



SAN DIEGO  
HOUSING  
COMMISSION

We're About People

# San Diego Housing Commission (SDHC) Final Bond Authorization for Courthouse Commons Presentation to the SDHC Board of Commissioners June 12, 2020

Colin Miller  
Vice President, Housing Finance  
Real Estate Division





# SDHC – Courthouse Commons Partnership Development Staff Recommendations

## **That SDHC recommend that the Housing Authority of the City of San Diego (Housing Authority):**

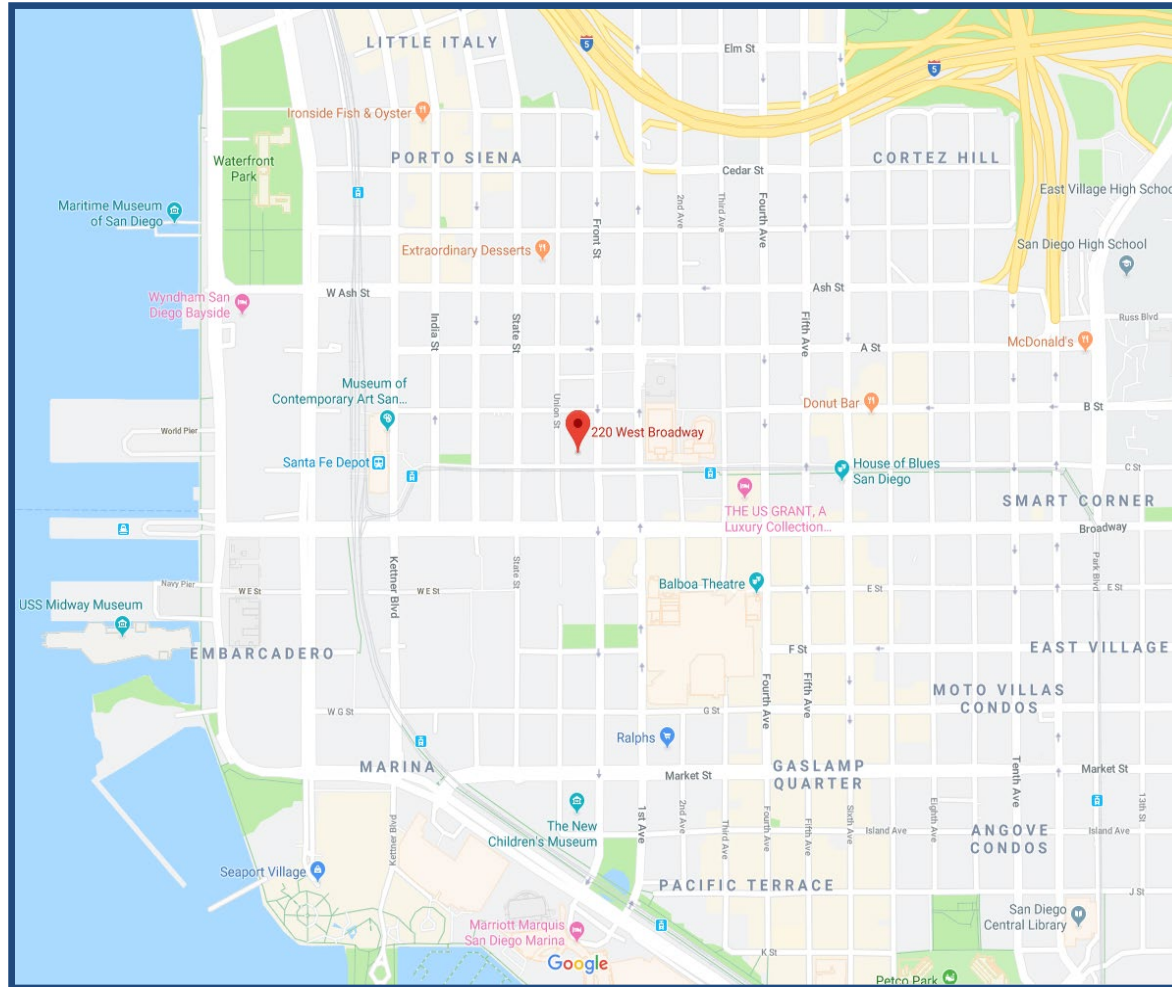
- Authorize the issuance of up to \$24,000,000 in tax-exempt Multifamily Housing Revenue Bonds to fund the acquisition and development for Courthouse Commons, an 82-unit rental housing development at 220 West Broadway that will include 41 affordable units and 41 market-rate units.

## **That SDHC recommend 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
<b>Developer</b>	Holland Development LLC
<b>General Partner</b>	To-be-determined
<b>Limited Partner</b>	220 W Broadway Development Partners, L.P. & 220 W Broadway Market Rate 2, LLC
<b>Architect</b>	Carrier Johnson
<b>General Contractor</b>	Holland Construction, Inc.
<b>Property Manager</b>	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
<b>Total Sources</b>	<b>\$40,852,950</b>	<b>Total Development Costs</b>	<b>\$40,852,950</b>

- 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
<b>Affordable Unit Subtotal</b>		<b>41</b>	
Studio	Market	9	Market
One Bedroom	Market	31	Market
Two Bedroom	Market	1	Market
Three Bedroom	Market	0	Market
<b>Market Rate Unit Subtotal</b>		<b>41</b>	
<b>Total</b>		<b>82</b>	

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





# SDHC – Courthouse Commons Partnership Development Development Timeline

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





# SDHC – Courthouse Commons Partnership Development

# Questions & Comments

