant to help determine where residents will be temporarily relocated, but the move will not occur till closer to construction start in early 2022. Residents should reach out to the Project’s relocation consultant to explain their moving needs. John continued to explain that off-site relocation is expected to consist of 3 phases, each 4 months long, for the 363 Noe Street portion of the Project. Residents will have a right to return to their unit, with relocation costs to be paid through the development budget.
- John explained that the Project is on track to receive a bond allocation this August, so the Project will secure financing to start construction in early 2022. Formal community meetings will be held by MHDC in the next 6 weeks to answer Project questions.
- Randall asked John if residents had a say in how the \$10 million in issued bonds can repair the building. John clarified that the not to exceed amount will cover the Project’s acquisition cost and rehabilitation scope of work, which will bring the building up to code compliance and address deferred maintenance. John continued to explain that residents will be able to provide feedback on the design of the community room and bathroom finishes.

The hearing was adjourned at 11:30 AM.

Minutes prepared by: 
Joyce Slen

Date: July 29, 2021

**SFHA Scattered Sites
TEFRA Hearing
SIGN-IN SHEET
Thursday, July 29, 2021 - 11:00 am**

[illegible]