

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

One Church Street Apartments

Overview

The funds described in the “Financing Structure” section below will be used to finance the acquisition and rehabilitation of One Church Street Apartments, a 93-unit affordable multifamily housing project located at 1 Church Street in the City and County of San Francisco (the “Project”).

Following rehabilitation, the Project will include approximately 129,089 square feet of gross floor area, comprised of 95,703 square feet of residential area and 33,386 square feet of non-residential area. Non-residential spaces will include a community room and childcare facility.

Total project costs, including the cost to acquire the land and rehabilitate existing buildings, will be approximately \$43 million or \$462,365 per dwelling unit.

The residential unit distribution, which will include a single 3-bedroom superintendent unit, is:

<u>Unit type</u>	<u>Number of units</u>
Studio	0
1-Bedroom	30
2-Bedroom	35
3-Bedroom	28
4-Bedroom	0

All of the residential units will serve households earning no more than 60 percent of the San Francisco County Area Median Income (“AMI”).

Residents

No residents will be permanently displaced as a result of the rehabilitation, as all residents will have the right to return following any temporary relocation that might be required. Temporarily relocated residents will not be financially responsible for costs reasonably related to their relocation.

Site Description and Scope of Work

Address: 1 Church Street, 45 Church Street, and 1 Webster Street, San Francisco, CA 94114
Block/Lot: 0874/014

The scope of work for the rehabilitation will include:

- Repairs related to water intrusion at several windows;
- Replacement of some windows, including new waterproofing assembly, stucco, and trim;
- Re-flashing and repair of water damage on several roof parapets;
- Replacement of landscaping as needed; and
- Repainting.

Development and Management Team

Project Sponsor:	BRIDGE Housing
General Contractor:	Saarman Construction
Architect of Record:	Marx-Okubo
Property Manager:	BRIDGE Property Management Company

Project Ownership Structure

Borrower Entity:	Church Street Housing Associates, LP
Managing General Partner:	Church Street Housing, Inc.

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 Church Street Housing Associates, LP;
- A conventional first mortgage; and
- Soft debt from the City (in the form of a recast loan with no new funds).

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 March 2018 and April 2018, with construction commencing within 60 days of closing. All construction is scheduled to be completed by June 2019.