

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

206 5th Street (5th and Howard)

Overview

The funds described in the “Financing Structure” section below will be used to finance the development of 206 5th Street, a 226-unit affordable multifamily housing project located at 206 5th Street, San Francisco, CA 94103 (the “Project”).

Upon completion, the Project will include approximately 238,214 square feet of gross floor area, comprised of 159,324 square feet of residential area and 78,890 square feet of non-residential area. Non-residential spaces will include a community room and other resident amenities, property management, and other common spaces.

Total project costs, including the cost to acquire the land and construct new buildings, will be approximately \$164,568,424, or \$728,178 per dwelling unit.

The residential unit distribution, which will include 1 one-bedroom and 1 two-bedroom unit for the property manager and/or building superintendent:

<u>Unit type</u>	<u>Number of units</u>
Studio	26
1-Bedroom	107
2-Bedroom	85
3-Bedroom	8

Twenty percent of the residential units will serve households earning less than 50 percent of the San Francisco County Area Median Income (“AMI”), while the balance of units be rented at market rates.

Residents

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

Site Description and Scope of Work

Address: 206 5th Street and 921 Howard Street, San Francisco, CA 94103
Block/Lot: 3732/003, 3732/004, 3732/005, 3732/099, 3732/100, 3732/145A, 3732/146,
3732/149 (Both addresses share evidence of site control through grant deeds)

The scope of work for the property amenities will include:

- Community room and other resident amenities;
- Outdoor terrace space;
- 24-hour property management;
- Unit amenities such as ovens, refrigerators, dishwashers, and washer/dryers.

Development and Management Team

Project Sponsor: 5H GP LLC
General Contractor: To be determined
Architect of Record: HKIT Architects
Property Manager: Tenderloin Neighborhood Development Corporation

Project Ownership Structure

Borrower Entity: Tenderloin Neighborhood Development Corporation (“TNDC”) (Prior to closing pre-construction financing, a limited partnership will be formed. The initial limited partnership will include as its partners 5H GP LLC and a TNDC entity.)
Managing Member: Turk Street, 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”),
- A conventional first mortgage, and
- Private equity.

Schedule

Financing is anticipated to close between June 2019 and December 2019, with construction commencing within 30 days of closing. All construction is scheduled to be completed by June 2022.