Project Description
Multifamily Securities Program
City and County of San Francisco

98 Franklin Street

Overview

The funds described in the "Financing Structure" section below will be used to finance the development of 98 Franklin Street, a 72-unit affordable multifamily housing project to be located at 98 Franklin Street, San Francisco, CA 94102 in the City and County of San Francisco (the "Project").

Upon completion, the Project will include approximately 67,608 square feet of gross floor area, comprised of 52,734 square feet of residential area and approximately 5,000 square feet of non-residential area (common area is included in gross floor area). Non-residential spaces will include the lobby and back of house.

Total project costs, including the cost to acquire the land and construct the new building, will be approximately $52,636,734, or $731,066 per dwelling unit.

The residential unit distribution, will include the follow:

Unit type	Number of units
Studio	20
1-Bedroom	31
2-Bedroom	14
3-Bedroom	7
4-Bedroom	
Total:	72

Note: one managers unit is included within the building, not shown above as an affordable unit.

100% percent of the residential units will serve households earning less than 50% percent of the San Francisco County Area Median Income (AMI). The affordable units will be in their own tax lot within the larger project that will include a total of 360 units. 72 units will be restricted to 50% AMI, 18 units will be restricted to 100% AMI and 270 units will be market-rate. The tax-exempt bonds and tax credits will only be used to finance the 72 affordable units.

Residents

No residents will be displaced as the site is currently a vacant lot.

Site Description and Scope of Work

Address: 98 Franklin Street, San Francisco, CA 94102
Block/Lot: 0836-008, 036-009, 0836-013

The Property amenities will include:
- Roof deck
- BBQ areas

- Dog Park
- Gym
- Spa facilities
- Library
- Co-working space
- Bike parking
- 24-hour concierge
- On site manager

Certain amenities are part of a building wide program that will have a to-be-determined additional amenity fee for all residents.

Development and Management Team

Project Sponsor:	Oak Street Housing Associates, LLC
General Contractor:	To be determined
Architect of Record:	HKS Architect, Inc.
Property Manager:	To be determined

Project Ownership Structure

Borrower Entity:	Oak Street Housing Associates, LLC
Managing General Partner/ Managing Member:	To be determined affiliate of the Tenderloin Neighborhood Development Corporation

An investor limited partner/member 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;
- recycled bonds;
- 4% low income housing tax credits (LIHTC);
- subordinate mortgage or sponsor equity; and
- deferred developer fee;

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 2/1/2023 and 4/1/2023, with construction commencing within 30 days of closing. All construction is scheduled to be completed by 7/1/2025.

Narrative Description of Project Sponsor Experience

The Project Sponsors is Oak Street Housing, LLC an affiliate of Related California Residential, LLC ("Related"). Related is a fully integrated real estate development firm with 30 years of experience. Related has developed 122 LIHTC-financed projects, and all were completed on time and on budget. Related has collaborated with almost all of the most qualified architects and general contractors specializing in this product type in the region. Related owns close to 13,500 affordable units in operations plus 5,200 affordable units under construction or in predevelopment. Related serves extremely low- and low-income households in family properties, senior properties, and properties with permanent supportive housing.