

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

**Mission Bay South Block 9**

**Overview**

The funds described in the “Financing Structure” section below will be used to finance the development of Mission Bay South Block 9, a 141-unit affordable multifamily housing project to be located at 410 China Basin Street, 94158 in the City and County of San Francisco (the “Project”). To allow for faster vertical construction and respond more quickly to the homelessness crisis, the Sponsors will pursue the use of modular construction for portions of the project. In addition to shortening the development period, use of this technology will result in cost savings. Block 9 is particularly well-suited for modular construction because of its location, conceptual design, and proposed construction type.

Upon completion the Project will include approximately 100,260 square feet of gross floor area, comprised of 56,993 square feet of residential area and 43,267 square feet of non-residential area. Non-residential spaces will include circulation, parking garage, services suites, community gathering areas and common areas.

Total project costs, including the cost to acquire the land and construct new buildings, will be approximately \$60,147,565 or \$426,578 per dwelling unit.

The residential unit distribution, which will include 1 one-bedroom manager’s unit, is:

<u>Unit type</u>	<u>Number of units</u>
Studio	140
1-Bedroom	1
2-Bedroom	0
3-Bedroom	0
4-Bedroom	0

100% percent of the residential units will serve households earning less than 50% percent of the San Francisco County Area Median Income (AMI). The Project will be comprised of 122 furnished studios, 18 furnished studio-plus units (intended to accommodate those with in-home care needs) and 1 one-bedroom manager’s unit.

All of the Project’s 140 affordable units will serve formerly homeless adults and will be referred to the Project by the Department of Homelessness and Supportive Housing (“HSH”) Coordinated Entry System. The Project will be subsidized through the City’s Local Operating Subsidy Program (LOSP).

**Residents**

No residents will be displaced.

**Site Description and Scope of Work**

Address: 410 China Basin Street, San Francisco CA 94158  
Block/Lot: Block 8719/Lot 3

The project will include:

- Services and management suites, and staff break room
- Large resident courtyard with seating areas, fitness trail, dog run, and pet station
- Community room with kitchen, with an opening to a terrace in the central courtyard
- Resident lounge and game room
- Shared laundry room
- Linen/storage closets on each floor for in-home care providers
- Bicycle parking and repair station
- Two parking spaces for staff and/or deliveries
- Community garden along Bridgeview Way, to be managed by a non-profit partner

### **Development and Management Team**

Project Sponsor[s]:	BRIDGE Housing Corporation and Community Housing Partnership
General Contractor:	Cahill Contractors
Architect of Record:	Leddy Maytum Stacy Architects
Property Manager:	Community Housing Partnership

### **Project Ownership Structure**

Borrower Entity:	Mission Bay 9 LP
Managing General Partner:	Community Housing Partnership

BRIDGE will be a co-developer of the Project and, at the request of OCII in consultation with MOHCD, will continue to be a partner in project for a minimum of five years, subject to specific Project performance provisions, following the conversion to permanent financing. It is anticipated that upon successful completion of established milestones, BRIDGE will exit the partnership.

CHP will be a co-developer, long term owner, property manager, and services provider for Block 9. For the purposes of funding applications, CHP will act as project Sponsor and will therefore act as the Managing General Partner.

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);
- Federal Home Loan Bank – AHP
- CA Department of Housing and Community Development (HCD) – MHP funds
- soft debt from the City.

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 June, 2020. All construction is scheduled to be complete by September 2021.

## **Narrative Description of Project Sponsor Experience**

### **BRIDGE HOUSING**

BRIDGE is a San Francisco-based non-profit housing developer. BRIDGE has completed over 2,000 affordable homes in San Francisco, and over 14,000 in projects throughout the West Coast. BRIDGE's development experience includes:

- Rene Cazenave Apartments: 120 units of newly constructed supportive housing, located in Transbay, and built in collaboration with CHP (as well as Leddy Maytum Stacy Architects). The project was completed in 2013.
- Celadon at 9<sup>th</sup> & Broadway (San Diego): 250 newly constructed units serving families, transitional aged youth, and adults with mental health diagnoses. The project was completed in 2015.
- Marea Alta (San Leandro): 115 newly constructed units serving low-income families. The project was built using modular construction and was completed in 2016.

### **COMMUNITY HOUSING PARTNERSHIP**

CHP is a San Francisco non-profit organization founded in 1990 to create and implement solutions to homelessness. CHP's total portfolio consists of over 1,100 units of supportive housing across 16 buildings, housing over 1,500 individuals. CHP has acted as co-developer, owner, property manager, and services provider at several comparable supportive housing sites:

- Richardson Apartments: 120 units of newly constructed supportive housing, located in Hayes Valley, and built in collaboration with Mercy Housing. The project was completed in 2011.
- Rene Cazenave Apartments: 120 units of newly constructed supportive housing, located in Transbay, and built in collaboration with BRIDGE (as well as Leddy Maytum Stacy Architects). The project was completed in 2013.
- Edward II: 25 units of supportive housing for transitional aged youth, located in the Cow Hollow/Marina neighborhood. The project was a rehabilitation and was completed in 2014.