

File No. 130869

Committee Item No. 3

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date: 09/25/2013

Board of Supervisors Meeting

Date: _____

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Completed by: Victor Young Date September 20, 2013

Completed by: Victor Young Date _____

1 [Multifamily Housing Revenue Bonds - 1751 Carroll Avenue - Not to Exceed \$30,000,000]

2
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 revenue**
8 **bonds in an aggregate principal amount not to exceed \$30,000,000 for 1751 Carroll**
9 **Avenue (Assessor's Parcel No. 5431A, Lot No. 42), San Francisco, California 94124;**
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 \$30,000,000; authorizing and directing the execution of any documents**
18 **necessary to implement this Resolution; and ratifying and approving any action**
19 **heretofore taken in connection with the Project (as defined herein) and the Application**
20 **(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 shortage
24 of safe and sanitary housing within the City, particularly for low and
25

1 moderate income persons, and that it is in the best interest of the residents of the City and in
2 furtherance of the health, safety, and welfare of the public for the City to assist in the financing
3 of multi-family rental housing units; and

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

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

19 WHEREAS, Bayview Supportive Housing, LLC, limited liability company (or any
20 successor thereto including any successor owner of the Project, the Developer), desires to
21 construct a 121-unit residential rental housing development located at 1751 Carroll Avenue
22 (Assessor's Parcel Number 5431A-Lot 42) San Francisco, California 94124 (Project); and

23 WHEREAS, the Developer 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 \$30,000,000 and to loan the proceeds of the Bonds to the Developer (Loan) to finance the
5 costs of the Project; and

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

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

13 WHEREAS, The interest on the Bonds may qualify for tax exemption under Section
14 103 of the Internal Revenue Code of 1986, as amended (Code), only if the Bonds are
15 approved in accordance with Section 147(f) of the Code; and

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

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

19 WHEREAS, On August 26, 2013, the City caused a notice stating that a public hearing
20 with respect to the issuance of the Bonds would be held by the Mayor's Office of Housing and
21 Community Development on September 10, 2013, to appear in The San Francisco Chronicle,
22 which is a newspaper of general circulation in the City; and

23 WHEREAS, The Mayor's Office of Housing and Community Development held the
24 public hearing described above on September 10, 2013 and an opportunity was provided for
25

1 persons to comment on the issuance of the Bonds and the Project; and the minutes of such
2 hearing were provided to this Board of Supervisors prior to this meeting; and

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

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

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

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

18 WHEREAS, CDLAC procedures require an applicant for a portion of the state ceiling to
19 certify to CDLAC that applicant has on deposit an amount equal to one-half of one percent
20 (1/2%) of the amount of allocation requested not to exceed \$100,000.00; now, therefore be it

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

23 Section 1. The Board of Supervisors finds and determines that the foregoing recitals
24 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 Developer for actual expenditures
10 made by the Developer 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 \$30,000,000.

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 approval
20 of the underlying credit issues of the proposed Project nor an approval of the financial
21 structure of the Bonds.

22 Section 8. The Board of Supervisors hereby authorizes the Director, or his designee of
23 the Mayor's Office of Housing and Community Development (Director), on behalf of the City,
24 to submit an application (Application), and such other documents as may be required, to
25 CDLAC pursuant to Government Code Section 8869.85 for an allocation for the Project of a

1 portion of the state ceiling for private activity bonds in a principal amount not to exceed
2 \$30,000,000.

3 Section 9. An amount equal to \$100,000 (Deposit) is hereby authorized to be held on
4 deposit in connection with the Application and the applicable CDLAC procedures, and the
5 Director is authorized to certify to CDLAC that such funds are available; which Deposit shall
6 consist of a restriction on cash in the Hotel Tax Fund established pursuant to Section 515.01
7 of Article 7 of the San Francisco Business and Tax Regulations Code (Hotel Tax Fund).

8 Section 10. If the City receives a CDLAC allocation and the applicable issuance
9 requirements are not met, the Mayor's Office of Housing and Community Development is
10 hereby authorized to cause an amount equal to the Deposit to be paid to the State of
11 California from the Hotel Tax Fund, if required by CDLAC.

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

FILE NO.

RESOLUTION NO.

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APPROVED AS TO FORM:

DENNIS J. HERRERA
City Attorney

By: 
HEIDI GEWERTZ
Deputy City Attorney

Mayor's Office of Housing and Community Development
City and County of San Francisco



Edwin M. Lee
Mayor

Olson Lee
Director

September 9, 2013

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

RE: Resolution Authorizing Application to California Debt Limit Allocation Committee for Multifamily Housing Revenue Bonds for 1751 Carroll Avenue

With this memo, I am submitting to you for introduction at the Board of Supervisors meeting on Tuesday, September 10, 2013, a resolution regarding qualified mortgage revenue bonds for 1751 Carroll Avenue, San Francisco, a senior housing development sponsored by Bayview Supportive Housing, LLC (the "Project"). Funds generated from the execution and delivery of the Bonds would be used to pay certain costs incurred in connection with the Project.

The Project will consist of 117 one bedroom and 4 two bedroom units (which includes one manager's unit), a basement garage with 54 parking spaces, a community garden, a central courtyard, supportive services space, a community room, residential common areas, and a senior center measuring approximately 15,000 square feet. Incomes and rents at the Project will serve households with incomes at or below 50% Area Median Income (AMI), with 24 units set aside for formerly homeless seniors.

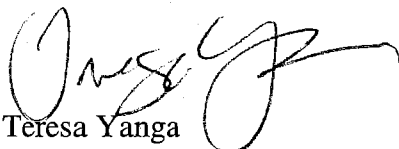
The Mayor's Office of Housing and Community Development has previously issued bonds for both rental housing and for first time homeownership. These financings are conduit financings, which do not require the City to pledge repayment of the bonds. Rather, the bondholders' only recourse for payment are the project revenues themselves and the credit enhancement provided by lenders.

In order to meet the deadline for submitting an application to CDLAC, the resolution should be introduced at the Board on September 10, 2013. We would appreciate any assistance you can provide to help meet this schedule so that the City is able to submit the application on September 13, 2013.

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

If you have any questions about the resolution or the project, please contact Pam Sims at 701-5564.

Thank you,

A handwritten signature in black ink, appearing to read 'Teresa Yanga', written over the printed name.

Teresa Yanga
Director of Housing Development
Mayor's Office of Housing

Project Description

1751 Carroll Avenue Senior Housing

The project, 1751 Carroll Avenue Senior Housing (formerly known as 5800 Third Street, Lot 3), is located in the Bayview Hunters Point community of San Francisco is on a mostly flat, irregularly shaped 64,369 sq. ft. parcel located the northwest corner of the larger 5800 Third Street site. The site is bounded by Carroll Avenue on the north, a Fresh and Easy grocery store on the east, which fronts Third Street, a proposed multi-unit development on the south and the railroad tracks on the west, all along the Third Street Corridor. The entire neighborhood benefits from the Third Street Light Rail which runs in the median of Third Street.

1751 Carroll Avenue is planned for 121 units (116 one bedroom and 4 two bedroom units (plus one manager's unit)) of affordable senior rental housing, a basement garage with 54 parking spaces, a community garden, a central courtyard, supportive services space, a community room, residential common areas, and a senior center measuring approximately 15,000 square feet. Incomes and rents at the development will serve seniors with incomes at or below 50% Area Median Income (AMI), with 23 units set aside for formerly homeless seniors.

The building construction will consist of one level of concrete (Type I) construction with four levels of wood (Type V) construction above. The first level will consist of housing related property management offices and sitting, dining, and exercise rooms. Upper level housing common areas will include informal lounges and laundry rooms.

The senior center will also be located at the first level, and consists of conference rooms, a large kitchen, a lounge, and staff offices. Planned services include lunch meals, recreation activities, education classes, health and wellness activities, special events and social services/case management for approximately 50 seniors per day Construction is planned to commence no later than Spring 2014.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on September 10, 2013, at 10 a.m., at the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5th Floor, San Francisco, California 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 private activity multifamily affordable housing mortgage revenue bonds (the "Bonds") in an aggregate principal amount not to exceed thirty million dollars (\$30,000,000). All or a portion of the proceeds of the Bonds will be loaned to Bayview Supportive Housing, LLC (or any successor thereto including any successor owner of the Project) (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 construction of up to 121 affordable rental housing units located at 1751 Carroll Avenue (Assessor's Parcel Number 5431A-Lot 42, San Francisco, California 94124 (the "Project")). The Project will be owned and operated by the Borrower (or any successor thereto).

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 Pamela Sims, Mayor's Office of Housing and Community Development, at the address indicated above.

Date: August 27, 2013

CITY AND COUNTY OF SAN FRANCISCO

Teresa Yanga, Housing Development Director
Mayor's Office of Housing and Community
Development,