

**CERTIFICATE OF TEFRA PUBLICATION**  
**Fillmore Marketplace**

This Certificate of Publication is executed this day for the purposes of demonstrating compliance with Section 147(f) of the Internal Revenue Code of 1986, as Amended (the "Code") and applicable Treasury Regulations (the "Regulations"). The undersigned, as a duly qualified and appointed representative of the City and County of San Francisco (the "Issuer"), hereby certifies as follows:

1. A Notice of Public Hearing, attached as Exhibit A, with respect to the issuance of tax-exempt bonds/obligations (the "Bonds") of the Issuer for the benefit of the project described therein (the "Project") was published on the Issuer's primary website address of <https://sfmohcd.org/notices-0> on November 21, 2019.
2. The Notice of Public Hearing was posted in an area of the Issuer's website that is used to inform its residents about events affecting the residents and which is clearly identified and accessible to members of the general public seeking information concerning the issuance of the Bonds and the Project.
3. Evidence of the website publication of the Notice of Public Hearing is attached hereto as Exhibit B. This Issuer will maintain records showing that the Notice of Public Hearing containing the requisite information was timely posted on the Issuer's website.
4. The Notice of Hearing remained published on the Issuer's website for a period of eleven (11) consecutive days and the Issuer held the hearing as described in the Notice of Public Hearing on Monday, December 2, 2019 at 10:00 AM.
5. Following the hearing, the Issuer submitted the request for approval of the Issuance of the Bonds and Project to the applicable elected representative of the Issuer as required by Section 147(f) of the Code and the Regulations.

Dated: Tuesday, December 3, 2019 at 5:00PM

CITY AND COUNTY OF SAN  
FRANCISCO

By: \_\_\_\_\_

Name: Christina Mun

Title: Senior Project Manager

Mayor's Office of Housing and Community  
Development

**EXHIBIT A**

**NOTICE OF PUBLIC HEARING**

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on December 2, 2019 at 10:00 am, in the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 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 multifamily affordable housing mortgage revenue bonds (the "Bonds") in an aggregate principal amount not to exceed Twenty Four Million Dollars (\$24,000,000.00). The proceeds of the Bonds will be loaned to Fillmore Marketplace Housing Partners, L.P. (or an affiliate thereof or successor thereto) (the "Borrower"), pursuant to a loan agreement (the "Loan Agreement"). The proceeds of the Bonds loaned to the Borrower will be used to finance the rehabilitation of 120 units of residential rental housing located at 1223 Webster Street, San Francisco, California 94115 (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 Christina Mun, Mayor's Office of Housing and Community Development, at the address indicated above.

Date: November 21, 2019

CITY AND COUNTY OF SAN FRANCISCO  
Daniel Adams, Acting Director  
Mayor's Office of Housing and Community  
Development

**EXHIBIT B**  
**EVIDENCE OF PUBLICATION**

## Information from SFMOHCD.org

[Home](#) > [Vision & Impact](#) > [Plans & Progress Reports](#) > [Notices](#)

# Notices

## General Notices

-  [November 21, 2019 - Notice of Public Hearing: Fillmore Marketplace \(1223 Webster\) TEFRA Hearing on December 2, 2019](#)  
[/sites/default/files/November%2021%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Fillmore%20Marketplace.pdf]
-  [November 8, 2019 - Notice of Public Hearing: Visitacion Valley Parcel 1 \(2201 Bayshore Boulevard\) TEFRA Hearing on November 15, 2019](#)  
[/sites/default/files/November%208%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Visitacion%20Valley%20Parcel%201.pdf]
-  [November 8, 2019 - Notice of Public Hearing: Visitacion Valley Parcel 3A \(2201 Bayshore Boulevard\) TEFRA Hearing on November 15, 2019](#)  
[sites/default/files/November%208%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Visitacion%20Valley%20Parcel%203A.pdf]
-  [November 1, 2019 - Notice of Public Hearing: 53 Colton Street TEFRA Hearing on November 8, 2019](#)  
[sites/default/files/November%201%2C%202019%20-%20Notice%20of%20Public%20Hearing%2053%20Colton%20Street%20TEFRA%20Hearing%20on%20November%208%2C%202019\_0.pdf]
-  [October 21, 2019 - Notice of Public Hearing: 711 Eddy Street TEFRA Hearing, rescheduled for October 28, 2019](#)  
[sites/default/files/October%2021%2C%202019%20-%20Notice%20of%20Public%20Hearing%20711%20Eddy%20Street%20TEFRA%20Hearing%2C%20rescheduled%20for%20October%2028%2C%202019.pdf]
-  [October 15, 2019 - Notice of Public Hearing: 681 Florida TEFRA Hearing on October 29, 2019](#)  
[sites/default/files/October%2015%2C%202019%20-%20Notice%20of%20Public%20Hearing%20681%20Florida%20TEFRA%20Hearing%20on%20October%2029%2C%202019.pdf]
-  [September 3, 2019 - Notice of Public Hearing: 410 China Basin Street TEFRA Hearing on September 17, 2019](#)  
[sites/default/files/September%203%2C%202019%20-%20Notice%20of%20Public%20Hearing%20410%20China%20Basin%20Street%20TEFRA%20Hearing%20on%20September%2017%2C%202019.pdf]
-  [August 13, 2019 - Notice of Public Hearing: FD Haynes Apartments \(1019 – 1089 Golden Gate Avenue, 949 – 959 Laguna Street, 900 – 940 McAllister Street, 1010 – 1030 Buchanan Street\) TEFRA Hearing on August 21, 2019](#)  
[sites/default/files/August%2013%2C%202019%20-%20Notice%20of%20Public%20Hearing%20FD%20Haynes%20Apartments%20281019%20E%28%93%201089%20Golden%20Gate%20Avenue%2C%20949%20E%28%93%20959%20Laguna%20Street%2C%20900%20E%28%93%20940%20McAllister%20Street%2C%201010%20E%28%93%201030%20Buchanan%20Street%29%20TEFRA%20Hearing%20on%20August%2021%2C%202019.pdf]
-  [July 2, 2019 - Notice of Public Hearing: Yosemite Apartments \(480 Eddy Street\) TEFRA Hearing on July 11, 2019](#)  
[sites/default/files/Notice%20of%20Public%20Hearing-Posted%20July%202%202019-%20Yosemite%20Apartments-480%20Eddy%20Street%20TEFRA%20Hearing%20on%20July%2011%202019.pdf]
- [June 27, 2019 - MOHCD Releases Community Opportunity to Purchase Act \(COPA\) Qualified Nonprofit Application](#) [current-sf-homeowners].
-  [June 27, 2019 - Notice of Public Hearing: Bernal Gateway \(3101 Mission Street, 141 Precita Avenue, and 143 Precita Avenue\) TEFRA Hearing on July 8, 2019](#)



November 25, 2019

Ms. Christina Mun  
Senior Project Manager  
SF Mayor's Office of Housing  
1 South Van Ness, 5<sup>th</sup> Floor  
San Francisco, CA, 94103

RE: Fillmore Marketplace  
Certification of Delivery of TEFRA Notice

Dear Christina:

This letter certifies that on November 25, 2019 all residents of the Fillmore Marketplace received a copy of the attached notice.

If you have any questions, please contact me at 415.677.9029.

Sincerely,

A handwritten signature in blue ink, appearing to read 'LGrady'.

Lisa Grady  
Senior Project Manger



**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on December 2, 2019 at 10:00 am, in the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 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 multifamily affordable housing mortgage revenue bonds (the "Bonds") in an aggregate principal amount not to exceed Twenty Four Million Dollars (\$24,000,000.00). The proceeds of the Bonds will be loaned to Fillmore Marketplace Housing Partners, L.P. (or an affiliate thereof or successor thereto) (the "Borrower"), pursuant to a loan agreement (the "Loan Agreement"). The proceeds of the Bonds loaned to the Borrower will be used to finance the rehabilitation of 120 units of residential rental housing located at 1223 Webster Street, San Francisco, California 94115 (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(O) 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 Christina Mann, Mayor's Office of Housing and Community Development, at the address indicated above.

Date: November 21, 2019

CITY AND COUNTY OF SAN FRANCISCO  
Daniel Adams, Acting Director  
Mayor's Office of Housing and Community  
Development

**Fillmore Marketplace**  
1223 Webster Street, San Francisco, CA 94115  
Tel (415) 921-6514 Fax (415) 921-6507

**To All residents at  
FILLMORE MARKETPLACE, L.P.**  
1223 Webster Street  
San Francisco, CA 94115

November 25, 2019

Dear Resident:

We are writing to notify you that the owners of the Fillmore Marketplace are in the early phases of an effort to refinance the project and that funds generated by this refinancing will be used to make needed repairs to this property. There will be no need for either temporary or longer-term relocation to complete any of these repairs and neither the refinancing nor the repair work will impact anyone's tenancy or the property management staff. We will provide additional information on the scope of the planned repairs when we are further along in the process.

You are receiving this letter because the partnership has requested that the Mayor's Office of San Francisco take the necessary steps to issue tax exempt bonds that will be used to finance the improvements. A public process is required to issue tax exempt debt and we are writing to notify you of the upcoming hearing where our request will be considered. On Monday, December 2, 2019, a TIFRA Hearing (Tax Exempt and Fiscal Responsibility Act) will be held at 10am at the Mayor's Office of Housing at 1 South Van Ness, 5<sup>th</sup> Floor, San Francisco, CA 94103. The hearing is open to the public and you are welcome to attend.

For your information, I am enclosing a copy of the Notice of Public Hearing for the TIFRA Hearing. The Notice was published on November 21, 2019.

If you have any questions, please contact Lisa Grady, Senior Project Manager for Related California, at [llisagrady@relatedca.com](mailto:llisagrady@relatedca.com).

Thank you,



Lisa Grady  
Senior Project Manager  
**RELATED**

EQUAL HOUSING OPPORTUNITY



**EXHIBIT C**  
**TEFRA HEARING MINUTES**

CITY AND COUNTY OF SAN FRANCISCO

Public Hearing as required by Section 147(f) of the Internal Revenue Code of 1986

Fillmore Marketplace, 1223 Webster Street

Date: December 2, 2019

Time: 10:00 AM

Location: Mayor's Office of Housing and Community Development (MOHCD)  
City and County of San Francisco  
1 South Van Ness Avenue, 5<sup>th</sup> Floor, Room 5082  
San Francisco, CA 94103

Present: Christina Mun, MOHCD  
Lisa Grady, Related  
Nara Jambal, Resident of Fillmore Marketplace

The hearing was held to obtain public comment on the proposed issuance by the City and County of San Francisco of multifamily housing revenue bonds in an amount not to exceed \$24 million for the purpose of financing the rehabilitation of a 120-unit residential rental housing development located at 1223 Webster Street in San Francisco. The development will be owned by Fillmore Marketplace Housing Partners, L.P., a California limited partnership formed by the Related Companies of California and San Francisco Housing Development Corporation, or any successors thereto.

The public hearing was convened at 10:00 AM. There were no written comments received on the proposed issuance. One resident of Fillmore Marketplace, Nara Jambal, was in attendance and inquired about the building conditions as well as the process of applying for another unit. Lisa Grady, project sponsor, provided background and collected the resident's contact information for property management to follow up with her about the waitlist for a vacant unit.

The hearing was adjourned at 10:30 AM.

Minutes prepared by: \_\_\_\_\_

  
Christina Mun

Date: December 3, 2019

