Multifamily Housing Revenue Bonds - 227-228 West Point Road - Not to Exceed $45,000,000

Resolution declaring the intent of the City and County of San Francisco (City) to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development (Director) to submit an application and related documents to the California Debt Limit Allocation Committee (CDLAC) to permit the issuance of residential mortgage revenue bonds in an aggregate principal amount not to exceed $45,000,000 for 227-228 West Point Road (Assessor's Parcel Number 4624-Lot Nos. 29 and 31); authorizing and directing the Director to direct the Controller's Office to hold in trust an amount not to exceed $100,000 in accordance with CDLAC procedures; authorizing the Director to certify to CDLAC that the City has on deposit the required amount; authorizing the Director to pay an amount equal to such deposit to the State of California if the City fails to issue the residential mortgage revenue bonds; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of residential mortgage revenue bonds by the City in an aggregate principal amount not to exceed $45,000,000; authorizing and directing the execution of any documents necessary to implement this Resolution; and ratifying and approving any action heretofore taken in connection with the project, as defined herein, and the application, as defined herein.

WHEREAS, The Board of Supervisors of the City and County of San Francisco (Board of Supervisors), after careful study and consideration, has determined that there is a shortage of safe and sanitary housing within the City, particularly for low and
moderate income persons, and that it is in the best interest of the residents of the City and in furtherance of the health, safety, and welfare of the public for the City to assist in the financing of multi-family rental housing units; and

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

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

WHEREAS, Hunters View Associates, LP, a California limited partnership (or any successor thereto including any successor owner of the Project, the Developer), desires to construct a 107-unit residential rental housing development located at 227-229 West Point Road (Assessor’s Parcel Number 4624-Lots 29 and 31) San Francisco, California 94124 (Project); and

WHEREAS, the Developer has requested that the City assist in the financing of
the Project through the issuance of one or more series of tax-exempt mortgage revenue
bonds (Bonds); and

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

WHEREAS, The City intends to issue the Bonds in an amount not to exceed
$45,000,000 and to loan the proceeds of the Bonds to the Developer (Loan) to finance
the costs of the Project; and

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

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

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

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

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

WHEREAS, On November 24, 2013, the City caused a notice stating that a
public hearing with respect to the issuance of the Bonds would be held by the Mayor's
Office of Housing and Community Development on December 9, 2013, to appear in the
San Francisco Examiner, which is a newspaper of general circulation in the City; and
WHEREAS, The Mayor's Office of Housing and Community Development held
the public hearing described above on December 9, 2013 and an opportunity was
provided for persons to comment on the issuance of the Bonds and the Project; and the
minutes of such hearing were provided to this Board of Supervisors prior to this
meeting; and

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

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

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

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

WHEREAS, CDLAC procedures require an applicant for a portion of the state
ceiling to certify to CDLAC that applicant has on deposit an amount equal to one-half of
one percent (1/2%) of the amount of allocation requested not to exceed $100,000.00;
now, therefore be it
RESOLVED, By the Board of Supervisors of the City and County of San Francisco, as follows:

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

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

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

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

Section 5. The maximum principal amount of debt expected to be issued for the Project is $45,000,000.

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

Section 7. This approval of the issuance of the Bonds by the City is neither an approval of the underlying credit issues of the proposed Project nor an approval of the financial structure of the Bonds.
Section 8. The Board of Supervisors hereby authorizes the Director, or his
designee of the Mayor’s Office of Housing and Community Development (Director), on
behalf of the City, to submit an application (Application), and such other documents as
may be required, to CDLAC pursuant to Government Code Section 8869.85 for an
allocation for the Project of a portion of the state ceiling for private activity bonds in a
principal amount not to exceed $45,000,000.

Section 9. An amount equal to $100,000 (Deposit) is hereby authorized to be
held on deposit in connection with the Application and the applicable CDLAC
procedures, and the Director is authorized to certify to CDLAC that such funds are
available; which Deposit shall consist of a restriction on cash in the Hotel Tax Fund
established pursuant to Section 515.01 of Article 7 of the San Francisco Business and
Tax Regulations Code (Hotel Tax Fund).

Section 10. If the City receives a CDLAC allocation and the applicable issuance
requirements are not met, the Mayor’s Office of Housing and Community Development
is hereby authorized to cause an amount equal to the Deposit to be paid to the State of
California from the Hotel Tax Fund, if required by CDLAC.

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

Section 12. This Resolution shall take effect from and after its adoption by the
Board and approval by the Mayor.
APPROVED AS TO FORM:

DENNIS J. HERRERA
City Attorney

By:

HEIDI GEWERTZ
Deputy City Attorney
Resolution declaring the intent of the City and County of San Francisco (City) to reimburse certain expenditures from proceeds of future bonded indebtedness; authorizing the Director of the Mayor's Office of Housing and Community Development (Director) to submit an application and related documents to the California Debt Limit Allocation Committee (CDLAC) to permit the issuance of residential mortgage revenue bonds in an aggregate principal amount not to exceed $45,000,000 for 227-228 West Point Road (Assessor's Parcel No. 4624, Lot Nos. 29 and 31); authorizing and directing the Director to direct the Controller's Office to hold in trust an amount not to exceed $100,000 in accordance with CDLAC procedures; authorizing the Director to certify to CDLAC that the City has on deposit the required amount; authorizing the Director to pay an amount equal to such deposit to the State of California if the City fails to issue the residential mortgage revenue bonds; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of residential mortgage revenue bonds by the City in an aggregate principal amount not to exceed $45,000,000; authorizing and directing the execution of any documents necessary to implement this Resolution; and ratifying and approving any action heretofore taken in connection with the project, as defined herein, and the application, as defined herein.

January 13, 2014 Land Use and Economic Development Committee - RECOMMENDED AS COMMITTEE REPORT

January 14, 2014 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 1/14/2014 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Date Approved: 1/15/14