

San Diego City Council Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR Council ITEM 333 & Housing Authority ITEM 4: Courthouse Commons

To call in and make your one minute of public comment on this item:



Dial 619-541-6310



Enter Access Code 877861 then press #



Listen and wait until you hear,
“Your phone has been unmuted.”



When it's your turn, state your name and make your comments. When finished, hang up.



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC) Final Bond Authorization for Courthouse Commons June 16, 2020

Colin Miller
Vice President, Housing Finance
Real Estate Division



SDHC – Courthouse Commons Partnership Development Staff Recommendations

That the Housing Authority of the City of San Diego (Housing Authority):

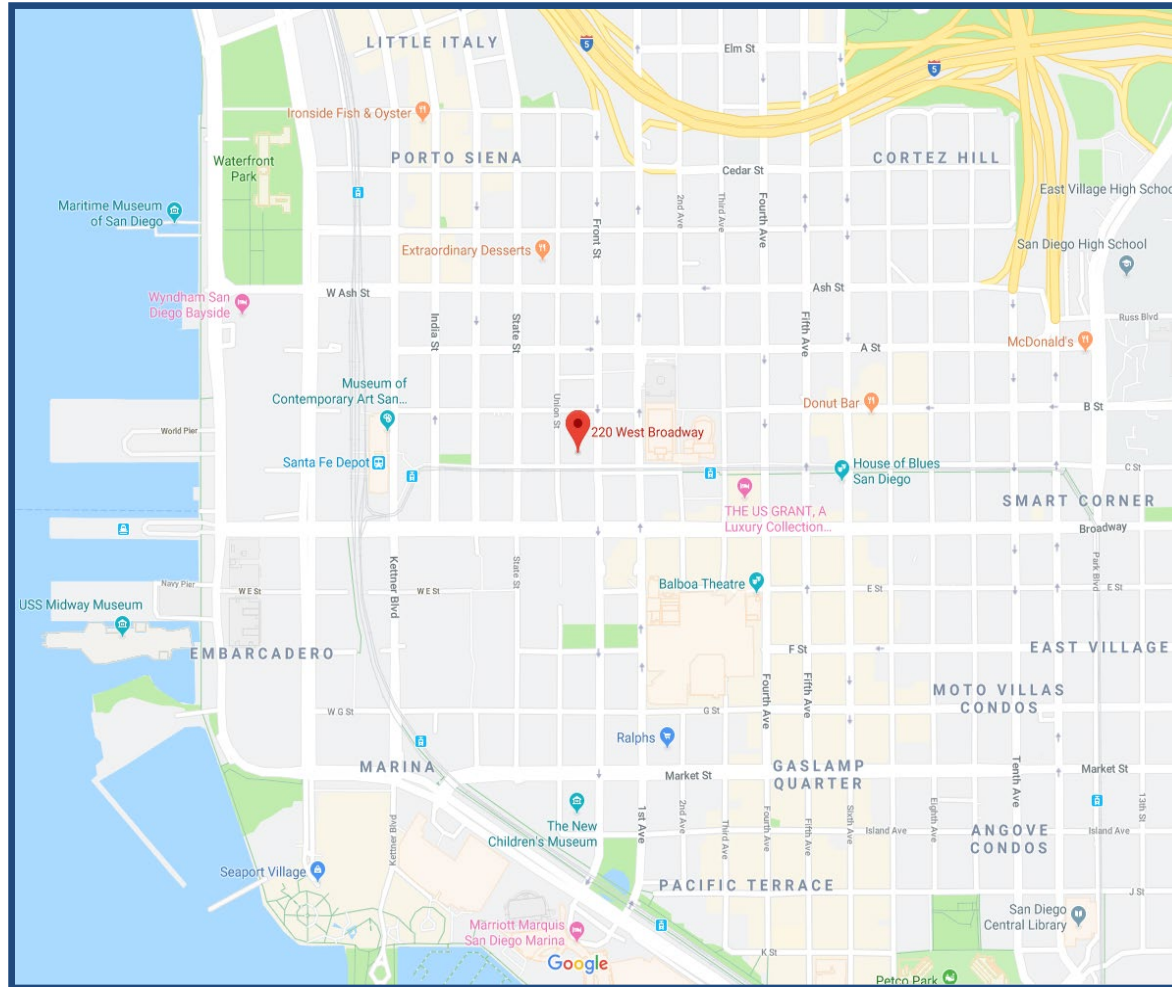
- Authorize the issuance of up to \$24,000,000 in tax-exempt Multifamily Housing Revenue Bonds to fund the acquisition and development for Courthouse Commons, an 82-unit rental housing development at 220 West Broadway that will include 41 affordable units and 41 market-rate units.

That the San Diego City Council:

- Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount of up to \$24,000,000.



SDHC – Courthouse Commons Partnership Development Location Map



SDHC – Courthouse Commons

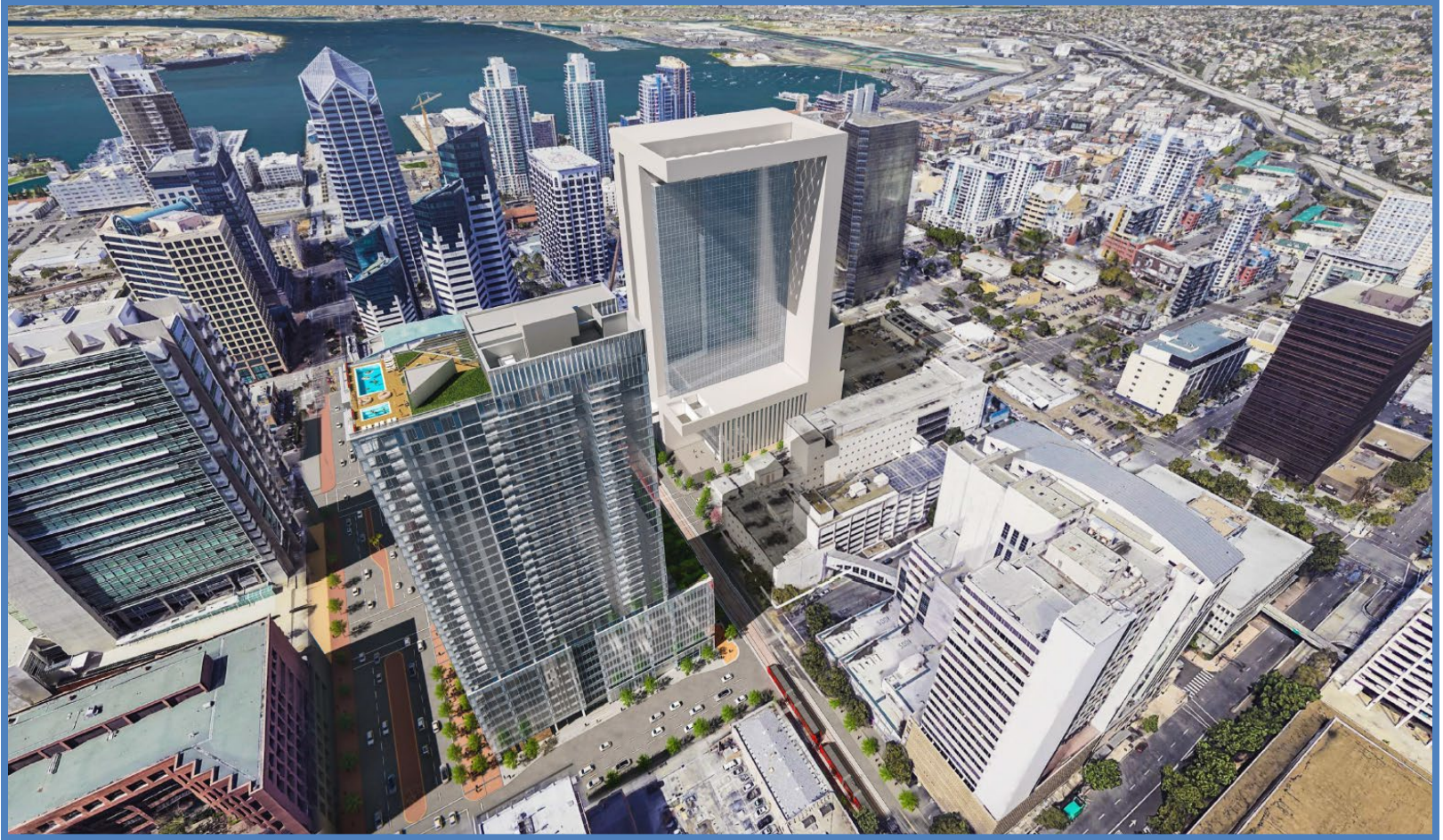
Partnership Development

Project Amenities

- Civic Core Neighborhood Amenities:
 - Adjacent to a Metropolitan Transit System Trolley stop
 - Blocks from the Santa Fe Depot train station
 - Walking distance to numerous restaurants, farmers markets, Horton Plaza, Waterfront Park and Little Italy Dog Park
 - New retail/commercial space
- Site Amenities
 - Rooftop lounge with pool, spa and outdoor terrace
 - Fitness center
 - Dog run
 - Conference rooms
 - Indoor and outdoor community gathering areas
 - Five levels of subterranean parking



SDHC – Courthouse Commons Partnership Development Project Renderings



SDHC – Courthouse Commons Partnership Development Project Renderings





SDHC – Courthouse Commons Partnership Development Developer's Request

- Issue up to \$24,000,000 of tax-exempt Multifamily Housing Revenue Bonds.
- Authorize an Inducement Resolution.
- Hold a Tax Equity Responsibility Act Public Hearing.
- No SDHC loan funds are requested for this project.



SDHC – Courthouse Commons

Partnership Development

Development Team Summary

Role	Firm/Contract
Developer	Holland Development LLC
General Partner	To-be-determined
Limited Partner	220 W Broadway Development Partners, L.P. & 220 W Broadway Market Rate 2, LLC
Architect	Carrier Johnson
General Contractor	Holland Construction, Inc.
Property Manager	Holland Residential LLC AHA/PA-Project Access



SDHC – Courthouse Commons

Partnership Development

Estimated Sources & Uses of Financing

Permanent Financing Sources	Amount	Permanent Financing Uses	Amount
Permanent Loan	\$21,000,000	Acquisition	\$196,370
Developer Equity	19,852,950	Construction Costs	\$30,252,664
		Architectural & Engineering	\$1,105,152
		Construction Loan Interest & Fees	\$4,002,904
		Contingency	\$1,540,367
		Other Project Costs (Impact Fees, etc.,)	\$1,648,458
		Developer Fee	\$776,915
		Other Costs	\$883,735
		Reserves	\$446,385
Total Sources	\$40,852,950	Total Development Costs	\$40,852,950

- Estimated Total Residential Development Cost Per Unit (for 82 Units) = \$498,207



SDHC – Courthouse Commons

Partnership Development

Affordability & Estimated Rents

Unit Type	AMI	Unit Count	Proposed Rent
Studio	50%	7	\$898
One Bedroom	50%	18	\$958
Two Bedroom	50%	14	\$1,146
Three Bedroom	50%	2	\$1,320
Affordable Unit Subtotal		41	
Studio	Market	9	Market
One Bedroom	Market	31	Market
Two Bedroom	Market	1	Market
Three Bedroom	Market	0	Market
Market Rate Unit Subtotal		41	
Total		82	

- 41 total affordable units all set aside at 50% AMI



SDHC – Courthouse Commons

Partnership Development

Development Timeline

Milestone	Estimated Date
<ul style="list-style-type: none"> • Housing Authority Final Bond authorization..... 	June 16, 2020
<ul style="list-style-type: none"> • City Council IRS-required TEFRA hearing and Housing Authority final bond authorization.... 	June 16, 2020
<ul style="list-style-type: none"> • Estimated Bond Issuance and Escrow Closing 	September 2020
<ul style="list-style-type: none"> • Estimated start of construction work 	April 2022
<ul style="list-style-type: none"> • Estimated completion of construction work 	April 2024



Questions & Comments



San Diego City Council Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR Council ITEM 333 & Housing Authority ITEM 4: Courthouse Commons

To call in and make your one minute of public comment on this item:



Dial 619-541-6310



Enter Access Code 877861 then press #



Listen and wait until you hear,
“Your phone has been unmuted.”



When it's your turn, state your name and make your comments. When finished, hang up.