

**Project Description**  
 Multifamily Securities Program  
 City and County of San Francisco

**78 Haight Street**

**Overview**

The funds described in the “Financing Structure” section below will be used to finance the development of 78 Haight Street a 63-unit affordable housing project located at 78 Haight Street, San Francisco, CA 94102 in the City and County of San Francisco (the “Project”).

Upon completion, the Project will include approximately 47,676 square feet of gross floor area, comprised of 44,323 square feet of residential area and 3,353 square feet of non-residential area. Non-residential spaces will include a childcare development center.

Total project costs, including the cost to acquire the land and construct a new building, will be approximately \$52,455,789 or \$832,631.57 per dwelling unit.

The residential unit distribution-is:

<u>Unit type</u>	<u>Number of units</u>
Studio	58
1-Bedroom	5

One hundred percent of the residential units will serve households earning less than eighty five percent of the San Francisco County Area Median Income (AMI) at two different levels of affordability. 32 units will be programmed for Transitional Aged Youth (“TAY”) including the 5 one-bedroom units for parenting TAY and 27 studios. The remaining 31 units (all studios) will be programmed for general low-income single adults.

	30%	40%	60%	85%	120%	Market Rate	Other - Specify: Manager	Total (Row)
<b>Studio</b>	27			31				58
<b>One-Bedroom</b>	5							5
<b>Total (Column)</b>	32			31				63

**Residents**

No residents will be displaced as the site is currently a vacant lot. The site does not have any tenants and has remained a striped parking lot to this day.

## **Site Description and Scope of Work**

Address: 78 Haight Street, San Francisco, CA 94102  
Block/Lot: BLOCK 0853; LOT 032

The scope of work for the Property amenities will include:

- On-site social workers
  - Larkin Street Youth Services will staff two full time social workers to be on site to support TAY residents.
  - Project Sponsor will staff one full time social worker to be on site at the Project 40% of their time to support non-TAY residents.
- One full time on-site manager
- TAY Suite (includes two on-site social services offices and a tenant lounge exclusively for TAY residents)
- 24/7 front desk coverage
- On-site laundry facilities
- Community room on the roof for all residents
- Roof deck
- Roof garden
- Secured bike storage room

## **Development and Management Team**

Project Sponsor: Tenderloin Neighborhood Development Corporation  
General Contractor: Guzman | Suffolk Joint Venture  
Architect of Record: Paulett Taggart Architects  
Property Manager: Tenderloin Neighborhood Development Corporation

## **Project Ownership Structure**

Borrower Entity: Octavia RSU Associates, L.P.  
Managing General Partner: Octavia RSU GP LLC  
Managing Member: Turk Street, Inc.

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);
- Soft debt from the Affordable Housing Program;
- Soft debt from the City; and
- Multi-family Housing Program (HCD) loan.

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 in September 2021, with construction commencing within 3 days closing. All construction is scheduled to be completed by December 2022.

### **Narrative Description of Project Sponsor Experience**

TNDC has owned and operated affordable housing in the Tenderloin since 1981. Currently, TNDC operates 43 buildings across 7 neighborhoods in San Francisco, with over 5,800 tenants living in our homes. By 2024, TNDC is planned to operate 53 buildings and provide homes for nearly 10,000 people. TNDC has a robust property management and services staff to support residents once buildings are placed in service. TNDC's portfolio extends beyond developing and operating affordable housing; our Social Work team is guided by the principles of cultural humility, harm-reduction, and trauma-informed care. TNDC's active Community Organizing department connects tenants, offers leadership development, and supports community activism across San Francisco. Health and nutrition initiatives at TNDC properties include healthy aging programming, a tenant-led food justice coalition, and the TNDC People's Garden, which provides education and volunteer opportunities as well as free produce to residents.