SAN DIEGO HOUSING COMMISSION

SDHC

Item 101

EXECUTIVE SUMMARY

MEETING DATE: August 28, 2026 HCR26-052

SUBJECT: Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for 4970 Market

COUNCIL DISTRICT: 4

ORIGINATING DEPARTMENT: Real Estate

CONTACT/PHONE NUMBER: Colin Miller (619) 578-7429

REQUESTED ACTION:
Take the initial steps to issue up to $30,000,000 in Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds plus up to $71,000,000 of taxable bonds to facilitate the construction of a new 244-unit affordable housing development at 4970 Market Street in the Encanto Neighborhood Community Plan area, which will consist of 242 units affordable for 55 years for individuals and families earning 30 percent to 70 percent of San Diego's Area Median Income and two unrestricted managers' units.

EXECUTIVE SUMMARY OF KEY FACTORS:

- 4970 Market will include 161 one-bedroom units, 41 two-bedroom units, 42 three-bedroom units and two unrestricted, three-bedroom managers' units. The proposed development will be on a 2.2-acre site and features a community structure, an outdoor gathering area and a five-story residential building.
- The community building will include the leasing office, management offices, community room, parcel management, bike storage and a laundry facility. Unit amenities will include blinds, vinyl flooring and modern all-electric appliances.
- The land is owned by a private seller and is under a purchase and sale agreement with Impact Housing, who will assign it to the tax credit partnership once established.
- The site is within 0.1 of a mile from the Euclid Avenue Light Rail Station, 0.2 of a mile from the Euclid Avenue and Unit Place Rapid Bus Stop, 0.2 of a mile from a grocery store, 0.1 of a mile from an elementary school, 1.1 miles form a middle school and 0.5 of a mile from a high school.
- 4970 Market's residents will have access to a range of general community services provided by Mutual Housing California, a registered 501(c)(3) nonprofit organization. All residents will have access to a range of organized, individualized and community activities. Examples include enrollment in Medi-Cal or other public assistance, social events and celebrations, computer training, health and wellness classes, unit maintenance, financial education and other life skills.
- No SDHC cash loan funds are proposed for 4970 Market.
- The proposed development has a total development cost of $107,934,041 ($442,353 per unit).
- The developers are Mutual Housing California and Impact Housing.
- This will be the first project Mutual Housing California and Impact Housing will develop in San Diego with SDHC that utilizes tax-exempt Multifamily Housing Revenue Bonds issued by the Housing Authority.
- Mutual Housing California has over 30 years of experience providing resident services and currently coordinates and provides a variety of services at over 1,500 affordable units throughout 24 mutual housing communities across the greater Sacramento area.
- Impact Housing is a real estate and modular construction company focused on lowering building costs and delivering high volumes of naturally affordable workforce housing for low- and moderate-income earners. With two projects completed delivering 106 units, there are three more developments near completion slated to add 1,079 affordable units to the greater San Diego area.

SAN DIEGO HOUSING COMMISSION
SDHC

Item 101

REPORT

DATE ISSUED: August 20, 2026 **REPORT NO**: HCR26-052

ATTENTION: Chair and Members of the San Diego Housing Commission Board of Commissioners
For the Agenda of August 28, 2026

SUBJECT: Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for 4970 Market

COUNCIL DISTRICT: 4

Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) hearings are scheduled to be heard by the San Diego Housing Commission (SDHC) Board of Commissioners on August 28, 2026, at 9 a.m. Any two members of the Housing Authority of the City of San Diego (Housing Authority) or San Diego City Council (City Council) may request that these hearings not take place and instead be heard by the Housing Authority and City Council by giving notice to SDHC's President & Chief Executive Officer, or designee, within seven days of the date of this notice.

REQUESTED ACTION

Take the initial steps to issue up to $30,000,000 in Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds plus up to $71,000,000 of taxable bonds to facilitate the construction of a new 244-unit affordable housing development at 4970 Market Street in the Encanto Neighborhood Community Plan area, which will consist of 242 units affordable for 55 years for individuals and families earning 30 percent to 70 percent of San Diego's Area Median Income and two unrestricted managers' units.

STAFF RECOMMENDATION

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) take the following actions, as described in this report.

1) Approve the following steps to issue up to $30,000,000 in Housing Authority of the City of San Diego (Housing Authority) tax-exempt Multifamily Housing Revenue Bonds and up to $71,000,000 of taxable bonds to facilitate a to-be-formed California limited partnership's development of the 4970 Market development at 4970 Market Street in the Encanto Neighborhood Community Plan area, which will consist of 242 units affordable for 55 years for individuals and families earning 30 percent to 70 percent of San Diego's Area Median Income (AMI) and two unrestricted managers' units:

    a. Issue a bond inducement resolution (Declaration of Official Intent) for up to $30,000,000 in tax-exempt Multifamily Housing Revenue Bonds supporting the development of 4970 Market by a to-be-formed California limited partnership.
    b. 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 $30,000,000 for 4970 Market.
    c. Approve the financing team of Orrick, Herrington and Sutcliffe as the Bond Counsel and Public Financial Management as the Financial Advisor.

2) Authorize SDHC's President and Chief Executive Officer (President and 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 are necessary, convenient, and/or appropriate to implement these approvals upon advice of General Counsel and/or the Bond Counsel.

3) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing regarding the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to $30,000,000 to facilitate the development of 4970 Market.

SUMMARY

Table 1 – Development Details

Address	4970 Market Street
Council District	4
Community Plan Area	Encanto Community Plan
Developer	Mutual Housing California and Impact Housing
Development Type	Acquisition and New Construction
Construction Type	3 Total Structures Type I, 3-story parking structure Type III, 5-story residential building Type V, 1-story community room
Parking Type	240 parking spaces (in a standalone parking structure)
Local Amenities	Mass Transit: Euclid Avenue Light Rail Station (0.1 of a mile from property) Euclid Avenue and Unity Place Rapid Bus Stop (0.2 of a mile from property) Grocery: Food 4 Less (0.2 of a mile from the property) Sunrise Market (0.4 of a mile from the property) Manolo Farmers Market (1.6 miles from the property) Schools: Horton Elementary School (0.1 of a mile from the property) Millennial Tech Middle School (1.1 miles from the property) Lincoln High School (0.5 of a mile of the property)
Housing Type	Low-Income Individuals and Families
Accessibility	Wheelchair accessibility in 15 percent (37) of the units, and 10 percent of the units accessible to residents with visual and/or hearing impairment.
Lot Size	2.2 Acres
Units	244 (242 units restricted / affordable)
Density	121 dwelling units per acre (244 units ÷ 2.2 acres)
Unit Mix	161 one-bedroom, 41 two-bedroom, and 42 three-bedroom units
Gross Building Area	167,840 square feet

Net Rentable Area	134,272 square feet
Affordable Units in Service by Council District	Council District 4 includes 3,342 affordable rental housing units currently in service, which represents 11 percent of the 29,766 affordable rental housing units in service citywide.

The Development
4970 Market is a proposed 244-unit, new construction, affordable rental housing development at 4970 Market Street in San Diego's Encanto Neighborhoods Community Plan area (Attachment 1 – Site Map). The development will be set on a 2.2-acre site and features a community structure, an outdoor gathering area and a five-story residential building that will provide 242 affordable rental units and two unrestricted managers' units. It will include 161 one-bedroom units, 41 two-bedroom units, 42 three-bedroom units and two unrestricted, three-bedroom managers' units. The community building will include the leasing office, management offices, community room, parcel management, bike storage and a laundry facility. Unit amenities will include blinds, vinyl flooring and modern all-electric appliances.

Services
4970 Market's residents will have access to a range of general community services provided by Mutual Housing California, a registered 501(c)(3) nonprofit organization. All residents will have access to a range of organized, individualized and community activities. Examples include enrollment in Medi-Cal or other public assistance, social events and celebrations, computer training, health and wellness classes, unit maintenance, financial education and other life skills.

Mutual Housing California, in its work to develop and operate permanently affordable housing that builds strong communities through resident participation and leadership development, has developed a variety of special programs to build on its resident assets and increase the stability of resident households. Mutual Housing California has over 30 years of experience providing resident services and currently coordinates and provides a variety of services at 24 Mutual Housing communities. Mutual Housing service coordination staff support resident activities and coordinate with third-party service providers who can bring additional resources and programs for the benefit of residents.

Prevailing Wages
The proposed development is not subject to federal Davis-Bacon or California prevailing wage requirements. Based on the proposed financing structure, the development does not include funding that triggers federal Davis-Bacon or California prevailing wage requirements.

Appraisal
The land is currently owned by a private seller (Muy Bonita Development Partners, LLC) and is under a purchase and sale agreement with Impact Housing, who will assign it to the tax credit partnership once established (post CDLAC award).

Once the project receives an allocation from CDLAC, the developer will then conduct an appraisal valuing the property with an effective date no later than six months prior to the close of construction financing. SDHC will present this appraisal at the final bond authorization board meeting.

Section 10322(h)(9) of CTCAC regulations provides specific guidance regarding appraisal requirements. 4970 Market falls under exception 3 outlined in the first paragraph: "all competitive applications, except for new construction projects located on tribal trust land *or those that have* *submitted a third-party purchase contract with, or evidence of a purchase from, an unrelated third party."*

Relocation
The subject property is vacant. No relocation is necessary.

Accessibility
The California Tax Credit Allocation Committee (CTCAC) requires wheelchair accessibility in 15 percent of the units, and an additional 10 percent of the units are required to have communication features for residents with visual and/or hearing impairment. The same units can satisfy both of these accessibility requirements. The 4970 Market units will be accessible in accordance with the Americans with Disabilities Act and Section 504.

Project Sustainability
4970 Market will be constructed in conformance with CTCAC minimum energy efficiency standards. The development's features will include Energy Star-rated efficient appliances and a solar component for the common area's electrical load. Water efficiency and conservation have been incorporated into the development's design, including low-flow fixtures and drought-resistant landscaping.

Development Team
During the tax credit compliance period, 4970 Market will be owned by a to-be-formed California limited partnership (a single-asset limited partnership) consisting of: Impact Housing as the General Partner, which will be managed by Mutual Housing Management, a to-be-selected Administrative General Partner, and a to-be-selected tax credit limited partner (Attachment 2 – Organization Chart).

Mutual Housing California and Impact Housing are the developers of 4970 Market. Mutual Housing California, in its work to develop and operate long term affordable housing that builds strong communities through resident participation and leadership development, has developed a variety of special programs to build on its resident assets and increase the stability of resident households. Mutual Housing California has over 30 years of experience providing resident services and currently coordinates and provides a variety of services at over 1,500 affordable units throughout 24 mutual housing communities across the greater Sacramento area. Mutual Housing service coordination staff support resident activities and coordinate with third-party service providers who can bring additional resources and programs for the benefit of residents.

Impact Housing is a real estate and modular construction company focused on lowering building costs and delivering high volumes of naturally affordable workforce housing for low- and moderate-income earners. With two (2) projects completed delivering 106 units, there are three (3) more developments near completion slated to add 1,079 affordable units to the greater San Diego area.

This will be the first project Mutual Housing California and Impact Housing will develop in San Diego with SDHC that utilizes tax-exempt Multifamily Housing Revenue Bonds issued by the Housing Authority. Based upon the developers' past experience and performance across the greater Sacramento area, SDHC staff have determined that the developer(s) have the capacity to successfully complete the proposed development.

Table 2 - Development Team Summary

ROLE	FIRM/CONTACT
Developer	Mutual Housing California and Impact Housing
Owner/Borrower	Tax Credit Partnership to be formed
Managing General Partner	To-be-formed single-purpose LLC wholly owned by Mutual Housing California
Administrative General Partner	To-be-formed single-purpose LLC wholly owned by Impact Housing
Tax Credit Investor Limited Partner	To be determined
Architect	Impact Housing
General Contractor	Impact Housing
Property Management	Mutual Housing Management
Construction Lender	Banner Bank
Tenant Services Providers	Mutual Housing California
Permanent Lender	Banner Bank

Property Management

Mutual Housing Management will manage 4970 Market. Based in Sacramento, and established in 1988, Mutual Housing Management's in-house property management oversees a portfolio of approximately 1,500 housing units across 24 communities. These properties collectively provide stable, affordable homes for more than 3,900 residents. It is experienced in property management, marketing, maintenance, renovations and tax credit developments.

FINANCING STRUCTURE

4970 Market has an estimated total development cost of $107,934,041 ($442,353/unit). Financing will include a combination of sources as described in Table 3. The developer's pro forma is included as Attachment 3 and summarized below. No SDHC cash loan funds are proposed for 4970 Market.

Table 3 – Estimated Sources and Uses of Financing

Financing Sources	Amount	Financing Uses	Amount	Per Unit
Bond Financed Permanent Loan	$57,248,974	Land Acquisition	$5,500,000	$22,541
Federal LIHTC Equity	38,781,528	Hard Costs	64,795,980	265,557
Lease Up Income During Construction	1,957,915	Hard Costs Contingency	3,239,799	13,278
Deferred Developer's Fee	9,945,624	Architecture & Engineering	2,550,000	10,451
		Permits and Fees	5,769,204	23,644
		Interest & Financing Costs	9,597,088	29,332
		Reserves	1,411,304	5,784
		Insurance & Soft Costs	2,965,838	12,155
		Soft Costs Contingency	659,204	2,702
		Developer's Fee	11,445,624	46,908
Total Sources	**$107,934,041**	**Total Uses**	**$107,934,041**	**$442,353**

Developer Fee
$11,445,624 - gross developer fee
- 9,945,624 - minus deferred developer's fee
$ 1,500,000 - net cash developer's fee

The proposed developer fee complies with the SDHC's developer fee guidelines.

Development Cost Key Performance Indicators
SDHC staff have identified development cost performance indicators, which were used to evaluate the proposed development. The key performance indicators listed in Table 4 are commonly used by real estate industry professionals and affordable housing developers.

Table 4 – Key Performance Indicators

Development Cost Per Unit	$107,934,041 ÷ 244 units =	$442,353
Development Cost Per SQ FT (Gross)	$107,934,041 ÷ 167,840 sq. ft. =	$643
Development Cost Per SQ FT (Net)	$107,934,041 ÷ 134,272 sq. ft. =	$804
Housing Commission Subsidy Per Unit	--	$0
Acquisition Cost Per Unit	$5,500,000 ÷ 244 units =	$22,541
Gross Building Square Foot Hard Cost	$64,795,980 ÷ 167,840 sq. ft. =	$386
Net Rentable Square Foot Hard Cost	$64,795,980 ÷ 134,272 sq. ft. =	$483

Project Comparison Chart
Multiple factors and variables influence the cost of developing multifamily affordable housing, including but not limited to project location, site conditions, environmental factors, land use approval process, community involvement, construction type, design requirements/constraints, economies of scale, City fees, developer experience and capacity, and the mission and goals of the organization developing the project. Similar construction-type developments (completed or approved) over recent years are listed in Table 5.

These developments are similar in terms of new construction, target population, and construction type and are provided as a comparison to the subject development.

Table 5 – Comparable Development Projects

New Construction Project Name	Year	Units	Total Development Cost	Cost Per Unit	HC Subsidy Per Unit	Gross Hard Cost Per Sq. Ft.
Proposed Subject – 4970 Market	**2026**	**244**	**$107,934,041 (w/o prevailing wage)**	**$442,353**	**$0**	**$386**
Hillcrest Hall	2026	98	$72,028,688 (w/o prevailing wage) (with commercial shell)	$734,987	$51,020	$494
Kindred	2025	126	$90,122,649 (with prevailing wage)	$715,258	$60,759	$360
Avanzando	2025	103	$96,140,597 (with prevailing wage)	$933,404	$40,000	$438

Sea Breese Gardens	2024	268	$165,635,440 (w/o prevailing wage)	$618,043	$0	$106
Green Manor	2024	149	$78,520,638 (w/o prevailing wage)	$526,895	$0	$139

TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS

SDHC utilizes the Housing Authority's tax-exempt borrowing status to pass on lower interest rate financing (and make 4 percent low-income housing tax credits available) to developers of affordable rental housing. The Housing Authority's ability to issue bonds is limited under the U.S. Internal Revenue Code. To issue bonds for a development, the Housing Authority must first submit an application to CDLAC for a bond allocation. Prior to submitting applications to CDLAC, developments are presented to the SDHC Board. SDHC bond inducement resolutions must be obtained prior to application submittal, and City Council TEFRA resolutions must be secured by the time of project closing. These actions do not obligate the Housing Authority to issue bonds.

The SDHC Board is authorized to hold TEFRA hearings pursuant to Multifamily Mortgage Revenue Bond Program Policy Amendments the Housing Authority approved March 9, 2021 (Report No. HAR20-043; Resolution No. HA-1906).

The developer plans to submit a bond allocation application to CDLAC on September 8, 2026, for a December 9, 2026, bond allocation meeting (dates are subject to change at CDLAC's discretion). However, if necessary, staff will submit additional applications to CDLAC to secure a bond allocation for the proposed development.

The developer will be seeking a CDLAC bond allocation of approximately $30,000,000 in tax-exempt Multifamily Housing Revenue Bonds. The developer proposes to have the Housing Authority issue the bonds through a tax-exempt private placement bond issuance. The bonds will meet all requirements of SDHC's Multifamily Housing Revenue Bond Program policy and will fully comply with the City of San Diego's (City) ordinance on bond disclosure. The developer proposes that the bonds will be used to provide construction and permanent financing for the project. SDHC staff will later return to both the SDHC Board and Housing Authority for approval of the final bonds and transaction documents. A general description of the Multifamily Housing Revenue Bond Program and actions that must be taken by the Housing Authority and by the City Council to initiate and finalize proposed financings are described in Attachment 4.

Staff recommend assigning Orrick, Herrington and Sutcliffe as Bond Counsel and Public Financial Management as Bond Financial Advisor to work on the development. The proposed bond financing team members have been selected in accordance with the existing policy for the issuance of bonds. Financial Advisors and Bond Counsels are selected in accordance with SDHC's Bond Program Policy.

AFFORDABLE HOUSING IMPACT

Affordability

The 4970 Market development will be subject to applicable tax credit and bond regulatory agreements, which will restrict affordability of 242 units for 55 years. CTCAC's rent and occupancy restrictions will apply.

Table 6 – Affordability & Monthly Estimated Rent Table

Unit Type	AMI	Units	CTCAC Gross Rents
One bedroom	30% ($42,000/year for a two-person household)	25	$984
One bedroom	50% ($70,000/year for a two-person household)	15	$1,640
One bedroom	60% ($84,000/year for a two-person household)	121	$1,968
Subtotal One-Bedroom Units	--	**161**	--
Two bedrooms	50% ($78,750/year for a three-person household)	5	$1,968
Two bedrooms	70% ($110,200/year for a three-person household)	36	$2,756
Subtotal Two-Bedroom Units	--	**41**	--
Three bedrooms	50% ($87,450/year for a four-person household)	3	$2,273
Three bedrooms	60% ($104,940/year for a four-person household)	10	$2,728
Three bedrooms	70% ($122,450/year for a four-person household)	27	$3,183
Subtotal Three-Bedroom Units	--	**40**	--
Manager’s three bedrooms unit	--	**2**	
Total Units	--	**244**	--

<u>FISCAL CONSIDERATIONS</u>
The funding sources and uses proposed to be approved by this action were included in the Housing Authority-approved Fiscal Year (FY) 2027 SDHC Budget.

<u>Funding sources proposed to be approved by this action</u>
Bond Issuer Fee – ($30,000,000 [Tax-exempt] + $71,000,000 [Taxable]) X 0.0025 = $252,500
Total Funding Sources – up to $252,500

<u>Funding uses proposed to be approved by this action</u>
Administrative costs - $252,500
Total Funding Uses - up to $252,500

SDHC Board approval of the bond inducement and City Council approval of TEFRA resolutions does not commit the Housing Authority to issue the bonds. The bonds would not constitute a debt of the City. If bonds are ultimately issued for the development, the bonds will not financially obligate the City, the Housing Authority or SDHC because security for the repayment of the bonds will be limited to specific private revenue sources of the development. Neither the faith and credit nor the taxing power of the City or the Housing Authority would be pledged to the payment of the bonds. The developer is responsible for the payment of all costs under the financing, including SDHC's annual administrative fee, as well as SDHC Bond Counsel and Financial Advisor fees.

Estimated Development Schedule
The estimated development timeline is as follows.

Milestones	Estimated Dates
• CDLAC bond & CTCAC tax credit applications	• September 8, 2026
• CDLAC & CTCAC allocation meetings	• December 9, 2026
• SDHC Board final bond authorization	• March 2027
• Housing Authority final bond authorization	• April 2027
• Estimated bond issuance and escrow/loan closing	• May 2027
• Estimated start of construction work	• June 2027
• Estimated completion of construction work	• January 2029

SDHC STRATEGIC PLAN
This item relates to Strategic Priority Area No. 3 in SDHC's Strategic Plan for Fiscal Years 2026-2030: Create and Preserve Housing.

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS
On December 31, 2026, Mutual Housing California and Impact Housing are planning to present the proposed development as an informational item to the Chollas Valley Community Planning Group. No vote will be taken for the informational item.

KEY STAKEHOLDERS and PROJECTED IMPACTS
Stakeholders include Mutual Housing California and Impact Housing, as co-developers, and the Encanto neighborhood. The development is anticipated to have a positive impact on the community, as it will contribute to the quality of the surrounding neighborhood and create 244 new affordable rental homes for low-income individuals.

STATEMENT for PUBLIC DISCLOSURE
The developer's Disclosure Statement is at Attachment 5.

NONDISCRIMINATION ASSURANCE
At SDHC, we're about people. We are committed to ensuring a compassionate, person-centered approach to SDHC's programs, policies, projects and activities and to serving our community impartially, fairly and without bias. We are also committed to ensuring compliance with all applicable federal, state and local laws and protections to the extent that they affect this action relative to nondiscrimination

Mutual Housing California and Impact Housing are committed to equity and inclusion as both employers and service providers. Their approach incorporates racial equity, diversity, and inclusion (REDI) principles into organizational policies, project design, and operations.

For more than 35 years, Mutual Housing California (MHC) has developed and operated affordable housing for low-income families throughout the Sacramento region. MHC uses demographic, language, and cultural information to inform resident services and respond to the needs of the communities it serves. This includes providing bilingual staff where appropriate, offering English and foreign-language classes, and supporting resident engagement.

In 2020, MHC established a Race, Equity, Diversity, and Inclusion (REDI) team to further integrate equity principles throughout the organization. The team conducts surveys and trainings, facilitates resident committees, and evaluates outcomes to support MHC's ongoing efforts to address racial inequities and advance organizational and community priorities.

ENVIRONMENTAL REVIEW

California Environmental Quality Act
This activity is not a "project" and is therefore not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15060(c)(3). This determination is predicated on Section 15004 of the Guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. This action does not constitute approval of a project. Approval will occur once the environmental review has been completed in accordance with CEQA Section 15004. This action will not foreclose review of alternatives or mitigation measures by the public as part of the CEQA process. The proposed actions are approval of preliminary steps to issue Bonds and do not constitute approval of the development activity or authorization for the issuance of Bonds. Future actions to consider and approve development entitlement approvals related to the future development of the site will require additional review under the provisions of CEQA by the lead agency.

National Environmental Policy Act
Federal funds are not anticipated to be included in these activities and thus National Environmental Policy Act (NEPA) review is not required. The parties agree that the provision of any federal funds as the result of this action is conditioned on the City of San Diego's final NEPA review and approval.

Respectfully submitted,

Michelle Muniz

Michelle Muniz
Director of Underwriting
Real Estate Division

Approved by,

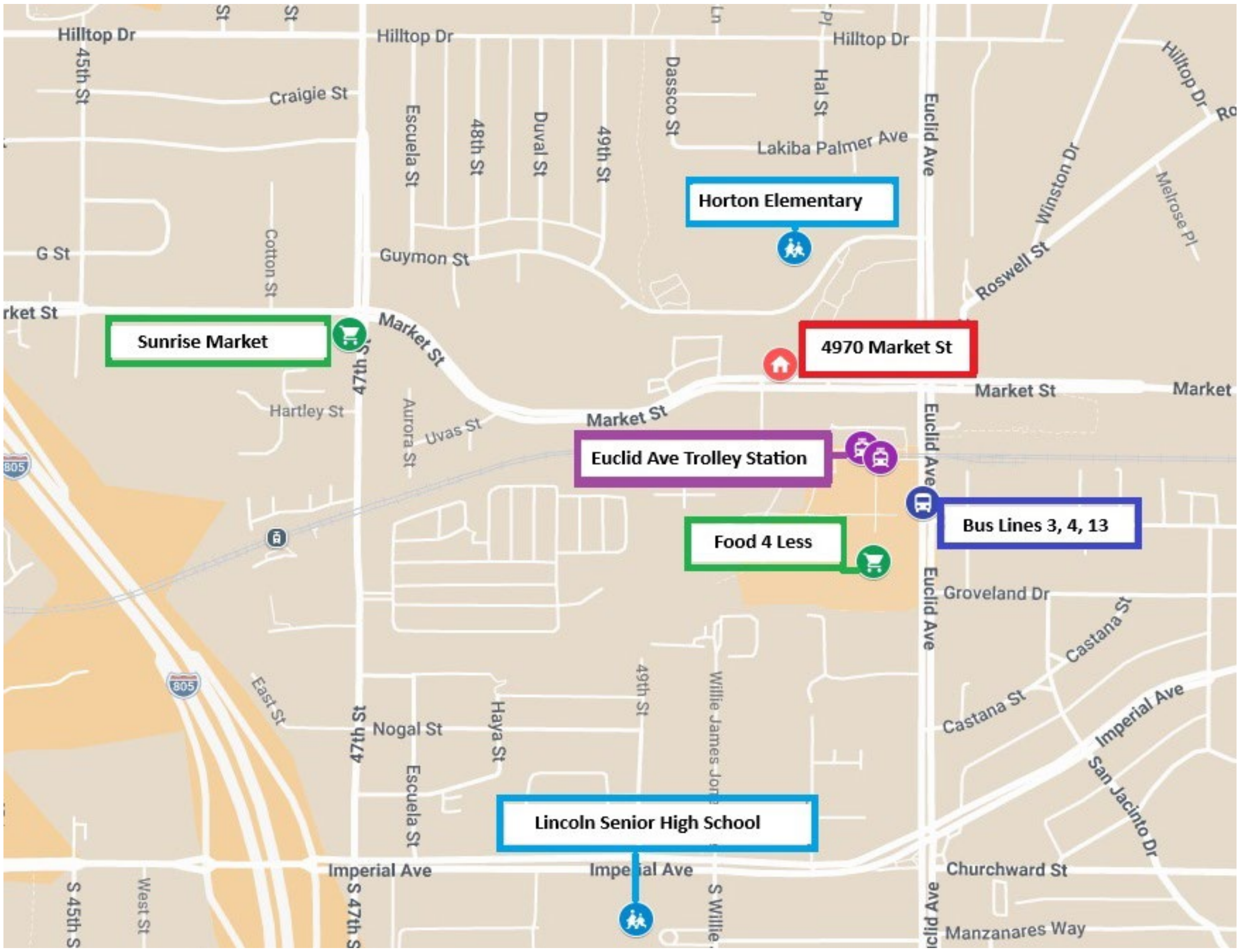
Lisa C. Jones

Lisa C. Jones
President and Chief Executive Officer
San Diego Housing Commission

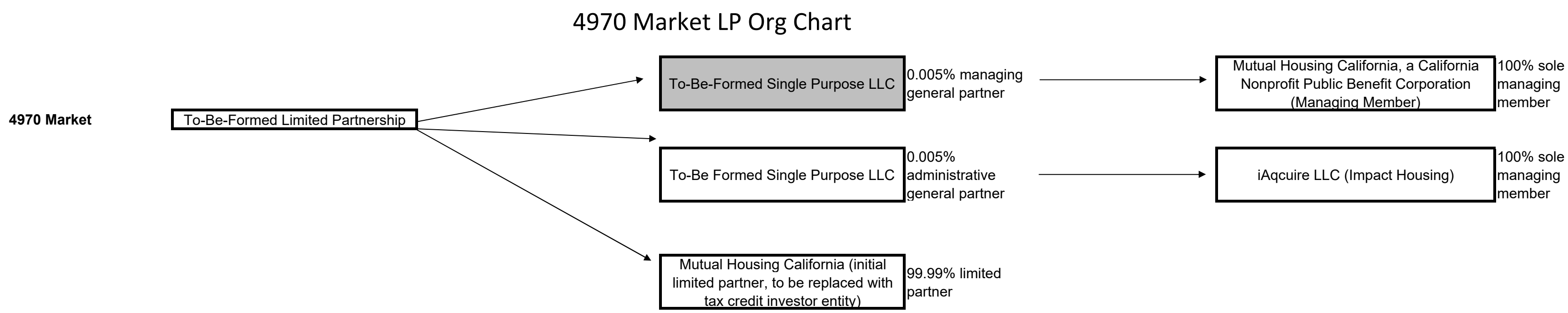
Attachments: 1) Site Map
2) Organization Chart
3) Developer's Project Pro forma
4) Multifamily Housing Revenue Bond Program
5) Developer's Disclosure Statements
6) Resolution

A printed copy is available for review during business hours at the information desk in the main lobby of SDHC's offices at 1122 Broadway, San Diego, CA 92101. Docket materials are also available in the "Governance & Legislative Affairs" section of SDHC's website at www.sdhc.org.

Attachment #1 – Site Map



Attachment 2



Attachment 3

4970 Market - SUMMARY

GENERAL INFORMATION

Proforma Date:	8/12/26
Project Name:	4970 Market
Project Type:	Family
Project Location:	4970 Market Street, San Diego, CA
Number of Units:	244
Average Affordability:	59%
Mixed Use?:	No
Project Site Acreage:	2.2 Acres
Project Density:	111 per Acre
Status of Site Control:	Under Contract
Status of Entitlements:	In Process
Estimated Construction Start:	6/30/27
Estimated Construction Completion:	1/20/29

SOURCES & USES

Uses:			
Land	$ 5,500,000		
Hard Cost	$ 64,795,979	$538/GSF	Open Shop
Hard Cost Contingency	$ 3,239,799	5%	of Hard Cost
Permits & Fees	$ 5,769,204	$23,644/Unit	
Architecture & Engineering	$ 2,550,000	$10,451/Unit	
Insurance	$ 2,210,838		
Construction Loan Interest	$ 6,996,674		
Deferred Interest on Subordinate Debt	$ -		
Other Financing Costs	$ 2,600,414		
Other Soft Costs	$ 755,000		
Soft Cost Contingency	$ 659,204		
Reserves	$ 1,411,304		
Developer Fee	$ 11,445,624		
Total	**$ 107,934,041**		

Sources:				
Perm Debt	$ 57,248,974	6.50%	15 Year Term	40 Year Amo
Public & Other "Soft" Loans	$ -	Deferred	55 Year Term	
Deferred Interest on "Soft" Loans	$ -	Deferred	55 Year Term	
Federal LIHTC Equity	$ 38,781,528	4% Fed @	$0.850	
State LIHTC Equity	$ -	30% State @	$0.900	
Lease-Up Income During Constr	$ 1,957,916			
Deferred Developer Fee	$ 9,945,624			
GP Capital Contribution	$ -			
Total	**$ 107,934,041**			Surplus/Gap $ 0

UNIT & AFFORDABILITY MIX

	Tenant-Paid Rent						Rental Assistance (PSH + ELI Units)				
Unit Type	**# of Units**	**% AMI**	**TCAC Gross Rent/Mo**	**Utility Allowance***	**TCAC Net Rent/Mo**	**Total TCAC Rent/Yr**	**# of Units**	**FMR Net Rent/ Unit/Mo**	**RA/Unit (FMR Net - TCAC Net)**	**Total Rent Asst/ Yr**	**Total GPR/ Yr**
1 BR	25	30%	$ 984	$ -	$ 984	$ 295,200	0	$ -	$ (984)	$ -	$ 295,200
	15	50%	$ 1,640	$ -	$ 1,640	$ 295,200	0	$ -	$ (1,640)	$ -	$ 295,200
	121	60%	$ 1,968	$ -	$ 1,968	$ 2,857,536	0	$ -	$ (1,968)	$ -	$ 2,857,536
	0	70%	$ 2,296	$ -	$ 2,296	$ -	0	$ -	$ (2,296)	$ -	$ -
	161						0				
2 BR	0	30%	$ 1,181	$ -	$ 1,181	$ -	0	$ -	$ (1,181)	$ -	$ -
	5	50%	$ 1,968	$ -	$ 1,968	$ 118,080	0	$ -	$ (1,968)	$ -	$ 118,080
	0	60%	$ 2,362	$ -	$ 2,362	$ -	0	$ -	$ (2,362)	$ -	$ -
	36	70%	$ 2,756	$ -	$ 2,756	$ 1,190,592	0	$ -	$ (2,756)	$ -	$ 1,190,592
	41						0				
3 BR	0	30%	$ 1,364	$ -	$ 1,364	$ -	0	$ -	$ (1,364)	$ -	$ -
	3	50%	$ 2,273	$ -	$ 2,273	$ 81,828	0	$ -	$ (2,273)	$ -	$ 81,828
	10	60%	$ 2,728	$ -	$ 2,728	$ 327,360	0	$ -	$ (2,728)	$ -	$ 327,360
	27	70%	$ 3,183	$ -	$ 3,183	$ 1,031,292	0	$ -	$ (3,183)	$ -	$ 1,031,292
	40						0				
3 BR	2	Mngr	$ -	$ -	$ -	$ -					
TOTAL	**244**					**$ 6,197,088**	**0**			**$ -**	**$ 6,197,088**

UNIT MIX & RENT INCOME

Unit Type		Unit NSF	UA/CUAC	FMR	Mkt Rents	TCAC Net Rent >= 10% Below Mkt?		30% Homeless	30%	40%	50%	60%	70%	80%
Studio/Loft	0	0	$0.00		$0	No - Fix Req'd	14	0	0	0	0	0	0	0
1 BR	161	467	$0.00		$0	No - FIX REQ'D	98	0	25	0	15	121	0	0
2 BR	41	690	$0.00		$0	No - FIX REQ'D	76	0	0	0	5	0	36	0
3 BR	40	818	$0.00		$0	No - FIX REQ'D	16	0	0	0	3	10	27	0
4 BR	0	0	$0.00		$0	No - FIX REQ'D		0	0	0	0	0	0	0
Market	0	0	N/A	N/A	$0									
Mngr	2	818					TOTAL #	0	25	0	23	131	63	0
TOTAL	**244**						**TOTAL %**	**0.0%**	**10.33%**	**0.00%**	**9.50%**	**54.13%**	**26.03%**	**0.00%**
Total NSF		137,833	136,197											
Total GSF		126,371				Average Affordability		58.55%						
Total Community Space GSF		5,543	(included in Total GSF)											
Circulation + BOH		0												
Commercial Proportion		0.00%	0		68,586									
Building Eff %		109%	NSF/GSF											
% of Units <= 50% AMI		20%				2026								

Unit Type				TCAC UNITS: # of Units	% AMI	TCAC Gross Rent/Mo	Utility Allowance	TCAC Net Rent/Mo	Total TCAC Rent/Yr	RENTAL ASSISTED UNITS: # of Units	FMR Net Rent/ Unit/Mo	Rent Asst/Unit (FMR Net - TCAC Net)	Total Rent Asst/ Yr	Total GPR/ Yr
1 BR				25	30%	$984	$0.00	$ 984.00	$ 295,200	0	$ -	$ (984)	$ -	$ 295,200
				15	50%	$1,640	$0.00	$ 1,640.00	$ 295,200	0	$ -	$ (1,640)	$ -	$ 295,200
				121	60%	$1,968	$0.00	$ 1,968.00	$ 2,857,536	0	$ -	$ (1,968)	$ -	$ 2,857,536
				0	70%	$2,296	$0.00	$ 2,296.00	$ -	0	$ -	$ (2,296)	$ -	$ -
				0	80%	$2,625	$0.00	$ 2,625.00	$ -	0	$ -	$ (2,625)	$ -	$ -
	SUBTOTAL			161						0				
		Homeless?	Yes	0	30%	$1,181	$0.00	$ 1,181.00	$ -	0	$ -	$ (1,181)	$ -	$ -
2 BR				0	30%	$1,181	$0.00	$ 1,181.00	$ -	0	$ -	$ (1,181)	$ -	$ -
				0	40%	$1,575	$0.00	$ 1,575.00	$ -	0	$ -	$ (1,575)	$ -	$ -
				5	50%	$1,968	$0.00	$ 1,968.00	$ 118,080	0	$ -	$ (1,968)	$ -	$ 118,080
				0	60%	$2,362	$0.00	$ 2,362.00	$ -	0	$ -	$ (2,362)	$ -	$ -
				36	70%	$2,756	$0.00	$ 2,756.00	$ 1,190,592	0	$ -	$ (2,756)	$ -	$ 1,190,592
				0	80%	$3,150	$0.00	$ 3,150.00	$ -	0	$ -	$ (3,150)	$ -	$ -
	SUBTOTAL			41						0				
		Homeless?	Yes	0	30%	$1,364	$0.00	$ 1,364.00	$ -	0	$ -	$ (1,364)	$ -	$ -
3 BR				0	30%	$1,364	$0.00	$ 1,364.00	$ -	0	$ -	$ (1,364)	$ -	$ -
				0	40%	$1,819	$0.00	$ 1,819.00	$ -	0	$ -	$ (1,819)	$ -	$ -
				3	50%	$2,273	$0.00	$ 2,273.00	$ 81,828	0	$ -	$ (2,273)	$ -	$ 81,828
				10	60%	$2,728	$0.00	$ 2,728.00	$ 327,360	0	$ -	$ (2,728)	$ -	$ 327,360
				27	70%	$3,183	$0	$ 3,183	$ 1,031,292	0	$ -	$ (3,183)	$ -	$ 1,031,292
				0	80%	$3,638	$0	$ 3,638	$ -	0	$ -	$ (3,638)	$ -	$ -
	SUBTOTAL			40						0				
		Homeless?	No	0	30%	$835	$0	$ 835	$ -	0	$ -	$ (835)	$ -	$ -
4 BR				0	30%	$835	$0	$ 835	$ -	0	$ -	$ (835)	$ -	$ -
				0	40%	$1,114	$0	$ 1,114	$ -	0	$ -	$ (1,114)	$ -	$ -
				0	50%	$1,392	$0	$ 1,392	$ -	0	$ -	$ (1,392)	$ -	$ -
				0	60%	$1,671	$0	$ 1,671	$ -	0	$ -	$ (1,671)	$ -	$ -
				0	70%	$1,949	$0	$ 1,949	$ -	0	$ -	$ (1,949)	$ -	$ -
				0	80%	$2,228	$0	$ 2,228	$ -	0	$ -	$ (2,228)	$ -	$ -
	SUBTOTAL			0						0				
Market-Rate														
Studio				0		$0		$ -	$ -	0				$ -
1 BR				0		$0		$ -	$ -	0				$ -
2 BR				0		$0		$ -	$ -	0				$ -
3 BR				0		$0		$ -	$ -	0				$ -
4 BR				0		$0		$ -	$ -	0				$ -
	SUBTOTAL			0						0				
3 BR				2	Mngr	$0	$0	$ -	$ -					$ -
TOTAL				244					$ 6,197,088	0			$ -	$ 6,197,088

TOTAL DEVELOPMENT COST BUDGET		Total Cost (TCAC App)	Acquisition Basis	New Constr Basis	Non Basis	Basis for Energy Credit
Land		$ 5,500,000		$ -	$ 5,500,000	$ -
Building		$ -		$ -	$ -	$ -
Legal - Acquisition		$ -		$ -	$ -	$ -
Transfer Tax - Acquisition		$ -		$ -	$ -	$ -
Relocation - Permanent		$ -		$ -	$ -	$ -
Relocation - Temporary		$ -		$ -	$ -	$ -
Hard Cost:						
Onsite Improvements -- Residential		$ 57,445,862		$ 51,445,862	$ 6,000,000	$ -
Garage Parking/Podium		$ -		$ -	$ -	$ -
Offsite Improvements		$ -		$ -	$ -	$ -
Solar		$ -		$ -	$ -	$ -
General Conditions		$ 1,705,467		$ 1,705,467	$ -	$ -
Contractor overhead and profit		$ 3,575,480		$ 3,575,480	$ -	$ -
Contractor liability insurance		$ 490,000		$ 490,000	$ -	$ -
Bond (included in "Structures")		$ 1,579,170		$ 1,579,170	$ -	$ -
Security (included in "Structures")		$ -		$ -	$ -	$ -
Personal Property (included in "Structures")		$ -		$ -	$ -	$ -
Commercial		$ -		$ -	$ -	$ -
Construction Contingency	*5%*	$ 3,239,799		$ 3,239,799	$ -	$ -
Other 3rd Party Consultant Fees		$ 750,000		$ 750,000	$ -	$ -
Impact Fees	*$ 20,570.51*	$ 5,019,204		$ 2,753,829	$ 2,265,375	$ -
Architecture & Engineering	*$ 10,450.82*	$ 2,550,000		$ 2,550,000	$ -	$ -
Environmental		$ 80,000		$ 80,000	$ -	$ -
Appraisals		$ 25,000		$ 25,000	$ -	$ -
Market Study		$ 20,000		$ 20,000	$ -	$ -
Legal (Loan Closing, Organizational, Syndication)		$ 300,000		$ 225,000	$ 75,000	$ -
Syndication Consultant		$ -		$ -	$ -	$ -
Investor Due Diligence/Legal		$ 90,000		$ 90,000	$ -	$ -
Taxes and Insurance during Construction		$ 2,210,838		$ 2,210,838	$ -	$ -
Predevelopment Loan Fees & Interest		$ 100,000		$ 100,000	$ -	$ -
Construction Lender Fees & Expenses						
Constr Loan Fee		$ 664,803		$ 664,803	$ -	$ -
Constr Loan Expenses		$ 300,000		$ 300,000	$ -	$ -
Constr Loan Legal		$ 125,000		$ 125,000	$ -	$ -
Issuer Fee		$ -		$ -	$ -	$ -
Issuer Monitoring Fee	*SDHC*	$ 62,020		$ 62,020	$ -	$ -
Issuer Counsel		$ 95,000		$ 95,000	$ -	$ -
CDLAC Application & Filing Fee		$ 32,224		$ 32,224	$ -	$ -
CDLAC Performance Deposit		$ 100,000		$ 100,000	$ -	$ -
CDLAC Performance Deposit Refund		$ (100,000)		$ (100,000)	$ -	$ -
CDIAC Fee		$ 5,000		$ 5,000	$ -	$ -
Construction Loan Interest:						
Construction Period		$ 3,451,388		$ 3,451,388	$ -	$ -
Lease-Up/Conversion Period		$ 3,545,286		$ -	$ 3,545,286	$ -
Accrued Interest - Construction Period		$ -		$ -	$ -	$ -
Accrued Interest - Lease-Up/Conversion Period		$ -		$ -	$ -	$ -
Permanent Lender Fees & Expenses						
Perm Loan Fee		$ 429,367		$ -	$ 429,367	$ -
Perm Loan Expenses		$ 25,000		$ -	$ 25,000	$ -
Perm Loan Legal		$ 30,000		$ -	$ 30,000	$ -
Title, Recording, & Escrow		$ 125,000		$ 100,000	$ 25,000	$ -
TCAC Application, Reservation, & Monitoring Fees		$ 217,000		$ -	$ 217,000	$ -
Cost Audit		$ 35,000		$ 35,000	$ -	$ -
Furnishings		$ 357,000		$ -	$ 357,000	$ -
Marketing/Lease Up		$ 238,000		$ -	$ 238,000	$ -
Soft Cost Contingency	*5%*	$ 659,204		$ 593,284	$ 65,920	$ -
Capitalized Operating Reserve	*3 Months*	$ 1,411,304		$ -	$ 1,411,304	$ -
Capitalized Transition Reserve	*15%*	$ -		$ -	$ -	$ -
Capitalize Operating Subsidy Reserve		$ -		$ -	$ -	$ -
Developer fee		$ 11,445,624		$ 11,445,624	$ -	$ -
		$ 107,934,041	**$ -**	**$ 87,749,788**	**$ 20,184,253**	**$ -**

CASH FLOW PROJECTIONS																							
				1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**
				2029	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**
Revenue:	**% increase**																						
Residential Gross Potential Revenue	2.5%			6,197,088	6,352,015	6,510,816	6,673,586	6,840,426	7,011,436	7,186,722	7,366,390	7,550,550	7,739,314	7,932,797	8,131,116	8,334,394	8,542,754	8,756,323	8,975,231	9,199,612	9,429,602	9,665,342	9,906,976
Residential Rental Assistance	2.5%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Residential Income	2.5%			380,300	389,808	399,553	409,542	419,780	430,275	441,031	452,057	463,359	474,943	486,816	498,987	511,461	524,248	537,354	550,788	564,557	578,671	593,138	607,967
Less Residential Vacancy/Collection LosS	5.0%			(328,869)	(337,091)	(345,518)	(354,156)	(363,010)	(372,086)	(381,388)	(390,922)	(400,695)	(410,713)	(420,981)	(431,505)	(442,293)	(453,350)	(464,684)	(476,301)	(488,208)	(500,414)	(512,924)	(525,747)
Commercial Gross Potential Revenue @ $25/SF/Yr	3.5%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Commercial Vacancy/Collection Loss @ 50%				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effective Gross Income				6,248,519	6,404,732	6,564,850	6,728,971	6,897,195	7,069,625	7,246,366	7,427,525	7,613,213	7,803,543	7,998,632	8,198,598	8,403,563	8,613,652	8,828,993	9,049,718	9,275,961	9,507,860	9,745,557	9,989,195
OPEX	3.5%			(1,540,000)	(1,593,900)	(1,649,687)	(1,707,426)	(1,767,185)	(1,829,037)	(1,893,053)	(1,959,310)	(2,027,886)	(2,098,862)	(2,172,322)	(2,248,353)	(2,327,046)	(2,408,492)	(2,492,790)	(2,580,037)	(2,670,339)	(2,763,800)	(2,860,533)	(2,960,652)
Property Taxes	2.0%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replacement Reserve	0.0%			(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)
HCD Monitoring Fee	0.0%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NHTF Monitoring Fee	0.0%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Issuer Monitoring Fee	0.0%			(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Net Operating Income				4,625,319	4,727,632	4,831,963	4,938,346	5,046,810	5,157,388	5,270,113	5,385,015	5,502,127	5,621,482	5,743,110	5,867,045	5,993,317	6,121,960	6,253,004	6,386,481	6,522,422	6,660,860	6,801,823	6,945,343
Debt Service -- Perm Loan				(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)
(Debt Service Coverage Ratio -- Perm Loan)				1.15	1.18	1.20	1.23	1.25	1.28	1.31	1.34	1.37	1.40	1.43	1.46	1.49	1.52	1.55	1.59	1.62	1.66	1.69	1.73
25% Test				15.00%	17.54%	20.14%	22.78%	25.48%	28.23%	31.03%	33.89%	36.80%	39.77%	42.79%	45.87%	49.01%	52.21%	55.47%	58.79%	62.17%	65.61%	69.11%	72.68%
8% Test				9.66%	11.02%	12.34%	13.62%	14.86%	16.06%	17.22%	18.35%	19.44%	20.50%	21.52%	22.50%	23.46%	24.38%	25.27%	26.13%	26.96%	27.75%	28.52%	29.26%
Net Cash Flow Available for Distribution				603,302	705,615	809,947	916,329	1,024,794	1,135,372	1,248,097	1,362,999	1,480,111	1,599,465	1,721,094	1,845,028	1,971,301	2,099,943	2,230,987	2,364,465	2,500,406	2,638,843	2,779,807	2,923,327
Capitalize Operating Subsidy Reserve				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distribution of Net Cash Flow:																							
LP Asset Management Fee	3.00%	$	10,000	(10,000)	(10,300)	(10,609)	(10,927)	(11,255)	(11,593)	(11,941)	(12,299)	(12,668)	(13,048)	(13,439)	(13,842)	(14,258)	(14,685)	(15,126)	(15,580)	(16,047)	(16,528)	(17,024)	(17,535)
Deferred Developer Fee	3.00%	$	9,945,624	(593,302)	(695,315)	(799,338)	(905,402)	(1,013,539)	(1,123,779)	(1,236,156)	(1,350,700)	(1,467,443)	(760,649)	-	-	-	-	-	-	-	-	-	-
GP Partnership Management Fee	3.00%	$	39,504	-	-	-	-	-	-	-	-	-	(51,544)	(53,090)	(54,683)	(56,324)	(58,013)	(59,754)	(61,546)	(63,393)	(65,295)	(67,253)	(69,271)
Incentive Management Fee (GPs)	90.00%			-	-	-	-	-	-	-	-	-	(696,802)	(1,489,108)	(1,598,853)	(1,710,648)	(1,824,520)	(1,940,497)	(2,058,605)	(2,178,870)	(2,301,318)	(2,425,976)	(2,552,869)
Limited Partner	99.99%			-	-	-	-	-	-	-	-	-	(77,415)	(165,440)	(177,633)	(190,053)	(202,704)	(215,589)	(228,711)	(242,072)	(255,676)	(269,526)	(283,624)
MGP	0.005%			-	-	-	-	-	-	-	-	-	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)

CASH FLOW PROJECTIONS

				21	22	23	24	25	26	27	28	29	30
				2049	2050	2051	2052	2053	2054	2055	2056	2057	2058
Revenue:	**% increase**												
Residential Gross Potential Revenue	2.5%			10,154,650	10,408,517	10,668,729	10,935,448	11,208,834	11,489,055	11,776,281	12,070,688	12,372,455	12,681,767
Residential Rental Assistance	2.5%			-	-	-	-	-	-	-	-	-	-
Other Residential Income	2.5%			623,166	638,745	654,714	671,081	687,858	705,055	722,681	740,748	759,267	778,249
Less Residential Vacancy/Collection LosS	5.0%			(538,891)	(552,363)	(566,172)	(580,326)	(594,835)	(609,705)	(624,948)	(640,572)	(656,586)	(673,001)
Commercial Gross Potential Revenue @ $25/SF/Yr	3.5%			-	-	-	-	-	-	-	-	-	-
Less Commercial Vacancy/Collection Loss @ 50%				-	-	-	-	-	-	-	-	-	-
Effective Gross Income				10,238,925	10,494,898	10,757,271	11,026,203	11,301,858	11,584,404	11,874,014	12,170,865	12,475,136	12,787,015
OPEX	3.5%			(3,064,275)	(3,171,524)	(3,282,528)	(3,397,416)	(3,516,326)	(3,639,397)	(3,766,776)	(3,898,613)	(4,035,065)	(4,176,292)
Property Taxes	2.0%			-	-	-	-	-	-	-	-	-	-
Replacement Reserve	0.0%			(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)	(73,200)
HCD Monitoring Fee	0.0%			-	-	-	-	-	-	-	-	-	-
NHTF Monitoring Fee	0.0%			-	-	-	-	-	-	-	-	-	-
Issuer Monitoring Fee	0.0%			(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Net Operating Income				7,091,450	7,240,174	7,391,543	7,545,586	7,702,332	7,861,807	8,024,038	8,189,051	8,356,871	8,527,523
Debt Service -- Perm Loan				(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)	(4,022,016)
(Debt Service Coverage Ratio -- Perm Loan)				1.76	1.80	1.84	1.88	1.92	1.95	2.00	2.04	2.08	2.12
25% Test				76.32%	80.01%	83.78%	87.61%	91.50%	95.47%	99.50%	103.61%	107.78%	112.02%
8% Test				29.98%	30.66%	31.32%	31.96%	32.56%	33.15%	33.70%	34.24%	34.75%	35.24%
Net Cash Flow Available for Distribution				3,069,434	3,218,158	3,369,527	3,523,570	3,680,316	3,839,791	4,002,022	4,167,035	4,334,855	4,505,506
Capitalize Operating Subsidy Reserve													
Distribution of Net Cash Flow:													
LP Asset Management Fee	3.00%	$	10,000	(18,061)	(18,603)	(19,161)	(19,736)	(20,328)	(20,938)	(21,566)	(22,213)	(22,879)	(23,566)
Deferred Developer Fee	3.00%	$	9,945,624	-	-	-	-	-	-	-	-	-	-
GP Partnership Management Fee	3.00%	$	39,504	(71,349)	(73,490)	(75,694)	(77,965)	(80,304)	(82,713)	(85,195)	(87,750)	(90,383)	(93,094)
Incentive Management Fee (GPs)	90.00%			(2,682,022)	(2,813,459)	(2,947,204)	(3,083,282)	(3,221,715)	(3,362,526)	(3,505,735)	(3,651,365)	(3,799,434)	(3,949,962)
Limited Partner	99.99%			(297,973)	(312,575)	(327,434)	(342,553)	(357,933)	(373,577)	(389,487)	(405,667)	(422,117)	(438,841)
MGP	0.005%			(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)

ATTACHMENT 4
HOUSING COMMISSION MULTIFAMILY HOUSING REVENUE BOND PROGRAM SUMMARY

General Description: The multifamily housing bond program provides below-market financing (based on bond interest being exempt from income tax) for developers willing to set aside a percentage of project units as affordable housing. Multifamily housing revenue bonds are also known as "private activity bonds" because the projects are owned by private entities, often including nonprofit sponsors and for-profit investors.

Bond Issuer: Housing Authority of the City of San Diego. There is no direct legal liability to the City, the Housing Authority or the Housing Commission in connection with the issuance or repayment of bonds. There is no pledge of the City's faith, credit or taxing power nor of the Housing Authority's faith and credit. The bonds do not constitute a general obligation of the issuer because security for repayment of the bonds is limited to specific private revenue sources, such as project revenues. The developer is responsible for the payment of costs of issuance and all other costs under each financing.

Affordability: Minimum requirement is that at least 20% of the units are affordable at 50% of Area Median Income (AMI). Alternatively, a minimum of the units may be affordable at 50% AMI with an additional 30% of the units affordable at 60% AML The Housing Commission requires that the affordability restriction be in place for a minimum of 15 years. Due to the combined requirements of state, local, and federal funding sources, projects financed under the Bond Program are normally affordable for 30-55 years and often provide deeper affordability levels than the minimum levels required under the Bond Program.

Rating: Generally "AAA" or its equivalent with a minimum rating of "A" or, under conditions that meet IRS and Housing Commission requirements, bonds may be unrated for private placement with institutional investors (typically, large banks) Additional security is normally achieved through the provision of outside credit support ("credit enhancement") by participating financial institutions that underwrite the project loans and guarantee the repayment of the bonds. The credit rating on the bonds reflects the credit quality of the credit enhancement provider.

Approval Process:

- Inducement Resolution: The bond process is initiated when the San Diego Housing Commission (Housing Commission) adopts an "Inducement Resolution" to establish the date from which project costs may be reimbursable from bond proceeds (if bonds are later issued) and to authorize staff to work with the financing team to perform a due diligence process. The Inducement Resolution does not represent any commitment by the Housing Commission, or the Housing Authority, or the developer to proceed with the financing.

- TEFRA Hearing and Resolution (Tax Equity and Fiscal Responsibility Act of 1982): to assure that projects making use of tax-exempt financing meet appropriate governmental purposes and provide reasonable public benefits, the IRS Code requires that a public hearing be held and that the issuance of bonds be approved by representatives of the governmental unit with jurisdiction over the area in which the project is located. This process does not make the Housing Commission, the Housing Authority, or the City of San Diego financially or legally liable for the bonds or for the project.

[Note: Members of the Housing Commission or the San Diego City Council may be asked to take two actions at this stage in the bond process -- one in their capacity as approving the TEFRA hearing resolution and another as approving the bond inducement.]

- Application for Bond Allocation: The issuance of these "private activity bonds" (bonds for projects owned by private developers, including projects with nonprofit sponsors and for-profit investors) requires an allocation of bond issuing authority from the State of California. To apply for an allocation, an application approved by the Housing Commission and supported by an adopted inducement resolution and by proof of credit enhancement (or bond rating) must be filed with the California Debt Limit Allocation Committee (CDLAC). In addition, evidence of a TEFRA hearing and approval must be submitted prior to the CDLAC meeting.

- Final Bond Approval: The Housing Authority retains absolute discretion over the issuance of bonds through adoption of a final resolution authorizing the issuance. Prior to final consideration of the proposed bond issuance, the project must comply with all applicable financing, affordability, and legal requirements and undergo all required planning procedures/reviews by local planning groups, etc.

- Funding and Bond Administration: All monies are held and accounted for by a third party trustee. The trustee disburses proceeds from bond sales to the developer in order to acquire and/or construct the housing project. Rental income used to make bond payments is collected from the developer by the trustee and disbursed to bond holders, if rents are insufficient to make bond payments, the trustee obtains funds from the credit enhancement provider. No monies are transferred through the Housing Commission or Housing Authority, and the trustee has no standing to ask the issuer for funds. Bond Disclosure: The offering document (typically a Preliminary Offering Statement or bond placement memorandum) discloses relevant information regarding the project, the developer, and the credit enhancement provider. Since the Housing Authority is not responsible in any way for bond repayment, there are no financial statements or summaries about the Housing Authority or the City that are included as part of the offering document. The offering document includes a paragraph that states that the Housing Authority is a legal entity with the authority to issue multifamily housing bonds and that the Housing Commission acts on behalf of the Housing Authority to issue the bonds. The offering document also includes a paragraph that details that there is no pending or threatened litigation that would affect the validity of the bonds or curtail the ability of the Housing Authority to issue bonds. This is the extent of the disclosure required of the Housing Authority, Housing Commission, or the City. However, it is the obligation of members of the Housing Authority to disclose any material facts known about the project, not available to the general public, which might have an impact on the viability of the project.

SAN DIEGO HOUSING COMMISSION

SDHC

Attachment 5

Real Estate Department

DEVELOPERS/CONSULTANTS/SELLERS/CONTRACTORS/ ENTITY SEEKING GRANT/BORROWERS

(Collectively referred to as "CONTRACTOR" herein)

Statement for Public Disclosure

1. Name of CONTRACTOR: Mutual Housing California
2. Email: parker@mutualhousing.com
2. Address and Zip Code: 3321 Power Inn Road, Suite 310, Sacramento, CA 95826
3. Telephone Number: 916-453-8400
4. Name of Principal Contact for CONTRACTOR: parker@mutualhousing.com
5. Federal Identification Number or Social Security Number of CONTRACTOR: 94-3093354
6. If the CONTRACTOR is not an individual doing business under his own name, the CONTRACTOR has the status indicated below and is organized or operating under the laws of California as (***you may copy and paste requested documents of any size into the boxes throughout this form***):

☐ A corporation ***(copy and paste Articles of Incorporation here):***

☑ A nonprofit or charitable institution or corporation (***copy and paste Articles of Incorporation and documentary evidence verifying current, valid nonprofit or charitable status***):

see attached org docs

☐ A partnership known as ***(Name):***

Check one:

☐ General Partnership ***(copy and paste statement of General Partnership):***

☐ Limited Partnership ***(copy and paste Certificate of Limited Partnership):***

☐ A business association or a joint venture known as: ***(copy and paste Joint Venture or Business Association Agreement)***

☐ A Federal, State, or local government or instrumentality thereof

☐ Other (Please explain):

7. If the CONTRACTOR is not an individual or a government agency or instrumentality, list name and date of organization:

see attached org docs

8. Provide names, addresses, telephone numbers, title of position (if any) and nature and extent of the interest of the current officers, principal members, shareholders, and investors of the CONTRACTOR, other than a government agency or instrumentality, as set forth below:

   a. If the CONTRACTOR is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
   b. If the CONTRACTOR is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
   c. If the CONTRACTOR is a partnership, each partner, whether a general or limited, and either the percent of interest or a description of the character and extent of interest.
   d. If the CONTRACTOR is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
   e. If the CONTRACTOR is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.(Attach extra sheet if necessary)

Text will allow multiple lines

	Name/Title (if any)	Address	Phone	Email	Percent of Interest & Description of character and extent of interest
8.1	Craig Adelman	3321 Power Inn Road, Suite 320, Sacramento, CA 95826	916-453-8400	craig@mutualhousing.com	% CEO
8.2	Tejal Shah	3321 Power Inn Road, Suite 320, Sacramento, CA 95826	916-453-8400	tejal@mutualhousing.com	% COO
8.3	Corinne Morrison	3321 Power Inn Road, Suite 320, Sacramento, CA 95826	916-453-8400	corinne@mutualhousing.com	% CFO

You may also copy and paste your complete list here:

9. Has the makeup as set forth in Item 8(a) through 8(e) changed within the last twelve (12) months? If yes, please explain in detail.

☐ Yes ☑ No

10. Is it *anticipated* that the makeup as set forth in Item 8(a) through 8(e) will change within the next twelve (12) months? If yes, please explain in detail.

☐ Yes ☑ No

11. Provide name, address, telephone number, and nature and extent of interest of each person or entity (not named in response to Item 8) who has a beneficial interest in any of the shareholders or investors named in response to Item 8 which gives such person or entity more than a computed 10% interest in the CONTRACTOR (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the CONTRACTOR or more than 50% of the stock in the corporation which holds 20% of the stock of the CONTRACTOR):

Text will allow multiple lines

	Name/Title (if any)	Address	Phone	Email	Percent of Interest & Description of character and extent of interest
11.1	n/a				%
11.2					%
11.3					%

You may also copy and paste your complete list here:

12. Names, addresses and telephone numbers (***if not given above***) of officers and directors or trustees of any corporation or firm listed under Item 8 or Item 11 above:

	Name/Title (if any)	Address	Phone	Email
12.1	n/a			
12.2				
12.3				

You may also copy and paste your complete list here:

13. Is the CONTRACTOR a subsidiary of or affiliated with any other corporation or corporations, any other firm or any other business entity or entities of whatever nature? If yes, list each such corporation, firm or business entity by name and address, specify its relationship to the CONTRACTOR, and identify the officers and directors or trustees common to the CONTRACTOR and such other corporation, firm, or business entity.

Text will allow multiple lines

	Name of *affiliated* Corporation/Firm/Business Entity	Address	Relationship to CONTRACTOR	List Common Officers/Directors/Trustees by Name
13.1	Mutual Housing Manaagement	3321 Power Inn Road, Suite 320, Sacramento, CA 95826	Wholly owned and controlled by Mutual Housing California	Craig Adelman, CEO
13.2				
13.3				

You may also copy and paste your complete list here:

14. Provide description of the financial condition of the CONTRACTOR as of the date of the statement and for a period of twenty-four (24) months prior to the date of its statement as reflected in the financial statements that was requested (attached) as part of the Application, including, but not necessarily limited to, profit and loss statements and statements of financial position:

available upon request

15. If funds for the development/project are to be obtained from sources other than the CONTRACTOR's own funds, provide a statement of the CONTRACTOR's plan for financing the development/project:

n/a

16. Provide sources and amount of cash available to CONTRACTOR to meet equity requirements of the proposed undertaking:

   a. In banks/savings and loans:
      Name: n/a
      Address: n/a
      Amount: $ n/a

   b. By loans from affiliated or associated corporations or firms:
      Name: n/a
      Address: n/a
      Amount: $ n/a

c. By sale of readily salable assets/including marketable securities:

Description	Market Value ($)	Mortgages or Liens ($)
n/a		

Enter additional information as needed:

17. Names and addresses of bank references, and name of contact at each reference:

Text will allow mulitple lines

	Bank Name	Bank Address	Bank Contact Name	Bank Contact Phone/Email
17.1	n/a			
17.2				
17.3				

You may also copy and paste your complete list of bank references here:

18. Has the CONTRACTOR or any of the CONTRACTOR's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

☐ Yes ☑ No

If yes, provide date, place, and under what name:

19. Has the CONTRACTOR or anyone referred to above as "principals of the CONTRACTOR" been convicted of any felony within the past 10 years?

☐ Yes ☑ No

If yes, for each case, provide (1) date, (2) charge, (3) place, (4) court, and (5) action taken. ***You may copy and paste any explanation deemed necessary:***

Case 1:

Case 2:

Case 3:

20. List undertakings (including, but not limited to, bid bonds, performance bonds, payment bonds and/or improvement bonds) comparable to size of the proposed project which have been completed by the CONTRACTOR including identification and brief description of each project, date of completion, and amount of bond, whether any legal action has been taken on the bond:

Type of Bond	Project Description	Date of Completion	Amount of Bond	Action on Bond
	n/a; Mutual Housing is not general contractor			

Enter additional information as needed:

21. If the CONTRACTOR, or a parent corporation, a subsidiary, an affiliate, or a principal of the CONTRACTOR is to participate in the development as a construction contractor or builder, provide the following information:

a. Name and addresses of such contractor or builder:

	Name	Address	Affiliation
21.a1	n/a; Mutual Housing is not general contractor		
21.a2			
21.a3			

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ Yes ☑ No

If yes, please explain, in detail, each such instance:

c. Total amount of construction or development work performed by such contractor or builder during the last three (3) years: $ ____________________

c.1 General description of such work:

n/a; Mutual Housing is not general contractor

c.2 through c.4 Complete one table for each project. Text will allow multiple lines:

Project	**C.2 Project Name:**	n/a; Mutual Housing is not general contractor
	Project Location:	
	Project Details:	
Owner	**Business Name of Project Owner:**	
	Principal Contact of Project Owner:	
	Principal Contact Phone & Email	
Bond	**Bonding Company Name & Address:**	
	Principal Bond Contact Phone & Email:	
C/O	**Change Order Details:**	
	Change Order Cost:	
Litigation	**Litigation Location/Date:**	
	Litigation Details:	
	Litigation Outcome Details:	

c.2 through c.4 Complete one table for each project. Text will allow multiple lines:

Project	C.3 Project Name:	n/a; Mutual Housing is not general contractor
	Project Location:	
	Project Details:	
Owner	Business Name of Project Owner:	
	Principal Contact of Project Owner:	
	Principal Contact Phone & Email	
Bond	Bonding Company Name & Address:	
	Principal Bond Contact Phone & Email:	
C/O	Change Order Details:	
	Change Order Cost:	
Litigation	Litigation Location/Date:	
	Litigation Details:	
	Ligation Outcome Details:	

c.2 through c.4 Complete one table for each project. Text will allow multiple lines:

Project	C.4 Project Name:	n/a; Mutual Housing is not general contractor
	Project Location:	
	Project Details:	
Owner	Business Name of Project Owner:	
	Principal Contact of Project Owner:	
	Principal Contact Phone & Email	
Bond	Bonding Company Name & Address:	
	Principal Bond Contact Phone & Email:	
C/O	Change Order Details:	
	Change Order Cost:	
Litigation	Litigation Location/Date:	
	Litigation Details:	
	Litigation Outcome Details:	

d. Construction contracts or developments now being performed by such contractor or builder:

Identification of Contract or Development	Location	Amount	Date to be Completed
n/a; Mutual Housing is not general contractor			

e. Outstanding construction-contract bids of such contractor or builder:

Awarding Agency	Amount	Date Opened
n/a; Mutual Housing is not general contractor		

Enter additional information as needed:

22. Provide a detailed and complete statement regarding equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the proposed project, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Mutual Housing California is an experienced developer, owner, and operator of affordable housing. In the past five years, MHC has successfully closed six bond issuances in association with TCAC/CDLAC LIHTC and bond allocations for affordable housing rpojects.

23. Does any member of the governing body of the San Diego Housing Commission ("SDHC"), Housing Authority of the City of San Diego ("AUTHORITY") or City of San Diego ("CITY"), to which the accompanying proposal is being made or any officer or employee of the SDHC, the AUTHORITY or the CITY who exercises any functions or responsibilities in connection with the carrying out of the project covered by the CONTRACTOR's proposal, have any direct or indirect personal financial interest in the CONTRACTOR or in the proposed contractor?

☐ Yes ☑ No

If yes, explain:

24. Statements and other evidence of the CONTRACTOR's qualifications and financial responsibility (other than the financial statement referred to in Item 8) are copy and pasted hereto and hereby made a part hereof as follows:

n/a; Mutual Housing is not general contractor

25. Is the proposed CONTRACTOR, and/or are any of the proposed subcontractors, currently involved in any construction-related litigation?

☐ Yes ☑ No

If yes, please explain:

26. State the name, address, and telephone numbers of CONTRACTOR's insurance agent(s) and/or companies for the following coverages. List the amount of coverage (limits) currently existing in each category.

a. General Liability, including Bodily Injury and Property Damage Insurance ***[copy and paste certificate of insurance showing the amount of coverage and coverage period(s)]:***

see certificate

Check coverage(s) carried:

☐ Comprehensive Form

☐ Premises - Operations

☐ Explosion and Collapse Hazard

☐ Underground Hazard

☐ Products/Completed Hazard

☐ Contractual Insurance

☐ Broad Form Property Damage

☐ Independent Contractors

☐ Personal Injury

b. Automobile Public Liability/Property Damage [***(copy and paste certificate of insurance showing the amount of coverage and coverage period(s)***]:

see certificate

Check coverage(s) carried:

☐ Comprehensive Form

☐ Owned

☐ Hired

☐ Non-Owned

c. Workers Compensation ***[copy and paste certificate of insurance showing the amount of coverage and coverage period(s)]:***

see certificate

d. Professional Liability (Errors and Omissions) ***[copy and paste certificate of insurance showing the amount of coverage and coverage period(s)]:***

n/a

e. Excess Liability ***[copy and paste certificate(s) of insurance showing the amount of coverage and coverage period(s)]:***

see certificate

f. Other (Specify) ***[copy and paste certificate(s) of insurance showing the amount of coverage and coverage period(s)]:***

see certificate

27. CONTRACTOR warrants and certifies that it will not during the term of the PROJECT, GRANT, LOAN, CONTRACT, DEVELOPMENT and/or RENDITIONS OF SERVICES discriminate against any employee, person, or applicant for employment because of race, age, sexual orientation, marital status, color, religion, sex, handicap, or national origin. The CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, age, sexual orientation, marital status, color, religion, sex, handicap, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the SDHC setting forth the provisions of this nondiscrimination clause.

28. The CONTRACTOR warrants and certifies that it will not without prior written consent of the SDHC, engage in any business pursuits that are adverse, hostile or take incompatible positions to the interests of the SDHC, during the term of the PROJECT, DEVELOPMENT, LOAN, GRANT, CONTRACT and/or RENDITION OF SERVICES.

29. CONTRACTOR warrants and certifies that no member, commissioner, councilperson, officer, or employee of the SDHC, the AUTHORITY and/or the CITY, no member of the governing body of the locality in which the PROJECT is situated, no member of the government body in which the SDHC was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the assignment of work, has during his or her tenure, or will for one (1) year thereafter, have any interest, direct or indirect, in this PROJECT or the proceeds thereof.

30. List all citations, orders to cease and desist, stop work orders, complaints, judgments, fines, and penalties received by or imposed upon CONTRACTOR for safety violations from any and all government entities including but not limited to, the City of San Diego, County of San Diego, the State of California, the United States of America and any and all divisions and departments of said government entities for a period of five (5) years prior to the date of this statement. If none, please state:

Government Entity Making Complaint	Date	Resolution
none		

Enter additional information as needed:

31. Has the CONTRACTOR ever been disqualified, removed from, or otherwise prevented from bidding on or completing a federal, state, or local government project because of a violation of law or a safety regulation?

☐ Yes ☑ No

If yes, please explain in detail:

32. Please list all licenses obtained by the CONTRACTOR through the State of California and/or the United States of America which are required and/or will be utilized by the CONTRACTOR and/or are convenient to the performance of the PROJECT, DEVELOPMENT, LOAN, GRANT, CONTRACT, or RENDITION OF SERVICES. State the name of the governmental agency granting the license, type of license, date of grant, and the status of the license, together with a statement as to whether the License has ever been revoked:

Government Agency	License Description	License Number	Date Issued (Original)	Status (Current)	Revocation (Yes/No)
none					

Enter additional information as needed here:

33. Describe in detail any and all other facts, factors or conditions that may adversely affect CONTRACTOR's ability to perform or complete, in a timely manner, or at all, the PROJECT, CONTRACT, SALES of Real Property to, DEVELOPMENT, repayment of the LOAN, adherence to the conditions of the GRANT, or performance of consulting or other services under CONTRACT with the SDHC.

n/a; Mutual Housing is not general contractor

34. Describe in detail, any and all other facts, factors or conditions that may favorably affect CONTRACTOR's ability to perform or complete, in a timely manner, or at all, the PROJECT, CONTRACT, DEVELOPMENT, repayment of the LOAN, adherence to the conditions of the GRANT, or performance of consulting or other services under CONTRACT with the SDHC.

n/a; Mutual Housing is not general contractor

35. List all CONTRACTS with DEVELOPMENTS for or with, LOANS with, PROJECTS with, GRANTS from, SALES of Real Property to, the SDHC, AUTHORITY and/or the CITY within the last five (5) years:

Date	Entity Involved (i.e. City, SDHC, et al.)	Status (Current, delinquent, repaid, etc.)	Dollar Amount
	none		

Enter additional information as needed:

36. Within the last five years, has the proposed CONTRACTOR, and/or have any of the proposed subcontractors, been the subject of a complaint filed with the Contractor's State License Board (CSLB)?

☐ Yes ☑ No

If yes, please explain:

37. Within the last five years, has the proposed CONTRACTOR, and/or have any of the proposed subcontractors, had a revocation or suspension of a CONTRACTOR's License?

☐ Yes ☑ No

If yes, please explain:

38. List **three** local references that would be familiar with your previous construction project:

1. Name: ______
   Address: ______
   Phone: ______
   Project Name: ______
   Description: n/a; Mutual Housing is not general contractor

2. Name: ______
   Address: ______
   Phone: ______
   Project Name: ______
   Description: n/a; Mutual Housing is not general contractor

3. Name: ______
   Address: ______
   Phone: ______
   Project Name: ______
   Description: n/a; Mutual Housing is not general contractor

39. Provide a brief statement regarding equipment, experience, financial capacity, and other resources available to the Contractor for the performance of the work involved in the proposed project, specifying particularly the qualifications of the personnel, the nature of the equipment and the general experience of the Contractor.

n/a; Mutual Housing is not general contractor

40. State the name and experience of the proposed Construction Superintendent.

Name	n/a; Mutual Housing is not general contractor
Experience	

SAN DIEGO
HOUSING
COMMISSION

SDHC

Real Estate Department

CONSENT TO PUBLIC DISCLOSURE BY CONTRACTOR

By providing the "Personal Information", (if any) as defined in Section 1798.3(a) of the Civil Code of the State of California (to the extent that it is applicable, if at all), requested herein and by seeking a loan from, a grant from, a contract with, the sale of real estate to, the right to develop from, and/or any and all other entitlements from the SAN DIEGO HOUSING COMMISSION ("SDHC"), the HOUSING AUTHORITY OF THE CITY OF SAN DIEGO ("AUTHORITY") and/or the CITY OF SAN DIEGO ("CITY"), the CONTRACTOR consents to the disclosure of any and all "Personal Information" and of any and all other information contained in this Public Disclosure Statement. CONTRACTOR specifically, knowingly and intentionally waives any and all privileges and rights that may exist under State and/or Federal Law relating to the public disclosure of the information contained herein. With respect to "Personal Information", if any, contained herein, the CONTRACTOR, by executing this disclosure statement and providing the information requested, consents to its disclosure pursuant to the provisions of the Information Practices Act of 1977, Civil Code Section 1798.24(b). CONTRACTOR is aware that a disclosure of information contained herein will be made at a public meeting or meetings of the SDHC, the AUTHORITY, and/or the CITY at such times as the meetings may be scheduled. CONTRACTOR hereby consents to the disclosure of said "Personal Information", if any, more than thirty (30) days from the date of this statement at the duly scheduled meeting(s) of the SDHC, the AUTHORITY and/or the CITY. CONTRACTOR acknowledges that public disclosure of the information contained herein may be made pursuant to the provisions of Civil Code Section 1798.24(d).

CONTRACTOR represents and warrants to the SDHC, the AUTHORITY and the CITY that by providing the information requested herein and waiving any and all privileges available under the Evidence Code of the State of California, State and Federal Law, (to the extent of this disclosure that the information being submitted herein), the information constitutes a "Public Record" subject to disclosure to members of the public in accordance with the provisions of California Government Section 6250 et seq.

CONTRACTOR specifically waives, by the production of the information disclosed herein, any and all rights that CONTRACTOR may have with respect to the information under the provisions of Government Code Section 6254 including its applicable subparagraphs, to the extent of the disclosure herein, as well as all rights of privacy, if any, under the State and Federal Law.

Executed this 20th day of August, 20 26, at San Diego, California.

CONTRACTOR

By: ______________________

Signature

Craig Adelman

Print Name

Chief Executive Officer

Title

SAN DIEGO HOUSING COMMISSION

SDHC

Real Estate Department

CERTIFICATION

The CONTRACTOR, Mutual Housing California, hereby certifies that this CONTRACTOR's Statement for Public Disclosure and the attached information/evidence of the CONTRACTOR's qualifications and financial responsibility, including financial statements, are true and correct to the best of CONTRACTOR's knowledge and belief.

By: ______________ Signature	By: ______________ Signature
Print Name: Craig Adelman	Print Name: ______________
Title: Chief Executive Officer	Title: ______________
Dated: 08/20/2026	Dated: ______________

WARNING: 18 U.S.C. 1001 provides, among other things, that whoever knowingly and willingly makes or uses a document or writing containing any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction or any department or agency of the United States, shall be fined not more than $10,000 or imprisoned for not more than five years, or both.

JURAT

State of California

County of Sacramento

Subscribed and sworn to (or affirmed) before me on this 20th day of August, 20 26

by Craig Adelman personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

____
Signature of Notary

SEAL

ANGELICA CAMPOS
COMM. # 2518569
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires April 27, 2029

SAN DIEGO HOUSING COMMISSION

RESOLUTION NUMBER HC-________________

DATE OF FINAL PASSAGE ________________

A RESOLUTION OF THE SAN DIEGO HOUSING COMMISSION SETTING FORTH OFFICIAL INTENT FOR THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO TO ISSUE MULTIFAMILY HOUSING REVENUE BONDS OR NOTES TO FINANCE 4970 MARKET AND AUTHORIZING RELATED ACTIONS

WHEREAS, pursuant to Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California, as amended (Act), the Housing Authority of the City of San Diego (Authority) is authorized to issue revenue bonds or notes for the purpose of financing the construction, rehabilitation and equipping of multifamily affordable rental housing and for the provision of capital improvements in connection with and determined necessary to the multifamily affordable rental housing; and

WHEREAS, _____________, or another limited partnership to be formed by Mutual Housing California (Borrower) has requested that the Authority issue and sell multifamily housing revenue bonds or notes (Bonds) pursuant to the Act for the purpose of making a loan to the Borrower to finance the acquisition and construction of a multifamily affordable rental housing development located at 4970 Market Street, San Diego, California, as more fully identified in Exhibit A hereto (Project), including functionally related and ancillary facilities thereto; and

WHEREAS, as a part of financing the Project, the Authority desires to reimburse the Borrower, but only from Bond proceeds, for expenditures (Reimbursement Expenditures) made in connection with the Project within the period from the date sixty (60) days prior to the date of adoption of this Resolution to the date of issuance of the Bonds; and

WHEREAS, sections 1.103-8(a)(5) and sections 1.150-2 of the United States Treasury

Regulations require the Authority to declare its reasonable official intent to reimburse prior capital expenditures for the Project with proceeds of a subsequent tax-exempt borrowing; and

WHEREAS, by its resolution HAR20-043 adopted on March 9, 2021, the Authority has delegated to the San Diego Housing Commission (the "Housing Commission") authority and responsibility for declaring on behalf of the Authority its intention to authorize the issuance of Bonds for the purpose of financing a portion of the costs of the Project (including reimbursement of the Reimbursement Expenditures, when so requested by the Borrower upon such terms and conditions as may then be agreed upon by the Authority, the Borrower and the purchaser of the Bonds) in an aggregate principal amount not to exceed $30,000,000 as set forth in Exhibit A; and

WHEREAS, section 146 of the Internal Revenue Code of 1986 limits the amount of multifamily housing mortgage revenue bonds that may be issued in any calendar year by entities within a state and authorizes the governor or the legislature of a state to provide the method of allocation within the state; and

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

WHEREAS, section 8869.85 of the California Government Code requires a local agency desiring an allocation of the state ceiling to file an application with the California Debt Limit Allocation Committee (CDLAC) for such allocation, and CDLAC has certain policies that are to be satisfied in connection with any such allocation.

NOW, THEREFORE, BE IT RESOLVED, by the San Diego Housing Commission, as follows:

Section 1. <u>Findings and Determinations.</u>

(a) The above recitals, and each of them, are true and correct. The Housing Commission hereby determines that it is necessary and desirable to provide financing to the Borrower for the Project (including reimbursement of the Reimbursement Expenditures) by the Authority's issuance and sale of Bonds pursuant to the Act in an aggregate principal amount not to exceed $30,000,000, as set forth in Exhibit A, subject to authorization of the issuance of the Bonds by resolution of the Authority at a meeting to be held for such purpose. The expected date of issue of the Bonds is within eighteen (18) months of the later of the date the first Reimbursement Expenditure was made and the first date the Project is placed in service and, in no event, later than three (3) years after the date of the first Reimbursement Expenditure.

(b) Proceeds of the Bonds to be used to reimburse for Project costs are not expected to be used directly or indirectly to pay debt service with respect to any obligation or to be held as a reasonably required reserve or replacement fund with respect to an obligation of the Authority, the Housing Commission or any entity related in any manner to the Authority, or to reimburse any expenditure that was originally paid with the proceeds of any obligation, or to replace funds that are or will be used in such manner.

(c) As of the date hereof, the Housing Commission has a reasonable expectation that the Authority will issue the Bonds to reimburse Project costs. This Resolution is consistent with the budgetary and financial circumstances of the Authority, as of the date hereof. The Bonds will be repaid solely from proceeds of the Bonds and amounts paid by the Borrower. No other moneys are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Authority (or any related party) pursuant to its budget or financial policies to repay the Bonds.

Section 2. Declaration of Official Intent. This Resolution is being adopted by the Housing Commission for purposes of establishing compliance with the requirements of sections 1.103-8(a)(5) and 1.150-2 of the Treasury Regulations. In such regard, the Housing Commission, for and on behalf of the Authority hereby declares the official intent to use proceeds of the Bonds to reimburse the Reimbursement Expenditures. This action is taken expressly for the purpose of inducing the Borrower to undertake the Project, and nothing contained herein shall be construed to signify that the Project complies with the planning, zoning, subdivision and building laws and ordinances applicable thereto or to suggest that the Authority, the Housing Commission, the City of San Diego (City) or any officer or agent of the City will grant any such approval, consent or permit that may be required in connection with the acquisition, construction, equipping and operation of the Project, or that any of the Authority, the Housing Commission or the City will make any expenditure, incur any indebtedness, or proceed with the financing of the Project.

Section 3. Applications to CDLAC. The staff of the Housing Commission are hereby authorized and directed to apply to CDLAC for an allocation from the state ceiling of private activity bonds to be issued by the Authority for the Project in an amount not to exceed $30,000,000, and to take any and all other actions as may be necessary or appropriate in connection with such application, including but not limited to the payment of fees, the posting of deposits and the provision of certificates, additional applications to CDLAC (if necessary), and any such actions heretofore taken by such officers and program managers are hereby ratified, approved and confirmed.

Section 4. Approval of Bond Counsel and Financial Advisor. The financing team of Orrick, Herrington & Sutcliffe LLP, as bond counsel (Bond Counsel) and PFM Financial Advisors LLC, as financial advisor, is approved for this Project.

Section 5. Authority of President & Chief Executive Officer of Housing Commission.

The President & Chief Executive Officer of the Housing Commission, or designee, is hereby authorized to execute all necessary documents, in a form approved by the Housing Commission's General Counsel and/or Bond Counsel, and to perform such acts as are necessary to implement the approvals provided for in this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

EXHIBIT A

DESCRIPTION OF PROJECT

Name:	4970 Market
Location:	4970 Market Street, San Diego, California
Number of Units:	244 (including 2 manager units)
Maximum Bond Amount:	$30,000,000

The foregoing Resolution is passed and adopted by the San Diego Housing Commission on ________, 2026.

By: ______________________________________
LISA JONES, President & Chief Executive Officer of the San Diego Housing Commission