

File No. 190935

Committee Item No. A

Board Item No. 31

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date September 25, 2019

Board of Supervisors Meeting

Date October 1, 2019

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Project Description</u>      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>TEFRA Notice to Tenants</u>  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>TEFRA Hearing Minutes</u>    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                           |
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Completed by: Linda Wong

Date September 20, 2019

Completed by: Linda Wong

Date September 24, 2019

1 [Multifamily Housing Revenue Bonds - 1049 Golden Gate Avenue, 949-959 Laguna Street,  
2 900-940 McAllister Street, and 1010-1030 Buchanan Street (Frederick Douglas Haynes  
3 Apartments) - Not to Exceed \$47,760,000]

4 Resolution declaring the intent of the City and County of San Francisco ("City") to  
5 reimburse certain expenditures from proceeds of future bonded indebtedness;  
6 authorizing the Director of the Mayor's Office of Housing and Community Development  
7 ("Director") to submit an application and related documents to the California Debt Limit  
8 Allocation Committee ("CDLAC") to permit the issuance of residential mortgage  
9 revenue bonds pursuant to a plan of financing in an aggregate principal amount not to  
10 exceed \$47,760,000 for 1049 Golden Gate Avenue, 949-959 Laguna Street, 900-940  
11 McAllister Street, and 1010-1030 Buchanan Street (Frederick Douglas Haynes  
12 Apartments); authorizing and directing the Director to direct the Controller's Office to  
13 hold in trust an amount not to exceed \$100,000 in accordance with CDLAC procedures;  
14 authorizing the Director to certify to CDLAC that the City has on deposit the required  
15 amount; authorizing the Director to pay an amount equal to such deposit to the State of  
16 California if the City fails to issue the residential mortgage revenue bonds; approving,  
17 for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale  
18 of residential mortgage revenue bonds by the City in an aggregate principal amount  
19 not to exceed \$47,760,000; authorizing and directing the execution of any documents  
20 necessary to implement this Resolution; and ratifying and approving any action  
21 heretofore taken in connection with the Project, as defined herein, and the Application,  
22 as defined herein.

23  
24 WHEREAS, The Board of Supervisors of the City and County of San Francisco ("Board  
25 of Supervisors"), after careful study and consideration, has determined that there is a

1 shortage of safe and sanitary housing within the City and County of San Francisco ("City"),  
2 particularly for low and moderate income persons, and that it is in the best interest of the  
3 residents of the City and in furtherance of the health, safety, and welfare of the public for the  
4 City to assist in the financing of multi-family rental housing units; and

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

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

20 WHEREAS, FD Haynes Apartments, L.P., a California limited partnership (or an  
21 affiliate thereof or successor thereto) (the "Borrower") desires to acquire and rehabilitate a  
22 104-unit affordable residential rental housing development located at 1019-1089 Golden Gate  
23 Avenue, 949-959 Laguna Street, 900-940 McAllister Street, and 1010-1030 Buchanan Street,  
24 San Francisco, California 94115 ("Project"); and

25 WHEREAS, The Borrower has requested that the City assist in the financing of the

1 Project through the issuance of one or more series of tax-exempt mortgage revenue notes or  
2 bonds ("Bonds"); and

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

5 WHEREAS, The City intends to issue the Bonds in an amount not to exceed  
6 \$47,760,000 and to loan the proceeds of the Bonds to the Borrower ("Loan") to finance the  
7 costs of the Project; and

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

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

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

17 WHEREAS, The interest on the Bonds may qualify for tax exemption under Section  
18 103 of the Internal Revenue Code of 1986, as amended ("Code"), only if the Bonds are  
19 approved in accordance with Section 147(f) of the Code; and

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

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

23 WHEREAS, On August 13, 2019, the City caused a notice stating that a public hearing  
24 with respect to the issuance of the Bonds would be held by the Mayor's Office of Housing and  
25 Community Development on August 21, 2019, published in the Notices section of the Mayor's

1 Office of Housing and Community Development website (at <https://sfmohcd.org/notices-0>);  
2 and

3 WHEREAS, The Mayor's Office of Housing and Community Development held the  
4 public hearing described above on August 21, 2019, and an opportunity was provided for  
5 persons to comment on the issuance of the Bonds and the Project; and

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

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

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

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

21 WHEREAS, CDLAC procedures require an applicant for a portion of the state ceiling to  
22 certify to CDLAC that applicant has on deposit an amount equal to one-half of one percent  
23 (0.5%) of the amount of allocation requested not to exceed \$100,000; now, therefore, be it

24 RESOLVED, By the Board of Supervisors of the City and County of San Francisco, as  
25 follows:

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

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

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

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

16        Section 5. The maximum principal amount of debt expected to be issued for the Project  
17 is \$47,760,000.

18        Section 6. This Board of Supervisors, as the applicable elected representative of the  
19 governmental unit having jurisdiction over the area in which the Project is located, hereby  
20 approves the issuance of the Bonds, pursuant to a plan of financing, for purposes of Section  
21 147(f) of the Code.

22        Section 7. This approval of the issuance of the Bonds by the City is neither an  
23 approval of the underlying credit issues of the proposed Project nor an approval of the  
24 financial structure of the Bonds.

25        ///

1           Section 8. The Board of Supervisors hereby authorizes the Director of the Mayor's  
2 Office of Housing and Community Development, including any acting or interim director, or  
3 such person's designee ("Director"), on behalf of the City, to submit an application  
4 ("Application"), and such other documents as may be required, to CDLAC pursuant to  
5 Government Code Section 8869.85 for an allocation for the Project of a portion of the state  
6 ceiling for private activity bonds in a principal amount not to exceed \$47,760,000.

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

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

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

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

APPROVED AS TO FORM:  
DENNIS J. HERRERA  
City Attorney

By:   
\_\_\_\_\_  
KENNETH DAVID ROUX  
Deputy City Attorney  
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**Project Description**  
Multifamily Securities Program  
City and County of San Francisco

**Frederick Douglas Haynes Apartments**

**Overview**

The funds described in the “Financing Structure” section below will be used to finance the rehabilitation of Fredrick Douglas Haynes Apartments, a 104-unit affordable multifamily housing project located at 1049 Golden Gate Avenue 94115 in the City and County of San Francisco (the “Project”).

Upon completion, the Project will include approximately 122,080 square feet of gross floor area, comprised of 103,700 square feet of residential area and 3,370 square feet of non-residential area. Non-residential spaces will include offices, community room, and laundry room.

Total project costs, including the cost to acquire the land and rehabilitate existing buildings, will be approximately \$94,627,688, or \$675,912 per dwelling unit.

The residential unit distribution, which will include one three-bedroom superintendent unit is:

<u>Unit type</u>	<u>Number of units</u>
Studio	0
1-Bedroom	26
2-Bedroom	40
3-Bedroom	29
4-Bedroom	9

92% percent of the residential units currently serve households earning less than 80 percent of the San Francisco County Area Median Income (AMI), while the balance of units will serve households earning less than 150 percent of AMI/be rented at market rates.

**Residents**

No residents will be displaced as all residents will have the right to return after any temporary relocation that might be required.

**Site Description and Scope of Work**

Address: 1019 – 1089 Golden Gate Avenue 94115  
949 – 959 Laguna Street 94115  
900 – 940 McAllister Street 94115  
1010 – 1030 Buchanan Street 94115

Block/Lot: Block 0771 Lot 025

The scope of work for the rehabilitation will include

- New siding, insulation and exterior skin
- New roofing
- New windows
- New heating
- New plumbing
- New electrical systems
- New flooring
- New bathrooms and kitchens
- Structural repair
- New landscaping
- The inclusion of new ADA and communication units
- Expanded community room
- New laundry
- New offices

#### **Development and Management Team**

Project Sponsor[s]: Human Good Affordable Housing, Inc. and Third Baptist Gardens, Inc.  
General Contractor: Nibbi Brothers General Contractor  
Architect of Record: Paulett Taggart Architects  
Property Manager: Human Good Affordable Housing

#### **Project Ownership Structure**

Borrower Entity: FD Haynes Apartments, L.P.  
[Managing General Partner/  
Managing Member]: FD Haynes Apartments GP LLC

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);
- seller carryback financing from Third Baptist Gardens, Inc (current property owner);
- a conventional first mortgage

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 April 2020 and May 2020, with construction commencing within 30 days closing. Construction is scheduled to be 18 months. All construction is scheduled to complete by December 2021. Temporary relocation of Tenants is expected to last for approximately 4 to 5 months during construction.

### Narrative Description of Project Sponsor Experience

Frederick Douglas Haynes Apartments is a 104 unit apartment complex located in San Francisco's Western Addition neighborhood. It is currently owned by Third Baptist Gardens, Inc (TBG), the original developer. Developed in the early 1970s, the property suffers from severe deferred maintenance. In 2018, TBG, entered into a joint venture with Humangood Affordable Housing (HGAH) in order to obtain development expertise and to receive financing to perform a substantial renovation of the site. The two entities created FD Haynes GP LLC to own, operate and renovate the site improvements. TBG will continue to own the land and will ground lease the site to the new partnership. Upon completion, this entity will serve as general partner of FD Haynes Apartments LP, which will own the site improvements. HGAH will also serve as property manager. In order to manage the development process, FD Haynes GL LLC has entered into a development management agreement with Beacon Development Group (BDG), a development subsidiary of HGAH. BDG has significant experience developing affordable housing throughout California and Washington state.

### Humangood Affordable Housing

HumanGood Affordable Housing is a wholly owned subsidiary company of HumanGood (formerly American Baptist Homes of the West). For the first twenty years of its existence, HumanGood concentrated its efforts on the development and management of continuing care communities. Starting in 1969, HumanGood expanded its operations to include subsidized affordable housing communities. HumanGood Affordable Housing focuses on meeting the housing and services needs of seniors with limited means. With over \$266 million in assets and \$18 million in annual revenue, HGAH owns and manages 59 properties with 4,805 units, across Washington and California, serving over 3000 residents. Of the 59, HGAH owns and operates 49 properties and fee manages 10. HGAH communities also employs service coordinators whose role is to create interlocking services that transforms basic life enrichment activities into a solid infrastructure that enhances wellness and supports functional independence of their residents.

### Beacon Development Group

Beacon Development Group is an affordable housing consulting firm that works on the West Coast with nonprofits and housing authorities. As a subsidiary of HumanGood, we facilitate the funding, design and construction of affordable housing developments for our clients, managing the entire development process from financing to construction to handing off the keys. Since 1999, Beacon has served thousands of people through the development of over 5,000 units in 87 projects, with a combined value of over \$900 million dollars. Beacon has developed housing across project types including family, senior, special needs and agricultural housing. Projects have included historic and sustainable buildings as well as urban mixed use and acquisition rehab. Primarily, a developer in Washington state, Beacon has developed four projects in California in the past five years. A list of projects is attached.

**CERTIFICATE OF TEFRA PUBLICATION**  
**FD Haynes 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/sites/default/files/August%2013%2C%202019%20-%20Notice%20of%20Public%20Hearing%20FD%20Haynes%20Apartments%20%281019%20%E2%80%93%201089%20Golden%20Gate%20Avenue%2C%20949%20%E2%80%93%20959%20Laguna%20Street%2C%20900%20%E2%80%93%20940%20McAllister%20Street%2C%201010%20%E2%80%93%201030%20Buchanan%20Street%29%20TEFRA%20Hearing%20on%20August%2021%2C%202019.pdf> on **August 13, 2019**.

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 seven (7) consecutive days and the Issuer held the hearing as described in the Notice of Public Hearing on **August 21, 2019**.

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: August 22, 2019

City and County of San Francisco

By: \_\_\_\_\_

Name: Joan McNamara

Title: Senior Project Manager

EXHIBIT A

NOTICE OF PUBLIC HEARING

[ATTACH TEXT OF TEFRA NOTICE]

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, August 21, 2019 at 10:00 am, in the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103, 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 Seven Million, Seven Hundred Sixty Thousand dollars (\$47,760,000) The proceeds of the Bonds will be loaned to FD Haynes Apartments, 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 rehabilitation of approximately 104 units of residential rental housing located at 1019 – 1089 Golden Gate Avenue, 949 – 959 Laguna Street, 900 – 940 McAllister Street, 1010 – 1030 Buchanan Street, San Francisco, California 94115 (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 Jonah Lee, Mayor's Office of Housing and Community Development, at the address indicated above.

Date: August 13, 2019

CITY AND COUNTY OF SAN FRANCISCO  
Daniel Adams, Acting Director  
Mayor's Office of Housing and Community  
Development

**EXHIBIT B**  
**EVIDENCE OF PUBLICATION**  
**[ATTACH SCREEN SHOT]**

Visit our [new website SF.gov \(https://sf.gov\)](https://sf.gov)

## Information from SFMOHCD.org

Home > Vision & Impact > Plans & Progress Reports > Notices

# Notices

## General Notices

- [September 3, 2019 - Notice of Public Hearing: 410 China Basin Street TEFRA Hearing on September 17, 2019 \(/sites/default/files/September%2017%202019%20-%20Notice%20of%20Public%20Hearing%20410%20China%20Basin%20Street%20TEFRA%20Hearing%20on%20September%2017%202019.pdf\)](#)
- [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 \(/sites/default/files/August%2013%202019%20-%20Notice%20of%20Public%20Hearing%20FD%20Haynes%20Apartments%20-%201019%20-%201089%20Golden%20Gate%20Avenue%20-%20949%20-%20959%20Laguna%20Street%20-%20900%20-%20940%20McAllister%20Street%20-%201010%20-%201030%20Buchanan%20Street%20-%20TEFRA%20Hearing%20on%20August%2013%202019.pdf\)](#)
- [July 2, 2019 - Notice of Public Hearing: Yosemite Apartments \(480 Eddy Street\) TEFRA Hearing on July 11, 2019 \(/sites/default/files/Notice%20of%20Public%20Hearing%20Posted%20July%202%202019-%20Yosemite%20Apartments%20480%20Eddy%20Street%20TEFRA%20Hearing%20on%20July%2011%202019.pdf\)](#)
- [June 27, 2019 - MOHCD Releases Community Opportunity to Purchase Act \(COPA\) Qualified Nonprofit Application \(/current/homepage\)](#)
- [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 \(/sites/default/files/Notice%20of%20Public%20Hearing%20-%20Bernal%20Gateway%20-%203101%20Mission%20Street%20-%20141%20Precita%20Avenue%20-%20and%20143%20Precita%20Avenue%20-%20TEFRA%20Hearing%20on%20July%208%202019.pdf\)](#)
- [June 17, 2019 - Notice of Public Hearing: Maceo May \(401 Palms Ave\) TEFRA Hearing on June 26, 2019 \(/sites/default/files/Documents/MOHCD%20Announcements/TEFRA%20Ad\\_Maceo%20May%20for%20posting%206%2017%2019\\_0.pdf\)](#)
- [May 21, 2019 - Notice of Public Hearing: 500-520 Turk and 555 Larkin Street TEFRA Hearing \(/sites/default/files/TEFRA%20Ad\\_500%20Turk%20-%20520%20-%2019-0520%20of.nat.pdf\)](#)
- [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 \(/sites/default/files/affordable-housing-bond-working-group-public-meeting-notice\)](#)



## Community Development Meeting Agendas & Minutes

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

THIRD BAPTIST GARDENS  
1049 Golden Gate Avenue  
San Francisco, CA 94115

August 19, 2019

Joan McNamara  
Senior Project Manager  
Mayor's Office of Housing and Community Development  
One South Van Ness Avenue, 5<sup>th</sup> floor  
San Francisco, CA 94103

Re: Certification of Delivery of TEFRA Notice

Dear Ms. McNamara:

This letter is to certify that on August 16, 2019 the attached notice was delivered to all residents of Frederick Douglas Haynes Apartments.

If you have any questions, please contact Michael Simmons at 415-845-5527.

Sincerely,



Roland Pickens  
Board President

August 16, 2019

Dear Resident

Third Baptist Gardens and HumanGood Affordable Housing are working together as FD Haynes Apartments LP to plan a renovation of Frederick Douglas Haynes Apartments, which will make necessary repairs and address long overdue issues as a result of deferred maintenance. This work will be done without permanently displacing any residents.

This is a monumental effort that will be funded by many different sources including private funds and loans.

You are receiving this letter because the partnership is starting the process to apply for one loan, which requires a public process. The loan will be tax free to FD Haynes Apartments LP as the developer of the site. This means the bank can offer it to FD Haynes Apartments LP at a reduced rate, which allows more funding for the renovation.

As a requirement of the process, the application for these funds must be initially approved at a public hearing by the City of San Francisco – Mayor's Office of Housing and Community Development. This letter is to notify you that such hearing, a TEFRA Hearing (Tax Equity and Fiscal Responsibility Act) will be held on Wednesday, August 21, 2019 at 10am at the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5<sup>th</sup> floor, San Francisco, CA 94103. The hearing is open to the public and you are welcome to attend.

For your information, I am enclosing a copy of the Notice of Public Hearing for the TEFRA hearing. The Notice was published on August 13, 2019.

If you have any questions, please do not hesitate to contact Kenetta Jackson at the office. Her email is [Kenetta.Jackson@HumanGood.org](mailto:Kenetta.Jackson@HumanGood.org) and phone is 415-563-3581.

Thank you

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, August 21, 2019 at 10:00 am, in the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103, 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 Seven Million, Seven Hundred Sixty Thousand dollars (\$47,760,000) The proceeds of the Bonds will be loaned to FD Haynes Apartments, 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 rehabilitation of approximately 104 units of residential rental housing located at 1019 – 1089 Golden Gate Avenue, 949 – 959 Laguna Street, 900 – 940 McAllister Street, 1010 – 1030 Buchanan Street, San Francisco, California 94115 (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 Jonah Lee, Mayor's Office of Housing and Community Development, at the address indicated above.

Date: August 13, 2019

CITY AND COUNTY OF SAN FRANCISCO  
Daniel Adams, Acting 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

1019 – 1089 Golden Gate Avenue, 949 – 959 Laguna Street, 900 – 940 McAllister Street,  
1010 – 1030 Buchanan Street, San Francisco, California 94115

Date: August 21, 2019

Time: 10:00 AM

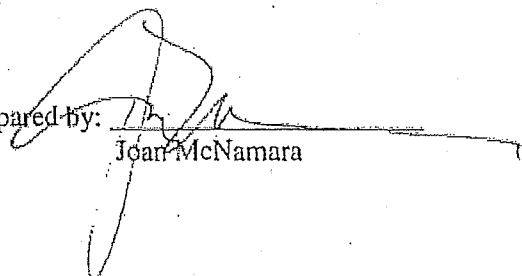
Location: Mayor's Office of Housing and Community Development (MOHCD)  
City and County of San Francisco  
1 South Van Ness Avenue, 5<sup>th</sup> Floor, Room 5084  
San Francisco, CA 94103

Present: Joan McNamara, MOHCD  
Michael Simmons, MSPDI

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 \$47,760,000 for the purpose of financing the rehabilitation of a 104 - unit residential rental housing development located at 1019 – 1089 Golden Gate Avenue, 949 – 959 Laguna Street, 900 – 940 McAllister Street, 1010 – 1030 Buchanan Street, San Francisco, California 94115 in San Francisco. The development will be owned by FD Haynes Apartments, L.P., a California limited partnership.

The public hearing was convened at 10:00 AM. There were no written comments received on the proposed issuance. Except for a representative from the Mayor's Office of Housing and Community Development (Joan McNamara, Senior Project Manager) and the project development consultant (Michael Simmons, MSPDI), there were no persons present wishing to comment on the proposed issuance or on the project. The hearing was adjourned at 10:30 AM.

Minutes prepared by:

  
Joan McNamara

Date: August 21, 2019

Print Form

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

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Time stamp  
or meeting date

### Introduction Form

By a Member of the Board of Supervisors or Mayor

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [ ] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Topic submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Brown

Subject:

Multifamily Housing Revenue Bonds - 1049 Golden Gate Avenue, 949-959 Laguna Street, 900-940 McAllister Street and 1010-1030 Buchanan Street San Francisco, California 94115 (FD Haynes) - Not to Exceed \$47,760,000]

The text is listed:

Resolution declaring the intent of the City and County of San Francisco ("City") to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development ("Director") to submit an application and related documents to the California Debt Limit Allocation Committee ("CDLAC") to permit the issuance of residential mortgage revenue bonds pursuant to a plan of financing in an aggregate principal amount not to exceed \$47,760,000 for 1049 Golden Gate Avenue, 949-959 Laguna Street, 900-940 McAllister Street and 1010-1030 Buchanan Street (San Francisco, California 94115)

Signature of Sponsoring Supervisor:

For Clerk's Use Only



**San Francisco Ethics Commission**

25 Van Ness Avenue, Suite 220, San Francisco, CA 94102  
 Phone: 415.252.3100 . Fax: 415.252.3112  
[ethics.commission@sfgov.org](mailto:ethics.commission@sfgov.org) . [www.sfethics.org](http://www.sfethics.org)

Received On:

File #:  
190935

Bid/RFP #:

**Notification of Contract Approval**

SFEC Form 126(f)4

(S.F. Campaign and Governmental Conduct Code § 1.126(f)4)

A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: <https://sfethics.org/compliance/city-officers/contract-approval-city-officers>

1. FILING INFORMATION	
TYPE OF FILING	DATE OF ORIGINAL FILING (for amendment only)
Original	
AMENDMENT DESCRIPTION – Explain reason for amendment	

2. CITY ELECTIVE OFFICE OR BOARD	
OFFICE OR BOARD	NAME OF CITY ELECTIVE OFFICER
Board of Supervisors	Members

3. FILER'S CONTACT	
NAME OF FILER'S CONTACT	TELEPHONE NUMBER
Angela Calvillo	415-554-5184
FULL DEPARTMENT NAME	EMAIL
office of the Clerk of the Board	Board.of.Supervisors@sfgov.org

4. CONTRACTING DEPARTMENT CONTACT	
NAME OF DEPARTMENTAL CONTACT	DEPARTMENT CONTACT TELEPHONE NUMBER
Christina Mun	415-701-5679
FULL DEPARTMENT NAME	DEPARTMENT CONTACT EMAIL
MYR Mayor's office of Housing & Community Development	christina.mun@sfgov.org

5. CONTRACTOR	
NAME OF CONTRACTOR FD Haynes Apartments, L.P.	TELEPHONE NUMBER 415-845-5527
STREET ADDRESS (including City, State and Zip Code) 1049 Golden Gate Avenue, San Francisco, CA 94115	EMAIL michaels@mspdi.com

6. CONTRACT		
DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S)	ORIGINAL BID/RFP NUMBER	FILE NUMBER (If applicable) 190935
DESCRIPTION OF AMOUNT OF CONTRACT \$47,760,000		
NATURE OF THE CONTRACT (Please describe) Application to California Debt Limit Allocation (CDLAC) to secure an allocation to complete substantial rehabilitation of the site.		

7. COMMENTS

8. CONTRACT APPROVAL	
This contract was approved by:	
<input type="checkbox"/>	THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM
<input checked="" type="checkbox"/>	A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES San Francisco Board of Supervisors
<input type="checkbox"/>	THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS



**9: AFFILIATES AND SUBCONTRACTORS**

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
1.	Laycook	Bruce	Board of Directors
2	Stamper	Randall	Board of Directors
3	Meads	Gloria	Board of Directors
4	Benton	Donna	Board of Directors
5	Bihr	Mary	Board of Directors
6	Bose	Kenneth	Board of Directors
7	Crist	Bob	Board of Directors
8	Clarke	walter	Board of Directors
9	Kelley	Al	Board of Directors
10	Melby	Lynn	Board of Directors
11	Reynolds	Mike	Board of Directors
12	Roderick	Sue	Board of Directors
13	Pickens	Roland	Board of Directors
14	Turner	Preston	Board of Directors
15	Wagner	Anthony	Board of Directors
16	Brown	Amos	Board of Directors
17	Bridges	Leona	Board of Directors
18	Haynes	Michelle	Board of Directors
19	Henderson	Dorothy	Board of Directors

**9. AFFILIATES AND SUBCONTRACTORS**

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
20	Cummings	Cleo	Board of Directors
21	Donaldson	Joseph	Board of Directors
22	Parker	Cassandra	Board of Directors
23			
24			
25			
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**9. AFFILIATES AND SUBCONTRACTORS**

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
39			
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50			

Check this box if you need to include additional names. Please submit a separate form with complete information. Select "Supplemental" for filing type.

**10. VERIFICATION**

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK

DATE SIGNED

BOS Clerk of the Board

