



CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

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JEREE GLASSER-HEDRICK

June 7, 2016

Olson Lee  
Director  
City and County of the City of San Francisco  
One South Van Ness Avenue, 5th Floor  
San Francisco, CA 94103

**RE: REVISED RESOLUTION ATTESTING TO THE  
TRANSFER OF PRIVATE ACTIVITY BOND ALLOCATION  
(1750 McAllister Apartments (RAD), Application # 16-344)**

Dear Mr. Lee,

We received a letter dated June 7, 2016 from Cindy Heavens on behalf of City and County of the City of San Francisco requesting a change to Resolution No. 16-48 for the 1750 McAllister Apartments (RAD) Project. The purpose of this letter is to approve the requested change and provide you with the Revised Resolution (see attached).

In the letter, it was requested that the total number of manage units of record should be changed from 1 to 0. The Revised Resolution No. 16-48, Exhibit A, Item number 10 reflects this change.

The revised Resolution No. 16-48 establishes the terms and conditions under which the allocation has been granted. Please read it carefully and keep a copy in your permanent files. Please do not hesitate to call should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Jeree Glasser-Hedrick".

JEREE GLASSER-HEDRICK  
Executive Director

ENCLOSURE

c: Cindy Heavens,  
Ronald E. Lee, Esq., Jones Hall, A Professional Law Corporation  
Amy Chan, 1750 McAllister, L.P.  
Anthony Zeto, California Tax Credit Allocation Committee

**RESOLUTION NO. 16-48**  
**(QUALIFIED RESIDENTIAL RENTAL PROJECT)**  
**REVISED EXHIBIT A**

1. Applicant: City and County of the City of San Francisco
2. Application No.: 16-344
3. Project Sponsor: 1750 McAllister, L.P. (CHP 1750 RAD LLC)
4. Project Management Co.: Community Housing Partnership
5. Project Name: 1750 McAllister Apartments (RAD)
6. Type of Project: Acquisition and Rehabilitation/Family
7. Location: San Francisco, CA
8. Private Placement Purchaser: Bank of America, N.A./ Freddie Mac
9. The Private Placement Purchaser at the time of issuance will be the same as represented in the application.  
**Applicable**
10. Total Number of Units: 97 plus 0 manager units
11. Total Number of Restricted Rental Units: 97
12. The term of the income and rental restrictions for the Project will be at least 55 years.
13. The Project will utilize Gross Rents as defined in Section 5170 of the Committee's Regulations.  
**Applicable**
14. Income and Rental Restrictions:  
For the entire term of the income and rental restrictions, the Project will have:  
  
At least 97 Qualified Residential units rented or held vacant for rental for persons or families whose income is at 50% or below of the Area Median Income.
15. For acquisition and rehabilitation projects, a minimum of \$35,000 in hard construction costs will be expended for each Project unit.  
**Applicable**
16. A minimum of \$25,038,624 of public funds will be expended for the Project.  
**Applicable**
17. At a minimum, the financing for the Project shall include a Taxable Tail in the amount of \$0,000. Taxable debt may only be utilized for Project related expenses, not for the cost of issuance, for which the Project Sponsor could otherwise have used tax-exempt financing.  
**Not Applicable**
18. If the Project received points for having large family units, for the entire term of the income and rental restrictions, the Project will have at least three-bedroom or larger units.  
**Not Applicable**
19. For a period of fifteen (15) years after the Project is placed in use, the Project will provide to Project residents high-speed Internet or wireless (WiFi) service in each Project unit.  
**Not Applicable**

**RESOLUTION NO. 16-48**

**Exhibit A**

20. For a period of fifteen (15) years after the Project is placed in use, the Project will offer to Project residents an after school programs of an ongoing nature on-site or there must be an after school program available to Project residents within 1/2 mile of the Project or except where Project will provide no cost round trip transportation. The programs shall include, but are not limited to: tutoring, mentoring, homework club, and art and recreation activities to be provided weekdays throughout the school year for at least 10 hours per week.

**Not Applicable**

21. For a period of fifteen (15) years after the Project is placed in use, the Project will offer to Project residents instructor-led educational, health and wellness, or skill building classes. The classes shall include, but are not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation and smoking cessation. Classes shall be provided at a minimum of 84 hours per year (drop-in computer labs, monitoring and technical assistance shall not qualify) and be located within 1/2 mile of the Project or except where Project will provide no cost round trip transportation.

**Not Applicable**

22. For a period of fifteen (15) years after the Project is placed in use, the Project will offer to Project residents 20 hours or more per week of licensed childcare on-site or there must be 20 hours or more per week of licensed childcare available to Project residents within 1/2 mile of the Project or except where Project will provide no cost round trip transportation.

**Not Applicable**

23. For a period of fifteen (15) years after the Project is placed in use, the Project will offer to Project residents health and wellness services and programs within 1/2 mile of the Project or except where Project will provide no cost round trip transportation. Such services and programs shall provide individualized support for tenants (not group classes) but need to be provided by licensed individuals or organizations. The services shall include, but are not limited to: visiting nurses programs, intergenerational visiting programs, and senior companion programs. Services shall be provided for a minimum of 100 hours per year.

**Not Applicable**

24. For a period of fifteen (15) years after the Project is placed in use, the Project will offer to Project residents a bona fide service coordinator. The responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or enrichment activities for tenants (such as holiday events, tenant council, etc.)

**Not Applicable**

25. Minimum sustainable specifications will be incorporated into the project design per Section 5205 of the CDLAC Regulations.

**Applicable**

Section Waived:

- Energy Efficiency
- Landscaping
- Roofs
- Exterior Doors
- Appliances (ENERGY STAR)
- Window Coverings
- Water Heater
- Floor Coverings
- Insulation (Greengard Emission Criteria)

26. The project commits to becoming certified under any one of the following programs upon completion:

- a. Leadership in Energy & Environmental Design (LEED) **Not Applicable**
- b. Green Communities **Not Applicable**
- c. GreenPoint Rated Multifamily Guidelines **Not Applicable**

**RESOLUTION NO. 16-48**

**Exhibit A**

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27. The Project will exceed the minimum energy efficiency certification requirements for New Construction/ Adaptive Reuse:
- a. LEED for Homes (Silver) **Not Applicable**
  - b. LEED for Homes (Gold) **Not Applicable**
  - c. Green Point Rated (Silver) **Not Applicable**
  - d. Green Point Rated (Gold) **Not Applicable**
28. The Project is a New Construction or Adaptive Reuse Project that commits to Energy Efficiency (including heating, cooling, fan energy, and water heating but not the following end uses: lighting, plug load, appliances, or
- a. 9% **Not Applicable**
  - b. 15% **Not Applicable**
  - c. 24% **Not Applicable**
  - d. 30% **Not Applicable**
29. The Project is a New Construction or Adaptive Reuse Project that commits to Energy Efficiency with renewable energy that provides the following percentages of project tenants' energy loads (Offset of Tenants' Load):
- a. 20% **Not Applicable**
  - b. 30% **Not Applicable**
  - c. 40% **Not Applicable**
30. The project is a Home Energy Rating System (HERS II) Rehabilitation Project that commits to improve energy efficiency above the current modeled energy consumption of the building(s) by:
- a. 15% **Not Applicable**
  - b. 20% **Not Applicable**
  - c. 25% **Not Applicable**
  - d. 30% **Not Applicable**
31. The project is a Rehabilitation Project that commits to developing, and/or managing the Project with the following Photovoltaic generation or solar energy:
- a. Photovoltaic generation that offsets tenants loads **Not Applicable**
  - b. Photovoltaic generation that offsets 50% of common area load **Not Applicable**
  - c. Solar hot water for all tenants who have individual water meters **Not Applicable**
32. The project is a Rehabilitation Project and will implement sustainable building management practices that include: 1) development of a project- specific maintenance manual including replacement specifications and operating information on all energy and green building features; and 2) Undertaking formal building systems commissioning, retro-commissioning or re-commissioning as appropriate (continuous commissioning is not required).  
**Not Applicable**
33. The project is a Rehabilitation Project and will sub-meter all currently centralized hot water systems for all tenants:  
**Not Applicable**
34. The project will commit to irrigate only with reclaimed water, greywater, or rainwater (excepting water used for  
**Not Applicable**
35. The project will commit to having at least one (1) nonsmoking building. If the project only has one (1) building, it will be subject to a policy developed by the Sponsor that prohibits smoking in contiguous designated units. These restrictions will be incorporated into the lease agreements for the appropriate units.  
**Not Applicable**
36. The project will commit to having a parking ratio equivalent to or less than 1 parking stall per single room occupancy or one-bedroom restricted rental unit and 1.5 parking stalls per two-bedroom or larger restricted rental unit.  
**Not Applicable**