

File No. 201390

Committee Item No. 8

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date January 13, 2021

Board of Supervisors Meeting

Date \_\_\_\_\_

#### Cmte Board

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|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

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|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Project Description</u>              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Certificate of TEFRA Publication</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>TEFRA Hearing Minutes</u>            |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                                   |
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Completed by: Linda Wong

Date January 8, 2021

Completed by: Linda Wong

Date \_\_\_\_\_

1 [Multifamily Housing Revenue Bonds - 180 Jones Street - Not to Exceed \$50,000,000]

2

3 **Resolution declaring the intent of the City and County of San Francisco (“City”) to**  
4 **reimburse certain expenditures from proceeds of future bonded indebtedness;**  
5 **authorizing the Director of the Mayor’s Office of Housing and Community Development**  
6 **(“Director”) to submit an application and related documents to the California Debt Limit**  
7 **Allocation Committee (“CDLAC”) to permit the issuance of residential mortgage**  
8 **revenue bonds in an aggregate principal amount not to exceed \$50,000,000 for 180**  
9 **Jones Street; authorizing and directing the Director to direct the Controller’s Office to**  
10 **hold in trust an amount not to exceed \$100,000 in accordance with CDLAC procedures;**  
11 **authorizing the Director to certify to CDLAC that the City has on deposit the required**  
12 **amount; authorizing the Director to pay an amount equal to such deposit to the State of**  
13 **California if the City fails to issue the residential mortgage revenue bonds; approving,**  
14 **for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale**  
15 **of residential mortgage revenue bonds by the City in an aggregate principal amount**  
16 **not to exceed \$50,000,000; authorizing and directing the execution of any documents**  
17 **necessary to implement this Resolution, as defined herein; and ratifying and approving**  
18 **any action heretofore taken in connection with the Project, as defined herein, and the**  
19 **Application, as defined herein.**

20

21 WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board  
22 of Supervisors”), after careful study and consideration, has determined that there is a  
23 shortage of safe and sanitary housing within the City and County of San Francisco (“City”),  
24 particularly for low and moderate income persons, and that it is in the best interest of the  
25 residents of the City and in furtherance of the health, safety, and welfare of the public for the

1 City to assist in the financing of multi-family rental housing units; and

2 WHEREAS, Acting under and pursuant to the powers reserved to the City under  
3 Sections 3, 5, and 7 of Article XI of the Constitution of the State of California and Sections  
4 1.101 and 9.107 of the Charter of the City and County of San Francisco, the City has enacted  
5 the City and County of San Francisco Residential Mortgage Revenue Bond Law (“City Law”),  
6 constituting Article I of Chapter 43 of the San Francisco Administrative Code, in order to  
7 establish a procedure for the authorization, issuance and sale of residential mortgage revenue  
8 bonds by the City for the purpose of providing funds to encourage the availability of adequate  
9 housing and home finance for persons and families of low or moderate income, and to  
10 develop viable communities by providing decent housing, enhanced living environments, and  
11 increased economic opportunities for persons and families of low or moderate income; and

12 WHEREAS, In addition, pursuant to Division 31 of the Health and Safety Code of the  
13 State of California, and particularly Chapter 7 of Part 5 thereof (“State Law”), the City is  
14 empowered to issue and sell bonds for the purpose of making mortgage loans or otherwise  
15 providing funds to finance the development of multi-family rental housing including units for  
16 lower income households and very low income households; and

17 WHEREAS, 180 Jones Associates, L.P., a California limited partnership (or an affiliate  
18 thereof or successor thereto) (the “Borrower”) desires to construct a 70-unit affordable  
19 residential rental housing development located at 180 Jones Street, San Francisco, California  
20 94102 (“Project”); and

21 WHEREAS, The Borrower has requested that the City assist in the financing of the  
22 Project through the issuance of one or more series of tax-exempt mortgage revenue bonds  
23 (“Bonds”); and

24 WHEREAS, The City expects that proceeds of the Bonds will be used to pay certain  
25 costs incurred in connection with the Project prior to the date of issuance of the Bonds; and

1           WHEREAS, The City intends to issue the Bonds in an amount not to exceed  
2 \$50,000,000 and to loan the proceeds of the Bonds to the Borrower (“Loan”) to finance the  
3 costs of the Project; and

4           WHEREAS, The Bonds will be limited obligations, payable solely from pledged  
5 security, including Project revenues, and will not constitute a debt of the City; and

6           WHEREAS, The Board of Supervisors has determined that the moneys advanced and  
7 to be advanced to pay certain expenditures of the Project are or will be available only for a  
8 temporary period and it is necessary to reimburse such expenditures with respect to the  
9 Project from the proceeds of the Bonds; and

10           WHEREAS, Section 1.150-2 of the United States Treasury Regulations requires that  
11 the Board of Supervisors declare its reasonable official intent to reimburse prior expenditures  
12 for the Project with proceeds of the Bonds; and

13           WHEREAS, The interest on the Bonds may qualify for tax exemption under Section  
14 103 of the Internal Revenue Code of 1986, as amended (“Code”), only if the Bonds are  
15 approved in accordance with Section 147(f) of the Code; and

16           WHEREAS, The City now wishes to approve the issuance of the Bonds in order to  
17 satisfy the public approval requirements of Section 147(f) of the Code; and

18           WHEREAS, The Project is located wholly within the City; and

19           WHEREAS, On November 24, 2020, the City caused a notice stating that a public  
20 hearing with respect to the issuance of the Bonds would be held by the Mayor’s Office of  
21 Housing and Community Development on December 7, 2020, published in the Notices section  
22 of the Mayor’s Office of Housing and Community Development website ( at  
23 <https://sfmohcd.org/notices-0>); and

24           WHEREAS, The Mayor’s Office of Housing and Community Development held the  
25 public hearing described above on December 7, 2020, and an opportunity was provided for

1 persons to comment on the issuance of the Bonds and the Project; and

2 WHEREAS, This Board of Supervisors is the elected legislative body of the City and is  
3 the applicable elected representative authorized to approve the issuance of the Bonds within  
4 the meaning of Section 147(f) of the Code; and

5 WHEREAS, Section 146 of the Code limits the amount of tax-exempt private activity  
6 bonds, which include qualified mortgage bonds, that may be issued in any calendar year by  
7 entities within a state and authorizes the legislature of each state to provide the method of  
8 allocating authority to issue tax-exempt private activity bonds within the respective state; and

9 WHEREAS, Chapter 11.8 of Division 1 of Title 2 of the Government Code of the State  
10 of California governs the allocation in the State of California of the state ceiling established by  
11 Section 146 of the Code among governmental units in the State having the authority to issue  
12 tax-exempt private activity bonds; and

13 WHEREAS, Section 8869.85(b) of the Government Code requires that a local agency  
14 file an application for a portion of the state ceiling with or upon the direction of the California  
15 Debt Limit Allocation Committee (“CDLAC”) prior to the issuance of tax-exempt private activity  
16 bonds, including qualified mortgage bonds; and

17 WHEREAS, CDLAC procedures require an applicant for a portion of the state ceiling to  
18 certify to CDLAC that applicant has on deposit an amount equal to one-half of one percent  
19 (0.5%) of the amount of allocation requested not to exceed \$100,000; now, therefore, be it

20 RESOLVED, By the Board of Supervisors of the City and County of San Francisco, as  
21 follows:

22 Section 1. The Board of Supervisors finds and determines that the foregoing recitals  
23 are true and correct.

24 Section 2. The Board of Supervisors adopts this Resolution for purposes of  
25 establishing compliance with the requirements of Section 1.150-2 of the United States

1 Treasury Regulations. This Resolution does not bind the Board of Supervisors to issue the  
2 Bonds, approve the Loan or to make any expenditure, incur any indebtedness or proceed with  
3 the Project.

4 Section 3. The Board of Supervisors hereby declares its official intent under United  
5 States Treasury Regulations Section 1.150-2 to use proceeds of the Bonds to reimburse  
6 expenditures incurred in connection with the Project. The Board of Supervisors hereby further  
7 declares its intent to use such proceeds to reimburse the Borrower for actual expenditures  
8 made by the Borrower on the Project.

9 Section 4. On the date of the expenditure to be reimbursed, all reimbursable costs of  
10 the Project will be of a type properly chargeable to a capital account under general federal  
11 income tax principles.

12 Section 5. The maximum principal amount of debt expected to be issued for the Project  
13 is \$50,000,000.

14 Section 6. This Board of Supervisors, as the applicable elected representative of the  
15 governmental unit having jurisdiction over the area in which the Project is located, hereby  
16 approves the issuance of the Bonds for purposes of Section 147(f) of the Code.

17 Section 7. This approval of the issuance of the Bonds by the City is neither an approval  
18 of the underlying credit issues of the proposed Project nor an approval of the financial  
19 structure of the Bonds.

20 Section 8. The Board of Supervisors hereby authorizes the Director of the Mayor's  
21 Office of Housing and Community Development, including any acting or interim director, or  
22 such person's designee ("Director"), on behalf of the City, to submit an application  
23 ("Application"), and such other documents as may be required, to CDLAC pursuant to  
24 Government Code Section 8869.85 for an allocation for the Project of a portion of the state  
25 ceiling for private activity bonds in a principal amount not to exceed \$50,000,000.

1            Section 9. An amount equal to one-half of one percent (0.5%) of the amount of the  
2 CDLAC allocation requested for the Project, not to exceed \$100,000 (“Deposit”), is hereby  
3 authorized to be held on deposit in connection with the Application and the applicable CDLAC  
4 procedures, and the Director is authorized to certify to CDLAC that such funds are available.

5            Section 10. If the City receives a CDLAC allocation for the Project and the Bonds are  
6 not issued, the Mayor’s Office of Housing and Community Development is hereby authorized  
7 to cause an amount equal to the Deposit to be paid to the State of California, if and to the  
8 extent required by CDLAC.

9            Section 11. The officers and employees of the City, including the Director, are hereby  
10 authorized and directed, jointly and severally, to do any and all things necessary or advisable  
11 to consummate the receipt of an allocation from CDLAC and otherwise effectuate the  
12 purposes of this Resolution, consistent with the documents cited herein and this Resolution,  
13 and all actions previously taken by such officers and employees with respect to the Project,  
14 consistent with the documents cited herein and this Resolution, including but not limited to the  
15 submission of the application to CDLAC, are hereby ratified and approved.

16            Section 12. This Resolution shall take effect from and after its adoption by the Board  
17 and approval by the Mayor.

18  
19 APPROVED AS TO FORM:  
20 DENNIS J. HERRERA  
21 City Attorney

22 By: /s/ HEIDI J. GEWERTZ  
23 HEIDI J. GEWERTZ  
24 Deputy City Attorney  
25 n:\finan\as2020\2100190\01499187.docx

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

**180 Jones**

**Overview**

The funds described in the “Financing Structure” section below will be used to finance the development of 180 Jones, a 70-unit affordable multifamily housing project to be located at 180 Jones Street, San Francisco, CA 94102 in the City and County of San Francisco (the “Project”). The Project will house very low income and formerly homeless households and provide supportive services appropriate to the population. The Project will be constructed on a 4,744 square foot (0.11 acre) lot owned by the City and County of San Francisco, which is currently being used as a surface level parking lot. Following the construction, the Project will include approximately 39,000 square feet of gross floor area, comprised of 23,363 square feet of residential area, 1,209 square feet of common area, 1,124 square feet of property management and social services office space, and a 552 square foot second floor courtyard overlooking Jones Street. There is no commercial space or vehicular parking proposed for the Project, however ground floor bike rooms are provided to accommodate 70 bicycles, or one per residential unit.

Total project costs will be approximately \$55MM, or \$785,714 per dwelling unit.

The residential unit distribution, which will include 1 studio-bedroom unit for on-site property management staff, is:

<u>Unit type</u>	<u>Number of units</u>
Studio	70

One hundred percent of the residential units will serve households earning less than 100 percent of the San Francisco County Area Median Income (AMI), at varying levels of affordability.

	<b>25%</b>	<b>40%</b>	<b>60%</b>	<b>85%</b>	<b>120%</b>	<b>Market Rate</b>	<b>Other - Specify: Manager</b>	<b>Total (Row)</b>
<b>SRO</b>								
<b>Studio</b>	35	13		21			1	70
<b>Total (Column)</b>	35	13		21			1	70

**Residents**

No residents will be displaced as the site is currently a vacant parking lot. The lot is currently being used as a safe sleeping site for Tenderloin residents experiencing homelessness through an agreement between the San Francisco Department of Emergency Management and Mayor’s Office of Housing and Community Development. This temporary interim use is set to terminate on December 31, 2020.



## **Site Description and Scope of Work**

Address: 180 Jones Street, San Francisco CA 94102  
Block/Lot: 0343/014

Property amenities will include:

- Community room
- Landscaped second story courtyard
- Secured bicycle storage rooms
- On-site social workers
- On-site manager, assistant manager, and 24/7 front desk attendant
- Wireless internet access
- On-site laundry facilities

## **Development and Management Team**

Project Sponsor: Tenderloin Neighborhood Development Corporation  
General Contractor: Cahill Contractors  
Architect of Record: Van Meter Williams Pollack  
Property Manager: Tenderloin Neighborhood Development Corporation

## **Project Ownership Structure**

Borrower Entity: 180 Jones Associates, L.P.

Managing General Partner: 180 Jones GP 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);
- Soft debt from the City;
- Multi-family Housing Program (HCD) loan; and
- Affordable Housing Program (AHP) loan.

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 August 2021, with construction commencing within 1 day of closing. All construction is scheduled to be completed by April 2023.

## **Narrative Description of Project Sponsor Experience**

TNDC has owned and operated affordable housing in the Tenderloin since 1981. Currently, TNDC operates 43 buildings across 7 neighborhoods in San Francisco, with over 5,800 tenants living in our homes. By 2024, TNDC is planned to operate 53 buildings and provide homes for nearly 10,000 people. TNDC has a robust property management and services staff to support residents once buildings are placed in service. TNDC's portfolio extends beyond developing and operating affordable housing; our Social Work team is guided by the principles of cultural humility, harm-reduction, and trauma-informed care. TNDC's active Community Organizing department connects tenants, offers leadership development, and supports community activism across San Francisco. Health and nutrition initiatives at TNDC properties include healthy aging programming, a tenant-led food justice coalition, and the TNDC People's Garden, which provides education and volunteer opportunities as well as free produce to residents.

## CERTIFICATE OF TEFRA PUBLICATION

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 24, 2020**.

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 thirteen (13) consecutive days and the Issuer held the hearing as described in the Notice of Public Hearing on **Monday, December 7, 2020 at 9:00AM**.

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: **Monday, December 7, 2020 at 4:00PM**

CITY AND COUNTY OF SAN  
FRANCISCO


By:   
Name: Joyce Slen  
Title: Bond Program 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 Monday, December 7<sup>th</sup>, 2020 at 9:00 a.m., by telephone at (888)808-6929, access code: 9193841, 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 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 Bonds of each issue will be part of a plan of finance issued in one or more series from time to time, including bonds issued to refund such bonds in one or more series from time to time outstanding, and at no time to exceed in outstanding principal amount the maximum principal amount for such issue. 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. The proceeds of each issue of the Bonds will be used by the applicable Borrower to finance the acquisition and rehabilitation, or the new construction, of the respective residential rental housing facility described in the table below. Each Project is or will be located in San Francisco, California at the address set forth in the table below (each, a "Project"). 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

Each issue of the Bonds will be paid entirely by the applicable Borrower from the revenues of the applicable Project, in accordance with the applicable 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 any of 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 any of 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 any of the Bonds and to the financing of any of the Projects are invited to attend and be heard at this hearing by telephone only. Interested parties may call into the hearing at the time and number indicated above or submit written comments, which must be received prior to the Public Hearing, to the City, c/o Joyce Slen, Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103.

Date: November 24, 2020

CITY AND COUNTY OF SAN FRANCISCO  
Eric D. Shaw, Director  
Mayor's Office of Housing and Community  
Development

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



Visit the City's new website, [SF.gov](https://sf.gov) (<https://sf.gov>)

## Information from SFMOHCD.org

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












# Notices


## General Notices

- 
[November 24, 2020 - Notice of Public Hearing - Multiple Projects TEFRA Hearing on December 7, 2020](#)  
[\[/sites/default/files/TEFRA%20Ad%20-%20Phone%20%28Multiple%20Projects%29%2011-24-20\\_FINAL\\_0.pdf\]](#)
- 
[September 2, - Notice of Public Hearing - Dorothy Day Apartments \(54 McAllister Street\) - TEFRA Hearing on September 16, 2020](#)  
[\[/sites/default/files/Documents/Public%20Notices/May%202%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Dorothy%20Day%20Apartment%20%2854%20McAllister%20Street%29%20-%20TEFRA%20Hearing%20on%20September%2016%2C%202020.pdf\]](#)
- 
[June 5, 2020 - Notice of Public Hearing - Throughline Apartments \(777 Broadway, 1204 Mason, & 1525-1529 Grant\) TEFRA Hearing on June 17, 2020](#)  
[\[/sites/default/files/June%205%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Throughline%20Apartments%20%28777%20Broadway%2C%201204%20Mason%2C%20%26%201525-1529%20Grant%29\\_1.pdf\]](#)
- 
[May 19, 2020 - Notice of Public Hearing - Multiple Projects TEFRA Hearing on May 27, 2020](#)  
[\[/sites/default/files/May%2019%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Multiple%20Projects%20TEFRA%20Hearing%20on%20May%2027%2C%202020.pdf\]](#)
- 
[May 13, 2020 - Notice of Public Hearing: The Avery \(250 Fremont St\) TEFRA Hearing on May 20, 2020](#)  
[\[/sites/default/files/May%2013%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20250%20Fremont%20St%20%28The%20Avery%29%20TEFRA%20Hearing%20on%20May%2020%2C%202020\\_0.pdf\]](#)
- 
[May 8, 2020 - Notice of Public Hearing: 1601 Mariposa St TEFRA Hearing on May 15, 2020](#)  
[\[/sites/default/files/May%208%2C%202020%20-%20Notice%20of%20Public%20Hearing%201601%20Mariposa%20TEFRA%20Hearing%20on%20May%2015%2C%202020.pdf\]](#)
- 
[May 5, 2020 - Notice of Public Hearing: Balboa Park Upper Yard \(2340 San Jose Ave\) TEFRA Hearing on May 12, 2020](#)  
[\[/sites/default/files/May%205%2C%202020%20-%20Notice%20of%20Public%20Hearing%20-%20Balboa%20Park%20Upper%20Yard%20%282340%20San%20Jose%20Ave%29%20TEFRA%20Hearing%20on%20May%2012%2C%202020\\_1.pdf\]](#)
- 
[May 4, 2020- Notice of Public Hearing: Yosemite-Folsom Dore Scattered Sites \(480 Eddy St-75 Dore St\) TEFRA Hearing on May 11, 2020](#)  
[\[file/64512\]](#)
- 
[May 4, 2020- Notice of Public Hearing: Ambassador-Ritz Scattered Sites \(55 Mason St-216 Eddy St\) TEFRA Hearing on May 11, 2020](#)  
[\[file/64511\]](#)
- 
[February 5, 2020: Notice of Public Meeting Regarding Mayor's Office and MOHCD's Proposed Budget](#)  
[\[/sites/default/files/Documents/Public%20Notices/Public%20Notice%20of%20Public%20Meeting%20Regarding%20Mayor%27s%20Office%20Budget-final.pdf\]](#)

 [Draft Proposed Budget](#)

[/sites/default/files/Documents/Public%20Notices/Mayor%20Admin%20MOHCD%20Public%20Budget%20Meeting\\_02.07.20.pdf](/sites/default/files/Documents/Public%20Notices/Mayor%20Admin%20MOHCD%20Public%20Budget%20Meeting_02.07.20.pdf)

-  [January 16, 2020 - Notice of Public Hearing: South Park Scattered Sites \(22-102-106 South Park Street\) TEFRA Hearing on January 31, 2020](#) </sites/default/files/January%2016%2C%202020-%20Notice%20of%20Public%20Hearing-%20Park%20Scattered%20Sites%20%2822-10-106%20S%20Park%20St%29-%20TEFRA%20Hearing%20on%20January%2031%2C%202020.pdf>
-  [December 23, 2019 - Notice of Public Hearing: Ambassador Hotel \(55 Mason Street\) TEFRA Hearing on January 6, 2020](#) </sites/default/files/December%2023%2C%202019%20-%20Notice%20of%20Public%20Hearing%20Ambassador%20Hotel%20%2855%20Mason%20Street%29%20TEFRA%20Hearing%20on%20January%2006%2C%202020.pdf>
-  [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%2008%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%2008%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%2001%2C%202019%20-%20Notice%20of%20Public%20Hearing%2053%20Colton%20Street%20TEFRA%20Hearing%20on%20November%2008%2C%202019\\_0.pdf](/sites/default/files/November%2001%2C%202019%20-%20Notice%20of%20Public%20Hearing%2053%20Colton%20Street%20TEFRA%20Hearing%20on%20November%2008%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%2003%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%20%281019%20%20E2%80%93%201089%20Golden%20Gate%20Avenue%2C%20949%20%20E2%80%93%20959%20Laguna%20Street%2C%20900%20%20E2%80%93%20940%20McAllister%20Street%2C%201010%20%20E2%80%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](#) </sites/default/files/Notice%20of%20Public%20Hearing%20%28Posted%20June%2027%2C%202019%29%20%20E2%80%93%20Bernal%20Gateway%20%283101%20Mission%20Street%2C%20141%20Precita%20Avenue%2C%20and%20143%20Precita%20Avenue%29%20TEFRA%20Hearing%20on%20July%2008%2C%202019.pdf>

-  [June 17, 2019 - Notice of Public Hearing: Maceo May \(401 Palms Ave\) TEFRA Hearing on June 26, 2019](#)  
[sites/default/files/Documents/MOH/Announcements/TEFRA%20Ad\_Maceo%20May%20for%20posting%206%2017%2019\_0.pdf]
-  [June 13, 2019 - Affordable Housing Bond Report](#) [sites/default/files/2019\_GeneralObligationHousingReport-FINAL061919.pdf]
-  [May 21, 2019 - Notice of Public Hearing: 500-520 Turk and 555 Larkin Street TEFRA Hearing](#)  
[sites/default/files/TEFRA%20Ad\_500%20Turk%20-%2019-0520%20final.pdf]
-  [May 21, 2019 - Notice of Public Hearing: 1064-1068 Mission Street TEFRA Hearing](#)  
[sites/default/files/TEFRA%20Ad\_1064%20Mission%20Final%2005%2017%2019.pdf]
- [April 1, 2019 - Affordable Housing Bond Working Group Public Meeting Notice](#) [article/affordable-housing-bond-working-group-public-meeting-notice]

## Community Development Meeting Agendas & Minutes

- [Citizen's Committee on Community Development](#) [meetings/11]
- [SoMa Fund Community Advisory Committee](#) [soma-fund-meeting-information]

[Archived meetings \(pre-2015\)](#) » [archived-meetings]

## [Environmental Reviews](#) [environmental-reviews]

MOHCD performs environmental reviews for all public buildings in San Francisco.

## [Relocation Appeals Board](#) [relocation-appeals-board]

San Francisco may occasionally displace residents and businesses when building new developments. The City will offer a relocation package to those residents and businesses. If you are dissatisfied with the relocation package, you can contact the Relocation Appeals Board.

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	