

File No. 200703

Committee Item No. 11

Board Item No. 22

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date July 15, 2020

Board of Supervisors Meeting

Date July 21, 2020

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <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 type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | | |
|-------------------------------------|-------------------------------------|-----------------------|-------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Project Description | _____ |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of Publication | _____ |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | TEFRA Hearing Minutes | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | _____ |

Completed by: Linda Wong

Date July 10, 2020

Completed by: Linda Wong

Date July 17, 2020

1 [Multifamily Housing Revenue Bonds - 4840 Mission - Not to Exceed \$75,000,000]

2

3 **Resolution approving, for purposes of the Internal Revenue Code of 1986, as amended,**
4 **the issuance and sale of tax-exempt residential mortgage revenue bonds by the City**
5 **and County of San Francisco (the “City”) in an aggregate principal amount not to**
6 **exceed \$75,000,000 to finance the development of a 137-unit affordable rental housing**
7 **development located in the City at 4840 Mission Street (the “Project”); and ratifying and**
8 **approving any action heretofore taken in connection with the Project, as defined**
9 **herein, and the Application, as defined herein.**

10

11 WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board
12 of Supervisors”), after careful study and consideration, has determined that there is a
13 shortage of safe and sanitary housing within the City and County of San Francisco (“City”),
14 particularly for low and moderate income persons, and that it is in the best interest of the
15 residents of the City and in furtherance of the health, safety, and welfare of the public for the
16 City to assist in the financing of multi-family rental housing units; and

17 WHEREAS, Acting under and pursuant to the powers reserved to the City under
18 Sections 3, 5, and 7 of Article XI of the Constitution of the State of California and Sections
19 1.101 and 9.107 of the Charter of the City and County of San Francisco, the City has enacted
20 the City and County of San Francisco Residential Mortgage Revenue Bond Law (“City Law”),
21 constituting Article I of Chapter 43 of the San Francisco Administrative Code, in order to
22 establish a procedure for the authorization, issuance and sale of residential mortgage revenue
23 bonds by the City for the purpose of providing funds to encourage the availability of adequate
24 housing and home finance for persons and families of low or moderate income, and to

25

1 develop viable communities by providing decent housing, enhanced living environments, and
2 increased economic opportunities for persons and families of low or moderate income; and

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

8 WHEREAS, 4840 Mission Housing Associates, L.P., a California limited partnership (or
9 an affiliate thereof or successor thereto) (the “Borrower”) desires to construct a 137-unit
10 affordable residential rental housing development located at 4840 Mission Street, San
11 Francisco, California 94112 (“Project”), and the Borrower will be the initial owner and/or
12 operator of the Project; and

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

16 WHEREAS, The City intends to issue the Bonds in an amount not to exceed
17 \$75,000,000 and to loan the proceeds of the Bonds to the Borrower (“Loan”) to finance the
18 costs of the Project; and

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

21 WHEREAS, The interest on the Bonds may qualify for tax exemption under Section
22 103 of the Internal Revenue Code of 1986, as amended (“Code”), only if the Bonds are
23 approved in accordance with Section 147(f) of the Code; and

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

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

2 WHEREAS, On May 19, 2020, the City caused a notice stating that a public hearing
3 with respect to the issuance of the Bonds would be held by the Mayor’s Office of Housing and
4 Community Development on May 27, 2020, published in the Notices section of the Mayor’s
5 Office of Housing and Community Development website (at <https://sfmohcd.org/notices-0>);
6 and

7 WHEREAS, The Mayor’s Office of Housing and Community Development held the
8 public hearing described above on May 27, 2020, and an opportunity was provided for
9 persons to comment on the issuance of the Bonds and the Project; and

10 WHEREAS, This Board of Supervisors is the elected legislative body of the City and is
11 the applicable elected representative authorized to approve the issuance of the Bonds within
12 the meaning of Section 147(f) of the Code; now, therefore, be it

13 RESOLVED, By the Board of Supervisors of the City and County of San Francisco, as
14 follows:

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

17 Section 2. The maximum principal amount of tax-exempt debt expected to be issued
18 for the Project is \$75,000,000.

19 Section 3. This Board of Supervisors, as the applicable elected representative of the
20 governmental unit having jurisdiction over the area in which the Project is located, hereby
21 approves the issuance of the Bonds for purposes of Section 147(f) of the Code.

22 Section 4. This approval of the issuance of the Bonds by the City is neither an
23 approval of the underlying credit issues of the proposed Project nor an approval of the
24 financial structure of the Bonds.

25 ///

1 Section 5. The officers and employees of the City, including the Director, are hereby
2 authorized and directed, jointly and severally, to do any and all things necessary or advisable
3 to effectuate the purposes of this Resolution, consistent with the documents cited herein and
4 this Resolution, and all actions previously taken by such officers and employees with respect
5 to the Project, consistent with the documents cited herein and this Resolution, are hereby
6 ratified and approved.

7 Section 6. This Resolution shall take effect from and after its adoption by the Board and
8 approval by the Mayor.

9

10 APPROVED AS TO FORM:
11 DENNIS J. HERRERA
12 City Attorney

12

13 By: /s/Heidi J. Gewertz
14 HEIDI J. GEWERTZ
15 Deputy City Attorney
16 n:\financlas2020\2000171\01458018.docx

16

17

18

19

20

21

22

23

24

25

Project Description
Multifamily Securities Program
City and County of San Francisco

4840 Mission

Overview

The funds described in the “Financing Structure” section below will be used to finance the development of 4840 Mission, 137-unit affordable multifamily housing project located at 4840 Mission Street, 94112, in the Outer Excelsior neighborhood of the City and County of San Francisco (the “Project”).

Upon completion, the Project will include approximately 196,095 square feet of gross floor area, comprised of 162,914 square feet of residential area and 15,726 square feet of non-residential area contained in a five-story building. Non-residential spaces will include a 10,000 square foot community clinic and 5,726 commercial space. As requested by the Outer Excelsior neighborhood, the Project also includes a pedestrian walkway connecting Mission Street to Alemany Boulevard and 39 spaces of parking.

Total project costs, including the cost to acquire the land and construct existing buildings, will be approximately \$132,617,438 or per dwelling unit.

The residential unit distribution, which will include two 2-bedroom staff units, is:

<u>Unit type</u>	<u>Number of units</u>
Studio	0
1-Bedroom	58
2-Bedroom	63
3-Bedroom	16
4-Bedroom	0

Seventy-two (72) percent of the residential units will serve households earning less than sixty-five (65) percent of the San Francisco County Area Median Income (AMI), while the balance of units will serve households earning less than one hundred five (105) percent of AMI. Please note that 105% AMI is equivalent to tax credit eighty (80) percent Area Median Income.

Residents

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

Site Description and Scope of Work

Address: 4840 Mission Street, San Francisco, California 94112
Block/Lot: Block 6959/Lots 019, 025 & 026

Property amenities will include:

- Pedestrian walkway connecting Alemany Boulevard to Mission Street
- Onsite property management and services offices

- To-be-determined commercial business
- Laundry on floors 2, 3, and 4
- Community clinic
- Community room
- Computer room
- Onsite parking
- Courtyard
- Elevators

Development and Management Team

Project Sponsor: BRIDGE Housing Corporation
 General Contractor: Nibbi Brothers
 Architect of Record: Van Meter Williams Pollack
 Property Manager: BRIDGE Housing Corporation

Project Ownership Structure

Borrower Entity: 4840 Mission Housing Associates LP
 Managing General Partner: 4840 Mission Housing LLC
 Sole Member/Managing Partner of LLC: Northpoint, 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);
- private income from community clinic purchaser;
- a conventional first mortgage;
- soft debt from the City, and;
- 35 project based vouchers as rental subsidy

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 in March 2021, with construction commencing within 15 days closing. All construction is scheduled to be completed by March 2023.

Narrative Description of Project Sponsor Experience

The Project Sponsor, BRIDGE Housing, is a non-profit affordable housing developer and manager in existence since 1983. Over the past 36 years, BRIDGE has developed over 14,000 homes throughout the West Coast. BRIDGE has completed 19 properties in San Francisco, not including 4840 Mission and three projects currently in predevelopment and four in construction.

CERTIFICATE OF TEFRA PUBLICATION
4840 Mission

This Certificate of Publication is executed this day for the purposes of demonstrating compliance with Section 147(f) of the Internal Revenue Code of 1986, as Amended (the "Code") and applicable Treasury Regulations (the "Regulations"). The undersigned, as a duly qualified and appointed representative of the **City and County of San Francisco** (the "Issuer"), hereby certifies as follows:

1. A Notice of Public Hearing, attached as Exhibit A, with respect to the issuance of tax-exempt bonds/obligations (the "Bonds") of the Issuer for the benefit of the project described therein (the "Project") was published on the Issuer's primary website address of <https://sfmohcd.org/notices-0> on **May 19, 2020**.

2. The Notice of Public Hearing was posted in an area of the Issuer's website that is used to inform its residents about events affecting the residents and which is clearly identified and accessible to members of the general public seeking information concerning the issuance of the Bonds and the Project.

3. Evidence of the website publication of the Notice of Public Hearing is attached hereto as Exhibit B. This Issuer will maintain records showing that the Notice of Public Hearing containing the requisite information was timely posted on the Issuer's website.

4. The Notice of Hearing remained published on the Issuer's website for a period of eight (8) consecutive days and the Issuer held the hearing as described in the Notice of Public Hearing on **Wednesday, May 27, 2020 at 3:00PM**.

5. Following the hearing, the Issuer submitted the request for approval of the Issuance of the Bonds and Project to the applicable elected representative of the Issuer as required by Section 147(f) of the Code and the Regulations.

Dated: **Wednesday, May 27, 2020 at 3:00PM**

CITY AND COUNTY OF SAN
FRANCISCO

By: 
Name: Cindy Heavens
Title: Senior Project Manager
Mayor's Office of Housing and Community
Development

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, May 27th at 3:00 p.m., by telephone at 1(888)808-6929, access code: 9193841, 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 one or more multifamily affordable housing mortgage revenue bond issues (collectively, the "Bonds") in the respective maximum aggregate principal amounts set forth in the table below. The proceeds of each such issue of the Bonds will be loaned to the respective borrower/owner entity set forth in the table below (or an affiliate thereof or successor thereto) (each, a "Borrower"), or another entity to be formed by its general partner, as set forth in the table below, pursuant to a loan agreement (each, a "Loan Agreement") between the City and the applicable Borrower. The proceeds of each issue of the Bonds will be used by the applicable Borrower to finance the acquisition and rehabilitation, or the new construction, of the respective residential rental housing facility described in the table below. Each Project is or will be located in San Francisco, California at the address set forth in the table below (each, a "Project"). Each Project will be owned and operated by the Borrower set forth in the table below.

<u>Max. Amount</u>	<u>Borrower/Owner</u>	<u>General Partner</u>	<u>Type of Project</u>	<u>No. of Units</u>	<u>Street Address</u>
\$75,000,000	4840 Mission Housing Associates LP	Bridge Housing	New Construction	137	4840 Mission Street San Francisco, CA 94112
\$62,000,000	Shipyards 5254, L.P.	Bayview Hunters Point Multipurpose Senior Services (BHPMSS) & McCormack Baron Salazar (MBS)	New Construction	112	151 & 351 Friedell Street, San Francisco, CA 94124
\$30,000,000	San Cristina, L.P.	Community Housing Partnership	Acquisition/Rehab	58	1000 Market Street San Francisco, CA 94102
\$40,000,000	Through Line, L.P.	Chinatown Community Development Center	Acquisition/Rehab	88	1204 Mason Street, San Francisco, CA 94108; 777 Broadway and 1525-1529 Grant Avenue, San Francisco, CA 94133

Each issue of the Bonds will be paid entirely by the applicable Borrower from the revenues of the applicable Project, in accordance with the applicable 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 any of 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 any of 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 any of the Bonds and to the financing of any of the Projects are invited to attend and be heard at this hearing by telephone only. Interested parties may call into the hearing at the time and number indicated above or submit written comments, which must be received prior to the Public Hearing, to the City, c/o Christina Mun, Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103.

Date: May 19, 2020

CITY AND COUNTY OF SAN FRANCISCO
Eric D. Shaw, Director
Mayor's Office of Housing and Community
Development

EXHIBIT B
EVIDENCE OF PUBLICATION









Visit our [new website SF.gov](https://sf.gov) [\[https://sf.gov\]](https://sf.gov)



Information from SFMOHCD.org

[Home](#) > [Vision & Impact](#) > [Plans & Progress Reports](#) > [Notices](#)

Notices

General Notices

-  [June 5, 2020 - Notice of Public Hearing - Throughline Apartments \(777 Broadway, 1204 Mason, & 1525-1529 Grant\) TEFRA Hearing on June 17, 2020](#) /sites/default/files/june%205%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Throughline%20Apartments%20%28777%20Broadway%2C%201204%20Mason%2C%20%26%201525-1529%20Grant%29_1.pdf
-  [May 19, 2020 - Notice of Public Hearing - Multiple Projects TEFRA Hearing on May 27, 2020](#) </sites/default/files/May%2019%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Multiple%20Projects%20TEFRA%20Hearing%20on%20May%2027%2C%202020.pdf>
-  [May 13, 2020 - Notice of Public Hearing: The Avery \(250 Fremont St\) TEFRA Hearing on May 20, 2020](#) /sites/default/files/May%2013%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20250%20Fremont%20St%20The%20Avery%29%20TEFRA%20Hearing%20on%20May%2020%2C%202020_0.pdf
-  [May 8, 2020 - Notice of Public Hearing: 1601 Mariposa St TEFRA Hearing on May 15, 2020](#) </sites/default/files/May%208%2C%202020%20-%20Notice%20of%20Public%20Hearing%201601%20Mariposa%20TEFRA%20Hearing%20on%20May%2015%2C%202020.pdf>
-  [May 5, 2020 - Notice of Public Hearing: Balboa Park Upper Yard \(2340 San Jose Ave\) TEFRA Hearing on May 12, 2020](#) /sites/default/files/May%205%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20208%20Balboa%20Park%20Upper%20Yard%20%282340%20San%20Jose%20Ave%29%20TEFRA%20Hearing%20on%20May%2012%2C%202020_1.pdf
-  [May 4, 2020- Notice of Public Hearing: Yosemite-Folsom Dore Scattered Sites \(480 Eddy St-75 Dore St\) TEFRA Hearing on May 11, 2020](#) </file/64512>
-  [May 4, 2020- Notice of Public Hearing: Ambassador-Ritz Scattered Sites \(55 Mason St-216 Eddy St\) TEFRA Hearing on May 11, 2020](#) </file/64511>
-  [February 5, 2020: Notice of Public Meeting Regarding Mayor's Office and MOHCD's Proposed Budget](#) </sites/default/files/Documents/Public%20Notices/Public%20Notice%20of%20Public%20Meeting%20Regarding%20Mayor%27s%20Office%20Budget-final.pdf>

 [Draft Proposed Budget](#) /sites/default/files/Documents/Public%20Notices/Mayor%20Admin%20MOHCD%20Public%20Budget%20Meeting_02.07.20.pdf
-  [January 16, 2020 - Notice of Public Hearing: South Park Scattered Sites \(22-102-106 South Park Street\) TEFRA Hearing on January 31, 2020](#) </sites/default/files/January%2016%2C%202020-%20Notice%20of%20Public%20Hearing%20-%2025%20Park%20Scattered%20Sites%20%2822-10-106%20S%20Park%20St%29-%20TEFRA%20Hearing%20on%20January%2031%2C%202020.pdf>

- [December 23, 2019 - Notice of Public Hearing: Ambassador Hotel \(55 Mason Street\) TEFRA Hearing on January 6, 2020](#) [/sites/default/files/December%2023%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Ambassador%20Hotel%20%2855%20Mason%20Street%29%20TEFRA%20Hearing%20on%20January%206%2C%202020.pdf]
- [November 21, 2019 - Notice of Public Hearing: Fillmore Marketplace \(1223 Webster\) TEFRA Hearing on December 2, 2019](#) [/sites/default/files/November%2021%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Fillmore%20Marketplace.pdf]
- [November 8, 2019 - Notice of Public Hearing: Visitacion Valley Parcel 1 \(2201 Bayshore Boulevard\) TEFRA Hearing on November 15, 2019](#) [/sites/default/files/November%208%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Visitacion%20Valley%20Parcel%201.pdf]
- [November 8, 2019 - Notice of Public Hearing: Visitacion Valley Parcel 3A \(2201 Bayshore Boulevard\) TEFRA Hearing on November 15, 2019](#) [/sites/default/files/November%208%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Visitacion%20Valley%20Parcel%203A.pdf]
- [November 1, 2019 - Notice of Public Hearing: 53 Colton Street TEFRA Hearing on November 8, 2019](#) [/sites/default/files/November%201%2C%202019%20-%20Notice%20of%20Public%20Hearing%2053%20Colton%20Street%20TEFRA%20Hearing%20on%20November%208%2C%202019_0.pdf]
- [October 21, 2019 - Notice of Public Hearing: 711 Eddy Street TEFRA Hearing, rescheduled for October 28, 2019](#) [/sites/default/files/October%2021%2C%202019%20-%20Notice%20of%20Public%20Hearing%20711%20Eddy%20Street%20TEFRA%20Hearing%2C%20rescheduled%20for%20October%2028%2C%202019.pdf]
- [October 15, 2019 - Notice of Public Hearing: 681 Florida TEFRA Hearing on October 29, 2019](#) [/sites/default/files/October%2015%2C%202019%20-%20Notice%20of%20Public%20Hearing%20681%20Florida%20TEFRA%20Hearing%20on%20October%2029%2C%202019.pdf]
- [September 3, 2019 - Notice of Public Hearing: 410 China Basin Street TEFRA Hearing on September 17, 2019](#) [/sites/default/files/September%203%2C%202019%20-%20Notice%20of%20Public%20Hearing%20410%20China%20Basin%20Street%20TEFRA%20Hearing%20on%20September%2017%2C%202019.pdf]
- [August 13, 2019 - Notice of Public Hearing: FD Haynes Apartments \(1019 – 1089 Golden Gate Avenue, 949 – 959 Laguna Street, 900 – 940 McAllister Street, 1010 – 1030 Buchanan Street\) TEFRA Hearing on August 21, 2019](#) [/sites/default/files/August%2013%2C%202019%20-%20Notice%20of%20Public%20Hearing%20FD%20Haynes%20Apartments%20%281019%20-%20E2%80%93%201089%20Golden%20Gate%20Avenue%2C%20949%20-%20E2%80%93%20959%20Laguna%20Street%2C%20900%20-%20E2%80%93%20940%20McAllister%20Street%2C%201010%20-%20E2%80%93%201030%20Buchanan%20Street%29%20TEFRA%20Hearing%20on%20August%2021%2C%202019.pdf]
- [July 2, 2019 - Notice of Public Hearing: Yosemite Apartments \(480 Eddy Street\) TEFRA Hearing on July 11, 2019](#) [/sites/default/files/Notice%20of%20Public%20Hearing-Posted%20July%202%202019-%20Yosemite%20Apartments-480%20Eddy%20Street%20TEFRA%20Hearing%20on%20July%2011%202019.pdf]
- [June 27, 2019 - MOHCD Releases Community Opportunity to Purchase Act \(COPA\) Qualified Nonprofit Application](#) [/current-sf-homeowners]
- [June 27, 2019 - Notice of Public Hearing: Bernal Gateway \(3101 Mission Street, 141 Precita Avenue, and 143 Precita Avenue\) TEFRA Hearing on July 8, 2019](#) [/sites/default/files/Notice%20of%20Public%20Hearing%20%28Posted%20June%2027%2C%202019%29%20-%20E2%80%93%20Bernal%20Gateway%20%283101%20Mission%20Street%2C%20141%20Precita%20Avenue%2C%20and%20143%20Precita%20Avenue%29%20TEFRA%20Hearing%20on%20July%208%2C%202019.pdf]
- [June 17, 2019 - Notice of Public Hearing: Maceo May \(401 Palms Ave\) TEFRA Hearing on June 26, 2019](#) [/sites/default/files/Documents/MOH/Announcements/TEFRA%20Ad_Maceo%20May%20for%20posting%206%2017%2019_0.pdf]
- [June 13, 2019 - Affordable Housing Bond Report](#) [/sites/default/files/2019_GeneralObligationHousingReport-FINAL061919.pdf]

- [\[PDF\] May 21, 2019 - Notice of Public Hearing: 500-520 Turk and 555 Larkin Street TEFRA Hearing. \[/sites/default/files/TEFRA%20Ad_500%20Turk%20-%2019-0520%20final.pdf\]](#)
- [\[PDF\] May 21, 2019 - Notice of Public Hearing: 1064-1068 Mission Street TEFRA Hearing. \[/sites/default/files/TEFRA%20Ad_1064%20Mission%20Final%2005%2017%2019.pdf\]](#)
- [April 1, 2019 - Affordable Housing Bond Working Group Public Meeting Notice. \[/article/affordable-housing-bond-working-group-public-meeting-notice\]](#)

Community Development Meeting Agendas & Minutes

- [Citizen's Committee on Community Development \[/meetings/11\]](#)
- [SoMa Fund Community Advisory Committee \[/soma-fund-meeting-information\]](#)

[Archived meetings \(pre-2015\) » \[/archived-meetings\]](#)

Environmental Reviews [/environmental-reviews]

MOHCD performs environmental reviews for all public buildings in San Francisco.

Relocation Appeals Board [/relocation-appeals-board]

San Francisco may occasionally displace residents and businesses when building new developments. The City will offer a relocation package to those residents and businesses. If you are dissatisfied with the relocation package, you can contact the Relocation Appeals Board.

CITY AND COUNTY OF SAN FRANCISCO

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

4840 Mission Street

Date: May 27, 2020
Time: 3:00 p.m.
Location: Mayor's Office of Housing and Community Development (MOHCD)
City and County of San Francisco
1 South Van Ness Avenue, 5th Floor, Room 5084
San Francisco, CA 94103

And


By conference phone at (888) 808-6929, Access Code #9193841

Present: Mara Blitzer, MOHCD
Christina Mun, MOHCD
Cindy Heavens, MOHCD
Sarah White, BRIDGE Housing

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 \$75 million for the purpose of financing the construction of a 137 - unit residential rental housing development located at 4840 Mission Street in San Francisco. The development will be owned by 4840 Mission Housing Associates, LP, a California limited partnership formed by the BRIDGE Housing Corporation (BRIDGE Housing), or any successor thereto.

The public hearing was convened at 3:00 p.m. There were no written comments received on the proposed issuance. Except for representatives from the Mayor's Office of Housing and Community Development (Mara Blitzer, Director of Housing Development, Christina Mun, Bond Program Manager, and Cindy Heavens, Senior Project Manager) and the project sponsor (Sarah White, BRIDGE Housing), there were no persons present wishing to comment on the proposed issuance or on the project. The hearing was adjourned at 3:30 p.m.

Minutes prepared by:


Cindy Heavens

Date: June 3, 2020

From: [Peacock, Rebecca \(MYR\)](#)
To: [BOS Legislation, \(BOS\)](#); [GEWERTZ, HEIDI \(CAT\)](#)
Cc: [Kittler, Sophia \(MYR\)](#); [Chan, Amy \(MYR\)](#); [Sandoval, Suhagey \(BOS\)](#)
Subject: Mayor -- [Resolution] -- [Multifamily Housing Revenue Bonds – 4840 Mission – Not to Exceed \$75,000,000]
Date: Tuesday, June 30, 2020 4:38:23 PM
Attachments: [\(1\) Reso MOHCD 4840 TEFRA Safai.zip](#)

Attached for introduction to the Board of Supervisors is a **resolution approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of tax-exempt residential mortgage revenue bonds by the City and County of San Francisco (the “City”) in an aggregate principal amount not to exceed \$75,000,000 to finance the development of a 137-unit affordable rental housing development located in the City at 4840 Mission Street (the “Project”); and ratifying and approving any action heretofore taken in connection with the Project, as defined herein, and the Application, as defined herein.**

Please note that Supervisor Safai is a co-sponsor of this legislation.

[@GEWERTZ, HEIDI \(CAT\)](#), can you please reply-all to indicate your approval? Thanks!

Please let me know if you have any questions.

Rebecca Peacock ([they/she](#))
(415) 554-6982 | Rebecca.Peacock@sfgov.org
Office of Mayor London N. Breed
City & County of San Francisco