



REPORT

DATE ISSUED: November 15, 2004

ITEM 104

REPORT NO.: HCR 04-95
For the Agenda of November 19, 2004

SUBJECT: Proposed Loan to the YWCA of San Diego County for the Construction of a Transitional Housing Development (Confidential Address)

SUMMARY

Issue: Should the San Diego Housing Commission recommend approval of a plan to facilitate the construction of a 14-unit transitional housing development for families fleeing domestic violence?

Recommendation: That the San Diego Housing Commission recommend Housing Authority approval by the following actions:

- (a) Approve a 0% percent interest residual receipts loan of up to \$1,686,000 to the YWCA of San Diego County as outlined in this report; and,
- (b) Authorize the Chief Executive Officer of the Housing Commission, or designee, to execute all documents necessary to facilitate the financing.

Fiscal Impact: Approval of this recommendation would result in the expenditure of up to \$843,000 in San Diego Housing Trust Fund (HTF) and \$843,000 in State of California Local Housing Trust Fund Program (LHTFP) matching funds. (Note: the Housing Commission allocation of \$843,000 would be contingent upon the approval of equal funding by the LHTFP.)

Certificate of Funding Availability:

Certificate No:	05-071
Amount:	\$1,686,000
Revenue Source:	HTF and CalLHTFP
Division:	Housing Finance & Development
Line Item:	Loans & Grants

Affordable Housing Impact: This project will create fourteen (14) two-bedroom units for victims fleeing domestic violence. The State of California financing program that has approved



this project for state funds require that 30% of the units are to provide affordability to extremely low income families and the remaining 70% of the units are to be affordable to very-low income families. This requirement would result in five units affordable at 30% or less of the AMI (\$16,450 for a family of two) and nine units affordable at 50% or less of the AMI (\$27,400 for a family of two).

Household Affordability	Number of Units (% of Total)	Unit Type	Restricted Rent (net of utility allow.)	Market Rent (net of utility allowance)	Annual Savings
30%	5 (30%)	2 br	\$399	\$1,200	\$48,060
50%	9 (70%)	2 br	\$684	\$1,200	\$55,728
TOTAL	14 (100%)				\$103,788

However, the YWCA intends to provide an even greater affordability with all 14 units affordable at 30% of the Area Median Income (AMI). Therefore, the Rental Income sheet (Page 3 of Attachment 3) and the Pro Forma sheet (Page 7 of Attachment 3) have been calculated to reflect all 14 units affordable at 30% AMI for a more realistic analysis.

Household Affordability	Number of Units (% of Total)	Unit Type	Restricted Rent (net of utility allow.)	Market Rent (net of utility allowance)	Annual Savings
30%	14 (30%)	2 br	\$399	\$1,200	\$134,568

Environmental Review: The proposed development is currently under review by the City under the California Environmental Quality Act (CEQA) pursuant to Section 5061(b)(3) of the CEQA guidelines. It has been found to be exempt under the National Environmental Policy Act (NEPA) pursuant to 24CFR58, Section 58.34(a). It is anticipated that the CEQA review will be complete prior to consideration of this proposal by the San Diego Housing Authority.

Community Planning Group Review: This project was presented to the local community planning group where it was approved by a vote of 13-1-0.

Previous Related Action: This project has received a \$10,000 Predevelopment Project Support Grant. On October 26, 2004, the Loan Committee recommended approval of a loan up to \$1,686,000.

Future Related Action(s): Approval of this recommendation for a loan agreement will be sought from the Housing Authority.

BACKGROUND

The YWCA of San Diego County submitted an application for construction financing of a Transitional Housing Development under the Housing Commission's current Notice of Funding Availability (NOFA) for the Construction, Acquisition, and Operation of Affordable Rental Housing. Due to the nature of the special purpose housing and its anticipated population group, the applicant has requested that the location and address remain confidential and that the proposed development be referred to as the YWCA Transitional Housing Development.

DISCUSSION

THE DEVELOPER

The YWCA of San Diego County, a 501(C)(3) organization, was founded in 1907 and incorporated in 1908. It has been administering federal grants and operating programs funded by federal, state, county and city sources for over forty years and has an annual budget of \$5,000,000.

The YWCA operates programs for victims of domestic violence, homeless women, homeless families, youth leadership, and juvenile diversion. In 1978 the YWCA opened the first battered women's shelter in San Diego County. The YWCA's domestic violence program currently includes Becky's House, a nine-unit domestic violence transitional housing project and Cortez Hill Family Center, which provides 150 beds and related services to homeless families. The San Diego Housing Commission provided financial assistance to these two facilities. The proposed facility will expand the YWCA's domestic program by 14 units.

Judith Case DiPasquale, the Executive Director of the YWCA of San Diego County, will lead this project. Gary Lynn, the Director of Finance for the YWCA, will oversee all fiscal operations involved in this project. Financial consulting and planning services are being provided by Pat Getzel & Associates. Charles Davis of Urban West Development will provide construction project management. Timothy Golba, Principal of Golba Architecture is providing architectural design services; Golba won the Golden Nugget, Grand Award Best in the West for Becky's House when it opened in 2001.

THE PROPERTY

The proposed development is to be constructed on a .63-acre site currently owned by the YWCA and operated as office space and a counseling center. Based on a February 2004 appraisal, the market value of the property is \$825,000. It consists of two single-story structures. The proposed development will consist of 14 two-bedroom townhouse style units sited around a multi-function courtyard. It will provide 56 beds for victims of domestic violence and their families and there will be one fully accessible, ADA compliant unit. There will be additional space for office, counseling, laundry and two flexible space rooms. The design will be a highly complementary residential structure in this existing, mature residential neighborhood. Sufficient off-street parking will be included on the site. The units will be designed to meet or exceed the

requirements for energy efficiency through insulation, high performance windows and doors and passive solar compliments.

THE YWCA TRANSITIONAL HOUSING PROGRAM

The proposed development will provide services typically offered in the YWCA’s continuum of services to its clients. This would include: counseling and therapy, case management, career counseling, parenting skills training and anger management sessions, group counseling, legal advocacy and health care for mothers and children. Almost all of the families that the YWCA assists have limited income and resources and are at risk of becoming homeless. The typical family assisted consists of a mother and three to four children. The transitional housing program is based on a two-year stay.

THE FUNDING REQUEST

The borrower has successfully obtained approval for a State Shelter Grant; a City of San Diego Community Development Block Grant; a County Community Development Block Grant and private donations. The YWCA has agreed to place the \$825,000 full value of the property into the project and not request a land draw. Anticipated funding is as follows:

FUNDING SOURCE	AMOUNT
Owner Equity	\$ 825,000
EHAPCD State Shelter Grant	1,000,000
County CDBG	50,000
City of San Diego CDBG	155,000
San Diego Housing Commission	
Housing Trust Fund Linkage	\$843,000
State Local Housing Trust Fund Program	<u>843,000</u>
Private Donations	<u>299,801</u>
 TOTAL FUNDING SOURCES	 \$4,051,801

The borrower is requesting approval of a 55-year, 0% interest residual receipts loan in the amount of \$1,686,000, secured by a first trust deed against the property. The source of funds for this loan will be \$843,000 from the San Diego Housing Commission Housing Trust Fund and \$843,000 from the State’s Local Housing Trust Fund Program (LHTFP). Debt service on the Commission’s first position loan will be 50% of residual receipts (cash flow). However, it should be noted that special purpose housing generally has minimal cash flow due to the very low rents charged and the costs associated with operating service-enriched housing.

The State of California Department of Housing and Community Development (HCD) administers the LHTFP which is funded through the State Proposition 46. Funds awarded by this program must be used for the development of affordable multifamily rental housing and

must be matched dollar for dollar by the Housing Commission using HTF Linkage Fees. The LHTFP guidelines give grant recipients (San Diego Housing Commission) flexibility in structuring loans and provide that loan repayments shall accrue to the grantee's housing trust fund. However, the LHTFP stipulated that if the grantee's housing trust fund ceases operation within five years from the date of award (6/10/2004), any Promissory Notes, regulatory agreements or other lien documents related to the use of the LHTFP funds shall be assigned to HCD. These funds must be awarded/encumbered to specific projects within thirty months of award and must be expended no later than thirty months after the date of encumbrance.

The State also requires that a minimum of ten per cent of the annual rent collected be set aside for the residents in Individual Development Accounts. This amount is identified as a negative value in Attachment 3 on the Rental Income page and on the Pro forma page.

The YWCA owns and operates the property, which has been appraised at \$825,000. The Total Development Cost is \$4,015,801, with a per-unit cost of \$286,843. The current estimated cost is based on applicable state prevailing wages. The cost has also been impacted due to the relatively small size of the development that has made getting many estimates difficult due to the current positive construction market for contractors. The increased construction material price hikes that appear to be leveling out at this time have also impacted the development costs.

The per-unit cost to the San Diego Housing Commission (including the state LHTFP funds) is \$120,429. The proposed San Diego Housing Commission \$1,686,000 loan would be in first position.

The Financial Plan

Total Development Cost (TDC):	The total development cost is \$4,015,801, which includes all development costs.
Appraised Value:	The "as-is" value is \$825,000. The completed value will exceed the amount of the first position loan.
Security:	The loan will be secured by a first trust deed against the property.
First Trust Deed:	\$1,686,000 in Housing Commission funds; 0% simple interest.
Payments on the First Trust Deed:	50% of Residual Receipts.
Rent Restrictions:	A Declaration of Covenants and Restrictions with a 55-year term will be recorded against the property. 30% or five of the 14 units will be affordable to households earning 30% of area median income (AMI) or less. 70% or nine of the units will be affordable to

households earning 50% of area median income (AMI) or less.

Occupancy Restrictions: Occupancy of 30% or five of the units will be restricted to families earning no more than 30% of AMI. Occupancy of nine units will be restricted to families earning no more than 50% of AMI.

Recourse: The loan will be a recourse loan to the YWCA of San Diego County.

Term: Fifty-five years.

Management Plan: A Management Plan has been approved.

Operating Expense: Average operating expense of \$310 per unit per month.

Pro Forma Assumptions: Income increases are projected at 2.5 percent per year; expense increases are projected at 3.5 percent per year; vacancy is projected at 10.0 percent per year due to the nature of the transitional housing population group.

Risks and Mitigations

This loan has risk because long term operating funds for special purpose housing are not guaranteed. However, the Housing Commission's loan for this project is well secured in first position and there is no debt service required. These factors mitigate the risk of foreclosure. This potential development is strengthened by the applicant's portfolio record with similar types of projects.

The applicant has already raised approximately half of the projected \$299,801 private donations that have been identified in the sources and uses. These funds will be applied directly to the project development costs. A nearly sold out, major fund raising event scheduled for December is anticipated to provide the balance. Additional annual on-going fundraising events are planned in order to assure successful operations. A large donor sponsor is currently being considered for this specific project. (The YWCA operates a comparable project that has been in successful operation for three years based on a similar source of financing model with a large sponsor.)

ALTERNATIVES

1. The Housing Commission could deny this request for financing. However, the project is consistent with the Housing Trust Fund's Transitional Housing/Special Purpose housing program criteria and provides an opportunity to benefit from \$843,000 in State LHTFP

program funds; and, leverage an additional \$2,329,801(58%) in resources for affordable housing development.

2. Charge 3% percent interest on this loan. This alternative is standard practice on rental housing loans but would burden this very low-income project with an expense of over \$50,000 per year.

Respectfully submitted,

Cissy Fisher
Director of Housing Finance & Development

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris,
Chief Executive Officer

INFORMATION: C. C.de Baca, 619-578-7586

- Attachment(s):
1. Development Timeline
 2. Development Summary
 3. SDHC Application Form
 4. Disclosure Statement*
 5. Financial Statements*
 6. Appraisal*

*Distribution of this attachment is limited. A copy is available for review at the Housing Commission office at 1625 Newton Avenue.

ATTACHMENT 1

YWCA TRANSITIONAL HOUSING DEVELOPMENT ESTIMATED DEVELOPMENT TIMELINE

Loan Committee Approval	October 26, 2004
Housing Commission Consideration*	November 19, 2004
Housing Authority Consideration* 7, 2004	December
SDHC Loan Closing Date	January 2005
Construction Start	February 2005
Estimated Full Occupancy	December 2005

* Each subsequent consideration is contingent on affirmation of the project from the prior recommending or approval body.

ATTACHMENT 2
Development Summary
November 19, 2004

Name: Transitional Housing Development
Location: Confidential Location
Description: Transitional Housing for Victims Fleeing Domestic Violence
Sponsor(s): The YWCA of San Diego County

Unit Affordability

Total # of units: 14
Assisted units: 14
Restricted rents: 5 - Two-bedroom @ \$425 (30%)
9 - Two-bedroom @ \$735 (50%)

Market rent: Two-bedroom @ \$1,200

Percent of AMI: Five units @ 30 percent
Nine units @ 50 percent

Affordability: 55 years

Development Cost

Total development cost: \$4,015,801: \$248 square foot
HC development cost: \$ 1,686,000
Total development cost per unit: \$ 286,843
HC cost per unit (14 units): \$ 120,429
HC subsidy per bedroom @ 56 bedrooms: \$ 30,107

Sources of Funds

San Diego Housing Commission \$ 1,686,000
EHAPCD State Shelter Grant \$ 1,000,000
City of San Diego CDBG \$ 155,000
County of San Diego CDBG \$ 50,000
YWCA Land Equity \$ 825,000
YWCA Donations \$ 299,801
Total Development Cost \$ 4,015,801

Pro Forma Summary

Estimated net annual income: \$ 61,215 (year 1)
Estimated annual expense: \$ 52,120 (year 1): \$3.22 square foot
Estimated residual receipts: \$ 8,843(year 1)

**SAN DIEGO HOUSING COMMISSION
GENERAL APPLICATION FORM - Project Overview**

ATTACHMENT 3

NOFA 2004 (July 1, 2003 - June 30, 2004) - Last revised: June 30, 2003

DATE: October 20, 2004

PLEASE PROVIDE ALL KNOWN INFORMATION AS REQUESTED IN SHADED CELLS (Check all boxes that apply)

REQUEST FOR: EARLY ASSISTANCE PROJECT FUNDING \$ 1,686,000
 TECHNICAL ASSISTANCE PREDEVELOPMENT LOAN \$ _____
 _____ PROJECT SUPPORT GRANT \$ _____

PROJECT TYPE: ACQUISITION ACQUISITION & REHABILITATION RENTAL
 NEW CONSTRUCTION REHABILITATION OWNERSHIP

PROJECT CONDITION: UNIMPROVED SITE RESIDENTIAL COMMERCIAL
YEAR BUILT: n/a EXISTING STRUCTURE OTHER (DESCRIBE) New Construction

PROJECT NAME: YWCA Transitional Housing Development
ADDRESS: _____ San Diego CA _____
STREET CITY STATE ZIP
LEGAL DESCRIPTION: 1788*PO _____
LOT NO. BLOCK NO. SUBDIVISION NAME ASSESSORS PARCEL NO. CENSUS TRACT

SITE CONTROL: DEED OPTION OTHER (DESCRIBE) _____

DWELLING UNITS:			<u>14</u>				<u>14</u>	<u>28</u>
	0-BEDROOM	1-BEDROOM	2-BEDROOM	3-BEDROOM	4-BEDROOM	5-BEDROOM	TOTAL UNITS	BEDROOMS
HC Assisted Units:			<u>14</u>				<u>14</u>	<u>28</u>
	0-BEDROOM	1-BEDROOM	2-BEDROOM	3-BEDROOM	4-BEDROOM	5-BEDROOM	TOTAL UNITS	BEDROOMS

EXISTING USES OF PROPERTY: Counseling Center for related to domestic violer

DESCRIPTION OF PROPOSED PROJECT: Becky's House II will add 56 new beds (14 units) for victims of domestic violence in a transitional housing program.
NO. OF BUILDINGS: 3

APPLICANT/BORROWER:
NAME: YWCA of San Diego County CONTACT PERSON: Judith Case DiPasquale
ADDRESS: 1012 C Street San Diego CA 92101
STREET CITY STATE ZIP
TELEPHONE: (619) 239-0355 FAX NO. (619) 233-8545

LEGAL DESCRIPTION OF APPLICANT:
 FOR PROFIT CORPORATION NONPROFIT CORPORATION PARTNERSHIP INDIVIDUAL OWNER
 CHDO OTHER _____
DESCRIBE

TAXPAYER IDENTIFICATION NUMBER: 95-1661119

CURRENT OWNER/SELLER INFORMATION:
NAME: YWCA of San Diego County LEGAL DESCRIPTION: Nonprofit Corporation
ADDRESS: 1012 C Street San Diego CA 92101
STREET CITY STATE ZIP
TELEPHONE: (619) 239-0355 FAX NO. (619) 233-8545

ZONING: R-1-7 COMMUNITY PLAN AREA: Pacific Beach
COUNCIL DISTRICT: 2 SCHOOL DISTRICT: San Diego

SIGNATURE PRINT NAME TITLE DATE
Judith Case DiPasquale Executive Directo #####
PRINT NAME TITLE DATE

**SAN DIEGO HOUSING COMMISSION
APPLICANT INTEREST FORM - AI**

PLEASE PROVIDE ALL KNOWN INFORMATION AS REQUESTED

NAME, ADDRESS, TITLE/POSITION, TELEPHONE, NATURE OF INTEREST AND PERCENT OF INTEREST FOR PROPOSED OWNERS, OFFICERS AND GENERAL PARTNERS - LIST ALL FOR SHAREHOLDERS, INVESTORS, LIMITED PARTNERS AND OTHERS - LIST ALL WITH A 10% OR HIGHER INTEREST

PROJECT NAME: YWCA Transitional Housing Development
 ADDRESS: _____ San Diego CA
ADDRESS CITY STATE ZIP
 OWNERSHIP NAME: YWCA of San Diego County DATE: August 19, 2004

1. Donna Lilly Board Member Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
363 Trailview Road 619-200-2720 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
Encinitas CA 92024
CITY STATE ZIP

2. Charlotte Loomis Board Member Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
7238 Via Capri 858-456-0259 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
La Jolla CA 92037
CITY STATE ZIP

3. Donna J. Mills Board Member Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
2201 Fourth Avenue 619-446-1600 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
San Diego CA 92101
CITY STATE ZIP

4. Bridget O'Malley Richmond Board Member Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
2240 Shelter Island Drive 619-223-6054 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
San Diego CA 92106
CITY STATE ZIP

5. Lelia Peji Board Member Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
2802 West Canyon Avenue 858-688-5349 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
San Diego CA 92123
CITY STATE ZIP

6. Lena T. Rodriguez, Ph.D. Board Member Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
5500 Campanile Drive 619-594-5201 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
San Diego CA 92182
CITY STATE ZIP

7. Dottie Stanley Board Member Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
7825 Fay Avenue, Suite 300 858-456-3647 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
La Jolla CA 92037
CITY STATE ZIP

8. Adeline Navarra Williams Board Member Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
1401 E Street 619-238-5022 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
San Diego CA 92101
CITY STATE ZIP

USE ADDITIONAL SHEETS AS NECESSARY

**SAN DIEGO HOUSING COMMISSION
APPLICANT INTEREST FORM - AI**

PLEASE PROVIDE ALL KNOWN INFORMATION AS REQUESTED

NAME, ADDRESS, TITLE/POSITION, TELEPHONE, NATURE OF INTEREST AND PERCENT OF INTEREST FOR PROPOSED OWNERS, OFFICERS AND GENERAL PARTNERS - LIST ALL FOR SHAREHOLDERS, INVESTORS, LIMITED PARTNERS AND OTHERS - LIST ALL WITH A 10% OR HIGHER INTEREST

PROJECT NAME: YWCA Transitional Housing Development
 ADDRESS: San Diego CA
ADDRESS CITY STATE ZIP
 OWNERSHIP NAME: YWCA of San Diego County DATE: August 19, 2004

1. Diane Pearson Board President Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
1927 5th Avenue 619-308-9333 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
San Diego CA 92101
CITY STATE ZIP

2. Sherry Jones Vice President Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
4545 La Village Drive 858-453-2930 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
San Diego CA 92122
CITY STATE ZIP

3. Jane K. Haskel Secretary Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
2744 Caminito Prado 252-454-0803 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
La Jolla CA 92037
CITY STATE ZIP

4. Roberta Spoon Treasurer Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
555 West Beech Street, #400 619-234-4173 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
San Diego CA 92101
CITY STATE ZIP

5. Deborah L. Berger Board Member Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
1200 Third Avenue 619-533-5825 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
San Diego CA 92101
CITY STATE ZIP

6. Yvonne Campbell Board Member Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
4265 Francis Way 619-460-8393 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
La Mesa CA 91941
CITY STATE ZIP

7. Judith Case DiPasquale Executive Director Agency Director
NAME TITLE/POSITION NATURE OF INTEREST
1012 C Street 619-239-0355 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
San Diego CA 92101
CITY STATE ZIP

8. Norma Diaz Board Member Volunteer
NAME TITLE/POSITION NATURE OF INTEREST
740 Bay Boulevard 619-498-6416 None - 0%
STREET/PO BUSINESS TELEPHONE NO. PERCENT INTEREST
Chula Vista CA 91910
CITY STATE ZIP

USE ADDITIONAL SHEETS AS NECESSARY

##
SAN DIEGO HOUSING COMMISSION
APPLICANT INTEREST FORM - AI

PLEASE PROVIDE ALL KNOWN INFORMATION AS REQUESTED

NAME, ADDRESS, TITLE/POSITION, TELEPHONE, NATURE OF INTEREST AND PERCENT OF INTEREST
 FOR PROPOSED OWNERS, OFFICERS AND GENERAL PARTNERS - LIST ALL
 FOR SHAREHOLDERS, INVESTORS, LIMITED PARTNERS AND OTHERS - LIST ALL WITH A 10% OR HIGHER INTEREST

PROJECT NAME: YWCA Transitional Housing Development
 ADDRESS: _____
 ADDRESS CITY STATE ZIP
San Diego CA
 OWNERSHIP NAME: YWCA of San Diego County DATE: August 19, 2004

1.	<u>Dr. Philip Diamond</u> NAME <u>4215 Arden Way</u> STREET/PO <u>San Diego</u> <u>CA</u> <u>92103</u> CITY STATE ZIP	<u>Board Member</u> TITLE/POSITION <u>619-397-3270</u> BUSINESS TELEPHONE NO.	<u>Volunteer</u> NATURE OF INTEREST <u>None - 0%</u> PERCENT INTEREST
2.	<u>Terry Farrelly</u> NAME <u>8326 Century Park Court</u> STREET/PO <u>San Diego</u> <u>CA</u> <u>92123-41</u> CITY STATE ZIP	<u>Board Member</u> TITLE/POSITION <u>619-725-8640</u> BUSINESS TELEPHONE NO.	<u>Volunteer</u> NATURE OF INTEREST <u>None - 0%</u> PERCENT INTEREST
3.	<u>Augustine Gallego</u> NAME <u>6330 Elmhurst Drive</u> STREET/PO <u>San Diego</u> <u>CA</u> <u>92120</u> CITY STATE ZIP	<u>Board Member</u> TITLE/POSITION <u>619-265-7519</u> BUSINESS TELEPHONE NO.	<u>Volunteer</u> NATURE OF INTEREST <u>None - 0%</u> PERCENT INTEREST
4.	<u>Sunday Garrett</u> NAME <u>8697 La Mesa Boulevard</u> STREET/PO <u>La Mesa</u> <u>CA</u> <u>91941</u> CITY STATE ZIP	<u>Board Member</u> TITLE/POSITION <u>619-697-2081</u> BUSINESS TELEPHONE NO.	<u>Volunteer</u> NATURE OF INTEREST <u>None - 0%</u> PERCENT INTEREST
5.	<u>Lynne L. Heidel</u> NAME <u>945 4th Avenue</u> STREET/PO <u>San Diego</u> <u>CA</u> <u>92101</u> CITY STATE ZIP	<u>Board Member</u> TITLE/POSITION <u>619-233-1888</u> BUSINESS TELEPHONE NO.	<u>Volunteer</u> NATURE OF INTEREST <u>None - 0%</u> PERCENT INTEREST
6.	<u>Lambert Hsu</u> NAME <u>2655 Camino Del Rio North #110</u> STREET/PO <u>San Diego</u> <u>CA</u> <u>92108</u> CITY STATE ZIP	<u>Board Member</u> TITLE/POSITION <u>619-294-7800</u> BUSINESS TELEPHONE NO.	<u>Volunteer</u> NATURE OF INTEREST <u>None - 0%</u> PERCENT INTEREST
7.	<u>Gale Johnson</u> NAME <u>2643 Ariana Drive</u> STREET/PO <u>San Diego</u> <u>CA</u> <u>92117</u> CITY STATE ZIP	<u>Board Member</u> TITLE/POSITION <u>858-581-3566</u> BUSINESS TELEPHONE NO.	<u>Volunteer</u> NATURE OF INTEREST <u>None - 0%</u> PERCENT INTEREST
8.	<u>J. Alexys Kalafer</u> NAME <u>402 W. Broadway, Suite 1230</u> STREET/PO <u>San Diego</u> <u>CA</u> <u>92101</u> CITY STATE ZIP	<u>Board Member</u> TITLE/POSITION <u>619-236-1631</u> BUSINESS TELEPHONE NO.	<u>Volunteer</u> NATURE OF INTEREST <u>None - 0%</u> PERCENT INTEREST

USE ADDITIONAL SHEETS AS NECESSARY

**SAN DIEGO HOUSING COMMISSION
DEVELOPMENT FORM - OPERATING EXPENSE - OE**

DATE: October 20, 2004

PLEASE PROVIDE ALL KNOWN INFORMATION AS REQUESTED - CHECK ALL BOXES THAT APPLY
NOFA 2004 (July 1, 2003 - June 30, 2004) - Last revised: June 30, 2003

PROJECT TYPE: ACQUISITION ACQUISITION & REHABILITATION RENTAL
 NEW CONSTRUCTION REHABILITATION OWNERSHIP

PROJECT NAME: YWCA Transitional Housing Development

ADDRESS: _____
STREET
TOTAL NUMBER OF UNITS: 14 San Diego CA
CITY STATE ZIP

OPERATING EXPENSE ITEM	ANNUAL COST	COST PER UNIT	COST PER SQ. FT.
Administrative Expenses			
Office Supplies & Equipment	\$ _____	\$ _____	\$ _____
Telephone	\$ <u>600</u>	\$ <u>43</u>	\$ <u>0.04</u>
Training & Travel	\$ <u>300</u>	\$ <u>21</u>	\$ <u>0.02</u>
Payroll Services	\$ <u>24,223</u>	\$ <u>1,730</u>	\$ <u>1.50</u>
Program Services	\$ _____	\$ _____	\$ _____
Other: auto	\$ <u>300</u>	\$ <u>21</u>	\$ <u>0.02</u>
Subtotal Percent of Total <u>49%</u>	\$ <u>25,423</u>	\$ <u>1,816</u>	\$ <u>1.57</u>
Marketing Expenses			
Advertising	\$ <u>250</u>	\$ <u>18</u>	\$ <u>0.02</u>
Other: _____	\$ _____	\$ _____	\$ _____
Subtotal Percent of Total <u>0%</u>	\$ <u>250</u>	\$ <u>18</u>	\$ <u>0.02</u>
Professional Fees			
Property Management	\$ <u>5,040</u>	\$ <u>360</u>	\$ <u>0.31</u>
Auditing Services	\$ <u>600</u>	\$ <u>43</u>	\$ <u>0.04</u>
Legal Services	\$ <u>600</u>	\$ <u>43</u>	\$ <u>0.04</u>
Other: _____	\$ _____	\$ _____	\$ _____
Subtotal Percent of Total <u>12%</u>	\$ <u>6,240</u>	\$ <u>446</u>	\$ <u>0.39</u>
Utilities			
Electric	\$ <u>1,344</u>	\$ <u>96</u>	\$ <u>0.08</u>
Gas	\$ <u>672</u>	\$ <u>48</u>	\$ <u>0.04</u>
Water/Sewer	\$ <u>4,201</u>	\$ <u>300</u>	\$ <u>0.26</u>
Other: _____	\$ _____	\$ _____	\$ _____
Subtotal Percent of Total <u>12%</u>	\$ <u>6,217</u>	\$ <u>444</u>	\$ <u>0.38</u>
Contract Services			
Exterminating	\$ <u>1,800</u>	\$ <u>129</u>	\$ <u>0.11</u>
Trash Removal	\$ <u>1,680</u>	\$ <u>120</u>	\$ <u>0.10</u>
Security Patrol	\$ _____	\$ _____	\$ _____
Building/Grounds Maintenance	\$ <u>840</u>	\$ <u>60</u>	\$ <u>0.05</u>
Janitorial Services	\$ _____	\$ _____	\$ _____
Repair Services	\$ <u>840</u>	\$ <u>60</u>	\$ <u>0.05</u>
Elevator & Other Equipment	\$ _____	\$ _____	\$ _____
Garage Operations/Maintenance	\$ _____	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____	\$ _____
Subtotal Percent of Total <u>10%</u>	\$ <u>5,160</u>	\$ <u>369</u>	\$ <u>0.32</u>
Cleaning & Decorating			
Painting Supplies	\$ <u>840</u>	\$ <u>60</u>	\$ <u>0.05</u>
Grounds Supplies	\$ <u>840</u>	\$ <u>60</u>	\$ <u>0.05</u>
Other: _____	\$ _____	\$ _____	\$ _____
Subtotal Percent of Total <u>3%</u>	\$ <u>1,680</u>	\$ <u>120</u>	\$ <u>0.10</u>
Taxes & Insurance			
Real Property Tax Assessment	\$ <u>1,200</u>	\$ <u>86</u>	\$ <u>0.07</u>
Property Insurance	\$ <u>4,800</u>	\$ <u>343</u>	\$ <u>0.30</u>
Director's & Officer's Insurance	\$ _____	\$ _____	\$ _____
Other: misc. taxes/permits	\$ <u>240</u>	\$ <u>17</u>	\$ <u>0.01</u>
Subtotal Percent of Total <u>12%</u>	\$ <u>6,240</u>	\$ <u>446</u>	\$ <u>0.39</u>
Other			
SDHC Monitoring Fees	\$ <u>910</u>	\$ <u>65</u>	\$ <u>0.06</u>
Other: _____	\$ _____	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____	\$ _____
Subtotal Percent of Total <u>2%</u>	\$ <u>910</u>	\$ <u>65</u>	\$ <u>0.06</u>
Total Annual Operating Costs	\$ <u>52,120</u>	\$ <u>3,723</u>	\$ <u>3.22</u>

PROJECT TYPE: ACQUISITION ACQUISITION & REHABILITATION RENTAL OWNERSHIP
 NEW CONSTRUCTION REHABILITATION

NUMBER OF UNITS: 14

PROJECT NAME: YWCA Transitional Housing Development
 ADDRESS: San Diego CA
STREET CITY STATE ZIP

POSITION	TERMS	COMMITMENT	AMORTIZED	DEFERRED	TAX CREDIT	GRANT	EQUITY
1st SDHC (Select one) Residual Receipts or Amortized	55 YRS. RATE <input checked="" type="checkbox"/>	% <input type="checkbox"/> 12/7/2004 DATE OR EXPECTED	\$	\$ 1,686,000			
		Subsidy/Assisted Unit \$ 120,429 Subsidy/Assisted Bdrr \$ 60,214					
2nd CDBG	<input type="checkbox"/>	% <input checked="" type="checkbox"/> June, 2004 DATE OR EXPECTED	\$	\$		\$ 205,000	
3rd State Shelter Grant	10 YRS. RATE <input type="checkbox"/>	% <input checked="" type="checkbox"/> July, 2004 DATE OR EXPECTED	\$	\$		\$ 1,000,000	
TAX CREDIT	<input type="checkbox"/>	% <input checked="" type="checkbox"/> DATE OR EXPECTED			\$		
EQUITY YWCA land value&donations	<input type="checkbox"/>	% <input checked="" type="checkbox"/> DATE OR EXPECTED					\$ 1,124,801
TOTAL			\$ 4,015,801	\$ 1,686,000		\$ 1,205,000	\$ 1,124,801

	TOTAL	CLOSING	CONSTRUCTION PERIOD			COMPLETION 4TH QUARTER	RENT UP QTRS 5 & 6
			1ST QUARTER	2ND QUARTER	3RD QUARTER		
SDHC	\$ 1,686,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 250,000	\$ 186,000	\$
CDBG	\$ 205,000	\$ 205,000	\$	\$	\$	\$	\$
State Shelter Grant	\$ 1,000,000	\$	\$	\$ 750,000	\$ 150,000	\$ 100,000	\$
YWCA land value&donations	\$ 1,124,801	\$ 925,000	\$ 59,801	\$	\$ 70,000	\$ 70,000	\$
	\$ 4,015,801	\$ 1,380,000	\$ 559,801	\$ 1,250,000	\$ 470,000	\$ 356,000	\$

CONSTRUCTION LENDER: not applicable

CONSTRUCTION TIME: _____ (MONTHS)

CONSTRUCTION INTEREST: _____ %

COMMITTED: YES NO

DATE OF COMMITMENT/EXPECTED: _____

**SAN DIEGO HOUSING COMMISSION
DEVELOPMENT FORM - PRO FORMA - PF**

NOFA 2004 (July 1, 2003 - June 30, 2004) - Last revised: June 30, 2003

PLEASE PROVIDE ALL KNOWN INFORMATION - CHECK ALL BOXES THAT APPLY

Date: October 20, 2004

PROJECT TYPE: ACQUISITION ACQUISITION & REHABILITATION RENTAL
 NEW CONSTRUCTION REHABILITATION OWNERSHIP

PROJECT NAME: YWCA Transitional Housing Development

ADDRESS: San Diego CA
 STREET CITY STATE ZIP

Replacement Reserve	\$ 3,500	LP Asset Mgmt Fee	\$	GP Management Fee	\$
Rental Income	\$ 71,400	Project Income Increase	2.50 %	Mortgage Amount	\$ 55 %
Other Income	\$ 540	Operating Exp. Increase	3.50 %	Mortgage Rate	
Operating Expenses	\$ 52,120	Vacancy Loss	10.00 %	Mortgage Term (Years)	55
LP & GP Annual Increase	%	Deferred Dev. Fee	\$	Interest on Deff. Dev. Fee	%

SDHC Partiiicipation	\$ 1,685,945	Residual Receipts	<input checked="" type="checkbox"/>	Interest Rate	%
Percent of Residual to HC	50%	or Amortize	<input type="checkbox"/>	Term (Years)	55

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Project Income	\$ 71,940	\$ 73,739	\$ 75,582	\$ 77,472	\$ 79,408
Vacancy	\$ 7,194	\$ 7,374	\$ 7,558	\$ 7,747	\$ 7,941
Effective Gross Income	\$ 64,746	\$ 66,365	\$ 68,024	\$ 69,724	\$ 71,467
Operating Expense	\$ 52,120	\$ 53,944	\$ 55,832	\$ 57,786	\$ 59,809
Net Operating Income	\$ 12,626	\$ 12,420	\$ 12,192	\$ 11,938	\$ 11,659
Debt Service (1st)	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Coverage (1st)	12626.00	12420.45	12191.52	11937.98	11658.57
Replacement Reserve	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
Cash Flow	\$ 9,125	\$ 8,919	\$ 8,691	\$ 8,437	\$ 8,158
LP Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
GP Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
Deffered Dev. Fee Pmt.	\$ -	\$ -	\$ -	\$ -	\$ -
SDHC Residual Receipts	\$ 4,563	\$ 4,460	\$ 4,345	\$ 4,218	\$ 4,079
Net Cash Flow	\$ 4,563	\$ 4,460	\$ 4,345	\$ 4,218	\$ 4,079

	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Gross Income	\$ 81,394	\$ 83,428	\$ 85,514	\$ 87,652	\$ 89,843
Vacancy	\$ 8,139	\$ 8,343	\$ 8,551	\$ 8,765	\$ 8,984
Effective Gross Income	\$ 73,254	\$ 75,086	\$ 76,963	\$ 78,887	\$ 80,859
Operating Expense	\$ 61,902	\$ 64,069	\$ 66,311	\$ 68,632	\$ 71,034
Net Operating Income	\$ 11,352	\$ 11,017	\$ 10,651	\$ 10,255	\$ 9,825
Debt Service (1st)	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Coverage (1st)	11351.95	11016.72	10651.45	10254.63	9824.67
Replacement Reserve	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
Cash Flow	\$ 7,851	\$ 7,516	\$ 7,150	\$ 6,754	\$ 6,324
LP Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
GP Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
Deffered Dev. Fee	\$ -	\$ -	\$ -	\$ -	\$ -
SDHC Residual Receipts	\$ 3,925	\$ 3,758	\$ 3,575	\$ 3,377	\$ 3,162
Net Cash Flow	\$ 3,925	\$ 3,758	\$ 3,575	\$ 3,377	\$ 3,162

	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Income	\$ 92,089	\$ 94,392	\$ 96,751	\$ 99,170	\$ 101,649
Vacancy	\$ 9,209	\$ 9,439	\$ 9,675	\$ 9,917	\$ 10,165
Effective Gross Income	\$ 82,880	\$ 84,952	\$ 87,076	\$ 89,253	\$ 91,484
Operating Expense	\$ 73,520	\$ 76,094	\$ 78,757	\$ 81,513	\$ 84,366
Net Operating Income	\$ 9,360	\$ 8,859	\$ 8,319	\$ 7,740	\$ 7,118
Debt Service (1st)	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Coverage (1st)	9359.95	8858.74	8319.27	7739.69	7118.04
Replacement Reserve	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
Cash Flow	\$ 5,859	\$ 5,358	\$ 4,818	\$ 4,239	\$ 3,617
LP Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
GP Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
Deffered Dev. Fee	\$ -	\$ -	\$ -	\$ -	\$ -
SDHC Residual Receipts	\$ 2,929	\$ 2,679	\$ 2,409	\$ 2,119	\$ 1,809
Net Cash Flow	\$ 2,929	\$ 2,679	\$ 2,409	\$ 2,119	\$ 1,809