



**Report to the City and County of San Francisco Board of Supervisors
Pursuant to San Francisco Business and Tax Regulations Code Section 1115.1(a)
174 Ellis Street, San Francisco**

The San Francisco Assessor-Recorder has determined that insufficient transfer tax was paid when the real property located at 174 Ellis Street changed ownership on December 31, 2019 due to a legal entity ownership change involving Merritt Community Capital Fund VII L.P., MM Preservation, L.P. and Taylor Family Housing, Inc. (the persons liable for the tax pursuant to San Francisco Business and Tax Regulations Code Section 1103(a).) Transfer tax was not paid for this event and became delinquent on January 30, 2020.

A Notice of Delinquent Real Property Transfer Taxes and Deficiency Determination was recorded on October 13, 2022 as Document # 2022094023 (attached); the delinquent taxes, penalties and interest total \$338,422.50 (as of November 15, 2022). As of October 15, 2023, the delinquent taxes, penalties and interest will total \$360,450 due to an additional eleven months of accrued interest; interest will continue to accrue at a rate of 1% a month, or fraction thereof, on the amount of delinquent tax, exclusive of penalties and interest.

Pursuant to San Francisco Business and Tax Regulations Code section 1115.1, the Assessor-Recorder requests that the Board initiate proceedings to impose a lien for the unpaid tax, together with penalties and interest, against the real property described in the attached Notice of Delinquent Real Property Transfer Taxes, and summarized below.

Property Location/Situs: 174 Ellis Street
Assessor's Parcel Numbers: 0326-010
Change in Ownership Date: 12/31/2019
Delinquency Date: 01/30/2020

Responsible Person(s): Merritt Community Capital Fund VII L.P.
MM Preservation L.P.
Taylor Family Housing, Inc.

C/O TNDC
201 Eddy Street
SAN FRANCISCO CA 94102