

## **1150 3rd Street (Mission Bay South Block 3 East) Affordable Project Description**

### **April 2017**

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1150 3<sup>rd</sup> Street (Mission Bay South Block 3 East) Affordable Housing (the “Project”) is a 119-unit project serving formerly homeless veterans and low-income families being developed by Chinatown Community Development Center (“CCDC”) and Swords to Plowshares (“STP”). It will be located on the Mission Bay South Block 3 East parcel at 1150 3<sup>rd</sup> Street between a private street to the north, Mission Rock Street to the south, and a market rate development to the west. The development team of CCDC and STP was selected pursuant to a Request for Proposals for the development of 1150 3<sup>rd</sup> Street by the Office of Community Investment and Infrastructure (“OCII”), the Successor to the San Francisco Redevelopment Agency. OCII anticipates contributing approximately \$20,000,000 in gap subsidy for 1150 3<sup>rd</sup> Street. The Mayor’s Office of Housing and Community Development (“MOHCD”) will issue the tax-exempt bonds for the Project.

#### Scope of Work:

The Project will be a five-story, U-shaped building including four stories of wood frame construction over a concrete podium surrounding a central courtyard. The Project will have 119 units (12 studios, 55 one-bedroom units, 30 two-bedroom units, 21 three-bedroom units, and 1 two-bedroom manager’s unit). It will also include the following features:

- The central two-level open space as well as program spaces to serve the Project’s mixed population. These program spaces include a large central community room and kitchen located along 3<sup>rd</sup> Street, an adjacent computer lab, teen gathering space, a multipurpose room, a young kids’ play room, a resident services office, a counseling office to serve the veterans, property management offices, mailboxes, bike parking room, and two laundry rooms. The two-level central courtyard features areas for gathering and children’s play, and separate areas for respite and relaxation.

#### Ownership:

CCDC and STP have formed a limited partnership, MB3E, L.P., to own the improvements (“the Partnership”). OCII, and subsequently MOHCD will own the land that the improvements will be built on. OCII will enter into a Ground Lease with the Partnership. This Ground Lease will transfer from OCII to MOHCD once construction of the improvements is completed. CCDC is a San Francisco-based affordable housing developer, property manager, and resident services provider with over 30 years of experience in housing development and operation in the city. STP is an established San Francisco-based nonprofit organization with over 40 years of experience. It is one of the most successful providers of veterans services in San Francisco, has played important roles in developing local, state, and national policies around veterans’ issues, and operates a growing portfolio of supportive housing for veterans in the city.

#### Financing:

In addition to the OCII loan described above, the proposed financing structure includes 4% low-income housing tax credits and tax-exempt bonds, Veterans Housing and Homelessness

Prevention Program (“VHHP”) funds administered by the State of California’s Housing and Community Development (“HCD”) office, and Veterans Affairs Supportive Housing (“VASH”) project-based vouchers.

Schedule:

Construction on the Project is anticipated to start by November 2017 and be completed by the end of 2019.

<b>1150 3<sup>rd</sup> Street Schedule</b>	
<u>Task</u>	<u>Date</u>
1 <sup>st</sup> TEFRA Ad Published	4/3/2017
2 <sup>nd</sup> TEFRA Ad Published	4/10/2017
TEFRA Hearing	4/17/2017
Inducement Resolution Lodged with Board	4/18/2017
Inducement Resolution to Budget & Finance Subcommittee	4/27/2017
Inducement Resolution Approved by Board	5/2/2017
Mayor signs the Resolution	5/12/2017
Submit CDLAC application	5/19/2017
Submit tax credit application	5/19/2017
CDLAC meeting -- secure allocation	7/19/2017
TCAC Meeting -- secure allocation	7/19/2017
Close bond and credit financing	11/27/2017
Start construction	11/28/2017
Complete construction	10/2019

Development Team:

- Architect: Leddy Maytum Stacy Architects
- Contractor: Nibbi Brothers General Contractors
- Legal Counsel: Gubb and Barshay

- Financial Consultant: California Housing Partnership
- Development Consultant: Gonzalo Castro