

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

*1990 Folsom*

**Overview**

The funds described in the “Financing Structure” section below will be used to finance the development of 1990 Folsom, a 143-unit affordable multifamily housing project to be located at 1990 Folsom Street, San Francisco, CA 94103 (the “Project”).

Upon completion, the Project will include approximately 154,800 square feet of gross floor area, comprised of 140,667 square feet of residential area and 14,133 square feet of non-residential area. Non-residential spaces will include ground floor childcare and Production, Distribution, and Repair (“PDR”) space.

Total project costs, including the cost to acquire the land and construct a new building, will be approximately \$112 million or \$790,000 per dwelling unit. This includes acquisition costs of \$8 million.

The residential unit distribution, which will include one 2-bedroom superintendent unit, is:

<u>Unit type</u>	<u>Number of units</u>
Studio	23
1-Bedroom	48
2-Bedroom	61
3-Bedroom	11
4-Bedroom	0

Twenty-five percent of the units will be set aside for households relocated from Potrero Hill under the HOPE SF program. Ten percent of the residential units will serve households earning no more than 40% of the San Francisco County Area Median Income (“AMI”), 25% of the units will serve households earning no more than 50% of AMI, while the balance of units will serve households earning no more than 60% of AMI.

**Residents**

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

**Site Description and Scope of Work**

Address: 1990 Folsom Street, San Francisco, CA 94103  
Block/Lot: 3552/012

Property amenities will include:

- Laundry room
- Two community rooms, including a community kitchen
- Extensive community gardens
- On-site tenant services & property management

## **Development and Management Team**

Project Sponsors: Tenderloin Neighborhood Development Corporation (TNDC),  
Mission Economic Development Agency (MEDA)  
General Contractor: Nibbi Brothers General Contractors  
Architect of Record: Leddy, Maytum, & Stacy  
Property Manager: Tenderloin Neighborhood Development Corporation (TNDC)

## **Project Ownership Structure**

Borrower Entity: 1990 Folsom Housing Associates, LP  
Managing General Partner: 1990 Folsom TNDC GP LLC, MEDA 1990 Folsom LLC

An investor to-be determined limited partner 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”);
- An Affordable Housing Program (“AHP”) loan through the Federal Home Loan Bank of San Francisco;
- 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 2018 and February 2019, with construction commencing within 7 days closing. All construction is scheduled to be completed by December 2020.