



SAN DIEGO
HOUSING
COMMISSION

“We’re About People”

San Diego Housing Commission Preliminary Bond Authorization for Harbor View Apartments April 6, 2018

Tina Kessler
Housing Programs Manager
Real Estate Division





SDHC – Harbor View Apartments Partnership Development Recommendations

That the San Diego Housing Commission (SDHC) recommend that Housing Authority of the City of San Diego (Housing Authority) and San Diego City Council (City Council) take the following actions:

Housing Authority:

- Issue a bond inducement resolution for up to \$10,000,000 in Multifamily Housing Revenue Bonds for the acquisition and rehabilitation of Harbor View Apartments by Harbor View SD Partners, L.P.;
- Authorize an application (and subsequent applications, if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt private activity bonds in an amount up to \$10,000,000 for Harbor View Apartments;
- Approve the financing team of Jones Hall as Bond Counsel and PFM as Financial Advisor; and





SDHC – Harbor View Apartments Partnership Development Recommendations (Continued)

Housing Authority (Continued):

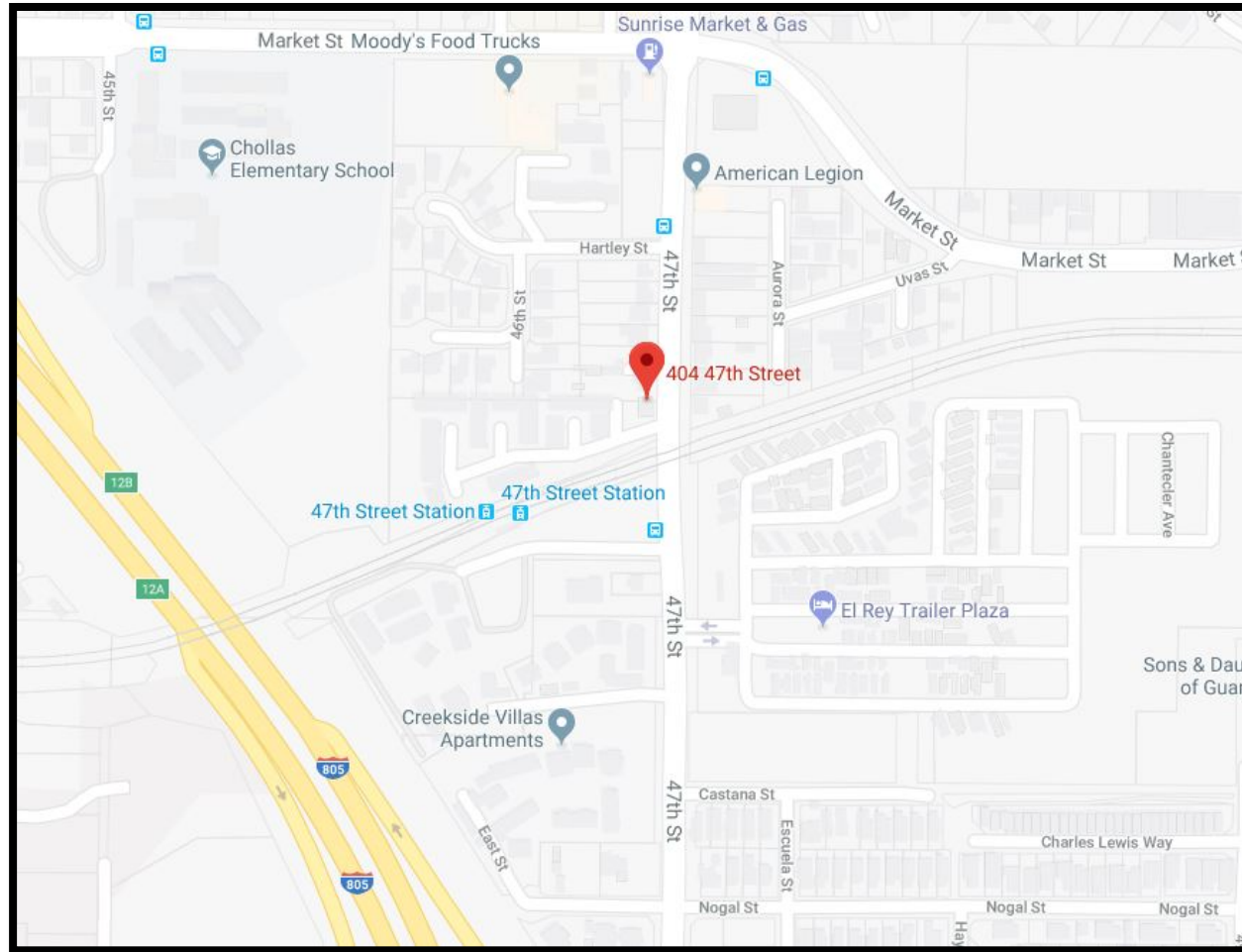
- Authorize SDHC’s President & Chief Executive Officer (President & CEO), or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and Bond Counsel, and to take such actions as necessary, convenient, and/or appropriate to implement these approvals upon advice of General Counsel and/or Bond Counsel.

City Council:

- Hold a Tax Equity and Fiscal Responsibility Act (TERFA) public hearing and adopt a resolution approving the issuance of Multifamily Housing Revenue Bonds in an amount up to \$10,000,000.



SDHC – Harbor View Apartments Partnership Development Site Location





SDHC – Harbor View Apartments Partnership Development Proposed Scope of Rehabilitation

- Improvements to unit interiors:
 - New countertops;
 - Appliances;
 - Cabinets;
 - Fixtures; and
 - Flooring.
- Exterior building and site improvements.
- Improvements to existing community building.





SDHC – Harbor View Apartments Partnership Development Development Team Summary

ROLE	FIRM/CONTRACT
Developer	Harbor View SD Partners, L.P.
Owner	Harbor View SD Partners, L.P.
General Partner	Harbor View GP, LLC
Tax Credit Investor Partner	TBD
Property Management	Platinum Realty Management
Construction and Permanent Lender	TBD





SDHC – Harbor View Apartments Partnership Development

Estimated Permanent Sources & Uses of Financing

Permanent Financing Sources	Amounts	Permanent Financing Uses	Amounts
Permanent Loan (multifamily housing mortgage revenue bonds)	\$7,918,749	Acquisition Costs	\$7,228,800
4% Tax Credits	\$3,431,986	Hard Costs (including contingency)	\$2,297,614
Income During Construction	\$329,538	Soft Costs	\$387,641
Deferred Developer Fee	\$416,191	Financing Costs	\$620,894
		Reserves	\$204,320
		Developer Fee	\$1,357,195
Total Development Cost	\$12,096,464	Total Development Cost	\$12,096,464





SDHC – Harbor View Apartments Partnership Development Proposed Rents

Unit Type	AMI	Number of Units	Proposed Gross Rents
2-bedroom	50% AMI	2	\$1,023
3-bedroom	50% AMI	4	\$1,181
2-bedroom	60% AMI	22	\$1,136
3-bedroom	60% AMI	31	\$1,364
3-bedroom Manager	N/A	1	-
Total		60	





SDHC – Harbor View Apartments Partnership Development Proposed Schedule

Milestones	Estimated Dates
• Housing Authority preliminary bond authorization	• April 9, 2018
• TCAC and CDLAC application	• October 2018
• TCAC and CDLAC allocation meeting	• January 2019
• Housing Commission Final Bond Authorization	• January 2019
• Housing Authority Final Bond Authorization	• January 2019
• Estimated bond issuance and escrow closing	• March 2019
• Estimated start of rehabilitation	• March 2019
• Estimated completion of rehabilitation	• September 2019





SDHC – Harbor View Apartments Partnership Development

Questions?

