

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

735 Davis

Overview

The funds described in the “Financing Structure” section below will be used to finance the development of 735 Davis, a 53 - unit affordable senior housing project located at 735 Davis, San Francisco, CA 94111 in the City and County of San Francisco (the “Project”).

The project is being developed concurrently (but as separate projects) with a family housing project (88 Broadway) and combined, both projects represent a mixed-income, multigenerational development that addresses a broad range of housing needs, provides quality retail located strategically at the highest value locations, includes a community-serving childcare center with programs and supports for children at all income levels, and incorporates a robust services plan that will attend to the needs of its seniors, families, and formerly homeless tenant populations.

Upon completion, the Project will include approximately 45,396 square feet of gross floor area, comprised of 28,245 square feet of residential area and 17,151 square feet of non-residential area. Non-residential spaces will include commercial, maintenance, service, office and lobby space as well as a community room with kitchen. The non-residential square footage also includes circulation areas such as hallways and stairways.

Total project costs, including the cost to acquire the land and construct new buildings, will be approximately \$37.5 million or approximately \$708,000 per dwelling unit.

The residential unit distribution, which will include 1 two-bedroom superintendent unit, is:

<u>Unit type</u>	<u>Number of units</u>
Studio	23
1-Bedroom	29
2-Bedroom	1
3-Bedroom	<u>0</u>
Total	53

100 percent of the residential units will serve households earning less than 70 percent of the San Francisco County Area Median Income (AMI).

Residents

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

Site Description and Scope of Work

Address: 735 Davis, San Francisco, CA 94111
Block/Lot: Block 0140, Lot 008

The scope of work for the Property amenities will include:

- 53 new residential units

- Approximately 1,200 SF of commercial space
- Bike parking
- 2,100 SF of open space, including roof terraces
- Open space in form of mid-block passageway

Development and Management Team

Project Sponsors: 735 Davis Senior LP
(Joint Venture between Bridge Housing Corporation and The John Stewart Company)
General Contractor: Cahill Construction
Architect of Record: Leddy Maytum Stacy
Property Manager: The John Stewart Company

Project Ownership Structure

Borrower Entity: 735 Davis Senior LP
Managing General Partner/
Managing Member: 735 Davis Senior Bridge, LLC/ MCB Family Housing, Inc.

An investor limited partner (TBD) 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);
- Commercial debt to be obtained by developers;
- Deferred Developer Fee;
- a conventional first mortgage; and
- soft debt from the City.

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 December 31, 2018 and March 31, 2019, with construction commencing within 7 days of closing. All construction is scheduled to be completed by July 30, 2020.