

File No. 201392

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date January 27, 2021

Board of Supervisors Meeting

Date _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
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- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
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- Grant Budget
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- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Project Description
- Certificate of TEFRA Publication
- TEFRA Hearing Minutes
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Completed by: Linda Wong Date January 15, 2021

Completed by: Linda Wong Date _____

1 [Multifamily Housing Revenue Bonds - 1151 Fairfax Avenue & 112 Middle Point Road
2 (Hunters View Phase 3) - Not to Exceed \$90,000,000]

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 \$90,000,000 for 1151**
9 **Fairfax Avenue and 112 Middle Point Road; authorizing and directing the Director to**
10 **direct the Controller’s Office to hold in trust an amount not to exceed \$100,000 in**
11 **accordance with CDLAC procedures; authorizing the Director to certify to CDLAC that**
12 **the City has on deposit the required amount; authorizing the Director to pay an amount**
13 **equal to such deposit to the State of California if the City fails to issue the residential**
14 **mortgage revenue bonds; approving, for purposes of the Internal Revenue Code of**
15 **1986, as amended, the issuance and sale of residential mortgage revenue bonds by the**
16 **City in an aggregate principal amount not to exceed \$90,000,000; authorizing and**
17 **directing the execution of any documents necessary to implement this Resolution as**
18 **defined herein; and ratifying and approving any action heretofore taken in connection**
19 **with the Project, as defined herein, and the Application, as defined herein.**

20
21
22 WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board
23 of Supervisors”), after careful study and consideration, has determined that there is a
24 shortage of safe and sanitary housing within the City and County of San Francisco (“City”),
25 particularly for low and moderate income persons, and that it is in the best interest of the

1 residents of the City and in furtherance of the health, safety, and welfare of the public for the
2 City to assist in the financing of multi-family rental housing units; and

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

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

18 WHEREAS, HV Partners 3 LP, a California limited partnership (or an affiliate thereof or
19 successor thereto) (the “Borrower”) desires to construct an 118-unit affordable residential
20 rental housing development located at 1511 Fairfax Avenue and 112 Middle Point Road, San
21 Francisco, California 94124 (“Project”); and

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

25 ///

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

3 WHEREAS, The City intends to issue the Bonds in an amount not to exceed
4 \$90,000,000 and to loan the proceeds of the Bonds to the Borrower (“Loan”) to finance the
5 costs of the Project; and

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

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

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

15 WHEREAS, The interest on the Bonds may qualify for tax exemption under Section
16 103 of the Internal Revenue Code of 1986, as amended (“Code”), only if the Bonds are
17 approved in accordance with Section 147(f) of the Code; and

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

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

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

1 WHEREAS, The Mayor’s Office of Housing and Community Development held the
2 public hearing described above on December 7, 2020, and an opportunity was provided for
3 persons to comment on the issuance of the Bonds and the Project; and

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

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

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

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

19 WHEREAS, CDLAC procedures require an applicant for a portion of the state ceiling to
20 certify to CDLAC that applicant has on deposit an amount equal to one-half of one percent
21 (0.5%) of the amount of allocation requested not to exceed \$100,000; now, therefore, be it

22 RESOLVED, By the Board of Supervisors of the City and County of San Francisco, as
23 follows:

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

1 Section 2. The Board of Supervisors adopts this Resolution for purposes of
2 establishing compliance with the requirements of Section 1.150-2 of the United States
3 Treasury Regulations. This Resolution does not bind the Board of Supervisors to issue the
4 Bonds, approve the Loan or to make any expenditure, incur any indebtedness or proceed with
5 the Project.

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

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

14 Section 5. The maximum principal amount of debt expected to be issued for the Project
15 is \$90,000,000.

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

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

22 Section 8. The Board of Supervisors hereby authorizes the Director of the Mayor's
23 Office of Housing and Community Development, including any acting or interim director, or
24 such person's designee ("Director"), on behalf of the City, to submit an application
25 ("Application"), and such other documents as may be required, to CDLAC pursuant to

1 Government Code Section 8869.85 for an allocation for the Project of a portion of the state
2 ceiling for private activity bonds in a principal amount not to exceed \$90,000,000.

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

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

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

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

20 APPROVED AS TO FORM:

21 DENNIS J. HERRERA
22 City Attorney

23 By: /s/ KENNETH DAVID ROUX
24 KENNETH DAVID ROUX
25 Deputy City Attorney

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Project Description
Multifamily Securities Program
City and County of San Francisco

Hunters View Phase III

Overview

The funds described in the “Financing Structure” section below will be used to finance the development of Hunters View Phase III, a 118-unit affordable multifamily housing project located at 1151 Fairfax Avenue (address on the site permit), San Francisco, CA 94124 in the City and County of San Francisco (the “Project”). This is the 4th affordable project in the Hunters View redevelopment project.

Upon completion, the Project will include approximately 176,489 square feet of gross floor area, comprised of 117,622 square feet of residential area and 35,407 square feet of non-residential area. Plans for non-residential spaces include a community education space featuring a self-serve library kiosk, space for a cafe/commercial kitchen, lobbies and lounges, property management and services offices, a community room, a meeting room, bike rooms, and laundry rooms.

Total project costs, including the cost to acquire the land and construct new buildings, will be approximately \$114,281,568, or \$968,488 per dwelling unit.

The residential unit distribution, which will include 1 2-bedroom superintendent unit, is:

<u>Unit type</u>	<u>Number of units</u>
Studio	0
1-Bedroom	49
2-Bedroom	14
3-Bedroom	16
4-Bedroom	34
5-Bedroom	5

100% percent of the residential units will serve households earning less than 50% percent of the San Francisco County Area Median Income (AMI).

Residents

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

Site Description and Scope of Work

Address: 112 Middle Point Road
Block/Lot: Block 14, Lot 3
Block 17, Lot 4

The scope of work for the Property amenities will include:

- San Francisco Public Library outpost outfitted with Internet access available to all residents of the neighborhood on the ground floor of Block 14. HOPE SF residents experience disproportionately less access to library and learning facilities. The ground floor of Block 17 will include space for a future cafe and commercial kitchen on the ground floor of Block 17, which fulfills a critical gap in a neighborhood with limited access to markets or healthy foods.
- All new infrastructure for the western end of Hunters View, including new streets, streetlights, sidewalks, and streetscape landscaping.
- Hunters View Park, a new park for the neighborhood, located between Blocks 14 and 17. At approximately 0.71 acres, Hunters View Park will be the largest open space at Hunters View, and feature multiple elements for residents of all ages, including play structures for children, picnic and barbeque areas for families, and shaded seating for seniors and others to interact, relax, and enjoy views of the Bay.

Development and Management Team

Project Sponsors:	Ridgepoint Non-Profit Housing Corp, The John Stewart Co, Devine & Gong
General Contractor:	Cahill-Nibbi Joint Venture
Architect of Record:	David Baker Architects
Property Manager:	The John Stewart Company

Project Ownership Structure

Borrower Entity:	HV Partners 3, LP
Managing General Partner:	HV HPAH Phase III 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);
- CA Housing and Community Development Multifamily Housing Program (MHP);
- 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

Infrastructure financing is anticipated to close by June 2021 with vertical construction, the affordable buildings, commencing four (4) to six (6) months after the infrastructure financial closing. All infrastructure and vertical construction is scheduled to be completed by March 2024.

Narrative Description of Project Sponsor Experience

The development team (Ridgepoint Non-Profit Housing Corp, The John Stewart Company, and Devine & Gong) have successfully completed 3 prior phases of Hunters View, completing 286 affordable apartments and re-housing 70% of the residents that lived onsite in 2012 at the establishment of the San Francisco Housing Authority's right-to-return processing order.

Ridge Point Nonprofit Housing Corporation, is a nonprofit housing corporation founded in 1968 for the purpose of developing and operating low and moderate-income housing and community facilities for the residents of Bayview Hunters Point. Ridgepoint recently completed renovations of two large multi-family housing projects in Hunters Point. Ridgepoint developed Ridgeview Terrace in 1968, which is a 100-unit HUD-financed affordable housing development. In 2012, Ridgepoint refinanced the property and as of late 2013 has completed renovations to prolong the useful life of the property. Also, in 2002, Ridgeview acquired Jackie Robinson Apartments, which is an At-Risk HUD-financed affordable housing development. Ridgeview renovated the property and has preserved it as affordable housing. Jackie Robinson Apartments is adjacent to Hunters View. Ridgepoint places special emphasis on resident and community involvement and generating training and employment opportunities in all of its development efforts. Since 1968 Ridgepoint has had a presence in the Hunters Point community and is notably one of the few nonprofit development partners to buy-out its for-profit partner, helping to ensure long-term affordability of housing in the Bayview neighborhood.

The John Stewart Company (JSCo), was founded in 1978, and is a for-profit company that provides property management, construction management, financial consulting services and develops affordable communities in the Bay Area and throughout California. As a developer in San Francisco, JSCo has developed numerous residential, mixed-use and transit-oriented projects over the past 30 years using all relevant affordable housing financing sources. JSCo has built or rehabilitated over 4,000 units, serving very low-income seniors, families and individuals. JSCo brings significant HOPE VI and other public housing revitalization and management experience to Hunters View. In addition to leading the redevelopment of Phase I of Hunters View, JSCo co-developed North Beach Place in partnership with BRIDGE Housing Corporation and Em Johnson Interest (a local minority-owned development company). JSCo provides property management for multiple Housing Authority properties in California (including the Housing Authorities of Richmond, Oakland, Benicia, Los Angeles, Monterey County and Santa Clara County) and five HOPE VI/Mixed Finance sites, including North Beach Place (341 units) and Valencia Gardens (260 units) in San Francisco and Mandela Gateway (174 units), Chestnut-Linden Court (151 units), Acorn Apartments (294 units) and Tassaforanga Village (157 units) in Oakland. JSCo is the largest manager of affordable housing in California and currently oversees over 30,000 multifamily units across the state.

Devine & Gong, Inc. (DGI), is a for-profit Oakland-based real estate finance and development services firm formed in 1985 which specializes in government-subsidized affordable housing. DGI has expertise in securing permanent financing and raising equity capital through low-income housing tax credits as well as all other relevant affordable housing financing services. DGI is an expert in the financing of public housing revitalizations, including HOPE VI funding, and has been a consultant to housing authorities on numerous HOPE VI and other public housing revitalization projects, including projects with housing authorities in Los Angeles; Oakland, CA, and; King County, WA. DGI has a long-term financial consulting relationship

with the Seattle Housing Authority (SHA) and has been the financial consultant for three of its nationally recognized HOPE VI developments: New Holly, High Point, and Rainier Vista.

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 7th, 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 th 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 th 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](#)

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

-  [January 16, 2020 - Notice of Public Hearing: South Park Scattered Sites \(22-102-106 South Park Street\) TEFRA Hearing on January 31, 2020](#) [\[/sites/default/files/January%2016%2C%202020-%20Notice%20of%20Public%20Hearing-S%20Park%20Scattered%20Sites%20%2822-10-106%20S%20Park%20St%29-%20TEFRA%20Hearing%20on%20January%2031%2C%202020.pdf\]](#)
-  [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](#) [\[/sites/default/files/November%2001%2C%202019%20-%20Notice%20of%20Public%20Hearing%2053%20Colton%20Street%20TEFRA%20Hearing%20on%20November%2008%2C%202019_0.pdf\]](#)
-  [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](#) [\[/sites/default/files/August%2013%2C%202019%20-%20Notice%20of%20Public%20Hearing%20FD%20Haynes%20Apartments%20%281019%20%2E2%80%93%201089%20Golden%20Gate%20Avenue%2C%20949%20%2E2%80%93%20959%20Laguna%20Street%2C%20900%20%2E2%80%93%20940%20McAllister%20Street%2C%201010%20%2E2%80%93%201030%20Buchanan%20Street%29%20TEFRA%20Hearing%20on%20August%2021%2C%202019.pdf\]](#)
-  [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](#) [\[/sites/default/files/Notice%20of%20Public%20Hearing%20%28Posted%20June%2027%2C%202019%29%20%2E2%80%93%20Bernal%20Gateway%20%283101%20Mission%20Street%2C%20141%20Precita%20Avenue%2C%20and%20143%20Precita%20Avenue%29%20TEFRA%20Hearing%20on%20July%2008%2C%202019.pdf\]](#)

-  [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 th 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 th 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 6th 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

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