

File No. 200676

Committee Item No. 10

Board Item No. 21

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Budget & Finance Committee

Date July 15, 2020

Board of Supervisors Meeting

Date July 21, 2020

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Completed by: Linda Wong

Date July 10, 2020

Completed by: Linda Wong

Date July 17, 2020

1 [Multifamily Housing Revenue Bonds -1204 Mason Street, 777 Broadway, and 1525-1529
2 Grant Avenue (Throughline Apartments) - Not to Exceed \$40,000,000]

3 **Resolution declaring the intent of the City and County of San Francisco (“City”) to**
4 **reimburse certain expenditures from proceeds of future bonded indebtedness;**
5 **authorizing the Director of the Mayor’s Office of Housing and Community Development**
6 **(“Director”) to submit an application and related documents to the California Debt Limit**
7 **Allocation Committee (“CDLAC”) to permit the issuance of residential mortgage**
8 **revenue bonds in an aggregate principal amount not to exceed \$40,000,000 for 1204**
9 **Mason Street, 777 Broadway, and 1525-1529 Grant Avenue (Throughline Apartments);**
10 **authorizing and directing the Director to direct the Controller’s Office to hold in trust an**
11 **amount not to exceed \$100,000 in accordance with CDLAC procedures; authorizing the**
12 **Director to certify to CDLAC that the City has on deposit the required amount;**
13 **authorizing the Director to pay an amount equal to such deposit to the State of**
14 **California if the City fails to issue the residential mortgage revenue bonds; approving,**
15 **for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale**
16 **of residential mortgage revenue bonds by the City in an aggregate principal amount**
17 **not to exceed \$40,000,000; authorizing and directing the execution of any documents**
18 **necessary to implement this Resolution, as defined herein; and ratifying and approving**
19 **any action heretofore taken in connection with the Project, as defined herein, and the**
20 **Application, as defined herein.**

21
22 WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board
23 of Supervisors”), after careful study and consideration, has determined that there is a
24 shortage of safe and sanitary housing within the City and County of San Francisco (“City”),
25 particularly for low and moderate income persons, and that it is in the best interest of the

1 residents of the City and in furtherance of the health, safety, and welfare of the public for the
2 City to assist in the financing of multi-family rental housing units; and

3 WHEREAS, Acting under and pursuant to the powers reserved to the City under
4 Sections 3, 5, and 7 of Article XI of the Constitution of the State of California and Sections
5 1.101 and 9.107 of the Charter of the City and County of San Francisco, the City has enacted
6 the City and County of San Francisco Residential Mortgage Revenue Bond Law (“City Law”),
7 constituting Article I of Chapter 43 of the San Francisco Administrative Code, in order to
8 establish a procedure for the authorization, issuance and sale of residential mortgage revenue
9 bonds by the City for the purpose of providing funds to encourage the availability of adequate
10 housing and home finance for persons and families of low or moderate income, and to
11 develop viable communities by providing decent housing, enhanced living environments, and
12 increased economic opportunities for persons and families of low or moderate income; and

13 WHEREAS, In addition, pursuant to Division 31 of the Health and Safety Code of the
14 State of California, and particularly Chapter 7 of Part 5 thereof (“State Law”), the City is
15 empowered to issue and sell bonds for the purpose of making mortgage loans or otherwise
16 providing funds to finance the development of multi-family rental housing including units for
17 lower income households and very low income households; and

18 WHEREAS, Throughline, L.P., a California limited partnership (or an affiliate thereof or
19 successor thereto) (the “Borrower”) desires to acquire and rehabilitate an 88-unit affordable
20 residential rental housing development located at 1204 Mason Street San Francisco,
21 California 94108, 777 Broadway and 1525-1529 Grant Avenue San Francisco, California
22 94133 (“Project”); and

23 WHEREAS, The Borrower has requested that the City assist in the financing of the
24 Project through the issuance of one or more series of tax-exempt mortgage revenue bonds
25 (“Bonds”); and

1 WHEREAS, The City expects that proceeds of the Bonds will be used to pay certain
2 costs incurred in connection with the Project prior to the date of issuance of the Bonds; and

3 WHEREAS, The City intends to issue the Bonds in an amount not to exceed
4 \$40,000,000 and to loan the proceeds of the Bonds to the Borrower (“Loan”) to finance the
5 costs of the Project; and

6 WHEREAS, The Bonds will be limited obligations, payable solely from pledged
7 security, including Project revenues, and will not constitute a debt of the City; and

8 WHEREAS, The Board of Supervisors has determined that the moneys advanced and
9 to be advanced to pay certain expenditures of the Project are or will be available only for a
10 temporary period and it is necessary to reimburse such expenditures with respect to the
11 Project from the proceeds of the Bonds; and

12 WHEREAS, Section 1.150-2 of the United States Treasury Regulations requires that
13 the Board of Supervisors declare its reasonable official intent to reimburse prior expenditures
14 for the Project with proceeds of the Bonds; and

15 WHEREAS, The interest on the Bonds may qualify for tax exemption under Section
16 103 of the Internal Revenue Code of 1986, as amended (“Code”), only if the Bonds are
17 approved in accordance with Section 147(f) of the Code; and

18 WHEREAS, The City now wishes to approve the issuance of the Bonds in order to
19 satisfy the public approval requirements of Section 147(f) of the Code; and

20 WHEREAS, The Project is located wholly within the City; and

21 WHEREAS, On June 5, 2020, the City caused a notice stating that a public hearing
22 with respect to the issuance of the Bonds would be held by the Mayor’s Office of Housing and
23 Community Development on June 17, 2020, published in the Notices section of the Mayor’s
24 Office of Housing and Community Development website (at <https://sfmohcd.org/notices-0>);
25 and

1 WHEREAS, The Mayor’s Office of Housing and Community Development held the
2 public hearing described above on June 17, 2020, and an opportunity was provided for
3 persons to comment on the issuance of the Bonds and the Project; and

4 WHEREAS, This Board of Supervisors is the elected legislative body of the City and is
5 the applicable elected representative authorized to approve the issuance of the Bonds within
6 the meaning of Section 147(f) of the Code; and

7 WHEREAS, Section 146 of the Code limits the amount of tax-exempt private activity
8 bonds, which include qualified mortgage bonds, that may be issued in any calendar year by
9 entities within a state and authorizes the legislature of each state to provide the method of
10 allocating authority to issue tax-exempt private activity bonds within the respective state; and

11 WHEREAS, Chapter 11.8 of Division 1 of Title 2 of the Government Code of the State
12 of California governs the allocation in the State of California of the state ceiling established by
13 Section 146 of the Code among governmental units in the State having the authority to issue
14 tax-exempt private activity bonds; and

15 WHEREAS, Section 8869.85(b) of the Government Code requires that a local agency
16 file an application for a portion of the state ceiling with or upon the direction of the California
17 Debt Limit Allocation Committee (“CDLAC”) prior to the issuance of tax-exempt private activity
18 bonds, including qualified mortgage bonds; and

19 WHEREAS, CDLAC procedures require an applicant for a portion of the state ceiling to
20 certify to CDLAC that applicant has on deposit an amount equal to one-half of one percent
21 (0.5%) of the amount of allocation requested not to exceed \$100,000; now, therefore, be it

22 RESOLVED, By the Board of Supervisors of the City and County of San Francisco, as
23 follows:

24 Section 1. The Board of Supervisors finds and determines that the foregoing recitals
25 are true and correct.

1 Section 2. The Board of Supervisors adopts this Resolution for purposes of
2 establishing compliance with the requirements of Section 1.150-2 of the United States
3 Treasury Regulations. This Resolution does not bind the Board of Supervisors to issue the
4 Bonds, approve the Loan or to make any expenditure, incur any indebtedness or proceed with
5 the Project.

6 Section 3. The Board of Supervisors hereby declares its official intent under United
7 States Treasury Regulations Section 1.150-2 to use proceeds of the Bonds to reimburse
8 expenditures incurred in connection with the Project. The Board of Supervisors hereby further
9 declares its intent to use such proceeds to reimburse the Borrower for actual expenditures
10 made by the Borrower on the Project.

11 Section 4. On the date of the expenditure to be reimbursed, all reimbursable costs of
12 the Project will be of a type properly chargeable to a capital account under general federal
13 income tax principles.

14 Section 5. The maximum principal amount of debt expected to be issued for the Project
15 is \$40,000,000.

16 Section 6. This Board of Supervisors, as the applicable elected representative of the
17 governmental unit having jurisdiction over the area in which the Project is located, hereby
18 approves the issuance of the Bonds for purposes of Section 147(f) of the Code.

19 Section 7. This approval of the issuance of the Bonds by the City is neither an
20 approval of the underlying credit issues of the proposed Project nor an approval of the
21 financial structure of the Bonds.

22 Section 8. The Board of Supervisors hereby authorizes the Director of the Mayor's
23 Office of Housing and Community Development, including any acting or interim director, or
24 such person's designee ("Director"), on behalf of the City, to submit an application
25 ("Application"), and such other documents as may be required, to CDLAC pursuant to

1 Government Code Section 8869.85 for an allocation for the Project of a portion of the state
2 ceiling for private activity bonds in a principal amount not to exceed \$40,000,000.

3 Section 9. An amount equal to one-half of one percent (0.5%) of the amount of the
4 CDLAC allocation requested for the Project, not to exceed \$100,000 (“Deposit”), is hereby
5 authorized to be held on deposit in connection with the Application and the applicable CDLAC
6 procedures, and the Director is authorized to certify to CDLAC that such funds are available.

7 Section 10. If the City receives a CDLAC allocation for the Project and the Bonds are
8 not issued, the Mayor’s Office of Housing and Community Development is hereby authorized
9 to cause an amount equal to the Deposit to be paid to the State of California, if and to the
10 extent required by CDLAC.

11 Section 11. The officers and employees of the City, including the Director, are hereby
12 authorized and directed, jointly and severally, to do any and all things necessary or advisable
13 to consummate the receipt of an allocation from CDLAC and otherwise effectuate the
14 purposes of this Resolution, consistent with the documents cited herein and this Resolution,
15 and all actions previously taken by such officers and employees with respect to the Project,
16 consistent with the documents cited herein and this Resolution, including but not limited to the
17 submission of the application to CDLAC, are hereby ratified and approved.

18 Section 12. This Resolution shall take effect from and after its adoption by the Board
19 and approval by the Mayor.

20
21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA
23 City Attorney

24 By: /s/ HEIDI J. GEWERTZ
25 HEIDI J. GEWERTZ
Deputy City Attorney

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LIVING UNIT IMPROVEMENTS
Paint unit interiors
Replace unit entry door hardware with lever hardware
Replace old flooring
Replace plumbing fixtures, faucets, showerheads and toilets with low flow fixtures
Replace old sinks and vanities
Refurbish or replace bathtubs, surrounds, tub traps, mixing valves and shower controls
Replace kitchen cabinets, countertops and backsplash at range
Replace lighting fixtures with energy efficient units
Replace window coverings with vinyl blinds
Reconfigure unit bathrooms and kitchen per Mayor's Office of Disability requirements
Pest Control
Abatement

CONSORCIA:

EXTERIOR REPAIRS
Repair/Replace sidewalk at Mason and Washington for commercial ADA access as required
Exterior work associated with soft-story retrofit including installation of grade beams
Repair roof as required
Replace structural support for new Solar Thermal system
Paint all exterior finish and trim
New power-assisted doors and hardware at storefronts
BUILDING SYSTEM IMPROVEMENTS
Install soft-story structural work, grade beams, bracing and shear walls
Repair dryrot and deficient framing
Replace with new panels and unit feeders where required; replace branch circuitry
Upgrade fire/life safety systems as required
Replace faucets, showerheads and toilets with water saving fixtures as required
Replace bathroom exhaust fans with higher horse power, time delay-controlled, energy efficient units
Install 'smart' DHW tank & circulation loop temp control
Replace lighting with LED
Repair water intrusion from Laundromat to boiler room
Replace and enclose all range hood flues
Replace defunct solar thermal hot water system
Install a separate water meter/submeter for commercial café
Install City Fiber
COMMON AREA IMPROVEMENTS
Replace flooring
Install directional signage, floor plans and unit signage with braille
Expand trash chute opening

Repair and paint ceilings and walls
LIVING UNIT IMPROVEMENTS
Paint unit interiors
Replace unit entry door hardware where required
Replace old flooring
Replace plumbing fixtures, faucets, showerheads and toilets with low flow fixtures
Replace old sinks and vanities
Refurbish or replace bathtubs, surrounds, tub traps, mixing valves and shower controls
Replace refrigerators with energy efficient units
Replace lighting fixtures with energy efficient units
Replace window coverings with vinyl blinds
Replace kitchen cabinets and counters
Remodel kitchens and bathrooms where necessary
Replace and enclose all range hood flues
Lead and asbestos abatement

TOWER:

EXTERIOR REPAIRS
Exterior work associated with soft-story retrofit as required
Provide waterproofing at basement walls
Regrade and redirect water at building rear around asphalt curb at electrical vault (repair sidewalk)
Replace damaged siding at rear wall - potentially replace all rear siding
Paint all exterior siding and trim
Replace upper level windows with wood windows per Preservation requirement
Replace corroded gutters and downspouts
BUILDING SYSTEM IMPROVEMENTS
Install soft-story structural work, grade beams, piers, bracing and shear walls
Upgrade fire/life safety systems as required
Replace faucets, showerheads and toilets with water saving fixtures as required
Replace bathroom exhaust fans with higher horse power, time delay-controlled, energy efficient units
Replace gas-fired water heater units with energy efficient unit
Install new waste line lateral. Encroachment permit from the City required
Replace corroded plumbing vent at north facade
Install improved insulation and exhaust fan to the roof for the commercial space server room ventilation
Flush drainpipe to prevent water overflow, particularly at northeast corner
Replace lighting with LED
Potentially install low voltage work for tele/data – City Fiber
Replaced corroded plumbing pipes
Replace dryrot and deficient framing where required

COMMON AREA IMPROVEMENTS
Replace door hardware with lever-type
Upgrade handrails for safety including extensions
Replace flooring
Install directional signage, floor plans and unit signage to meet ADA per MOD
Repair and paint ceilings and walls
Replace existing trash chute
Replace plumbing fixtures with low flow fixtures and provide ADA improvements as required
Replace kitchen fixtures and appliances, and ADA improvement as required
LIVING UNIT IMPROVEMENTS
Paint unit interiors
Install smoke seals at all apartment entry doors
Replace unit entry door hardware with lever-type
Replace old flooring
Replace old sinks
Replace lighting fixtures with energy efficient units
Replace window coverings with vinyl blinds
Lead and asbestos abatement

Development and Management Team

Project Sponsor: Chinatown Community Development Center
 General Contractor: BBI Construction
 Architect of Record: Saida + Sullivan Design Partners
 Property Manager: Chinatown Community Development Center

Project Ownership Structure (Borrower Organizational Chart)

Borrower Entity: Throughline, L.P.
 Managing General Partner/
 Managing Member: CCDC Throughline LLC will own 0.01% interest in the borrower entity.

To be selected is an investor [limited partner/member], who 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);
- seller carryback financing from CCDC;
- a PASS first mortgage; and
- 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 between 1/2021 and 4/2021, with construction commencing within 30 days of closing. All construction is scheduled to be completed by 9/2022.

Tenants are expected to be temporarily relocated for approximately 15-30 weeks during each phase of the rehabilitation.

Narrative Description of Project Sponsor Experience

Chinatown CDC has developed over 2,730 units of affordable housing over the course of its 40-year history and has another 765 units in the development pipeline (see below). In addition, San Francisco will release approximately 4 projects under RFPs every year; we plan to submit proposals for many if not all. We are also actively seeking small sites (5- to 25-unit buildings) currently housing low-income residents at risk of displacement to acquire, rehabilitate and maintain as affordable housing to help stabilize households and neighborhoods facing evictions and gentrification.

Development Pipeline:

- 1296 Shotwell; construction completion in January 2020, stabilized occupancy expected April 2020
- 1150 Third Street; TCO received early 2020
- 2060 Folsom; in construction
- Swiss American - 534 Broadway; soft-story only (\$3.5MM rehab); in process of securing funding
- Hamlin - 385 Eddy St (\$13.6MM rehab); construction started beginning of 2020
- Larkin Pine (estimated \$18.5MM refinancing/rehab)
- Golden Gate Apartments (estimated \$14.2MM refinancing/rehab)
- Small Sites (5 buildings rehab projects)
 - 462 Green –\$3.5M rehab, completed in Feb 2020
 - 1535 Jackson – \$4M rehab, in construction; 20% complete
 - 1201 Powell/900 Jackson – \$2M rehab, in design
 - 289 9th/800-810 Clement, \$1M rehab, in design
 - 1300 Powell – \$1.5M rehab, in pre-acquisition
- 937 Clay – \$1.5M rehab, in design
- 1590 Broadway – under renovation
- Maceo May; construction loan closing April 2020
- Through Line (777 Broadway, 1204 Mason, 1525-1529 Grant Ave.) major rehab under design
- 730 Stanyan; predevelopment









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Information from SFMOHCD.org


[Home](#) > [Vision & Impact](#) > [Plans & Progress Reports](#) > [Notices](#)














Notices



General Notices

- 
[June 5, 2020 - Notice of Public Hearing - Throughline Apartments \(777 Broadway, 1204 Mason, & 1525-1529 Grant\) TEFRA Hearing on June 17, 2020](#) [/sites/default/files/June%205%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Throughline%20Apartments%20%28777%20Broadway%2C%201204%20Mason%2C%20%26%201525-1529%20Grant%29_1.pdf]
- 
[May 19, 2020 - Notice of Public Hearing - Multiple Projects TEFRA Hearing on May 27, 2020](#) [sites/default/files/May%2019%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Multiple%20Projects%20TEFRA%20Hearing%20on%20May%2027%2C%202020.pdf]
- 
[May 13, 2020 - Notice of Public Hearing: The Avery \(250 Fremont St\) TEFRA Hearing on May 20, 2020](#) [sites/default/files/May%2013%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20250%20Fremont%20St%20%28The%20Avery%29%20TEFRA%20Hearing%20on%20May%2020%2C%202020_0.pdf]
- 
[May 8, 2020 - Notice of Public Hearing: 1601 Mariposa St TEFRA Hearing on May 15, 2020](#) [sites/default/files/May%208%2C%202020%20-%20Notice%20of%20Public%20Hearing%201601%20Mariposa%20TEFRA%20Hearing%20on%20May%2015%2C%202020.pdf]
- 
[May 5, 2020 - Notice of Public Hearing: Balboa Park Upper Yard \(2340 San Jose Ave\) TEFRA Hearing on May 12, 2020](#) [sites/default/files/May%205%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Balboa%20Park%20Upper%20Yard%20%282340%20San%20Jose%20Ave%29%20TEFRA%20Hearing%20on%20May%2012%2C%202020_1.pdf]
- 
[May 4, 2020- Notice of Public Hearing: Yosemite-Folsom Dore Scattered Sites \(480 Eddy St-75 Dore St\) TEFRA Hearing on May 11, 2020](#) [file/64512]
- 
[May 4, 2020- Notice of Public Hearing: Ambassador-Ritz Scattered Sites \(55 Mason St-216 Eddy St\) TEFRA Hearing on May 11, 2020](#) [file/64511]
- 
[February 5, 2020: Notice of Public Meeting Regarding Mayor's Office and MOHCD's Proposed Budget](#) [sites/default/files/Documents/Public%20Notices/Public%20Notice%20of%20Public%20Meeting%20Regarding%20Mayor%27s%20Office%20Budget-final.pdf]


[Draft Proposed Budget](#)

 [sites/default/files/Documents/Public%20Notices/Mayor%20Admin%20MOHCD%20Public%20Budget%20Meeting_02.07.20.pdf]
- 
[January 16, 2020 - Notice of Public Hearing: South Park Scattered Sites \(22-102-106 South Park Street\) TEFRA Hearing on January 31, 2020](#) [sites/default/files/January%2016%2C%202020-%20Notice%20of%20Public%20Hearing-%20Park%20Scattered%20Sites%20%2822-10-106%20S%20Park%20St%29-%20TEFRA%20Hearing%20on%20January%2031%2C%202020.pdf]

-  [December 23, 2019 - Notice of Public Hearing: Ambassador Hotel \(55 Mason Street\) TEFRA Hearing on January 6, 2020](#) [/sites/default/files/December%2023%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Ambassador%20Hotel%20%2855%20Mason%20Street%29%20TEFRA%20Hearing%20on%20January%2006%2C%202020,.pdf]
-  [November 21, 2019 - Notice of Public Hearing: Fillmore Marketplace \(1223 Webster\) TEFRA Hearing on December 2, 2019](#) [/sites/default/files/November%2021%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Fillmore%20Marketplace.pdf]
-  [November 8, 2019 - Notice of Public Hearing: Visitacion Valley Parcel 1 \(2201 Bayshore Boulevard\) TEFRA Hearing on November 15, 2019](#) [/sites/default/files/November%2008%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Visitacion%20Valley%20Parcel%201.pdf]
-  [November 8, 2019 - Notice of Public Hearing: Visitacion Valley Parcel 3A \(2201 Bayshore Boulevard\) TEFRA Hearing on November 15, 2019](#) [/sites/default/files/November%2008%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Visitacion%20Valley%20Parcel%203A,.pdf]
-  [November 1, 2019 - Notice of Public Hearing: 53 Colton Street TEFRA Hearing on November 8, 2019](#) [/sites/default/files/November%2001%2C%202019%20-%20Notice%20of%20Public%20Hearing%2053%20Colton%20Street%20TEFRA%20Hearing%20on%20November%2008%2C%202019_0,.pdf]
-  [October 21, 2019 - Notice of Public Hearing: 711 Eddy Street TEFRA Hearing, rescheduled for October 28, 2019](#) [/sites/default/files/October%2021%2C%202019%20-%20Notice%20of%20Public%20Hearing%20711%20Eddy%20Street%20TEFRA%20Hearing%2C%20rescheduled%20for%20October%2028%2C%202019.pdf]
-  [October 15, 2019 - Notice of Public Hearing: 681 Florida TEFRA Hearing on October 29, 2019](#) [/sites/default/files/October%2015%2C%202019%20-%20Notice%20of%20Public%20Hearing%20681%20Florida%20TEFRA%20Hearing%20on%20October%2029%2C%202019.pdf]
-  [September 3, 2019 - Notice of Public Hearing: 410 China Basin Street TEFRA Hearing on September 17, 2019](#) [/sites/default/files/September%2003%2C%202019%20-%20Notice%20of%20Public%20Hearing%20410%20China%20Basin%20Street%20TEFRA%20Hearing%20on%20September%2017%2C%202019.pdf]
-  [August 13, 2019 - Notice of Public Hearing: FD Haynes Apartments \(1019 – 1089 Golden Gate Avenue, 949 – 959 Laguna Street, 900 – 940 McAllister Street, 1010 – 1030 Buchanan Street\) TEFRA Hearing on August 21, 2019](#) [/sites/default/files/August%2013%2C%202019%20-%20Notice%20of%20Public%20Hearing%20FD%20Haynes%20Apartments%20%281019%20%2E2%80%93%201089%20Golden%20Gate%20Avenue%2C%20949%20%2E2%80%93%20959%20Laguna%20Street%2C%20900%20%2E2%80%93%20940%20McAllister%20Street%2C%201010%20%2E2%80%93%201030%20Buchanan%20Street%29%20TEFRA%20Hearing%20on%20August%2021%2C%202019,.pdf]
-  [July 2, 2019 - Notice of Public Hearing: Yosemite Apartments \(480 Eddy Street\) TEFRA Hearing on July 11, 2019](#) [/sites/default/files/Notice%20of%20Public%20Hearing-Posted%20July%202%202019-%20Yosemite%20Apartments-480%20Eddy%20Street%20TEFRA%20Hearing%20on%20July%2011%202019,.pdf]
- [June 27, 2019 - MOHCD Releases Community Opportunity to Purchase Act \(COPA\) Qualified Nonprofit Application](#) [/current-sf-homeowners].
-  [June 27, 2019 - Notice of Public Hearing: Bernal Gateway \(3101 Mission Street, 141 Precita Avenue, and 143 Precita Avenue\) TEFRA Hearing on July 8, 2019](#) [/sites/default/files/Notice%20of%20Public%20Hearing%20%28Posted%20June%2027%2C%202019%29%20%2E2%80%93%20Bernal%20Gateway%20%283101%20Mission%20Street%2C%20141%20Precita%20Avenue%2C%20and%20143%20Precita%20Avenue%29%20TEFRA%20Hearing%20on%20July%2008%2C%202019,.pdf]
-  [June 17, 2019 - Notice of Public Hearing: Maceo May \(401 Palms Ave\) TEFRA Hearing on June 26, 2019](#) [/sites/default/files/Documents/MOH/Announcements/TEFRA%20Ad_Maceo%20May%20for%20posting%206%2017%2019_0,.pdf]
-  [June 13, 2019 - Affordable Housing Bond Report](#) [/sites/default/files/2019_GeneralObligationHousingReport-FINAL061919,.pdf]

-  [May 21, 2019 - Notice of Public Hearing: 500-520 Turk and 555 Larkin Street TEFRA Hearing](#) [\[/sites/default/files/TEFRA%20Ad_500%20Turk%20-%2019-0520%20final.pdf\]](#)
-  [May 21, 2019 - Notice of Public Hearing: 1064-1068 Mission Street TEFRA Hearing](#) [\[/sites/default/files/TEFRA%20Ad_1064%20Mission%20Final%2005%2017%2019.pdf\]](#)
- [April 1, 2019 - Affordable Housing Bond Working Group Public Meeting Notice](#) [\[/article/affordable-housing-bond-working-group-public-meeting-notice\]](#)

Community Development Meeting Agendas & Minutes

- [Citizen's Committee on Community Development](#) [\[/meetings/11\]](#)
- [SoMa Fund Community Advisory Committee](#) [\[/soma-fund-meeting-information\]](#)

[Archived meetings \(pre-2015\)](#) » [\[/archived-meetings\]](#)

[Environmental Reviews](#) [\[/environmental-reviews\]](#)

MOHCD performs environmental reviews for all public buildings in San Francisco.

[Relocation Appeals Board](#) [\[/relocation-appeals-board\]](#)

San Francisco may occasionally displace residents and businesses when building new developments. The City will offer a relocation package to those residents and businesses. If you are dissatisfied with the relocation package, you can contact the Relocation Appeals Board.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on June 17, 2020 at 1:00 pm, by telephone at 1(888)808-6929, access code: 9193841, the City and County of San Francisco (the "City") will conduct a public hearing (the "Public Hearing") at which time the City will hear and consider information concerning the proposed sale and issuance by the City of multifamily affordable housing mortgage revenue bonds (the "Bonds") in an aggregate principal amount not to exceed Forty Million Dollars (\$40,000,000.00). The proceeds of the Bonds will be loaned to Throughline, L.P. (or an affiliate thereof or successor thereto) (the "Borrower"), pursuant to a loan agreement (the "Loan Agreement"). The proceeds of the Bonds loaned to the Borrower will be used to finance the acquisition and rehabilitation of approximately 88 units of residential rental housing for persons or families of low or very low income located at 777 Broadway, San Francisco, California, 94133; 1204 Mason Street, San Francisco, CA 94108; and 1525-1529 Grant Avenue, San Francisco, CA 94133 (the "Project"). The Project will be owned and operated by the Borrower.

The Bonds will be paid entirely by the Borrower from the revenues of the Project, in accordance with the Loan Agreement. Neither the full faith and credit nor the taxing power of the City, the State of California (the "State") or any other political corporation, subdivision or agency of the State is pledged to the payment of the principal, premium, if any, or interest on the Bonds, nor shall the City, the State or any other political corporation, subdivision or agency of the State be liable or obligated to pay the principal, premium, if any, or interest on the Bonds.

The Public Hearing is intended to comply with the public approval requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended.

All those interested in matters related to the issuance of the Bonds and to the financing of the Project are invited to attend and be heard at this hearing. Interested parties may appear in person at the time and place indicated above or submit written comments, which must be received prior to the Public Hearing, to the City, c/o Joyce Slen, Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103.

Date: June 17, 2020

CITY AND COUNTY OF SAN FRANCISCO
Eric D. Shaw, Director
Mayor's Office of Housing and Community
Development

CITY AND COUNTY OF SAN FRANCISCO

Public Hearing as required by Section 147(f) of the Internal Revenue Code of 1986

Throughline Apartments
777 Broadway, 1204 Mason Street, and 1525-1529 Grant Avenue

Date: June 17, 2020

Time: 1:00 PM

Location: Telephone (USA Toll Free: +18888086929, access code: 9193841#)

Present: Joyce Slen, MOHCD
Bo Han, Chinatown CDC
Christina Mirani, Chinatown CDC

The hearing was held to obtain public comment on the proposed issuance by the City and County of San Francisco of multifamily housing revenue bonds in an amount not to exceed \$40 million for the purpose of financing the acquisition and rehabilitation of approximately 88 units of residential rental housing for persons or families of low or very low income located at 777 Broadway, 1204 Mason Street, and 1525-1529 Grant Avenue in San Francisco. The development will be owned by Throughline, L.P., a California limited partnership formed by Chinatown Community Development Center, or any successor thereto.

The public hearing was convened at 1:00 PM. There were no written comments received on the proposed issuance. Except for representatives from the Mayor's Office of Housing and Community Development (Joyce Slen, Project Manager) and the project sponsors (Bo Han and Christina Mirani from Chinatown CDC), there were no persons present wishing to comment on the proposed issuance or on the project. The hearing was adjourned at 1:30 PM.

Minutes prepared by:



Joyce Slen

Date: June 17, 2020

CERTIFICATE OF TEFRA PUBLICATION
Throughline Apartments

This Certificate of Publication is executed this day for the purposes of demonstrating compliance with Section 147(f) of the Internal Revenue Code of 1986, as Amended (the “Code”) and applicable Treasury Regulations (the “Regulations”). The undersigned, as a duly qualified and appointed representative of the **City and County of San Francisco** (the “Issuer”), hereby certifies as follows:

1. A Notice of Public Hearing, attached as Exhibit A, with respect to the issuance of tax-exempt bonds/obligations (the “Bonds”) of the Issuer for the benefit of the project described therein (the “Project”) was published on the Issuer's primary website address of <https://sfmohcd.org/notices-0> on **June 5, 2020**.

2. The Notice of Public Hearing was posted in an area of the Issuer's website that is used to inform its residents about events affecting the residents and which is clearly identified and accessible to members of the general public seeking information concerning the issuance of the Bonds and the Project.

3. Evidence of the website publication of the Notice of Public Hearing is attached hereto as Exhibit B. This Issuer will maintain records showing that the Notice of Public Hearing containing the requisite information was timely posted on the Issuer's website.

4. The Notice of Hearing remained published on the Issuer's website for a period of **twelve (12)** consecutive days and the Issuer held the hearing as described in the Notice of Public Hearing on **Wednesday, June 17, 2020 at 1:00PM**.

5. Following the hearing, the Issuer submitted the request for approval of the Issuance of the Bonds and Project to the applicable elected representative of the Issuer as required by Section 147(f) of the Code and the Regulations.

Dated: **Wednesday, June 17, 2020 at 1:00PM**

CITY AND COUNTY OF SAN
FRANCISCO


By: 
Name: Joyce Slen
Title: Project Manager
Mayor's Office of Housing and Community
Development

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

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Date: June 17, 2020

CITY AND COUNTY OF SAN FRANCISCO
Eric D. Shaw, Director
Mayor's Office of Housing and Community
Development

EXHIBIT B
EVIDENCE OF PUBLICATION









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Notices



General Notices

- 
[June 5, 2020 - Notice of Public Hearing - Throughline Apartments \(777 Broadway, 1204 Mason, & 1525-1529 Grant\) TEFRA Hearing on June 17, 2020](#) [/sites/default/files/June%205%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Throughline%20Apartments%20%28777%20Broadway%2C%201204%20Mason%2C%20%26%201525-1529%20Grant%29_1.pdf]
- 
[May 19, 2020 - Notice of Public Hearing - Multiple Projects TEFRA Hearing on May 27, 2020](#) [sites/default/files/May%2019%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Multiple%20Projects%20TEFRA%20Hearing%20on%20May%2027%2C%202020.pdf]
- 
[May 13, 2020 - Notice of Public Hearing: The Avery \(250 Fremont St\) TEFRA Hearing on May 20, 2020](#) [sites/default/files/May%2013%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20250%20Fremont%20St%20%28The%20Avery%29%20TEFRA%20Hearing%20on%20May%2020%2C%202020_0.pdf]
- 
[May 8, 2020 - Notice of Public Hearing: 1601 Mariposa St TEFRA Hearing on May 15, 2020](#) [sites/default/files/May%208%2C%202020%20-%20Notice%20of%20Public%20Hearing%201601%20Mariposa%20TEFRA%20Hearing%20on%20May%2015%2C%202020.pdf]
- 
[May 5, 2020 - Notice of Public Hearing: Balboa Park Upper Yard \(2340 San Jose Ave\) TEFRA Hearing on May 12, 2020](#) [sites/default/files/May%205%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Balboa%20Park%20Upper%20Yard%20%282340%20San%20Jose%20Ave%29%20TEFRA%20Hearing%20on%20May%2012%2C%202020_1.pdf]
- 
[May 4, 2020- Notice of Public Hearing: Yosemite-Folsom Dore Scattered Sites \(480 Eddy St-75 Dore St\) TEFRA Hearing on May 11, 2020](#) [file/64512]
- 
[May 4, 2020- Notice of Public Hearing: Ambassador-Ritz Scattered Sites \(55 Mason St-216 Eddy St\) TEFRA Hearing on May 11, 2020](#) [file/64511]
- 
[February 5, 2020: Notice of Public Meeting Regarding Mayor's Office and MOHCD's Proposed Budget](#) [sites/default/files/Documents/Public%20Notices/Public%20Notice%20of%20Public%20Meeting%20Regarding%20Mayor%27s%20Office%20Budget-final.pdf]


[Draft Proposed Budget](#)

[\[sites/default/files/Documents/Public%20Notices/Mayor%20Admin%20MOHCD%20Public%20Budget%20Meeting_02.07.20.pdf\]](#)
- 
[January 16, 2020 - Notice of Public Hearing: South Park Scattered Sites \(22-102-106 South Park Street\) TEFRA Hearing on January 31, 2020](#) [sites/default/files/January%2016%2C%202020-%20Notice%20of%20Public%20Hearing-S%20Park%20Scattered%20Sites%20%2822-10-106%20S%20Park%20St%29-%20TEFRA%20Hearing%20on%20January%2031%2C%202020.pdf]

-  [December 23, 2019 - Notice of Public Hearing: Ambassador Hotel \(55 Mason Street\) TEFRA Hearing on January 6, 2020](#) [/sites/default/files/December%2023%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Ambassador%20Hotel%20%2855%20Mason%20Street%29%20TEFRA%20Hearing%20on%20January%2006%2C%202020,.pdf]
-  [November 21, 2019 - Notice of Public Hearing: Fillmore Marketplace \(1223 Webster\) TEFRA Hearing on December 2, 2019](#) [/sites/default/files/November%2021%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Fillmore%20Marketplace.pdf]
-  [November 8, 2019 - Notice of Public Hearing: Visitacion Valley Parcel 1 \(2201 Bayshore Boulevard\) TEFRA Hearing on November 15, 2019](#) [/sites/default/files/November%2008%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Visitacion%20Valley%20Parcel%201.pdf]
-  [November 8, 2019 - Notice of Public Hearing: Visitacion Valley Parcel 3A \(2201 Bayshore Boulevard\) TEFRA Hearing on November 15, 2019](#) [/sites/default/files/November%2008%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Visitacion%20Valley%20Parcel%203A.pdf]
-  [November 1, 2019 - Notice of Public Hearing: 53 Colton Street TEFRA Hearing on November 8, 2019](#) [/sites/default/files/November%2001%2C%202019%20-%20Notice%20of%20Public%20Hearing%2053%20Colton%20Street%20TEFRA%20Hearing%20on%20November%2008%2C%202019_0.pdf]
-  [October 21, 2019 - Notice of Public Hearing: 711 Eddy Street TEFRA Hearing, rescheduled for October 28, 2019](#) [/sites/default/files/October%2021%2C%202019%20-%20Notice%20of%20Public%20Hearing%20711%20Eddy%20Street%20TEFRA%20Hearing%2C%20rescheduled%20for%20October%2028%2C%202019.pdf]
-  [October 15, 2019 - Notice of Public Hearing: 681 Florida TEFRA Hearing on October 29, 2019](#) [/sites/default/files/October%2015%2C%202019%20-%20Notice%20of%20Public%20Hearing%20681%20Florida%20TEFRA%20Hearing%20on%20October%2029%2C%202019.pdf]
-  [September 3, 2019 - Notice of Public Hearing: 410 China Basin Street TEFRA Hearing on September 17, 2019](#) [/sites/default/files/September%2003%2C%202019%20-%20Notice%20of%20Public%20Hearing%20410%20China%20Basin%20Street%20TEFRA%20Hearing%20on%20September%2017%2C%202019.pdf]
-  [August 13, 2019 - Notice of Public Hearing: FD Haynes Apartments \(1019 – 1089 Golden Gate Avenue, 949 – 959 Laguna Street, 900 – 940 McAllister Street, 1010 – 1030 Buchanan Street\) TEFRA Hearing on August 21, 2019](#) [/sites/default/files/August%2013%2C%202019%20-%20Notice%20of%20Public%20Hearing%20FD%20Haynes%20Apartments%20%281019%20%2E%28%20%293%201089%20Golden%20Gate%20Avenue%2C%20949%20%2E%28%20%293%20959%20Laguna%20Street%2C%20900%20%2E%28%20%2940%20McAllister%20Street%2C%201010%20%2E%28%20%293%201030%20Buchanan%20Street%29%20TEFRA%20Hearing%20on%20August%2021%2C%202019.pdf]
-  [July 2, 2019 - Notice of Public Hearing: Yosemite Apartments \(480 Eddy Street\) TEFRA Hearing on July 11, 2019](#) [/sites/default/files/Notice%20of%20Public%20Hearing-Posted%20July%202%202019-%20Yosemite%20Apartments-480%20Eddy%20Street%20TEFRA%20Hearing%20on%20July%2011%202019.pdf]
- [June 27, 2019 - MOHCD Releases Community Opportunity to Purchase Act \(COPA\) Qualified Nonprofit Application](#) [/current-sf-homeowners].
-  [June 27, 2019 - Notice of Public Hearing: Bernal Gateway \(3101 Mission Street, 141 Precita Avenue, and 143 Precita Avenue\) TEFRA Hearing on July 8, 2019](#) [/sites/default/files/Notice%20of%20Public%20Hearing%20%28Posted%20June%2027%2C%202019%29%20%2E%28%20%293%20Bernal%20Gateway%20%283101%20Mission%20Street%2C%20141%20Precita%20Avenue%2C%20and%20143%20Precita%20Avenue%29%20TEFRA%20Hearing%20on%20July%2008%2C%202019.pdf]
-  [June 17, 2019 - Notice of Public Hearing: Maceo May \(401 Palms Ave\) TEFRA Hearing on June 26, 2019](#) [/sites/default/files/Documents/MOH/Announcements/TEFRA%20Ad_Maceo%20May%20for%20posting%206%2017%2019_0.pdf]
-  [June 13, 2019 - Affordable Housing Bond Report](#) [/sites/default/files/2019_GeneralObligationHousingReport-FINAL061919.pdf]

-  [May 21, 2019 - Notice of Public Hearing: 500-520 Turk and 555 Larkin Street TEFRA Hearing](#) [\[/sites/default/files/TEFRA%20Ad_500%20Turk%20-%2019-0520%20final.pdf\]](#)
-  [May 21, 2019 - Notice of Public Hearing: 1064-1068 Mission Street TEFRA Hearing](#) [\[/sites/default/files/TEFRA%20Ad_1064%20Mission%20Final%2005%2017%2019.pdf\]](#)
- [April 1, 2019 - Affordable Housing Bond Working Group Public Meeting Notice](#) [\[/article/affordable-housing-bond-working-group-public-meeting-notice\]](#)

Community Development Meeting Agendas & Minutes

- [Citizen's Committee on Community Development](#) [\[/meetings/11\]](#)
- [SoMa Fund Community Advisory Committee](#) [\[/soma-fund-meeting-information\]](#)

[Archived meetings \(pre-2015\)](#) » [\[/archived-meetings\]](#)

[Environmental Reviews](#) [\[/environmental-reviews\]](#)

MOHCD performs environmental reviews for all public buildings in San Francisco.

[Relocation Appeals Board](#) [\[/relocation-appeals-board\]](#)

San Francisco may occasionally displace residents and businesses when building new developments. The City will offer a relocation package to those residents and businesses. If you are dissatisfied with the relocation package, you can contact the Relocation Appeals Board.