

**MAYOR'S OFFICE OF HOUSING
CITY AND COUNTY OF SAN FRANCISCO**



**EDWIN M. LEE
MAYOR**

**OLSON LEE
DIRECTOR**

February 19, 2013

Honorable Norman Yee
City and County of San Francisco
Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Resolution Authorizing Application to California Debt Limit Allocation Committee for Multifamily Housing Revenue Bonds for 1100 Ocean Avenue

With this memo, I am submitting to you for introduction at the Board of Supervisors meeting on Tuesday, February 26, 2013, a resolution regarding qualified mortgage revenue bonds for 1100 Ocean Avenue, San Francisco, a multi-family affordable housing development sponsored by 1100 Ocean Avenue L.P. We published the TEFRA notice on February 15, 2013 and will hold the TEFRA hearing on March 4, 2013.

1100 Ocean Avenue Apartments, is a 71 unit multifamily development in the transit rich Ingleside neighborhood and adjacent to City College of San Francisco. Twenty-five units will be affordable at 20% AMI and set aside for transition-age youth (TAY) recently emancipated from the foster care system that are homeless or at risk of homelessness. The other 45 units will be available to families earning up to 50% of local AMI, with the remaining unit reserved for the property manager. The proposed development will be five stories tall with ground floor retail and apartments located on floors 2 and above. The apartment mix is 18 studios, 18 one-bedroom, 21 two-bedroom and 14 three-bedroom units. On the ground floor, approximately 6,500 square feet of space will be devoted to neighborhood-serving retail. Community spaces include a community room for after school programs and other activities, a TAY multi-purpose room, offices for on-site services, and an exercise room for residents. There will be approximately 9,100 square feet of usable open space in the development. The development is expected to start construction in June of 2013.

The Mayor's Office of Housing has previously issued bonds for both rental housing and for first time homeownership. These financings are conduit financings, which do not require the City to

**1 South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103
Phone: (415) 701-5500 Fax: (415) 701-5501 TDD: (415) 701-5503 www.sfgov.org/moh**

pledge repayment of the bonds. Rather, the bondholders' only recourse for payment are the project revenues themselves and the credit enhancement provided by lenders.

In order to meet the deadline for submitting an application to CDLAC, the resolution should be introduced at the Board on February 26, 2013 and return to the full Board for approval on Tuesday, March 5, 2013. We would appreciate any assistance you can provide to help meet this schedule so that the City is able to submit the application on March 15, 2013.

The attached resolution has been approved as-to-form by Deputy City Attorney Heidi Gewertz. I am enclosing a brief description of the project for your review.

If you have any questions about the resolution or the project, please contact Kevin Kitchingham at 701-5532.

Thank you,



Olson Lee
Director
Mayor's Office of Housing

1100 Ocean Avenue project Description

1100 Ocean Avenue Apartments, is a 71 unit family development in the transit rich Ingleside neighborhood and adjacent to City College of San Francisco. Twenty-five units are affordable at 20% AMI and set aside for transition-age youth (TAY) recently emancipated from the foster care system that are homeless or at risk of homelessness. The other 45 units will be available to families earning up to 50% of local AMI, with the remaining unit reserved for the property manager. The proposed development will be five stories tall with ground floor retail and apartments located on floors 2 and above. The apartment mix is 18 studios, 18 one-bedroom, 21 two-bedroom and 14 three-bedroom units. On the ground floor, approximately 6,500 square feet of space will be devoted to neighborhood-serving retail. Community spaces include a community room for after school programs and other activities, a TAY multi-purpose room, offices for on-site services, and an exercise room for residents. There will be approximately 9,100 square feet of usable open space in the development. The development is expected to start construction in June of 2013.