

9/11/15

**CHINATOWN COMMUNITY DEVELOPMENT CENTER
227 BAY STREET – RAD Phase I
Project Overview**

Project Summary

227 Bay consists of 50 existing public housing units located at 227 Bay Street in the City of San Francisco. The project is being rehabilitated as part of a Citywide program under which public housing units currently owned and operated by the San Francisco Housing Authority will convert to the Rental Assistance Demonstration (RAD) program. Under RAD, 3,584 units of public housing in 29 different projects will convert in two phases.

227 Bay will include approximately 27,291 square feet of gross floor area, including residential areas, common areas, equipment rooms, and the garage. Residents will have access to a community room, laundry facilities, and three private courtyards.

Total project costs, including the cost to acquire and rehabilitate the existing buildings, will be approximately \$23.4 million, or \$461,227 per dwelling unit.

The residential unit distribution, which will include one 1 bedroom onsite manager's unit, is:

0 BRs/Studios	48 units
1 BRs	2 units

All of the residential units will serve households earning less than 50 percent of the San Francisco County Area Median Income, though the rents may be increased to 60% State TCAC AMI in the event of loss of subsidy.

Description of residents

No residents will be displaced. All residents have the right to return after any temporary relocation that might be required. RAD does not allow re-screening or re-application of any residents.

Site Description and Scope of Work

Address: 227 Bay Street, San Francisco, CA 94133
Block/Lot: 0040/018

227 Bay is a four-story building, with three stories of wood-frame construction over a concrete podium. The scope of work for the proposed rehabilitation of the property includes:

- Exterior paint and stucco replacement
- Roof replacement
- Window and sliding glass door replacement
- Elevator upgrades
- Electrical upgrades
- Fire sprinkler upgrades
- Security upgrades
- Fire alarm system replacement

- Domestic hot water heater replacement
- Remodeling of unit kitchens and bathrooms
- Replacement of unit electric heaters
- Enlargement of the community room
- Creation of two new office spaces
- Disability access and energy-saving improvements

Twenty (20) months are allocated to rehabilitation of the project. Existing residents will be temporarily relocated both on- and off-site through a MOHCD- and SFHA-coordinated relocation effort.

Development Team

- Chinatown Community Development Center (CCDC) is the Project Sponsor. CCDC is the sole member and manager of Chinatown Public Housing LLC, which is the managing general partner of Bay Street, L.P.
- Chinatown Community Development Center (CCDC) will be the non-profit partner in the development and operation of the project.
- AmOne Corporation will be the general contractor for the project.
- Chinatown Community Development Center (CCDC) will be property manager for the project.
- Gelfand Partners Architects is the architect for the project.

Project Ownership Structure

- This project is being sponsored by Chinatown Community Development Center (CCDC).
- The existing owner of the project is the San Francisco Housing Authority, which will retain ownership of the land and convey the improvements to a Limited Partnership for which Chinatown Public Housing LLC will be the Managing General Partner.
- An Investor Member will own a 99.99% member interest in the Owner.
- Any required guaranties will be provided by Chinatown Community Development Center (CCDC).

Financing Structure

The following sources of capital financing will be utilized: tax-exempt bonds issued by the City of San Francisco; 4% low income housing tax credits; seller carryback financing from the San Francisco Housing Authority; [if applicable: a conventional first mortgage]; and soft debt from the City and County of San Francisco.

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 4% tax credits. The sale of 4% Low Income Housing Tax Credits (LIHTC) will generate equity financing for the project. The calculation of tax credits utilizes the 30% basis boost as San Francisco County is a “difficult-to-develop” area.

Schedule

Financing is anticipated to close between October 1, 2015 and October 31, 2015, with construction starting within 30 days of the close.

The site rehabilitation work will be over a 20 month period with each household temporarily relocated for approximately 6 weeks. Some households may also need to temporarily relocate off-site for an additional 4 months while the elevator is shut down for repair work. All construction work will be completed by June 2017.