

CITY AND COUNTY OF SAN FRANCISCO

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

Multiple Projects

Date: December 7, 2020

Time: 9:00 AM

Location: Telephone (USA Toll Free: +18888086929, access code: 9193841#)

Present: See Exhibit A - Sign-In Sheet

The hearing was held to obtain public comment on the proposed issuance by the City and County of San Francisco of one or more multifamily affordable housing mortgage revenue bond issues (collectively, the "Bonds") in the respective maximum aggregate principal amounts set forth in the table below. The proceeds of each such issue of the Bonds will be loaned to the respective borrower/owner entity set forth in the table below (or an affiliate thereof or successor thereto) (each, a "Borrower"), or another entity to be formed by its general partner, which is expected to be as set forth in the table below, pursuant to a loan agreement (each, a "Loan Agreement") between the City and the applicable Borrower. Each Project is or will be owned and operated by the Borrower set forth in the table below.

<u>Max. Amount</u>	<u>Borrower/Owner</u>	<u>General Partner</u>	<u>Type of Project</u>	<u>No. of Units</u>	<u>Street Addresses</u>
\$50,000,000	180 Jones Associates, L.P.	Tenderloin Neighborhood Development Corporation	New Construction	70	180 Jones Street, San Francisco, CA 94102
\$40,000,000	Octavia RSU Associates, L.P.	Tenderloin Neighborhood Development Corporation	New Construction	63	78 Haight Street, San Francisco, CA 94102
\$40,000,000	266 4 <sup>th</sup> Associates, L.P.	Tenderloin Neighborhood Development Corporation	New Construction	70	266 4th Street, San Francisco, CA 94107
\$75,000,000	HV Partners 3, L.P.	Ridgepoint Non-Profit Housing Corporation, The John Stewart Company, Devine & Gong	New Construction	118	1151 Fairfax Avenue, San Francisco, CA 94124 112 Middle Point Road, San Francisco, CA 94124

\$71,660,000	Potrero Housing Associates II, L.P.	Bridge Housing	New Construction	157	1801 25 <sup>th</sup> Street, San Francisco, CA 94107
\$90,000,000	Mercy Housing California 97, L.P.	Mercy Housing California	New Construction	208	600 7th Street, San Francisco, CA 94103
\$16,500,000	Knox Partners 2 LP	Knox SRO LLC	Acquisition/Rehab	140	241 6th Street San Francisco, CA 94107
45 & 55 Mason Street \$37,700,000 216 Eddy Street \$33,300,000 Total: \$71,000,000	Ambassador Ritz Four Percent, L.P.	Tenderloin Neighborhood Development Corporation	Acquisition/Rehab	98 89	45 & 55 Mason Street, San Francisco, California, 94102 216 Eddy Street, San Francisco, CA, 94102
480 Eddy Street \$28,458,000 75 Dore Street \$31,542,000 Total: \$60,000,000	Yosemite Folsom Dore, L.P.	Tenderloin Neighborhood Development Corporation	Acquisition/Rehab	32 98	480 Eddy Street, San Francisco, California, 94109 75 Dore Street, San Francisco, CA, 94103
777 Broadway \$12,500,000 1204 Mason Street \$15,600,000 1525-1529 Grant Avenue \$11,900,000 Total: \$40,000,000	Throughline, L.P.	Chinatown Community Development Center	Acquisition/Rehab	31 24 33	777 Broadway, San Francisco, CA 94133 1204 Mason Street, San Francisco, CA 94133 1525-1529 Grant Avenue San Francisco, CA 94133
\$171,880,000	T8 Urban Housing Associates, LLC and T8 Urban Housing Associates BMR, L.P.	Related California	Refinance of New Construction	350	420-450 Folsom Street, San Francisco, CA 94105

The public hearing convened at 9:00 AM. There were no written comments received on the proposed issuance. Except for the representatives from the Mayor's Office of Housing and Community Development and the project sponsors in Exhibit A - Sign-In Sheet.

There was one person from the public present wishing to comment on the proposed issuance on the Knox SRO Hotel project located at 241 6<sup>th</sup> Street, San Francisco, CA 94107. The person was a resident named Maurice from the Knox SRO Hotel. Maurice voiced his concerns on the pest control issue in the building's trash room. TODCO representative and project sponsor of the Knox SRO Hotel project, Hector Burgos requested Maurice's contact information so the building's Property Manager could

contact him directly about his property management concern. Maurice was appreciative of Hector's response and left the call at 9:15 AM.

The hearing was adjourned at 9:30 AM.

Minutes prepared by:   
Joyce Slen

Date: December 7, 2020

## Exhibit A

<b>Multiple Projects</b>			
<b>TEFRA Hearing</b>			
SIGN-IN SHEET			
<b>Monday, December 7, 2020 - 9:00 am</b>			
Name	Organization	Phone #	e-mail address
Lex Gelb	Tenderloin Neighborhood Development Corporation		<a href="mailto:lgelb@tndc.org">lgelb@tndc.org</a>
Honey Zaw	Tenderloin Neighborhood Development Corporation		<a href="mailto:hzaw@tndc.org">hzaw@tndc.org</a>
Hemandeep Kaur	The John Stewart Company		<a href="mailto:hkaur@tndc.org">hkaur@tndc.org</a>
Andrew Buhrmann	Devine and Gong		<a href="mailto:andrewb@devinegong.com">andrewb@devinegong.com</a>
Julie Mendel	The John Stewart Company		<a href="mailto:jmendel@jsco.net">jmendel@jsco.net</a>
Kion Sawney	Mercy Housing California		<a href="mailto:Kion.Sawney@mercyhousing.org">Kion.Sawney@mercyhousing.org</a>
Hector Burgos	TODCO		<a href="mailto:hector@todco.org">hector@todco.org</a>
Adrian Napolitano	Tenderloin Neighborhood Development Corporation		<a href="mailto:anapolitano@tndc.org">anapolitano@tndc.org</a>
Nicole Guzman	Tenderloin Neighborhood Development Corporation		<a href="mailto:nguzman@tndc.org">nguzman@tndc.org</a>
Tim Ponti	Tenderloin Neighborhood Development Corporation		<a href="mailto:tponti@tndc.org">tponti@tndc.org</a>
Bo Han	Chinatown Community Development Center		<a href="mailto:Bo.Han@chinatowncdc.org">Bo.Han@chinatowncdc.org</a>
Christina Mirani	Chinatown Community Development Center		<a href="mailto:christina.mirani@chinatowncdc.org">christina.mirani@chinatowncdc.org</a>
Jonathan Shum	Related California		<a href="mailto:jonathan.shum@related.com">jonathan.shum@related.com</a>
Cindy Heavens	MOHCD		<a href="mailto:cindy.heavens@sfgov.org">cindy.heavens@sfgov.org</a>
Jonathan Gagen	MOHCD		<a href="mailto:jonathan.gagen@sfgov.org">jonathan.gagen@sfgov.org</a>
Viviana Lopez	MOHCD		<a href="mailto:viviana.lopez@sfgov.org">viviana.lopez@sfgov.org</a>
Anne Romero	MOHCD		<a href="mailto:anne.romero@sfgov.org">anne.romero@sfgov.org</a>
Joyce Slen	MOHCD		<a href="mailto:joyce.slen@sfgov.org">joyce.slen@sfgov.org</a>
Maurice	Knox SRO Hotel resident	510-585-1463	