Resolution authorizing the execution, sale, and delivery of a multifamily housing revenue note in an aggregate principal amount not to exceed $30,000,000 for the purpose of providing financing for the acquisition and rehabilitation of a 182-unit affordable multifamily senior residential rental housing project known as Western Park Apartments; approving the form of and authorizing the execution of a funding loan agreement and a borrower loan agreement; providing the terms and conditions of the note and authorizing the execution and delivery thereof; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants; authorizing the collection of certain fees; approving modifications, changes and additions to the documents; granting general authority to City officials to take actions necessary to implement this Resolution; and ratifying and approving any action heretofore taken in connection with the note and the Project (as defined herein).

WHEREAS, The Board of Supervisors of the City and County of San Francisco ("Board") desires to provide for a portion of the costs of the acquisition and rehabilitation by Western Park Apartments, L.P., a California limited partnership ("Borrower"), of a 182-unit affordable multifamily senior residential rental housing development located at 1280 Laguna Street, San Francisco, California, known as "Western Park Apartments" ("Project"), to provide housing for persons of very low income through the execution of a multifamily mortgage revenue note; and

WHEREAS, The City and County of San Francisco ("City") is authorized to issue revenue obligations to provide financing for multifamily rental housing pursuant to the Charter of the City, Article I of Chapter 43 of the Administrative Code of the City and, to the extent
applicable, Chapter 7 of Part 5 of Division 31 (commencing with Section 52075) of the Health and Safety Code of the State of California ("Health and Safety Code"), as now in effect and as it may from time to time hereafter be amended or supplemented (collectively, "Act"); and

WHEREAS, The interest on the Note (hereinafter defined) may qualify for tax exemption under Section 103 of the Internal Revenue Code of 1986, as amended, ("Code"), only if the issuance of the Note is approved in accordance with Section 147(f) of the Code;

and

WHEREAS, This Board is the elected legislative body of the City and is one of the applicable elected representatives required to approve the issuance of the Note within the meaning of Section 147(f) of the Code; and

WHEREAS, The Mayor's Office of Housing held a public hearing at 10:00 a.m. on April 1, 2013, notice of which hearing was published in a newspaper of general circulation in the City in accordance with Section 147(f) of the Code, and an opportunity was provided for persons to comment on the execution and delivery of the Note in the amount of $25,000,000 and the plan of financing for the Project; and

WHEREAS, On May 7, 2013, this Board, in Resolution No. 135-13, approved the issuance of the Note in the amount of $25,000,000 for purposes of Section 147(f) of the Code; and

WHEREAS, Subsequent to this Board's approval of Resolution No. 135-13, the Borrower determined that the maximum aggregate principal amount of the Note would need to be increased due to higher Project acquisition costs; and

WHEREAS, The Mayor's Office of Housing held a public hearing at 10:00 a.m. on July 30, 2013, notice of which hearing was published in a newspaper of general circulation in the City in accordance with Section 147(f) of the Code, and an opportunity was provided for
persons to comment on the execution and delivery of the Note up to the amount of
$35,000,000 and the plan of financing for the Project; and

WHEREAS, On July 30, 2013, this Board, in Resolution No. 309-13, approved the
issuance of the Note in an amount not to exceed $35,000,000 for purposes of Section 147(f)
of the Code; and

WHEREAS, On July 17, 2013, the California Debt Limit Allocation Committee (CDLAC)
in its resolution number 13-45 allocated $25,000,000 in qualified private activity bonds to the
Project and is expected, on September 18, 2013, to increase this allocation to $30,000,000;
and

WHEREAS, There has been prepared and presented to the Board for consideration at
this meeting the documentation required for the execution and delivery of the Note, and such
documentation is on file with the Clerk of the Board of Supervisors ("Clerk of the Board"); and

WHEREAS, It appears that each of the documents which is now before this Board is
substantially in appropriate form and is an appropriate instrument to be executed and
delivered for the purposes intended; and

WHEREAS, The Board finds that the public interest and necessity require that the City
at this time make arrangements for the execution and delivery of the Note; and

WHEREAS, The Note is a limited obligation of the City, the sole source of repayment of
which shall be payments made by the Borrower under the Borrower Loan Agreement
(hereinafter defined), together with investment income of certain funds and accounts held
under the Funding Loan Agreement (hereinafter defined); and

WHEREAS, The City has engaged Squire Sanders (US) LLP and Curls Bartling P.C.,
as co-note counsel with respect to the Note ("Co-Note Counsel"); and
WHEREAS, Citibank, N.A., a national banking association, has expressed its intention to purchase, or cause an affiliate to purchase, the Note authorized hereby; now, therefore, be it

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

Section 1. Approval of Recitals. The Board hereby finds and declares that the above recitals are true and correct.

Section 2. Approval of Execution and Delivery of Note. In accordance with the Act and the Funding Loan Agreement, the City is hereby authorized to execute and deliver a revenue note of the City, which note comprises a Governmental Lender Note under the Funding Loan Agreement, such note to be designated as "City and County of San Francisco, Multifamily Housing Revenue Note (Western Park Apartments), 2013 Series F," or such other designation as may be necessary or appropriate to distinguish such Note from any other bonds or notes of the City, in an aggregate principal amount not to exceed Thirty Million Dollars ($30,000,000) (the "Note"), with an interest rate not to exceed twelve percent (12%) per annum for the Note, and which shall have a final maturity date not later than forty years after the date on which the Note is executed and delivered. The Note shall be in the form set forth in and otherwise in accordance with the Funding Loan Agreement, and shall be executed by the manual or facsimile signature of the Mayor of the City ("Mayor") and attested by the manual signature of the Clerk of the Board.

Section 3. Approval of Funding Loan Agreement. The Funding Loan Agreement ("Funding Loan Agreement"), by and among the City, Citibank, N.A., as funding lender ("Funding Lender") and U.S. Bank National Association, as fiscal agent, in the form presented to the Board, a copy of which is on file with the Clerk of the Board, is hereby approved. Each of the Mayor, the Director of the Mayor's Office of Housing and Community Development, the
Housing Development Director of the Mayor's Office of Housing and Community Development or any Authorized Governmental Lender Representative (as such term is defined in the Funding Loan Agreement) (collectively, "Authorized Representatives" and each, an "Authorized Representative") is hereby authorized to execute the Funding Loan Agreement, approved as to form by the City Attorney of the City ("City Attorney"), in substantially said form, together with such additions thereto and changes therein as the City Attorney and Co-Note Counsel may approve or recommend in accordance with Section 7 hereof.

Section 4. Approval of Borrower Loan Agreement. The Borrower Loan Agreement ("Borrower Loan Agreement"), by and between the City and the Borrower, in the form presented to the Board, a copy of which is on file with the Clerk of the Board, is hereby approved. Each Authorized Representative is hereby authorized to execute the Borrower Loan Agreement, approved as to form by the City Attorney, in substantially said form, together with such additions thereto and changes therein as the City Attorney and Co-Note Counsel may approve or recommend in accordance with Section 7 hereof.

Section 5. Approval of Regulatory Agreement and Declaration of Restrictive Covenants. The Regulatory Agreement and Declaration of Restrictive Covenants ("Regulatory Agreement"), between the City and the Borrower, in the form presented to the Board, a copy of which is on file with the Clerk of the Board, is hereby approved. Each Authorized Representative is hereby authorized to execute the Regulatory Agreement, approved as to form by the City Attorney, in substantially said form, together with such additions thereto and changes therein as the City Attorney and Co-Note Counsel may approve or recommend in accordance with Section 7 hereof.

Section 6. Issuer Fees. The City, acting through the Mayor's Office of Housing and Community Development, shall charge a fee for the administrative costs associated with issuing the Note in an amount not to exceed 0.25% of the aggregate principal amount of the
1 Note. Such fee shall be payable at closing and may be contingent on the delivery of the Note. The City shall also charge an annual fee for monitoring compliance with the terms of the Regulatory Agreement in an amount not to exceed 0.125% of the outstanding principal amount of the Note, but no less than $2,500 annually, for the term of the Regulatory Agreement. The initial monitoring fee shall be payable upon delivery of the Note. The Board hereby authorizes the Mayor's Office of Housing and Community Development to charge and collect the fees described in this section.

Section 7. Modifications, Changes, Additions. Any Authorized Representative executing the Funding Loan Agreement, the Borrower Loan Agreement or the Regulatory Agreement (collectively, "City Agreements"), in consultation with the City Attorney and Co-Note Counsel, is hereby authorized to approve and make such modifications, changes or additions to the City Agreements as may be necessary or advisable, provided that such modification does not authorize an aggregate principal amount of the Note in excess of $30,000,000, provide for a final maturity on the Note that is later than forty years after date on which the Note is executed and delivered, or provide for the Note to bear interest at a rate in excess of twelve percent (12%) per annum. The approval of any modification, addition or change to any of the aforementioned documents shall be evidenced conclusively by the execution and delivery of the document in question.

Section 8. General Authority. The proper officers of the City are hereby authorized and directed, for and in the name and on behalf of the City, to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to those documents described in the City Agreements, which they, or any of them, may deem necessary or advisable in order to consummate the lawful execution and delivery of the Note and to effectuate the purposes thereof and of the documents herein approved in accordance with this Resolution.
Section 9. **Ratification of Prior Actions.** All actions heretofore taken by the officers and agents of the City with respect to the issuance and delivery of the Note are hereby approved, confirmed and ratified.

Section 10. **File.** All documents referenced herein as being on file with the Clerk of the Board are located in File No. 130867, which is hereby declared to be a part of this Resolution as if set forth fully herein.

APPROVED AS TO FORM:

DENNIS J. HERRERA
City Attorney

By: KENNETH ROUX
Deputy City Attorney
Resolution authorizing the execution, sale, and delivery of a multifamily housing revenue note in an aggregate principal amount not to exceed $30,000,000 for the purpose of providing financing for the acquisition and rehabilitation of a 182-unit affordable multifamily senior residential rental housing project known as Western Park Apartments; approving the form of and authorizing the execution of a funding loan agreement and a borrower loan agreement; providing the terms and conditions of the note and authorizing the execution and delivery thereof; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants; authorizing the collection of certain fees; approving modifications, changes and additions to the documents; granting general authority to City officials to take actions necessary to implement this Resolution; and ratifying and approving any action heretofore taken in connection with the note and the Project (as defined herein).

September 25, 2013 Budget and Finance Committee - RECOMMENDED

October 01, 2013 Board of Supervisors - ADOPTED
Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

I hereby certify that the foregoing Resolution was ADOPTED on 10/1/2013 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

Date Approved