

**City and County of San Francisco  
Multifamily Housing Revenue Bond Program  
Project Description**

*1601 Mariposa*

**Overview**

The funds described in the “Financing Structure” section below will be used to finance the development of 1601 Mariposa, a 299-unit mixed-income multifamily housing project to be located at 1601 Mariposa Street (and various other addresses) in the City and County of San Francisco (the “Project”).

Upon completion, the Project will include approximately 332,172 square feet of gross floor area, comprised of approximately 240,991 square feet of residential area and approximately 91,181 square feet of non-residential area. Non-residential spaces will include circulation, service, common, and commercial/PDR.

Total project costs, including the cost to acquire the land and construct new buildings, will be approximately \$240 million, or \$803,000 per dwelling unit.

The proposed residential unit distribution, which will include a single 1-bedroom superintendent unit, is:

<u>Unit type</u>	<u>Number of units</u>
Studio	70
1-Bedroom	93
2-Bedroom	116
3-Bedroom	20

Twenty percent of the residential units will serve very-low-income households (the “Below-Market-Rate Units” or “BMR Units”), while the balance of units will be rented at market rates (the “Market-Rate Units”). Approximately 3 percent of the BMR Units will serve households earning less than 40 percent of Area Median Income (“AMI”) as published by the California Tax Credit Allocation Committee, while approximately 17 percent of the BMR Units will serve households earning less than 50 percent of AMI as published by the San Francisco Mayor’s Office of Housing and Community Development.

**Residents**

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

**Site Description and Scope of Work**

Addresses: 1601 & 1677 Mariposa Street, 485-497 Carolina Street, 395 & 420 Wisconsin Street, and 210 Arkansas Street, San Francisco, California 94107

Blocks/Lots: 4005/001B, 4005/004, 4006/006, 4006/010, 4006/019, 4006/020

## **Development and Management Team**

Project Owner/Sponsor:	Related/Mariposa Development Co, LLC (See <b>Exhibit A</b> )
General Contractor:	<i>To Be Determined</i>
Architect of Record:	Ankrom Moisan Architects, Inc.
Property Manager:	Related Management Company

## **Project Ownership Structure**

- Related/Mariposa Development Co, LLC's ownership interest in the Project may be assigned to new entities at a later date.
- A to-be-determined tax credit equity investor will replace the Nicholas Company, Inc. as an owner in a to-be-formed ownership entity for the BMR Units and is anticipated to be a 99.99% owner in the BMR entity (see **Exhibit A**). A qualified tax credit investor will purchase this interest at closing.
- Any required guarantees will be provided by the Related Companies, LP.

## **Financing Structure**

The following sources of capital financing are expected to be utilized:

- tax-exempt bonds issued by the City and County of San Francisco and
- 4% low income housing tax credits ("LIHTC").

The sale of LIHTC will generate equity financing for the Project. The amount of tax-exempt private activity bonds used during construction will be sized specifically to meet the 50% of aggregate basis test required for the LIHTC. The calculation of tax credits utilizes a 30% basis boost as the U.S. Department of Housing and Urban Development has designated San Francisco County a "difficult development area."

## **Schedule**

Financing is anticipated to close between December 2016 and January 2017, with construction commencing within 90 days of closing. All construction is scheduled to be completed by May 2019.

**Exhibit A – Proposed Ownership Structure (Subject to Change)**

