



EXECUTIVE SUMMARY

MEETING DATE: May 12, 2023

HCR23-058

SUBJECT: Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA)
Hearing for 8th Avenue Family Housing

COUNCIL DISTRICT: 3

ORIGINATING DEPARTMENT: Real Estate

CONTACT/PHONE NUMBER: Jennifer Kreutter (619) 578-7709

REQUESTED ACTION:

Take the initial steps to issue up to \$24,000,000 in Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds to facilitate the construction of a new affordable housing development at 3927-37 1/2 8th Avenue, in the Hillcrest neighborhood of the Uptown Community Planning Area, which will consist of 79 units affordable for 55 years for individuals and families earning 30 percent to 50 percent of San Diego's Area Median Income and one unrestricted manager's unit.

EXECUTIVE SUMMARY OF KEY FACTORS:

- 8th Avenue Family Housing is a proposed transit-oriented, new construction, affordable rental housing development for families with low income, including large families.
- In exchange for a land donation and financial contribution by two market-rate developers through National Housing Corporation, 59 of the proposed affordable housing units at 8th Avenue Family Housing will be constructed by Rise Urban Partners LLC to satisfy the City of San Diego density bonus requirements for two market-rate developments: Park Summit at 3333 5th Avenue and The Lindley at 445 W. Ash Street.
- Site amenities will include: an on-site manager, a community room, a laundry room, an outdoor courtyard area, bicycle storage, a solar component, a conference room and a second community room with an outdoor patio on the eighth floor. The 80-unit development will consist of studio, one-, two-, and three-bedroom units, along with associated common areas, an elevator and landscape improvements.
- The site is in a transit priority area with nearby public transit options (bus stops at 8th and University to the east and 9th and University to the west), as well as walkability to daily needs such as grocery stores, drug stores, and other retail services nearby.
- 8th Avenue Family Housing has an estimated total development cost of \$41,860,101 (\$523,251/unit) with financing from a combination of sources, including tax-exempt Multifamily Housing Revenue Bonds, 4 percent tax credits, deferred developer fee, an \$11,800,000 subordinate loan from the nonprofit National Housing Corporation, and donated land.
- No Housing Commission cash loan funds are proposed for 8th Avenue Family Housing.
- The property is currently improved with one building, consisting of 45 single-room occupancy (SRO) housing units. The adjacent site consists of a two-bedroom house and a one-bedroom unit above a detached garage. All three sites are currently vacant. The Friendship Hotel functioned similarly to an SRO hotel but was not on the Housing Commission's SRO Hotel List.
- To date, except for two former tenants, all eligible former occupants have received relocation benefits that comply with the City of San Diego SRO Hotel Regulations, and the property is vacant. Attempts to locate the final two former tenants are being made via a public noticing process that lists the tenant names and the amount of relocation benefit to which they are entitled.



REPORT

DATE ISSUED: May 4, 2023

REPORT NO: HCR23-058

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of May 12, 2023

SUBJECT: Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA)
Hearing for 8th Avenue Family Housing

COUNCIL DISTRICT: 3

REQUESTED ACTION

Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) hearings are scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on May 12, 2023, 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 the Housing Commission's President & Chief Executive Officer, or designee, within seven days of the date of this notice.

Take the initial steps to issue up to \$24,000,000 in Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds to facilitate the construction of a new affordable housing development at 3927-37 1/2 8th Avenue, in the Hillcrest neighborhood of the Uptown Community Planning Area, which will consist of 79 units affordable for 55 years for individuals and families earning 30 percent to 50 percent of San Diego's Area Median Income and one unrestricted manager's unit.

STAFF RECOMMENDATION

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

- 1) Approve the following steps to issue up to \$24,000,000 in Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds to facilitate the construction of a new affordable housing development at 3927-37 1/2 8th Avenue in the Hillcrest neighborhood of the Uptown Community Planning Area, which will consist of 79 units affordable for 55 years for individuals and families earning 30 percent to 50 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$24,000,000 in tax-exempt Multifamily Housing Revenue Bonds supporting the 8th Avenue Family Housing development by Rise 8th Ave LP, a 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 \$24,000,000 for Rise 8th Ave LP, a California limited partnership; and

- c. Approve the financing team of Quint & Thimmig LLP as the Bond Counsel and Ross Financial Inc. as the Financial Advisor.
- 2) Authorize the Housing Commission’s President and Chief Executive Officer (President & CEO), or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and Bond Counsel and to take such actions as 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 and adopt a resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$24,000,000 to facilitate the development of 8th Avenue Family Housing.

SUMMARY

Table 1 – Development Details

Address	3927, 3937, 3937 1/2 8 th Avenue
Council District	Council District 3
Community Plan Area	Uptown Community Planning Area
Developer	Rise Urban Partners LLC
Development Type	Acquisition and New Construction
Construction Type	Types IA (levels 1-3) and IIIA (levels 4-8), one 8-story building
Parking Type	4 surface parking spaces.
Mass Transit	Bus stops at 8 th & University Ave (to east) and 9 th & University Ave (to west)
Housing Type	Affordable for families with low income, including large families
Accessibility	Wheelchair accessibility in 15 percent of the units, and 10 percent of the units will be accessible to residents with visual and/or hearing impairment.
Lot Size	0.28 Acres (11,991 square feet) consisting of two adjacent parcels
Units	79 affordable units and one unrestricted manager’s unit
Density	286 dwelling units per acre (80 units ÷ 0.28 acres)
Unit Mix	22 studio units, 17 one-bedroom units, 20 two-bedroom units, 20 three-bedroom units, and 1 one-bedroom manager’s unit
Gross Building Area	78,292 square feet
Net Rentable Area	58,265 square feet
Affordable Units in Service by Council District	Council District 3 includes 8,266 affordable rental housing units currently in service, which represents 32.5 percent of the 25,397 affordable rental housing units in service citywide.

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The Development

8th Avenue Family Housing is a proposed transit-oriented, new construction, affordable rental housing development at 3927-37 1/2 8th Avenue in the Hillcrest neighborhood of San Diego in Council District 3. A site map is at Attachment 1. The 79 affordable apartments will be reserved as general affordable housing units for families with low income, including large families, consistent with California Tax Credit Allocation Committee (CTCAC) definitions and regulations. In addition, one unit will be an on-site manager's unit.

A central feature of the development's financing involves a partnership between Rise Urban Partners, LLC (Rise) and two market developers, Floit Properties, Inc. (Floit) and Toll Brothers (Toll). Under the agreement between the parties, Floit and Toll are providing a land donation and contribution to the development through National Housing Corporation, a San Marcos-based affordable housing nonprofit. In exchange for the land donation and financial contribution, 59 of the proposed affordable housing units at 8th Avenue Family Housing will be constructed by Rise in order to satisfy the City of San Diego density bonus requirements for two market-rate developments: 1. Floit (Park Summit at 3333 5th Avenue) and 2. Toll (The Lindley at 445 W. Ash Street).

A concrete podium deck will comprise the first through third floors (with a concrete slab-on-grade foundation), and the fourth through eighth floors will utilize wood-frame construction. The exterior will include stucco, metal and poured concrete. The development's proposed unit amenities will include heating / air conditioning, all-electric appliances (refrigerator, stove/oven, dishwasher), garbage disposal, blinds, and prewiring for cable television and internet. Site amenities will include an on-site manager, a community room, a laundry room, an outdoor courtyard area, bicycle storage, a solar component, a conference room and a second community room with an outdoor patio on the eighth floor. The development will consist of studio, one-, two-, and three-bedroom units, along with associated common areas, an elevator and landscape improvements.

8th Avenue Family Housing will include four surface (non-assigned) parking spaces for the proposed 80 new units. The developer explains that the site is in a transit priority area with nearby public transit options (bus stops at 8th and University to the east and 9th and University to the west), as well as walkability to daily needs such as grocery stores, drug stores, and other retail services nearby.

The Property

The 8th Avenue Family Housing site is located on the east side of 8th Avenue, just north of University Avenue and is one block west of Highway 163 in the Hillcrest neighborhood of the Uptown Community Planning Area in Central San Diego. The site is near bus service, grocery stores, pharmacies and healthcare options. The site is behind a fast-food, drive-through restaurant, auto body repair shop, and a San Diego Fire-Rescue Station. University Avenue is 200 feet south of the property. The surrounding properties along the north, east and west are multifamily and mixed-use retail/multifamily. The immediate surroundings are: a) to the north – multifamily housing; Washington Street; and offices; b) to the south – fast-food restaurant; University Avenue; retail; bank; residential; c) to the east – San Diego Fire-Rescue Station; 9th Avenue; Highway 163; and d) to the west – multifamily housing retail mixed uses. The property's current owner/seller is Friendship Hotel LLC and Dan Floit. The subject is a multifamily redevelopment site consisting of two adjoining parcels totaling 11,991 square feet of land area. The existing improvements are at 3927 8th Avenue on an 7,993-square-foot lot with a two-story, single-room occupancy hotel built prior to 1930 and renovated in 2015. The improvements at 3937 8th Avenue are on a

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3,998-square-foot lot consisting of two residences built in 1957. After acquisition, Rise 8th Ave, L.P. plans to raze the existing improvements and construct an eight-story affordable multifamily housing development with 79 affordable units and one manager's unit.

Services

Resident services will meet the CDLAC and CTCAC requirements and are anticipated to be child and adult education, health, skill-building, and after-school classes. Pacific Southwest Community Development Corporation, an experienced third-party provider/coordinator, will help to provide these resident services.

Prevailing Wages

The 8th Avenue Family Housing proposed development is not subject to payment of federal prevailing wages because the proposed financing does not include federal funds. The development is also not subject to California state prevailing wages as the developer is not proposing to use California state financing that requires payment of such wages.

Appraisal

On February 15, 2023, Integra Realty Resources appraised the properties, as is, at \$5,400,000.

Relocation

In March 2023, Overland, Pacific & Cutler (OPC) prepared a relocation plan in connection with the proposed acquisition of the Friendship Hotel at 3927 8th Avenue and the adjacent site at 3937 8th Avenue, San Diego, CA 92103. The property is currently improved with one building, consisting of 45 single-room occupancy (SRO) housing units. The adjacent site consists of a two-bedroom house and a one-bedroom unit above a detached garage. All three sites are currently vacant. The Friendship Hotel was functioning similarly to an SRO hotel with both short-term and long-term stays, but was not on SDHC's SRO Hotel List. The current owner stopped leasing units at both sites upon tenants vacating, beginning in April 2022. After receiving code violations, insurance cancellations, and costly repairs, the owner began to offer \$3,000 payments in August 2022 to the 24 tenants remaining at the Friendship Hotel to vacate their units. Shortly thereafter, Housing Commission staff informed the owner about the applicability of SRO regulations, which required the provision of relocation assistance to the displaced tenants. All former occupants of the 45-unit SRO building were reviewed for relocation assistance eligibility under the City of San Diego's SRO Hotel Regulations. To date, except for two former tenants, all eligible tenants have received relocation benefits that comply with the City of San Diego SRO Hotel Regulations, and the property is vacant. Attempts to locate the final two former tenants are being made via a public noticing process that lists the tenant names and the amount of relocation benefit to which they are entitled. Any relocation benefits as required by the City of San Diego SRO Hotel Regulations that are not claimed will be deposited into the SRO Hotel Replacement Fund. In accordance with applicable relocation law, all eligible previous tenants will be issued a right of first refusal notice to a comparable affordable dwelling unit available in the new development. The developer's pro forma budgets \$641,284 for relocation costs.

Accessibility

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 accessibility requirements. The 8th Avenue Family Housing units will be accessible in accordance with the Americans with Disabilities Act.

Project Sustainability

8th Avenue Family Housing will be constructed in conformance with CTCAC minimum energy efficiency standards and will be an all-electric building. The development’s features will include all-electric, Energy Star-rated efficient appliances. The designed solar component will accommodate a portion of 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. The development will be built in accordance with CTCAC Sustainable Building Methods.

Development Team

The developer, Rise Urban Partners, LLC, is a joint venture between Trestle Development LLC and Rob Morgan. The developer has previously used a Housing Commission loan and/or tax-exempt bonds to develop affordable housing, including:

- 1) Rise was the developer of the Mississippi ECB Apartments, a tax credit new construction development in North Park.
- 2) Rise is currently developing the Merge 56 Affordable Apartments at Carmel Mountain Road and State Route 56.

Trestle and Rob Morgan have, independently, developed over 550 housing units over the past nine years. Rise Urban Partners, LLC specializes in the development and financing of multifamily affordable housing, including but not limited to the use of low-income housing tax credits. Rise 8th Ave, LP will own and operate 8th Avenue Family Housing. The development will be built by a to-be-determined general contractor. Studio E is providing architectural services. Red Stone Equity Partners has been engaged to serve as the tax credit syndicator.

The 8th Avenue Family Housing’s limited partnership is Rise 8th Avenue LP. An Organization Chart is at Attachment 2.

Table 2 - Development Team Summary

ROLE	FIRM/CONTACT
Developer	Rise Urban Partners, LLC
Owner/Borrower	Rise 8 th Ave LP
Managing General Partner	National Housing MGP, LLC
Administrative General Partner	Rise 8 th Ave, LLC
Tax Credit Investor Limited Partner	Redstone Equity Partners
Architect	Studio E Architects
General Contractor	To be determined
Property Management	To be determined
Relocation Consultant	Overland, Pacific & Cutler
Construction and Permanent Lender	To be determined
Resident Services Provider	Pacific Southwest Community Development Corporation.

Property Management

The 8th Avenue Family Housing’s property management company is to be determined. It will be a qualified third-party management company experienced in tax credit compliance and is anticipated to be identified by the time this item is brought back to the board for final bond authorization

FINANCING STRUCTURE

8th Avenue Family Housing has an estimated total development cost of \$41,860,101 (\$523,251/unit) with financing from a combination of sources, as described in Table 3, including tax-exempt Multifamily Housing Revenue Bonds, 4 percent tax credits, deferred developer fee, an \$11,800,000 subordinate loan from the nonprofit National Housing Corporation, and donated land. The developer’s pro forma is included as Attachment 3 and summarized below. No Housing Commission cash loan funds are proposed for 8th Avenue Family Housing.

Table 3 – Estimated Sources and Uses of Financing

Financing Sources	Amount	Financing Uses	Amount	Per Unit
Bond Financed Permanent Loan	\$ 8,110,000	Acquisition	\$ 0	\$ 0
National Housing Corporation (NHC) Subordinate Loan	11,800,000	Construction & Contingency Costs	28,205,980	352,575
Deferred Developer’s Fee	3,297,222	Financing Costs	2,836,261	35,453
Accrued Interest on NHC Soft Debt	711,752	Permits & Fees	1,104,282	13,804
4 Percent Tax Credit Equity	17,941,127	Other Soft Costs	1,633,195	20,413
		Soft Cost Contingency	405,000	5,063
		Architect & Engineering	1,404,630	17,558
		Reserves	515,000	6,438
		Relocation	641,284	8,016
		Developer Fee	5,114,469	63,931
Total Sources	\$41,860,101	Total Uses	\$41,860,101	\$523,251

Developer Fee

\$5,114,469 - gross developer fee

- 3,297,222 - minus deferred developer’s fee

\$1,817,247 - net cash developer’s fee

On April 25, 2017, the Housing Authority approved the “Request for Approval of Updated Developer Fees” (Report No. HAR17-011; Resolution No. HA-1727). That report approved certain developer fee guidelines for multifamily loans and bond issuances. Attachment 1 to that report stated: “Developer Fee [for] 4% tax credits, in project costs: 15% eligible basis....” The proposed developer’s fee complies with the HAR 17-011 “Request for Approval of Updated Developer Fees” guidelines approved by the Housing Authority on April 25, 2017.

Development Cost Key Performance Indicators

Housing Commission staff has 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

Total Development Cost Per Unit	$\$41,860,101 \div 80 \text{ units} =$	\$523,251
Housing Commission Subsidy Per Unit	--	\$0
Acquisition Cost Per Unit	$\$0 \div 80 \text{ units} =$	\$0
Gross Building Square Foot Hard Cost	$\$28,205,980 \div 78,292 \text{ sq. ft.} =$	\$360
Net Rentable Square Foot Hard Cost	$\$28,205,980 \div 58,265 \text{ sq. ft.} =$	\$484

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 – 8th Avenue Family Housing	2023	80	\$41,860,101 (without prevailing wage)	\$523,251	\$0	\$360
Serenade on 43 rd	2023	65	\$33,784,749(with prevailing wage)	\$519,765	\$30,769	\$330
Modica	2023	94	\$58,165,819 (without prevailing wage)	\$618,785	\$31,915	\$378

TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS

The Housing Commission 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 brought before the Housing Commission. Housing Commission bond inducement resolutions must be obtained prior to application submittal, and Housing Authority TEFRA resolutions must be secured by the time of project closing. These actions do not obligate the Housing Authority to issue bonds. The Housing Commission 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 May 23, 2023, for an August 23, 2023, CDLAC 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 \$24,000,000 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 the Housing Commission’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. Housing Commission staff will later return to both the Housing Commission 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 recommends assigning Quint & Thimmig LLP as the Bond Counsel and Ross Financial Inc. as the 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 the Housing Commission’s Bond Program Policy.

AFFORDABLE HOUSING IMPACT

Affordability

The 8th Avenue Family Housing development will be subject to applicable tax credit and bond regulatory agreements, which will restrict affordability of the 79 units for 55 years. The rent and occupancy restrictions required by CTCAC will apply.

Table 6 – Affordability & Monthly Estimated Rent Table

Unit Type	AMI	Units	CTCAC Gross Rents
Studio (419 sq. ft.)	30% (\$27,350/year for one-person household)	2	\$683
Studio (419 sq. ft.)	50% (\$45,550/year for one-person household)	20	\$1,138
Subtotal Studio Units	--	22	--
One bedroom (602 sq. ft.)	30% (\$31,250/year for two-person household)	2	\$732
One bedroom (602 sq. ft.)	50% (\$52,050/year for two-person household)	15	\$1,220
Subtotal One Bedroom Units	--	17	--
Two bedrooms (840 sq. ft.)	30% (\$35,150/year for three-person household)	2	\$878

Two bedrooms (840 sq. ft.)	50% (\$58,550/year for three-person household)	18	\$1,463
Subtotal Two Bedroom Units	--	20	--
Three bedrooms (1,071 sq. ft.)	30% (\$39,050/year for four-person household)	2	\$1,015
Three bedrooms (1,071 sq. ft.)	50% (\$65,050/year for four-person household)	18	\$1,691
Subtotal Three Bedroom Units	--	20	--
Manager's one bedroom unit	--	1	
Total Units	--	80	--

FISCAL CONSIDERATIONS

The funding sources and uses approved by this proposed action are included in the Fiscal Year (FY) 2023 Housing Commission Budget.

Funding sources approved by this action will be as follows:

Bond Issuer Fee: (\$24,000,000 X 0.0025) = \$53,875

Total Funding Sources – up to \$53,875

Funding uses approved by this action:

Administrative costs - \$53,875

Total Funding Uses - up to \$53,875

Housing Commission approval of the bond inducement and 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 the Housing Commission 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 the Housing Commission annual administrative fee, as well as Housing Commission, 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	• May 23, 2023
• CDLAC & CTCAC allocation meetings	• August 23, 2023
• Housing Commission final bond authorization	• October 2023
• Housing Authority final bond authorization	• November 2023
• Estimated Bond issuance and escrow/loan closing	• December 2023
• Estimated start of construction work	• January 2024
• Estimated completion of construction work	• August 2025

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EQUAL OPPORTUNITY CONTRACTING AND EQUITY ASSURANCE

Rise Urban Partners LLC reported that it is committed to advancing equity and inclusion throughout the development and operation of the project. Rise Urban Partners LLC demonstrates a commitment to this effort by planning to use the Global Diversity, Equity & Inclusion Benchmarks assessment checklist to assess current racial equity and inclusion (REI) efforts and ensure that REI policies, initiatives, and practices are intentionally embedded in all that they do.

HOUSING COMMISSION STRATEGIC PLAN

This item relates to Strategic Priority Area No. 1 in the Housing Commission Strategic Plan for Fiscal Year (FY) 2022-2024: Increasing and Preserving Housing Solutions.

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS

Rise Urban Partners LLC plans to present the proposed development, as an information item to the Uptown Community Planning Group in late Spring/early-Summer 2023.

KEY STAKEHOLDERS and PROJECTED IMPACTS

8th Avenue Family Housing is anticipated to have a positive impact on the community, as it will contribute to the quality of the surrounding neighborhood and create 79 new affordable rental homes for low-income individuals and families.

STATEMENT FOR PUBLIC DISCLOSURE

The developer's Disclosure Statement is at Attachment 5

ENVIRONMENTAL REVIEW

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. Processing under the National Environmental Policy Act (NEPA) is not required because no federal funds are included in these activities.

Respectfully submitted,

Jennifer Kreutter

Jennifer Kreutter

Vice President, Multifamily Housing Finance

Real Estate Division

Approved by,

Jeff Davis

Jeff Davis

Interim President and Chief Executive Officer

San Diego Housing Commission

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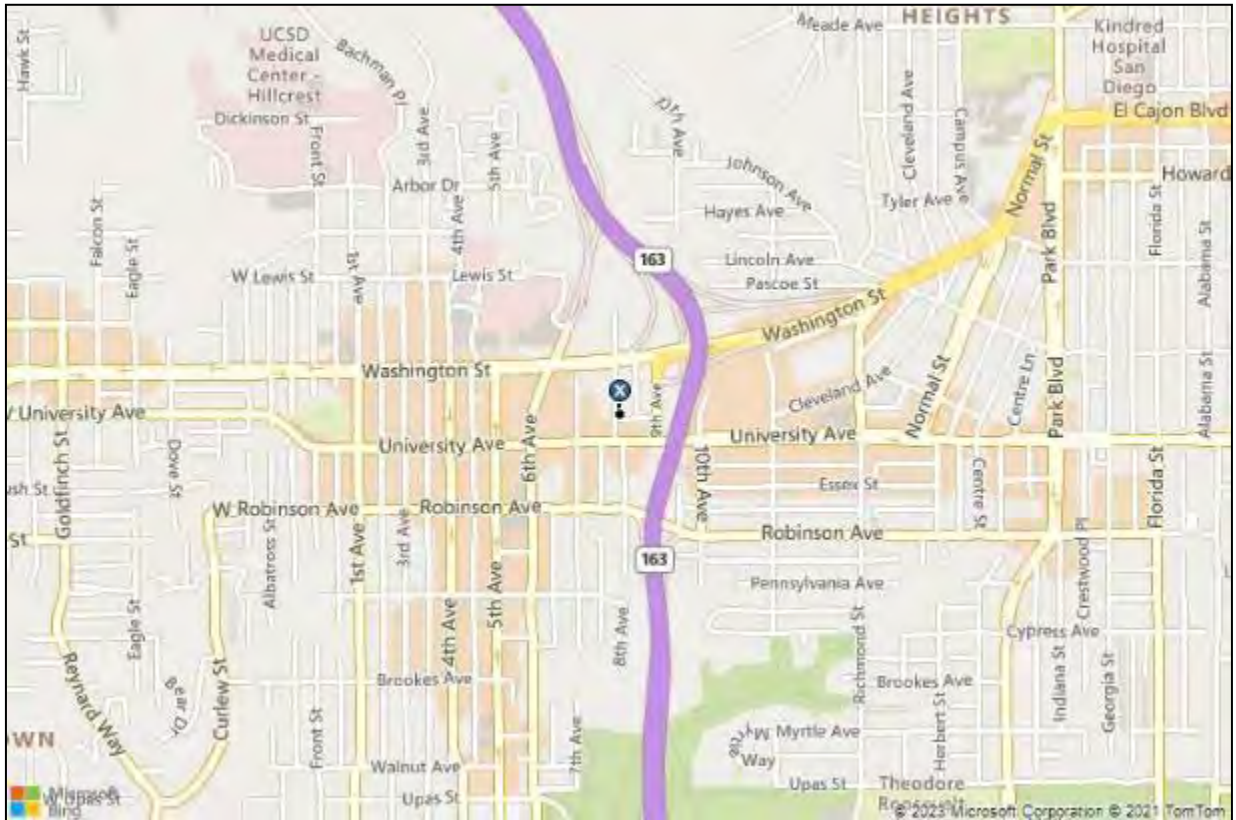
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Attachments:

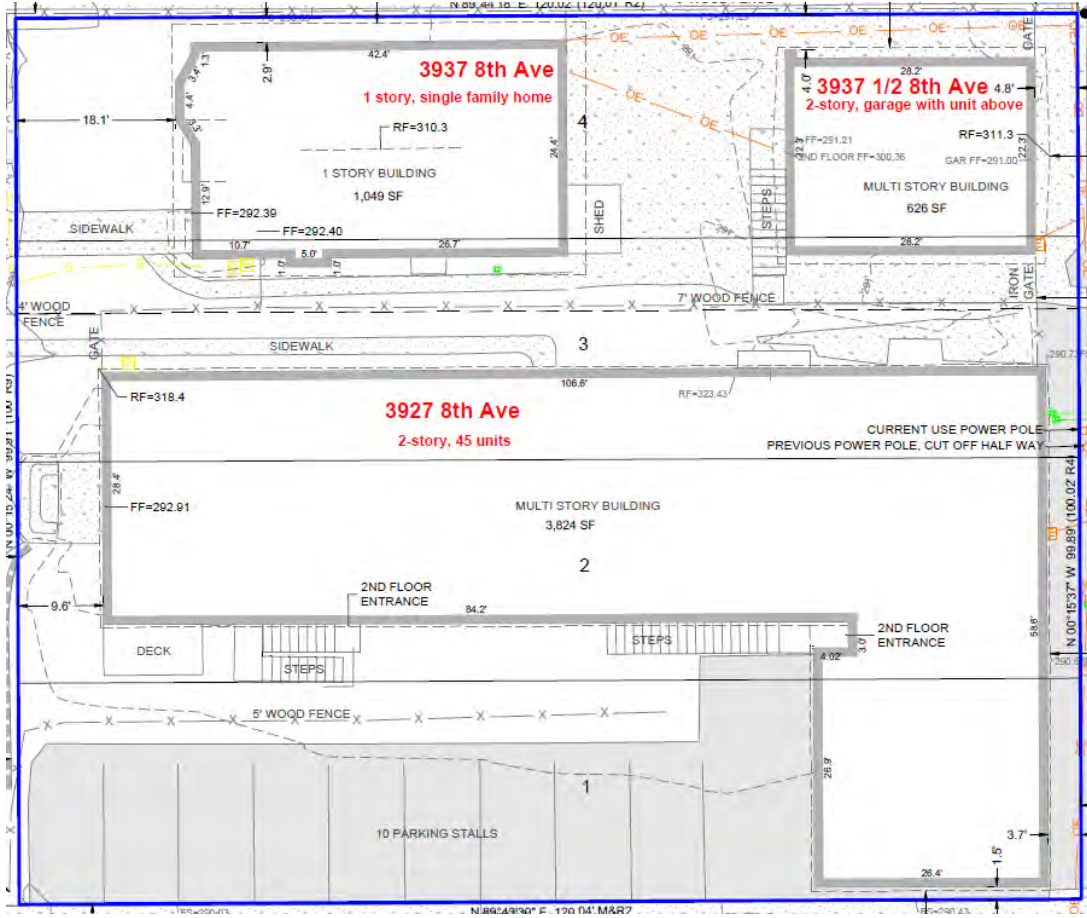
- 1) Site Map
- 2) Organization Chart
- 3) Developer's Project Pro forma
- 4) Multifamily Housing Revenue Bond Program
- 5) Developer's Disclosure Statements

Docket materials are available in the "Governance & Legislative Affairs" section of the San Diego Housing Commission website at www.sdhc.org

ATTACHMENT 1 SITE MAP

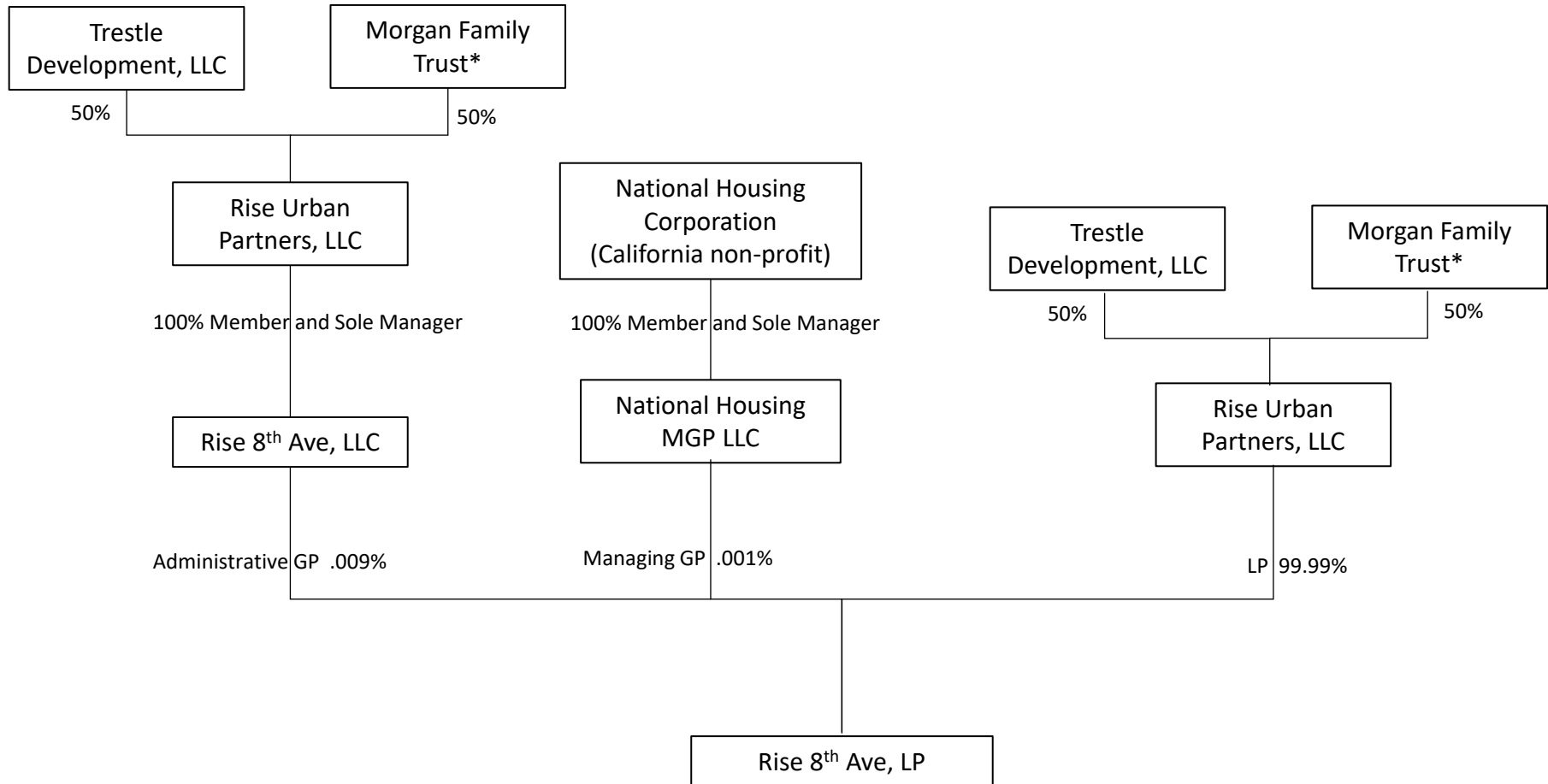


ATTACHMENT 1B – SITE MAP



ATTACHMENT 2 - ORGANIZATION CHART

Org Chart Rise 8th Ave, LP



*Morgan Family Trust is 50% owner, but Robert Morgan and David Allen are managers

ATTACHMENT 3 - DEVELOPER'S PROJECT PRO FORMA

8th Ave Family Housing

PROJECT SUMMARY

GENERAL INFORMATION

PROJECT NAME	8th Ave Family Housing
OWNER/CLIENT	TRESTLE
PROJECT DESCRIPTION	8 Story Type III/Type I
PROJECT TYPE	New Construction - 4%
DRAFT VERSION	2/22/2023
ADDRESS	3927-37 8th Ave, San Diego
YEAR BUILT	2024
SITE ACREAGE	0.28
TOTAL UNITS/ACRE	80 (approximately 290 units/acre)
MSA / County	San Diego VLI x 2
AREA MEDIAN INCOME	92,700 90,900
LAST AMGI INCREASE	4/1/2022

UNIT MIX & RENTS

UNIT MIX	MANAGER	30% AMI	50% AMI	80% AMI	TOTAL
MICRO/STUDIO	-	2	20	-	22
ONE BEDROOM	1	2	15	-	18
TWO BEDROOM	-	2	18	-	20
THREE BEDROOM	-	2	18	-	20
FOUR BEDROOM	-	-	-	-	-
	1	8	71	-	80

RENTS

	30% AMI	50% AMI	80% AMI	MARKET
MICRO/STUDIO	\$ 611	\$ 1,067		\$ 2,300
ONE BEDROOM	\$ 647	\$ 1,135		\$ 2,550
TWO BEDROOM	\$ 764	\$ 1,350		\$ 3,000
THREE BEDROOM	\$ 870	\$ 1,547		\$ 3,200
FOUR BEDROOM				\$ -

*Rents are net of Utility Allowances

INCOME & EXPENSE

INCOME:

	TOTAL	PER UNIT
GROSS POTENTIAL INCOME	\$1,155,540	\$14,444
TOTAL OTHER INCOME	\$11,750	\$147
VACANCY/RENT ADJUSTMENTS (RESIDENTIAL)	(\$58,365)	(\$730)
EFFECTIVE GROSS INCOME (RESIDENTIAL)	\$1,108,926	\$13,862
COMMERCIAL INCOME	\$0	\$0
VACANCY/RENT ADJUSTMENTS (COMMERCIAL)	\$0	\$0
EFFECTIVE GROSS INCOME (BUILDING)	\$1,108,926	\$13,862

EXPENSES:

	TOTAL	PER UNIT	%
PROFESSIONAL MANAGEMENT	\$52,800	\$660	11.3%
ADMINISTRATIVE	\$42,120	\$527	9.0%
PAYROLL AND BENEFITS	\$137,394	\$1,717	29.4%
UTILITIES	\$75,200	\$940	16.1%
OPERATING & MAINTENANCE	\$58,700	\$734	12.6%
REAL ESTATE TAXES	\$0	\$0	0.0%
INSURANCE	\$65,500	\$819	14.0%
REPLACEMENT RESERVES	\$24,000	\$300	5.1%
OTHER (TAX CREDIT MONITORING)	\$12,000	\$150	2.6%
TOTAL EXPENSES	\$467,714	\$5,846	100.0%

NET OPERATING INCOME

\$641,212	\$8,015
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DEBT SERVICE

\$557,525	\$6,969
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NET PARTNERSHIP CASH FLOW

\$83,686	\$1,046
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DSCR 1.15

SOURCES AND USES

SOURCES:

	TOTAL	PER UNIT	% OF TOTAL
LIHTC EQUITY (\$0.880 per credit)	\$17,941,127	\$224,264	42.9%
PRIVATE PLACEMENT PERM LOAN	\$8,110,000	\$101,375	19.4%
OFF-SITE CONTRIBUTIONS	\$11,800,000	\$147,500	28.2%
RESERVED	\$0	\$0	0.0%
RESERVED	\$0	\$0	0.0%
ACCRUED INTEREST ON SOFT DEBT	\$711,752	\$8,897	1.7%
NOI DURING CONSTRUCTION	\$0	\$0	0.0%
DEFERRED/REINVESTED DEV FEE (\$1,817,247 PAID)	\$3,297,222	\$41,215	7.9%
GRAND TOTAL SOURCES	\$41,860,101	\$523,251	100.0%

USES:

	TOTAL	PER UNIT	%
ACQUISITION & CLOSING COSTS	\$0	\$0	0.0%
CONSTRUCTION COSTS	\$28,205,980	\$352,575	67.4%
PERMITS & FEES	\$1,104,282	\$13,804	2.6%
ARCHITECTURE & ENGINEERING	\$1,404,630	\$17,558	3.4%
TECHNICAL STUDIES	\$86,500	\$1,081	0.2%
BORROWER LEGAL	\$165,000	\$2,063	0.4%
OTHER SOFT COSTS	\$2,022,979	\$25,287	4.8%
RESERVES	\$515,000	\$6,438	1.2%
FINANCING COSTS	\$351,000	\$4,388	0.8%
INTEREST DURING CONSTRUCTION	\$1,471,405	\$18,393	3.5%
ACCRUED INTEREST ON SOFT DEBT	\$711,752	\$8,897	1.7%
TAX EXEMPT BOND COSTS	\$152,305	\$1,904	0.4%
TAX CREDIT COSTS	\$149,800	\$1,873	0.4%
SOFT COST CONTINGENCY	\$405,000	\$5,063	1.0%
DEVELOPER FEE	\$5,114,469	\$63,931	12.2%
TOTAL USES	\$41,860,101	\$523,251	100%

**8th Ave Family Housing
DEVELOPMENT COSTS**

	Unit Cost	Cost Driver	Total	Per Unit	% of Total
ACQUISITION & CLOSING COSTS					
LAND	\$0	of Acq Price	\$0	\$0	0.0%
RESIDENTIAL BUILDINGS	\$0	Fixed (calc)	\$0	\$0	0.0%
ENTITLEMENT VALUE (ARCH & ENG.)	\$0	Fixed (calc)	\$0	\$0	0.0%
BROKER FEES	\$0	Fixed (calc)	\$0	\$0	0.0%
DEMOLITION	\$0	Total	\$0	\$0	0.0%
TOTAL ACQUISITION & CLOSING COSTS			\$0	\$0	0.0%
CONSTRUCTION COSTS					
DIRECT COSTS - RESIDENTIAL	\$20,982,985	total	\$20,982,985	\$262,287	50.1%
DIRECT COSTS - COMMERCIAL	\$0	total	\$0	\$0	0.0%
GENERAL CONDITIONS	\$1,536,440	total	\$1,536,440	\$19,206	3.7%
GL INSURANCE	\$25,000	total	\$25,000	\$313	0.1%
CONTINGENCY	\$524,575	total	\$524,575	\$6,557	1.3%
GC FEE	\$1,064,505	total	\$1,064,505	\$13,306	2.5%
COMPLETION BOND	\$271,992	total	\$271,992	\$3,400	0.6%
SUBTOTAL			\$24,405,497	\$305,069	58.3%
COST INFLATION	6.3%		\$1,525,344	\$19,067	3.6%
TOTAL GMAX ALLOWANCES			\$25,930,841	\$324,136	61.9%
COMMERCIAL TENANT IMPROVEMENTS	\$0	per com. nrsf	\$0	\$0	0.0%
DEMOLITION	\$0	total	\$0	\$0	0.0%
ENVIRONMENTAL REMEDIATION	\$0	total	\$0	\$0	0.0%
EV CHARGING STATIONS	\$0	total	\$0	\$0	0.0%
SECURITY	\$0	total	\$0	\$0	0.0%
WATER SUBMETERS	\$0	total	\$0	\$0	0.0%
COMPLETION BOND	\$0	total	\$0	\$0	0.0%
SOLAR	\$307,280	total	\$307,280	\$3,841	0.7%
SDGE UTILITY WORK	\$0	total	\$0	\$0	0.0%
OTHER	\$0	total	\$0	\$0	0.0%
TOTAL ALLOWANCES			\$307,280	\$3,841	0.7%
OWNER CONTINGENCY	7.50%	of hard costs	\$1,967,859	\$24,598	4.7%
TOTAL CONSTRUCTION COSTS			\$28,205,980	\$352,575	67.4%
		Cost/gsf	\$419.18		\$482.05
PERMITS & FEES					
CITY PERMIT FEES	\$250,000	total	\$250,000	\$3,125	0.6%
DIF/FBA FEES	\$0	Per Unit	\$0	\$0	0.0%
RTCIP	\$0	total	\$0	\$0	0.0%
WATER SEWER FEES	\$146,256	total	\$146,256	\$1,828	0.3%
SDCWA	\$85,176	total	\$85,176	\$1,065	0.2%
SEWER CAPACITY	\$197,952	total	\$197,952	\$2,474	0.5%
SCHOOL FEES	\$336,327	total	\$336,327	\$4,204	0.8%
AFFORDABLE IN-LIEU	\$0	total	\$0	\$0	0.0%
PUBLIC ART FEE	\$0	total	\$0	\$0	0.0%
SDHC DENSITY BONUS APP	\$2,000	total	\$2,000	\$25	0.0%
SDGE FEES	\$10,000	total	\$10,000	\$125	0.0%
CONTINGENCY	\$76,571	total	\$76,571	\$957	0.2%
RESERVED	\$0	total	\$0	\$0	0.0%
TOTAL PERMITS & FEES			\$1,104,282	\$13,804	2.6%
ARCHITECTURE & ENGINEERING					
ARCHITECTURE & ENGINEERING [A/MEP/Struct.]	\$932,280	total	\$932,280	\$11,654	2.2%
ADA/CASP CONSULTANT	\$18,350	total	\$18,350	\$229	0.0%
INTERIOR DESIGN	\$40,000	total	\$40,000	\$500	0.1%
CIVIL ENGINEERING	\$85,000	total	\$85,000	\$1,063	0.2%
ALTA SURVEY	\$15,000	total	\$15,000	\$188	0.0%
GEOTECHNICAL DESIGN & OBSERVATION	\$40,000	total	\$40,000	\$500	0.1%
BUILDING ENVELOPE/WATERPROOFING	\$30,000	total	\$30,000	\$375	0.1%
UTILITY DESIGN	\$30,000	total	\$30,000	\$375	0.1%
SOILS REPORT	\$15,000	total	\$15,000	\$188	0.0%
SPECIAL INSPECTIONS	\$60,000	total	\$60,000	\$750	0.1%
LEED/GREEN BUILDING CONSULTANT	\$20,000	total	\$20,000	\$250	0.0%
FAÇADE ACCESS	\$25,000	total	\$25,000	\$313	0.1%
CODE CONSULTANT	\$7,500	total	\$7,500	\$94	0.0%
A&E REIMBURSABLES	\$25,000	total	\$25,000	\$313	0.1%
SOLAR DESIGN	\$30,000	total	\$30,000	\$375	0.1%
FIRE SPRINKLER	\$30,000	total	\$30,000	\$375	0.1%
PERMIT EXPEDITE	\$1,500	total	\$1,500	\$19	0.0%
TOTAL ARCHITECTURE & ENGINEERING			\$1,404,630	\$17,558	3.4%

**8th Ave Family Housing
DEVELOPMENT COSTS**

	Unit Cost	Cost Driver	Total	Per Unit	% of Total
TECHNICAL STUDIES					
PHASE I	\$3,500	total	\$3,500	\$44	0.0%
PHASE II	\$0	total	\$0	\$0	0.0%
APPRAISAL	\$15,000	total	\$15,000	\$188	0.0%
LAND VALUE APPRAISAL	\$5,000	total	\$5,000	\$63	0.0%
MARKET STUDY	\$15,000	total	\$15,000	\$188	0.0%
GEOTECHNICAL REPORT	\$16,500	total	\$16,500	\$206	0.0%
ARCHEOLOGICAL REPORT	\$5,000	total	\$5,000	\$63	0.0%
RELOCATION STUDY	\$10,000	total	\$10,000	\$125	0.0%
HISTORICAL REPORT		total	\$0	\$0	0.0%
APPRAISAL	\$0	total	\$0	\$0	0.0%
ACOUSTIC	\$7,500	total	\$7,500	\$94	0.0%
ACM/LBP SURVEY	\$5,000	total	\$5,000	\$63	0.0%
ERRCS ANALYSIS	\$4,000	total	\$4,000	\$50	0.0%
TOTAL TECHNICAL STUDIES			\$86,500	\$1,081	0.2%
BORROWER LEGAL					
BORROWER LEGAL (ORG)	\$15,000	total	\$15,000	\$188	0.0%
BORROWER LEGAL (PSA)	\$30,000	total	\$30,000	\$375	0.1%
BORROWER LEGAL (LAND USE)	\$15,000	total	\$15,000	\$188	0.0%
BORROWER LEGAL (CONSTRUCTION LOAN)	\$75,000	total	\$75,000	\$938	0.2%
BORROWER LEGAL (CONST. CONTRACT)	\$10,000	total	\$10,000	\$125	0.0%
NON PROFIT LEGAL	\$20,000	total	\$20,000	\$250	0.0%
BORROWER LEGAL			\$165,000	\$2,063	0.39%
OTHER SOFT COSTS					
NON PROFIT ADMISSION FEE	\$10,000	total	\$10,000	\$125	0.0%
INSURANCE (BUILDER'S RISK)	\$0.55	Per Thousand	\$142,620	\$1,783	0.3%
INSURANCE (OCIP)	\$400,000	total	\$400,000	\$5,000	1.0%
REAL ESTATE TAXES	\$84,075	total	\$84,075	\$1,051	0.2%
CONSTRUCTION MANAGEMENT (PRE-CON)	\$90,000	total	\$90,000	\$1,125	0.2%
CONSTRUCTION MANAGER (CONSTRUCTION PHASE)	\$180,000	total	\$180,000	\$2,250	0.4%
TITLE/ESCROW/RECORDING	\$60,000	total	\$60,000	\$750	0.1%
MARKETING & LEASE-UP	\$100,000	total	\$100,000	\$1,250	0.2%
JOB SITE SECURITY	\$25,000	total	\$25,000	\$313	0.1%
UNIT & COMMON AREA FURNISHINGS	\$150,000	total	\$150,000	\$1,875	0.4%
NEIGHBOR ACCESS AGREEMENTS	\$20,000	total	\$20,000	\$250	0.0%
PROPERTY MAINTENANCE	\$20,000	total	\$20,000	\$250	0.0%
OTHER CONSULTANT	\$100,000	total	\$100,000	\$1,250	0.2%
RELOCATION	\$641,284	total	\$641,284	\$8,016	1.5%
TOTAL OTHER SOFT COSTS			\$2,022,979	\$25,287	4.83%
RESERVES					
REPLACEMENT RESERVE - INITIAL DEPOSIT	\$0	Per Unit	\$0	\$0	0.0%
OPERATING RESERVE	6.00	mos. OPEX+DS	\$515,000	\$6,438	1.2%
NEGATIVE ARBITRAGE RESERVE	\$0	total	\$0	\$0	0.0%
LEASE UP RESERVE (OP DEFICIT)	\$0	total	\$0	\$0	0.0%
OTHER (SPECIFY)	\$0	total	\$0	\$0	0.0%
TOTAL RESERVES			\$515,000	\$6,438	1.2%
FINANCING COSTS					
CONSTRUCTION LOAN ORIGATION FEE	1.00%	of Cost. Loan	\$215,500	\$2,694	0.5%
CONSTRUCTION LENDER LEGAL	\$75,000	total	\$75,000	\$938	0.2%
CONSTRUCTION LENDER INSPECTION FEES	\$18,000	total	\$18,000	\$225	0.0%
CONSTRUCTION LENDER TECHNICAL STUDIES	\$25,000	total	\$25,000	\$313	0.1%
PERMANENT LOAN CONVERSION FEE	\$10,000	total	\$10,000	\$125	0.0%
PERMANENT LENDER CLOSING COSTS	\$7,500	total	\$7,500	\$94	0.0%
MORTGAGE BROKER FEE (CONSTRUCTION)	0.00%	of Cost. Loan	\$0	\$0	0.0%
MORTGAGE BROKER FEE (PERM)	0.00%	of Perm Loan	\$0	\$0	0.0%
PREDEVELOPMENT LOAN FEE	\$0	total	\$0	\$0	0.0%
PREDEVELOPMENT LENDER LEGAL	\$0	total	\$0	\$0	0.0%
PREDEVELOPMENT LOAN INTEREST	\$0	total	\$0	\$0	0.0%
PREDEVELOPMENT ADMIN FEE	\$0	total	\$0	\$0	0.0%
PREDEVELOPMENT APP FEE	\$0	total	\$0	\$0	0.0%
OTHER (SPECIFY)	\$0	total	\$0	\$0	0.0%
OTHER (SPECIFY)	\$0	total	\$0	\$0	0.0%
OTHER (SPECIFY)	\$0	total	\$0	\$0	0.0%
FINANCING CONTINGENCY	\$0	total	\$0	\$0	0.0%
TOTAL FINANCING COSTS			\$351,000	\$4,388	0.8%
INTEREST DURING CONSTRUCTION	\$1,471,405	Fixed (per Redstone)	\$1,471,405	\$18,393	3.5%
ACCRUED INTEREST ON SOFT DEBT	\$711,752	Fixed (per Redstone)	\$711,752	\$8,897	1.7%

**8th Ave Family Housing
DEVELOPMENT COSTS**

	Unit Cost	Cost Driver	Total	Per Unit	% of Total
TAX EXEMPT BOND COSTS					
CDLAC FEE	0.0350%	of Bond Amt	\$7,543	\$94	0.0%
CDAIC FEE	0.0250%	of Bond Amt	\$5,388	\$67	0.0%
ISSUER APPLICATION FEE (SDHC)	\$3,000	total	\$3,000	\$38	0.0%
UP-FRONT ISSUER FEE (SDHC)	0.2500%	of Bond Amt	\$53,875	\$673	0.1%
TRUSTEE FEE	\$2,500	total	\$2,500	\$31	0.0%
BOND COUNSEL	\$40,000	total	\$40,000	\$500	0.1%
FINANCIAL ADVISOR	\$40,000	total	\$40,000	\$500	0.1%
RATING AGENCY	\$0	total	\$0	\$0	0.0%
BOND CLEARANCE	\$0	total	\$0	\$0	0.0%
AGENCY LEGAL	\$0	total	\$0	\$0	0.0%
BOND UNDERWRITER	\$0	total	\$0	\$0	0.0%
UNDERWRITER'S COUNSEL	\$0	total	\$0	\$0	0.0%
PLACEMENT FEE	\$0	total	\$0	\$0	0.0%
OTHER (SPECIFY)	\$0	total	\$0	\$0	0.0%
OTHER (SPECIFY)	\$0	total	\$0	\$0	0.0%
TOTAL TAX EXEMPT BOND COSTS			\$152,305	\$1,904	0.4%
TAX CREDIT COSTS					
TAX CREDIT RESERVATION FEE (ESTIMATE)	\$20,000	total	\$20,000	\$250	0.0%
TAX CREDIT APPLICATION FEE	\$2,000	total	\$2,000	\$25	0.0%
COMPLIANCE MONITORING FEE	\$410	per unit	\$32,800	\$410	0.1%
AUDIT & TAX RETURN	\$15,000	total	\$15,000	\$188	0.0%
COST CERTIFICATION	\$10,000	total	\$10,000	\$125	0.0%
SYNDICATION FEES	\$60,000	total	\$60,000	\$750	0.1%
SYNDICATION EXPENSES	\$10,000	total	\$10,000	\$125	0.0%
TOTAL TAX CREDIT COSTS			\$149,800	\$1,873	0.4%
SOFT COST CONTINGENCY	5.00%	Rounded	\$405,000	\$5,063	1.0%
DEVELOPER FEE					
DEVELOPER FEE ON ACQUISITION	0.00%	of Elig. Acq. Cost	\$0	\$0	0.0%
DEVELOPER FEE ON REHAB/NEW CONST.	15.00%	of Elig. Rehab	\$5,114,469	\$63,931	12.2%
TOTAL DEVELOPER FEE			\$5,114,469	\$63,931	12.2%
GRAND TOTAL DEVELOPMENT COSTS			\$41,860,101	\$523,251	100%

8th Ave Family Housing
ANNUAL CASH FLOW

		PARTIAL																
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
INCOME:																		
	GROSS POTENTIAL INCOME	\$1,155,540	\$1,190,206	\$1,225,912	\$1,262,690	\$1,300,570	\$1,339,588	\$1,379,775	\$1,421,168	\$1,463,803	\$1,507,718	\$1,552,949	\$1,599,538	\$1,647,524	\$1,696,949	\$1,747,858	\$1,800,294	\$1,854,302
	TOTAL VACANCIES/CONCESSIONS (RESID.)	(\$58,127)	(\$59,510)	(\$61,296)	(\$63,134)	(\$65,029)	(\$66,979)	(\$68,989)	(\$71,058)	(\$73,190)	(\$75,386)	(\$77,647)	(\$79,977)	(\$82,376)	(\$84,847)	(\$87,393)	(\$90,015)	(\$92,715)
	TOTAL OTHER INCOME	\$11,750	\$7,210	\$7,426	\$7,649	\$7,879	\$8,115	\$8,358	\$8,609	\$8,867	\$9,133	\$9,407	\$9,690	\$9,980	\$10,280	\$10,588	\$10,906	\$11,233
	COMMERCIAL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	VACANCY/RENT ADJUSTMENTS (COMMERCIAL)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	EFFECTIVE GROSS INCOME (BUILDING)	\$1,109,163	\$1,137,906	\$1,172,043	\$1,207,204	\$1,243,420	\$1,280,723	\$1,319,145	\$1,358,719	\$1,399,481	\$1,441,465	\$1,484,709	\$1,529,250	\$1,575,128	\$1,622,382	\$1,671,053	\$1,721,185	\$1,772,820
EXPENSES:																		
	PROFESSIONAL MANAGEMENT	\$52,800	\$54,384	\$56,016	\$57,696	\$59,427	\$61,210	\$63,046	\$64,937	\$66,885	\$68,892	\$70,959	\$73,088	\$75,280	\$77,539	\$79,865	\$82,261	\$84,728
	TOTAL ADMINSTRATIVE	\$42,120	\$43,384	\$44,685	\$46,026	\$47,406	\$48,829	\$50,293	\$51,802	\$53,356	\$54,957	\$56,606	\$58,304	\$60,053	\$61,855	\$63,710	\$65,622	\$67,590
	TOTAL PAYROLL AND BENEFITS	\$137,394	\$141,516	\$145,761	\$150,134	\$154,638	\$159,277	\$164,056	\$168,977	\$174,047	\$179,268	\$184,646	\$190,185	\$195,891	\$201,768	\$207,821	\$214,055	\$220,477
	TOTAL UTILITIES	\$75,200	\$77,456	\$79,780	\$82,173	\$84,638	\$87,177	\$89,793	\$92,487	\$95,261	\$98,119	\$101,063	\$104,094	\$107,217	\$110,434	\$113,747	\$117,159	\$120,674
	TOTAL OPERATING AND MAINTENANCE	\$58,700	\$60,461	\$62,275	\$64,143	\$66,067	\$68,049	\$70,091	\$72,194	\$74,359	\$76,590	\$78,888	\$81,255	\$83,692	\$86,203	\$88,789	\$91,453	\$94,196
	TOTAL TAXES AND INSURANCE	\$65,500	\$67,465	\$69,489	\$71,574	\$73,721	\$75,932	\$78,210	\$80,557	\$82,973	\$85,463	\$88,027	\$90,667	\$93,387	\$96,189	\$99,075	\$102,047	\$105,108
	REPLACEMENT RESERVES	\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517	\$30,402	\$31,315	\$32,254	\$33,222	\$34,218	\$35,245	\$36,302	\$37,391	\$38,513
	OTHER (TAX CREDIT MONITORING)	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,329	\$14,758	\$15,201	\$15,657	\$16,127	\$16,611	\$17,109	\$17,622	\$18,151	\$18,696	\$19,256
	TOTAL EXPENSES	\$467,714	\$481,745	\$496,198	\$511,084	\$526,416	\$542,209	\$558,475	\$575,229	\$592,486	\$610,261	\$628,569	\$647,426	\$666,848	\$686,854	\$707,459	\$728,683	\$750,544
	NET OPERATING INCOME	\$641,449	\$656,160	\$675,845	\$696,121	\$717,004	\$738,514	\$760,670	\$783,490	\$806,995	\$831,204	\$856,141	\$881,825	\$908,280	\$935,528	\$963,594	\$992,502	\$1,022,277
	TOTAL HARD DEBT SERVICE	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525	\$557,525
DSCR		1.15	1.18	1.21	1.25	1.29	1.32	1.36	1.41	1.45	1.49	1.54	1.58	1.63	1.68	1.73	1.78	1.83
	NET PARTNERSHIP CASH FLOW	\$0	\$0	\$118,320	\$138,595	\$159,479	\$180,989	\$203,144	\$225,965	\$249,469	\$273,679	\$298,615	\$324,299	\$350,754	\$378,003	\$406,068	\$434,976	\$464,751
	NET OPERATING INCOME	\$641,449	\$656,160	\$675,845	\$696,121	\$717,004	\$738,514	\$760,670	\$783,490	\$806,995	\$831,204	\$856,141	\$881,825	\$908,280	\$935,528	\$963,594	\$992,502	\$1,022,277

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% AMI. 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.



ATTACHMENT 5A - DEVELOPER'S DISCLOSURE STATEMENT'

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: Rise Urban Partners, LLC
2. Email: rob@trestlebuild.com
2. Address and Zip Code: 3525 Del Mar Heights Rd #211, San Diego 92130
3. Telephone Number: 619-540-2859
4. Name of Principal Contact for CONTRACTOR: Robert Morgan
5. Federal Identification Number or Social Security Number of CONTRACTOR: 84-3976037
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 (select and upload requested documents):
 - A corporation (Upload Articles of Incorporation)
 - A nonprofit or charitable institution or corporation. (Upload copy of Articles of Incorporation and documentary evidence verifying current valid nonprofit or charitable status)
 - A partnership known as (Name): _____

Check one:

 - General Partnership (Upload statement of General Partnership)
 - Limited Partnership (Upload Certificate of Limited Partnership)
 - A business association or a joint venture known as: _____
(Upload 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, give date of organization: November 26, 2019



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)

Name and Address	Position Title (if any) and percent of interest or description of character and extent of interest
Name: David Allen	Manager of Trestle Development, LLC its
Address: 3260 S. Jefferson St	Co-Manager and 50% Owner
Spokane, WA 99203	
Name: Rob Morgan	Co-Manager and 50% Owner
Address: 3971 Montefrio Ct	
San Diego, CA 92130	
Name:	
Address:	

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.

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.

The contractor will form a single-asset entity for the purpose of financing and developing the 8th Ave affordable apartments.

A limited partner and non profit managing general partner will be admitted into the structure to facilitate the transaction.



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):

Name and Address	Position Title (if any) and percent of interest or description of character and extent of interest
Name: n/a	
Address:	
Name:	
Address:	
Name:	
Address:	

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 and Address	Position Title (if any) and percent of interest or description of character and extent of interest
Name: n/a	
Address:	
Name:	
Address:	
Name:	
Address:	



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.

Name and Address		Relationship to CONTRACTOR
Name:	Trestle Development, LLC	50% Owner of Rise Urban Partners, LLC
Address:	3525 Del Mar Heights Rd, #211 San Diego, CA 92130	
Name:		
Address:		
Name:		
Address:		

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: Rise Urban Partners, LLC is a venture between Trestle Development LLC, and Rob Morgan. Rise has one project completed and one under development which is expected to deliver \$1.5m of developer fee over the next 15 months. Rise keeps approximately \$500,000 of cash on hand.

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: Sources for this project include LIHTC equity, tax exempt bond proceeds, and a private subordinate note.

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: First Republic Bank

Address: 1280 4th Ave, San Diego, CA 92101

Amount: \$ 500,000

b. By loans from affiliated or associated corporations or firms:

Name: _____

Address: _____

Amount: \$ _____



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

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

Additional Information, as needed: _____

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

Name and Address	Contact Name
Name: First Republic Bank	Brittany Griffin
Address: 1280 4th Ave	
San Diego, CA 92101	
Name: Chase Bank	Jonathan Walsh
Address: 101 W. Broadway	
San Diego, CA 92101	
Name:	
Address:	

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. Upload 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				

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 and Address	Affiliation
Name: n/a	
Address:	
Name:	
Address:	
Name:	
Address:	



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: \$ 80m

General description of such work: Ground-up development of four apartment communities in San Diego and Oakland, CA. Rise Urban Partners, LLC, its affiliates and principal members act as the General Partner and Developer. General contracting is performed by a third-party general contractor.

Complete one table for each project:

Project Name	Merge 56 Affordable	
Project Owner Contact Information	Rob Morgan	3525 Del Mar Heights Rd #211
	Name	San Diego, CA 92130
Project Location	8201 Merge Ave, San Diego, CA 92129	
Project Details	47 units of LIHTC-financed apartments	
Bonding Company Involved	n/a	
	Name	Amount of Contract
Change Order Details	under construction	
Change Order Cost		
Litigation Details		
	Location/Date	Outcome Details



Project Name	One Mississippi	
Project Owner Contact Information	Rob Morgan	3525 Del Mar Heights Rd #211 San Diego, CA 92130
	Name	Address
Project Location	2139 El Cajon Blvd, San Diego, CA 92104	
Project Details	61 units of LIHTC-financed apartments and over 2,000 sf of retail	
Bonding Company Involved	n/a	
	Name	Amount of Contract
Change Order Details	project was on budget (within budget contingency)	
Change Order Cost		
Litigation Details		
	Location/Date	Outcome Details

Project Name	Nook East Village	
Project Owner Contact Information	David Allen	3525 Del Mar Heights Rd #211 San Diego, CA 92130
	Name	Address
Project Location	330 15th St, San Diego, CA 92101	
Project Details	91 affordable efficiency units and 2,000 sf of retail	
Bonding Company Involved	n/a	
	Name	Amount of Contract
Change Order Details	project was on budget (within budget contingency)	
Change Order Cost		
Litigation Details		
	Location/Date	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
Merge 56 Affordable	8201 Merge Ave, 92129	\$15m	July 2023
One Mississippi	2139 El Cajon Blvd, 92104	\$13m	October 2022

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

Awarding Agency	Amount	Date Opened

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:

The developer will hire a third-party general contractor to build the project.

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 attached hereto and hereby made a part hereof as follows:
See attached financial statement and biographies of principals involved in the transaction.

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 coverage's. List the amount of coverage (limits) currently existing in each category.

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

Check coverage(s) carried:

- Comprehensive Form
- Premises - Operations
- Explosion and Collapse Hazard
- Underground Hazard
- Products/Completed Operations Hazard
- Contractual Insurance
- Broad Form Property Damage
- Independent Contractors
- Personal Injury

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

Check coverage(s) carried:

- Comprehensive Form
- Owned
- Hired
- Non-Owned



- c. Workers Compensation [Attach certificate of insurance showing the amount of coverage and coverage period(s)]:

- d. Professional Liability (Errors and Omissions) [Attach certificate of insurance showing the amount of coverage and coverage period(s)]:
none carried for Rise Urban Partners, LLC

- e. Excess Liability [Attach certificate(s) of insurance showing the amount of coverage and coverage period(s)]:
none carried for Rise Urban Partners, LLC

- f. Other (Specify) [Attach certificate(s) of insurance showing the amount of coverage and coverage period(s)]:
n/a

- 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 Complaint	Entity	Making	Date	Resolution

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)



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.

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.

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, etc)	Status (Current, delinquent, repaid, etc.)	Dollar Amount
6/1/22	SD Housing Authority	Current	\$16m & \$1.5m
4/1/21	SD Housing Authority	Current	\$12,150,000

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: Rick Allgire, Allgire General Contractors
 Address: 3278 Grey Hawk Court
 Phone: 760-477-8455
 Project Name and Description: Nook East Village, Nook on Valdez
- 2. Name: Debbie Ruane, Norwood Development Strategies
 Address: _____
 Phone: 619-992-8844
 Project Name and Description: Nook East Village, Various Past Development & Consulting Projects
- 3. Name: Matt Grosz, Redstone Equity Partners
 Address: _____
 Phone: 619-533-3903
 Project Name and Description: One Mississippi, Cordova Trolley Rehabs

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.
Both principals involved in the transaction have been involved in multifamily housing construction for 15+ years. The team has been responsible for the development of over 550 units in the last nine years and has extensive experience in tax credit and tax exempt bond financing.

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

Name	Experience
TBD	



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 29th day of March, 20 23, at San Diego, California.

CONTRACTOR

By: [Signature]
Signature

Manager
Title



CERTIFICATION

The CONTRACTOR, Rise Urban Partners, LLC, 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: Robert Morgan

By: _____

Title: Manager

Title: _____

Dated: 3/29/23

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 San Diego

Subscribed and sworn to (or affirmed) before me on this 29th day of March, 2023

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

[Signature]
Signature of Notary

SEAL





ATTACHMENT 5B - DEVELOPER'S DISCLOSURE STATEMENT

DEVELOPERS/CONSULTANTS/SELLERS/CONTRACTORS/ ENTITY SEEKING GRANT/BORROWERS (Collectively referred to as "CONTRACTOR" herein)

Statement for Public Disclosure

1. Name of CONTRACTOR: Rise 8th Ave, LP
2. Email: rob@trestlebuild.com
2. Address and Zip Code: 3525 Del Mar Heights Rd, #211, San Diego, CA 92130
3. Telephone Number: (619) 540-2859
4. Name of Principal Contact for CONTRACTOR: Rob Morgan
5. Federal Identification Number or Social Security Number of CONTRACTOR: _____
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 (select and upload requested documents):
 - A corporation (Upload Articles of Incorporation)
 - A nonprofit or charitable institution or corporation. (Upload copy of Articles of Incorporation and documentary evidence verifying current valid nonprofit or charitable status)
 - A partnership known as (Name): Rise 8th Ave, LP

Check one:

 - General Partnership (Upload statement of General Partnership)
 - Limited Partnership (Upload Certificate of Limited Partnership)
 - A business association or a joint venture known as: _____
(Upload 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, give date of organization: _____



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)

Name and Address	Position Title (if any) and percent of interest or description of character and extent of interest
Name: Rise 8th Ave, LLC	Administrative General Partner
Address: 3525 Del Mar Heights Rd, #211 San Diego, CA 92130	0.009% interest in Rise 8th Ave, LP
Name: National Housing MGP, LLC	Managing General Partner
Address: 1649 Capalina Rd, Suite 500 San Marcos, CA 92069	0.001% interest in Rise 8th Ave, LP
Name: Rise Urban Partners, LLC	Limited Partner
Address: 3525 Del Mar Heights Rd, #211 San Diego, CA 92130	99.99% interest in Rise 8th Ave, LP

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.
- 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, the partnership will admit an Investor Limited Partner.



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):

Name and Address	Position Title (if any) and percent of interest or description of character and extent of interest
Name: Rise 8th Ave, LLC	Manager of Limited Partner
Address: 3525 Del Mar Heights Rd, #211 San Diego, CA 92130	(100% Interest)
Name: Rise Urban Partners, LLC	Manager of Rise 8th Ave, LLC
Address: 3525 Del Mar Heights Rd, #211 San Diego, CA 92130	(100% Interest)
Name: National Housing Corp	Manager of National Housing MGP, LLC
Address: 1649 Capalina Rd San Marcos, CA 92069	(100% Interest)

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 and Address	Position Title (if any) and percent of interest or description of character and extent of interest
Name: David Allen	Manager of Rise Urban Partners, LLC (50%)
Address: 3525 Del Mar Heights Rd, #211 San Diego, CA 92130	Manager of Trestle Development, LLC (100% Interest)
Name: Robert Morgan	Manager of Rise Urban Partners, LLC (50% Interest)
Address: 3525 Del Mar Heights Rd, #211 San Diego, CA 92130	
Name: Megan Birnkrant	Executive Director, National Housing Corporation
Address: 1649 Capalina Rd San Marcos, CA 92069	member and manager of National Housing MGP, LLC



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.

Name and Address	Relationship to CONTRACTOR
Name:	as described in sections 8-12
Address:	
Name:	
Address:	
Name:	
Address:	

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:

Rise 8th Ave, LP is a single asset entity with no financial activity.

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:

Sources for this project include LIHTC equity, tax exempt bond proceeds and a private subordinate note.

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: _____

Address: _____

Amount: \$ _____

- b. By loans from affiliated or associated corporations or firms:

Name: _____

Address: _____

Amount: \$ _____



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

Description	Market Value (\$)	Mortgages or Liens (\$)

Additional Information, as needed: _____
Equity for the transaction will be provided by the Tax Credit Equity Partner at construction loan closing.

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

Name and Address	Contact Name
Name: First Republic Bank	Brittany Griffin
Address: 1280 4th Ave San Diego, CA 92101	
Name: Chase Bank	Jonathan Walsh
Address: 101 W. Broadway San Diego, CA 92101	
Name: _____	
Address: _____	

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. Upload 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			

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: **N/A. Contractor plans to hire a third-party General Contractor.**

Name and Address	Affiliation
Name:	
Address:	
Name:	
Address:	
Name:	
Address:	



- 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: \$ _____

General description of such work: _____

Complete one table for each project:

Project Name		
Project Owner Contact Information		
	Name	Address
Project Location		
Project Details		
Bonding Company Involved		
	Name	Amount of Contract
Change Order Details		
Change Order Cost		
Litigation Details		
	Location/Date	Outcome Details



Project Name		
Project Owner Contact Information		
	Name	Address
Project Location		
Project Details		
Bonding Company Involved		
	Name	Amount of Contract
Change Order Details		
Change Order Cost		
Litigation Details		
	Location/Date	Outcome Details

Project Name		
Project Owner Contact Information		
	Name	Address
Project Location		
Project Details		
Bonding Company Involved		
	Name	Amount of Contract
Change Order Details		
Change Order Cost		
Litigation Details		
	Location/Date	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

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

Awarding Agency	Amount	Date Opened

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:

Rise 8th Ave, LP plans to hire a qualified, TBD third-party General Contractor.

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 attached hereto and hereby made a part hereof as follows:

Rise 8th Ave, LP is a single asset entity managed by Rise 8th Ave, LLC, its general partners which is 100% owned by Rise Urban Partners, LLC. See principal bios attached.

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 coverage's. List the amount of coverage (limits) currently existing in each category.

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

Check coverage(s) carried:

- Comprehensive Form
- Premises - Operations
- Explosion and Collapse Hazard
- Underground Hazard
- Products/Completed Operations Hazard
- Contractual Insurance
- Broad Form Property Damage
- Independent Contractors
- Personal Injury

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

Check coverage(s) carried:

- Comprehensive Form
- Owned
- Hired
- Non-Owned



- c. Workers Compensation [Attach certificate of insurance showing the amount of coverage and coverage period(s)]:

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

- e. Excess Liability [Attach certificate(s) of insurance showing the amount of coverage and coverage period(s)]:

- f. Other (Specify) [Attach certificate(s) of insurance showing the amount of coverage and coverage period(s)]:

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: **None**

Government Complaint	Entity	Making	Date	Resolution

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: **N/A**

Government Agency	License Description	License Number	Date Issued (Original)	Status (Current)	Revocation (Yes/No)



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.

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.

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, etc)	Status (Current, delinquent, repaid, etc.)	Dollar Amount

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: Rick Allgire, Algire General Contractor
 Address: 3278 Grey Hawk Court
 Phone: 760-477-8455
 Project Name and Description: Nook East Village, Nook on Valdez
2. Name: Debbie Ruane, Norwood Development
 Address: _____
 Phone: 619-992-8844
 Project Name and Description: Nook East Village, Various Past Development and Consulting Proj
3. Name: Matt Grosz, Redstone Equity Partners
 Address: _____
 Phone: 619-535-3903
 Project Name and Description: One Mississippi, Cordova Trolley Rehabs

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. Each of the principals involved in the transaction of have been involved in affordable and multi-family housing construction for close to 15 years. The team has been responsible for the development of over 550 multifamily housing units over the last nine years.
and principal owners) and has extensive experience in tax credit and tax exempt bond financing.

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

Name	Experience
TBD	



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 29th day of March, 20 23, at San Diego, California.

CONTRACTOR

By: Robert Mager
Signature

Manager
Title



SAN DIEGO
HOUSING
COMMISSION

Real Estate Department

CERTIFICATION

The CONTRACTOR, Rise 6th Ave LP, 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: Robert Morgan

By: _____

Title: Manager

Title: _____

Dated: 3/29/23

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 San Diego

Subscribed and sworn to (or affirmed) before me on this 29th day of March, 20 23

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

Samira
Signature of Notary

SEAL



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 8TH AVENUE FAMILY HOUSING 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 acquisition, construction 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, the Rise Urban Partners LLC, as sponsor (Developer) 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 Rise 8th Ave LP, a California limited partnership (Borrower), to be used by the Borrower to finance the acquisition and construction of a multifamily affordable rental housing development located at 3927-3937 ½ 8th Avenue in San Diego, as more fully identified in Exhibit A hereto (Project); 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 60 days prior to the date of adoption of this Resolution to the date of issuance of the Bonds; and

WHEREAS, section 1.103-8(a)(5) and section 1.150-2 of the United States Treasury Regulations require the Authority to declare its reasonable official intent to reimburse prior 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 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 \$24,000,000 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 obligations 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. Findings and Determinations.

(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 aggregate principal amount not to exceed \$24,000,000, 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 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 \$24,000,000, 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 staff are hereby ratified, approved and confirmed.

Section 4. Approval of Bond Counsel and Financial Advisor. The financing team of Quint & Thimmig LLP, as bond counsel (Bond Counsel) and Ross Financial, 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: 8th Avenue Family Housing
Location: 3927-3937 ½ 8th Avenue, San Diego, CA
Number of Units: 80 apartment units (including 1 manager unit)
Maximum Bond Amount: \$24,000,000

The foregoing Resolution is passed and adopted by the San Diego Housing Commission on May 12, 2023.

By: _____
JEFF DAVIS, Interim President &
Chief Executive Officer of the
San Diego Housing Commission

19048.59:J18885
4/5/23