

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

*Eastern Park Apartments*

**Overview**

The funds described in the “Financing Structure” section below will be used to finance the acquisition and rehabilitation of Eastern Park Apartments, a 202-unit affordable multifamily housing project located at 711 Eddy Street in the City and County of San Francisco (the “Project”).

Following rehabilitation, the Project will include approximately 171,766 square feet of gross floor area, comprised of 137,433 square feet of residential area and 34,333 square feet of non-residential area. Non-residential spaces will include:

- Garage,
- Laundry rooms,
- Offices,
- Utility and storage rooms,
- Mechanical equipment rooms
- Resident lobby and
- Activities rooms.

Total project costs, including the cost to acquire the land and rehabilitate existing buildings, will be approximately \$126,645,850, or \$630,079 per dwelling unit.

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

<u>Unit type</u>	<u>Number of units</u>
1-Bedroom	202

Ten percent of the residential units will serve households earning no more than 50 percent of the San Francisco County Area Median Income (“AMI”), while the balance of units will serve households earning no more than 60 percent of AMI.

**Residents**

No residents will be displaced as all residents will have the right to return after any temporary relocation that might be required. Tenants will not be responsible for relocation-related costs.

**Site Description and Scope of Work**

Address: 711 Eddy Street, San Francisco, CA 94109  
Block/Lot: 0742/014

The scope of work for the rehabilitation will include:

- Total window replacement,
- Redesign and reprogramming of ground floor common and staff spaces,

- Mechanical heating system upgrade,
- Balcony upgrades,
- Unit improvements (scope varies from unit to unit, but generally includes kitchen cabinetry and appliances, flooring, window coverings, doors, and painting), and

Rehabilitation hard cost will be approximately \$177,000 per unit.

### **Development and Management Team**

Project Sponsor:	Northern California Presbyterian Homes and Services
General Contractor:	Branagh Construction, Inc.
Architect of Record:	SGPA
Property Manager:	Northern California Presbyterian Homes and Services

### **Project Ownership Structure**

Borrower Entity:	Eastern Park Apartments, LP
Managing General Partner:	NCPHS EPA, LLC

An investor 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”),
- Seller carryback financing from Northern California Presbyterian Homes and Services, and
- First mortgage funded with tax exempt private activity bonds.

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 in February 2019, with construction commencing within 60 days of closing. All construction is scheduled to be completed by April 2021.

Tenants are expected to be temporarily relocated for approximately 12 weeks during each phase of the rehabilitation.