

File No. 150534

Committee Item No. 18  
Board Item No. 31

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Sub-Committee Date June 3, 2015

Board of Supervisors Meeting Date 6/9/15

**Cmte Board**

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

**OTHER (Use back side if additional space is needed)**

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u> |
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Completed by: Linda Wong Date May 29, 2015  
Completed by: Linda Wong Date 6/15/15

1 [Multifamily Housing Revenue Bonds - 2500 Arelious Walker Drive - Not to Exceed  
2 \$33,000,000]

3 **Resolution declaring the intent of the City and County of San Francisco to reimburse**  
4 **certain expenditures from proceeds of future bonded indebtedness; authorizing the**  
5 **Director of the Mayor's Office of Housing and Community Development (Director) to**  
6 **submit an application and related documents to the California Debt Limit Allocation**  
7 **Committee (CDLAC) to permit the issuance of residential mortgage revenue bonds in**  
8 **an aggregate principal amount not to exceed \$33,000,000 for 2500 Arelious Walker**  
9 **Drive; authorizing and directing the Controller's Office to hold in trust an amount not to**  
10 **exceed \$100,000 in accordance with CDLAC procedures; authorizing the Director to**  
11 **certify to CDLAC that the City has on deposit the required amount; authorizing the**  
12 **Director to pay an amount equal to such deposit to the State of California if the City**  
13 **fails to issue the residential mortgage revenue bonds; approving, for purposes of the**  
14 **Internal Revenue Code of 1986, as amended, the issuance and sale of residential**  
15 **mortgage revenue bonds by the City in an aggregate principal amount not to exceed**  
16 **\$33,000,000; authorizing and directing the execution of any documents necessary to**  
17 **implement this Resolution; and ratifying and approving any action heretofore taken in**  
18 **connection with the Project, as defined herein, and the Application, as defined herein.**

19  
20 WHEREAS, The Board of Supervisors of the City and County of San Francisco (the  
21 "Board of Supervisors"), after careful study and consideration, has determined that there is a  
22 shortage of safe and sanitary housing within the City and County of San Francisco (the "City"),  
23 particularly for low and moderate income persons, and that it is in the best interest of the  
24 residents of the City and in furtherance of the health, safety, and welfare of the public for the  
25 City to assist in the financing of multi-family rental housing units; and,

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

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

16           WHEREAS, Double Rock Ventures, LLC, a limited liability corporation (or any  
17 successor thereto including any successor owner of the Project, the "Developer"), desires to  
18 construct an affordable residential rental housing development located at 2500 Arelious  
19 Walker Drive, San Francisco, California 94124 (the "Project"); and,

20           WHEREAS, the Developer has requested that the City assist in the financing of the  
21 Project through the issuance of one or more series of tax-exempt mortgage revenue bonds  
22 (the "Bonds"); and,

23           WHEREAS, The City expects that proceeds of the Bonds will be used to pay certain  
24 costs incurred in connection with the Project prior to the date of issuance of the Bonds; and,  
25

1           WHEREAS, The City intends to issue the Bonds in an amount not to exceed  
2 \$33,000,000 and to loan the proceeds of the Bonds to the Developer (the "Loan") to finance  
3 the costs of the Project; and,

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

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

11           WHEREAS, The interest on the Bonds may qualify for tax exemption under Section  
12 103 of the Internal Revenue Code of 1986, as amended (the "Code"), only if the Bonds are  
13 approved in accordance with Section 147(f) of the Code; and,

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

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

17           WHEREAS, On April 26th and May 13th, 2015, the City caused a notice stating that a  
18 public hearing with respect to the issuance of the Bonds would be held by the Mayor's Office  
19 of Housing and Community Development and Community Development on May 14, 2015, to  
20 appear in The San Francisco Examiner, which is a newspaper of general circulation in the  
21 City; and,

22           WHEREAS, The Mayor's Office of Housing and Community Development held the  
23 public hearing described above on May 14, 2015 and an opportunity was provided for persons  
24 to comment on the issuance of the Bonds and the Project; and the minutes of such hearing  
25 were provided to this Board of Supervisors prior to this meeting; and,

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

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

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

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

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

19           RESOLVED, by the Board of Supervisors of the City and County of San Francisco, as  
20 follows:

21           Section 1. The Board of Supervisors finds and determines that the foregoing recitals  
22 are true and correct.

23           Section 2. The Board of Supervisors adopts this Resolution for purposes of  
24 establishing compliance with the requirements of Section 1.150-2 of the United States  
25 Treasury Regulations. This Resolution does not bind the Board of Supervisors to issue the

1 Bonds, approve the Loan or to make any expenditure, incur any indebtedness or proceed with  
2 the Project.

3 Section 3. The Board of Supervisors hereby declares its official intent under United  
4 States Treasury Regulations Section 1.150-2 to use proceeds of the Bonds to reimburse  
5 expenditures incurred in connection with the Project. The Board of Supervisors hereby further  
6 declares its intent to use such proceeds to reimburse the Developer for actual expenditures  
7 made by the Developer on the Project.

8 Section 4. On the date of the expenditure to be reimbursed, all reimbursable costs of  
9 the Project will be of a type properly chargeable to a capital account under general federal  
10 income tax principles.

11 Section 5. The maximum principal amount of debt expected to be issued for the Project  
12 is \$33,000,000.

13 Section 6. This Board of Supervisors, as the applicable elected representative of the  
14 governmental unit having jurisdiction over the area in which the Project is located, hereby  
15 approves the issuance of the Bonds for purposes of Section 147(f) of the Code.

16 Section 7. This approval of the issuance of the Bonds by the City is neither an approval  
17 of the underlying credit issues of the proposed Project nor an approval of the financial  
18 structure of the Bonds.

19 Section 8. The Board of Supervisors hereby authorizes the Director, or his designee of  
20 the Mayor's Office of Housing and Community Development (the "Director"), on behalf of the  
21 City, to submit an application (the "Application"), and such other documents as may be  
22 required, to CDLAC pursuant to Government Code Section 8869.85 for an allocation for the  
23 Project of a portion of the state ceiling for private activity bonds in a principal amount not to  
24 exceed \$33,000,000.

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

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

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

17 Section 12. This Resolution shall take effect from and after its adoption by the Board  
18 and approval by the Mayor.

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APPROVED AS TO FORM:

DENNIS J. HERRERA

City Attorney

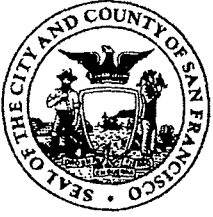
By: 

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**

May 15, 2015

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 Alice Griffith Phase 3A: 2600 and 2700 Arelious Walker Drive.

With this memo, I am submitting to you for introduction at the Board of Supervisors meeting on Tuesday, May 19, 2015, a resolution regarding qualified mortgage revenue bonds for 2500 Arelious Walker Drive or Phase 3A of the revitalization of the Alice Griffith Public Housing Development (the "Projects"). McCormack Baron Salazar ("MBS") through their affiliate Double Rock ventures LLC is sponsoring these Projects. Phase 3A and 3B total 122 units in one building that are being financed separately to increase Low Income Housing Tax Equity to the development. Phase 3A will have 92 units (12 one-bedroom, 71 two-bedroom, and 9 three-bedroom units). Phase 3B will have 30 units (1 one-bedroom, 26 three-bedroom, and three four-bedroom units). Only Phase 3A will receive tax-exempt bond financing. Phases 3A and B combined will be comprised of 76% (or 93 units) public housing replacement units and 23% (or 29 units) new affordable units.

The resolution would authorize Olson Lee, as Director of this office to submit an application to the California Debt Limit Allocation Committee for permission to issue such bonds in an amount not to exceed \$33,000,000. These resolutions would only authorize the Mayor's Office of Housing and Community Development ("MOHCD") to apply for the allocations of bond issuing authority. Should we receive authority, we will need to return to the Board for permission to actually issue the bonds. Funds generated from the issuance and sale of the bonds would be used to finance construction of the Projects.

The proposed Project is the third phase of a larger affordable housing development, the

revitalization of the Alice Griffith public housing development, which is an enforceable obligation of the Office of Community Investment and Infrastructure, Successor Agency to the Redevelopment Agency ("OCII"). Alice Griffith Phases 1 and 2 are currently under construction. When the redevelopment is complete all 256 public housing units will be replaced along with 248 new affordable units, 367 market rate units, 42 inclusionary units and 237 workforce units (serving households between 120% and 160% AMI).. As mentioned above, Phases 3A and B combined will be comprised of 76% (or 93 units) public housing replacement units and 23% (or 29 units) new affordable units (serving households at and below 50% Area Median Income). OCII will also be providing loans to all affordable phases of the project.

MOHCD 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 is the project revenues themselves and the credit enhancement provided by lenders.

Introduction on May 19, 2015 ensures that we have enough time to continue gathering the application which is due on July 17, 2015.

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

If you have any questions about the resolution or the project, please contact Elizabeth Colomello at the Office of Community Investment and Infrastructure at 701-5518.

Thank you,



Lisa Motoyama  
Director of Real Estate –Special Initiatives

## Alice Griffith Phase 3A Affordable Project Description

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Alice Griffith Phase 3A (the "Project") is the first part of the third phase of the redevelopment of the 256 units Alice Griffith Public Housing site as a mixed-income, service-enriched community, developed according to the principles of HOPE SF. When the redevelopment is complete all 256 public housing units will be replaced along with 248 new affordable units, 367 market rate units, 42 inclusionary units and 237 workforce units (serving households between 120% and 160% AMI). Phase 3A and 3B total 122 units in one building that are being financed separately to increase Low Income Housing Tax Equity to the development. Phase 3A will have 92 units (12 one-bedroom, 71 two-bedroom, and 9 three-bedroom units). Phase 3B will have 30 units (1 one-bedroom, 26 three-bedroom, and three four-bedroom units). Only Phase 3A will receive tax-exempt bond financing. Phases 3A and B combined will be comprised of 76% (or 93 units) public housing replacement units and 23% (or 29 units) new affordable units.

Double Rock Ventures LLC, ("DRV") the development entity for the redevelopment of Alice Griffith Public Housing is an affiliate of McCormack Baron Salazar ("MBS"). CP Development Co, LP is a partnership including the Lennar Corporation ("CP DEV CO" or "Lennar") created for the purpose of redeveloping Hunters Point Shipyard Phase 2 and Candlestick Point. On June 3, 2010, the former San Francisco Redevelopment Agency (the "Former Agency" now the Office of Community Investment and Infrastructure or "OCII") executed a Development and Disposition Agreement ("DDA") with CP DEV CO that includes a Below Market-Rate Housing Plan ("Housing Plan"). The Housing Plan defines the roles and responsibilities of the Former Agency and CP DEV CO regarding the development of up to 10,500 housing units, an important part of which is the revitalization of the Alice Griffith public housing development as a mixed-income, service-enriched community, developed according to the principles of HOPE SF ("AG"). Based on the requirements of the DDA, MBS was selected by CP DEV CO to be the Alice Griffith Developer based upon their extensive experience revitalizing public housing across the country. Additional development team members include the San Francisco Housing Authority "SFHA" or "Housing Authority" and Urban Strategies, Inc., which will be implementing the social services program at AG.

CP DEV CO concluded a years-long public planning process on August 3, 2010; when the Board of Supervisors approved tax, land exchange, entitlement, and redevelopment plan amendment documents that together enable the implementation of the Candlestick Point-Hunters Point Shipyard Phase 2 mixed-use project ("CP-HPS2"). These approvals were in addition to the Former Agency's approval of the DDA and Housing Plan described above. CP DEV CO is required per the terms of the DDA to provide a minimum of \$90,000 per public housing replacement unit and \$70,000 per new affordable unit.

In August 2011, the development team was awarded a U.S. Department of Housing and Urban Development ("HUD") Choice Neighborhoods Initiative Implementation ("CNI") Grant in the amount of \$30,500,000, of which \$21,500,000 is to be used for housing development at AG. The CNI program is designed to catalyze critical improvements in neighborhood assets, including vacant property, housing, services and schools. The CNI funding comes with a variety of deadlines and deliverables, the most important of which is a statutory obligation that grant

funds be expended and units delivered by September 2016 for the portion of the funds associated with Phases 1 and 2 and September 2017 for the portion of the funds to be used for Phase 3. Therefore, CNI funds and associated funding deadlines will apply to the first 3 phases of AG. Several predevelopment loans for AG have been approved by the Former Agency Commission and the Commission on Community Investment and Infrastructure (“CCCI”). The Mayor’s Office of Housing and Community Development (“MOHCD”) will issue the tax exempt bonds for the Project. OCII and CPDEV CO will provide gap financing for each phase of the development. Phases 1 and 2 are currently under construction. Phase 1 will be a 93 unit family project and Phase 2 will be a 91 unit family project each including 65% public housing replacement units and 35% affordable housing units (serving households at and below 50% Area Median Income). CCCI will consider permanent gap funding for Phases 3A and 3B in June 2015.

Scope of Work:

The Project, along with Phase 3B will be contained within a five-story podium building. It will consist of 3 and 4 stories of Type V Residential Wood Frame construction over a Type I, post-tensioned concrete podium over 1 level of parking. Townhouse units on one side of the podium will be three stories above the podium framed in wood and one story below the podium framed in metal stud.

Ownership:

MBS, through DRV, has formed a limited partnership to own the improvements, Alice Griffith Phase 3A, L.P. (“the Partnership”). SFHA will own the land that the improvements will be built on. SFHA will enter into long term Ground Leases with the Partnership.

Financing:

The Partnership will apply for a tax-exempt bond allocation of \$32 million and 4% low-income housing tax credits for the units:

- o Total Development Cost \$58 mil
- o Total Hard Cost \$38.5 mil
- o Acquisition Cost \$0
- o Soft Costs \$13 mil

Funding sources include an OCII Loan, the CNI grant, Tax Exempt Bonds, and 4% Low Income Housing Tax Credits.

Schedule:

Alice Griffith Phase 3A Schedule	
Task	Date
TEFRA Ad Published	4/26/2015
TEFRA Hearing	5/14/2015
Inducement Resolution Lodged with Board	5/15/2015

Inducement Resolution to Budget & Finance Committee	5/27/15 or 6/3/15
Inducement Resolutions Approved by Board	6/9/2015
Submit CDLAC application	7/17/2015
Submit tax credit application	8/21/2015
CDLAC meeting -- secure allocation	9/16/2015
TCAC Meeting -- secure allocation	10/21/2015
Allocation Resolutions Lodged with Board	11/24/2015
Allocation Resolution to Budget & Finance	12/2/2015
Allocation Resolution Approved by Full Board	12/15/2015
Mayor signs the resolution	12/28/2015
Finalize construction contract	12/31/2015
Close bond and credit financing	1/15/2015
Start construction	1/15/2015
Complete construction	7/2017

Development Team:

- o Developer: McCormack Baron Salazar
- o Architect: Torti Gallas
- o Contractor: Nibbi Brothers and Baines Construction

SAN FRANCISCO EXAMINER

This space for filing stamp only

835 MARKET ST, SAN FRANCISCO, CA 94103  
Telephone (415) 314-1835 / Fax (510) 743-4178

Elizabeth Colomello  
CCSF MAYOR'S OFFICE OF HOUSING  
ONE SOUTH VAN NESS AVE 5TH FLR  
SAN FRANCISCO, CA - 94103-5416

EXM#: 2745131

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California )  
County of SAN FRANCISCO ) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

2500 Arelious Walker Drive TEFRA

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

04/26/2015

Executed on: 04/27/2015  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

DOUBLE ROCK VENTURES NOTICE OF PUBLIC HEARING  
NOTICE IS HEREBY GIVEN that on May 14, 2015, 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 three million dollars (\$33,000,000). All or a portion of the proceeds of the Bonds will be loaned to Double Rock Ventures LLC (or any successor thereto including any successor owner of the Project) (the "Borrower"), pursuant to a loan agreement (the "Loan Agreement") for phase 3 of the redevelopment of the Alice Griffith public housing development. The proceeds of the Bonds loaned to the Borrower will be used to finance the construction of up to 122 housing units located at 2500 Arelious Walker Drive, San Francisco, California 94124 (the "Project"). The Project will be owned and operated by the Borrower. 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 Elizabeth Colomello, Office of Community Investment and Infrastructure, at the address indicated above.  
Date: April 23, 2015  
CITY AND COUNTY OF SAN FRANCISCO  
Teresa Yanga,  
Housing Development Director  
Mayor's Office of Housing and Community Development



**SAN FRANCISCO EXAMINER**

835 MARKET ST, SAN FRANCISCO, CA 94103  
Telephone (415) 314-1835 / Fax (510) 743-4178

Elizabeth Colomello  
CCSF MAYOR'S OFFICE OF HOUSING  
ONE SOUTH VAN NESS AVE 5TH FLR  
SAN FRANCISCO, CA - 94103-5416

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

State of California )  
County of SAN FRANCISCO ) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

2500 Arelious Walker Drive TEFRA

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

05/13/2015

Executed on: 05/13/2015  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

This space for filing stamp only

EXM#: 2745136

**Double Rock Ventures  
NOTICE OF  
PUBLIC HEARING**  
NOTICE IS HEREBY GIVEN that on May 14, 2015, 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 three million dollars (\$33,000,000). All or a portion of the proceeds of the Bonds will be loaned to Double Rock Ventures LLC (or any successor thereto including any successor owner of the Project) (the "Borrower"), pursuant to a loan agreement (the "Loan Agreement") for phase 3 of the redevelopment of the Alice Griffith public housing development. The proceeds of the Bonds loaned to the Borrower will be used to finance the construction of up to 122 housing units located at 2500 Arelious Walker Drive, San Francisco, California 94124 (the "Project"). The Project will be owned and operated by the Borrower. 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 Elizabeth Colomello, Office of Community Investment and Infrastructure, at the address indicated above.  
Date: April 23, 2015  
CITY AND COUNTY OF SAN FRANCISCO  
Teresa Yanga, Housing Development Director  
Mayor's Office of Housing and Community Development



2500 Arelious Walker Drive (Alice Griffith Phase 3)  
TEFRA Hearing

Minutes

Thursday, May 14, 2015

The meeting was convened at 10:00 AM and adjourned at 10:30AM. There were no attendees. Elizabeth Colomello, Development Specialist for the Office of Community Investment and Infrastructure, Successor Agency to the San Francisco Redevelopment Agency also representing the Mayor's Office of Housing and Community Development for 2500 Arelious Walker Drive, was available for questions for the remainder of the day, but none were submitted.



Print Form

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

RCD W  
BOARD  
5-19

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Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee.  
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [ ] inquires"
- 5. City Attorney request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative**

**Sponsor(s):**

COHEN

**Subject:**

Resolution Multifamily Housing Revenue Bonds - 2500 Arellano Walker Dr.

**The text is listed below or attached:**

Attached

Signature of Sponsoring Supervisor:

For Clerk's Use Only:

