



THE CITY OF SAN DIEGO

**AFFORDABLE HOUSING COLLABORATIVE
EXECUTIVE LOAN COMMITTEE**

AGENDA

**THURSDAY, DECEMBER 16, 2010
3:00PM – 5:00PM**

**CIVIC CENTER PLAZA
1200 THIRD AVENUE
SAN DIEGO, CALIFORNIA 92101**

10TH FLOOR CONFERENCE ROOM (NOTE CHANGE OF FLOOR/ROOM)

1. **Roll Call**
2. **Approval of Minutes**
May 27, 2010
3. **Public Comment – 3:10pm** (Time Certain)
*Public comment may be made on any subject in the Committee's area of responsibility.
Presenters have three (3) minutes to address the Committee.*
4. **Administrative Items**
 - a. *Conflict of Interest Declarations*
 - b. *Request for Agenda Revisions (continuances, change in order, etc.)*
5. **Florida Street Apartments**
*Recommendation requested for Agency subsidy of affordable housing units within North Park
Redevelopment Project Area (3783-3825 Florida Street). Presented by City Redevelopment
Department staff: Michael Lengyel, Project Manager.*

6. General Discussion

- a. Committee Administrative Items and/or Non-Agenda Comment*
- b. Staff Announcements*
- c. Collaborative Project Spreadsheet/Tax Credit Spreadsheet/Bond Funds Update*

7. Next Regularly Scheduled Meeting Date

January 27, 2011

8. Adjournment – 5:00pm (Time Certain)

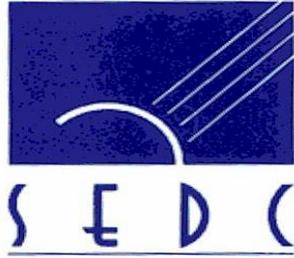
Unfinished business shall be tabled and placed on the agenda of the following meeting.

AFFORDABLE HOUSING COLLABORATIVE

A collaboration of the City of San Diego Redevelopment Agency (City Redevelopment Department, Southeastern Economic Development Corporation, and Centre City Development Corporation) and the San Diego Housing Commission

THIS INFORMATION WILL BE MADE AVAILABLE IN ALTERNATE FORMATS UPON REQUEST.

To request an agenda in an alternate format, or to request a sign language or oral interpreter for the meeting, contact Ulysses Panganiban, Assistant Project Manager, at least five (5) working days before the meeting at (619) 236-6261 or UPanganiban@sandiego.gov to ensure availability. Assistive Listening Devices (ALDs) are available for the meeting upon request.



ccdc



THE CITY OF SAN DIEGO

AFFORDABLE HOUSING COLLABORATIVE EXECUTIVE LOAN COMMITTEE

MINUTES

THURSDAY, MAY 27, 2010

3:00PM – 5:00PM

CIVIC CENTER PLAZA

1200 THIRD AVENUE, SUITE 1400, LARGE CONFERENCE ROOM
SAN DIEGO, CALIFORNIA 92101

1. **Roll Call**

Members Present: Sam Guillen, Cruz Gonzalez, William Shaw, William Anderson (chair)

Members Absent: None

Other Staff Present: Michele St. Bernard, Ulysses Panganiban, Robert Chavez, Xavier Del Valle, Sam Johnson, Eri Kameyama, Diane Young

Public Present: Kevin McCook, Shannon Vanderhei, Nkechi Odu, Wally Dieckmann

2. **Approval of Minutes**

June 25, 2009 – motion to approve (Cruz/Shaw, passes, 3-0-1)

3. **Public Comment**

None

4. **Administrative Items**

None

5. **Mercado del Barrio**

Xavier Del Valle, Project Manager, City Redevelopment Division, presented a request for a Redevelopment Agency allocation of an amount not to exceed \$9.1 million for Estrella del Mercado, the affordable rental housing component of the mixed-use Mercado del Barrio project located within the Barrio Logan Redevelopment Project Area. Redevelopment Agency funding would be from the following sources: \$1.7 million from the San Ysidro Redevelopment Project Area Low Income Housing Fund (LIHF), \$5.1 million from the North Bay Redevelopment Project Area LIHF, and \$2.3 million from the North Bay Redevelopment Project Area Affordable Housing Line of Credit. The Redevelopment Agency subsidy would cover the affordable housing component only and the land for the entire project site (to be conveyed to the developer).

The project site lies in the heart of the Barrio Logan community in close proximity to: schools; public transportation to the United States/Mexico border, Downtown San Diego, and beyond; public facilities,

such as parks, recreational centers, and libraries; and other Redevelopment Agency affordable housing projects. The entire project (housing and non-housing components) would be on approximately 6.63 acres bounded by Main Street to the west, National Avenue to the east, Cesar E. Chavez Parkway to the north, and the San Diego–Coronado Bay Bridge to the south. It would consist of: 91 affordable 1-, 2- and 3-bedroom apartment units plus one manager’s unit; 105,000 square feet of commercial space (grocer, retail/service, and dining); and 469 parking spaces. Onsite amenities would include a community room, public art, walkways, landscaping, and plazas. All rental units would be affordable to households earning from 30% to 60% of the Area Median Income (AMI). Members of the development team (Shea Mercado, LLC and Mercado CIC, L.P.) were present to respond to questions from the ELC. There was no public comment on the project.

Questions from the committee and discussion items included:

- What arrangements have been made to secure the anchor Latino-themed grocer? *A purchase and sale agreement has been signed with González Northgate Markets.*
- What is the status of the litigation regarding the ownership of the project site? *In 2007, the Agency prevailed in Superior Court over Mercado Alliance LLC and regained title to the project site. Most recently, the Appellate Court dismissed the case in favor of the Agency late last year. There is no risk of the California Supreme Court reviewing the Appellate Court decision.*
- What is the rationale for placing retail at the bottom floor of the affordable housing component instead of more units in light of today’s tough retail environment? *The project was initially envisioned as a commercial development. The affordable housing component was recently added due to the recent success of nearby affordable housing projects. It would be an asset to the community to have a mixed-used development, and the proposed Northgate Market is anticipated to attract a healthy number of commercial tenants.*
- What is the retail leasing strategy? *Shea Mercado, LLC will be responsible for implementing a retail leasing strategy with Gatasso. Targeted businesses will include Latino-themed restaurants and businesses from Mexico using HSBC credit underwriting.*
- Today, it is difficult to rent out units at 50% to 60% of the AMI. Most of this project’s units are at the 50% to 60% AMI range. Can more units be accommodated, especially 2- and 3-bedroom ones at levels below 50% of the AMI? *Financial feasibility dictates the affordability mix, but the goal is to favor units with lower AMIs as much as possible. One-bedroom units tend to be transitional housing instead of family housing.*

Motion to recommend project for Agency funding (Guillen/Cruz, passes, 4-0-0).

6. **Expenditure of Low- and Moderate-Income Housing Fund Transaction Guidelines**

Michele St. Bernard, Affordable Housing Project Manager, City Redevelopment Division, presented revisions to the Expenditure of Low- and Moderate-Income Housing Fund Transaction Guidelines and requested the ELC to recommend implementation of the revised guidelines. The Redevelopment Agency Board previously authorized the Redevelopment Agency Executive Director, or designee, to revise the guidelines from time to time to reflect changing market conditions, match Low Income Housing Tax Credit financing requirements, and incorporate lessons learned by project managers. Committee members provided comments to be incorporated into the guidelines.

Questions and comments from the committee included:

- Guideline X.D, *Community Fit*, should reference the relevant community plan. *The guideline will be changed accordingly.*
- Have the revisions been reviewed by an outside economic consultant? *The Agency received comments and suggestions from Keyser Marston Associates.*
- Does Guideline X.K, *Infrastructure Improvements*, include public facilities or only infrastructure? *It encompasses both public facilities and infrastructure.*
- Guideline IX.B, *Sustainable Design*, should not include eco-roofs as they seem to be ineffective downtown. *The Transaction Guidelines are voluntary, flexible, and baseline in nature, and*

Centre City Development Corporation and Southeastern Economic Development Corporation may impose requirements that are above and beyond or more specific.

- *How is Guideline VIII.H, **Number of Subsidies**, applied when evaluating projects? The interpretation of this guideline is based on the project's particular circumstances. It exists to notify developers that the number of subsidies already received will be taken into consideration by Agency staff.*
- *Why does Guideline II.C, **Target Developer Profit**, state a rate of investment at 1% to 3% over industry standard cap rates for rental affordable projects without tax credit capital? Rental affordable projects without tax credit capital are considered riskier investments. There is also pent-up demand.*

Motion to recommend implementation of guidelines as revised (Cruz/Shaw, passes, 4-0-0).

7. **General Discussion**

Committee members were informed of and briefly discussed the 2010 affordable housing bond issuance by the City Redevelopment Division. Staff anticipates the bonds to be issued in late summer/early fall of 2010. Six project areas (Crossroads, City Heights, Naval Training Center, North Bay, North Park, and San Ysidro) would be considered collectively for the purposes of housing bond issuance to achieve the best possible interest rates. Housing funds would be pooled and distributed on a project-by-project basis instead of on an area-by-area basis.

8. **Meeting Adjourned**

Motion to adjourn (Gonzalez/Shaw, passes, 4-0-0)

Draft Prepared: 060310 uip

Final Approved:
Motion by:
Committee Vote:

Revisions to Draft: *Double Underlined and Italic*
Revisions Prepared: N/A



THE CITY OF SAN DIEGO

DATE ISSUED: December 6, 2010

ATTENTION: Affordable Housing Collaborative Executive Loan Committee

SUBJECT: Florida Street Apartments Additional Funding

FUNDING AGENCY: San Diego Housing Commission and San Diego Redevelopment Agency

PROJECT AREA: North Park Redevelopment Project Area

STAFF CONTACT: Michael Lengyel, Redevelopment Department, (619) 236-6269, and Jerry Lohla, Housing Commission (619) 578-7595

SUMMARY

Staff Recommendation - Recommend to the Redevelopment Agency of the City of San Diego (Agency) to amend the Owner Participation Agreement with Community HousingWorks to allow them to apply for 4% tax credits instead of 9% tax credits for the Florida Street Apartments affordable rental housing project and to provide an additional allocation not to exceed \$1,800,000 from the 20% Affordable Housing Pooled Housing Fund (Bond Proceeds).

Other Recommendations – Staff of the Housing Commission will be recommending to the Housing Commission Board of the City of San Diego to issue tax-exempt bonds coupled with the 4% tax credit financing and to provide an additional allocation not to exceed \$700,000 from the local Housing Trust Fund and Inclusionary In-Lieu fees.

Fiscal Impact – The amount of subsidy being requested from the Redevelopment Agency is \$1,800,000. Funds in the amount of \$570,000 are available from the prior Housing Line of Credit for North Park. The remaining \$1,230,000 is available from the 20% Affordable Housing Pooled Housing Fund (Bond Proceeds).

PROJECT BACKGROUND/DESCRIPTION

This request is for an increase to a Redevelopment Agency residual receipt loan as gap financing for the Florida Street Apartments project (Project). In February, 2009, the Housing Commission provided a residual receipts loan of \$4,900,000 to Community HousingWorks (CHW) to purchase the property located at 3783 – 3825 Florida Street one block south of University Avenue within the North Park Redevelopment Project Area for the construction of 82 apartments for very low and low-income (50%-60% Area Median Income) families. In July, 2009, the Redevelopment Agency approved an Owner Participation Agreement with CHW including an



Redevelopment Agency

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Agency subsidy of \$3,800,000. In November, 2009, the Agency disbursed a \$550,500 advance on its loan for relocation and demolition.

In March, 2010 the Housing Authority authorized an increase in the Housing Commission’s subsidy to the project from \$4,900,000 to \$7,387,000 to allow the project to be more competitive for 9% low-income housing tax credits. However, CHW did not receive an award of tax credits in the first or second rounds of 2010. Due to the increasingly competitive nature of 9% tax credits, CHW is requesting an additional \$2.5 million from the Housing Commission and Redevelopment Agency so they may apply for non-competitive 4% tax credits instead.

The revised project proforma is attached. The proposed construction would cost approximately \$17 million including architect fees, engineering fees, and a contingency. The scope of work includes subterranean parking, energy conservation systems, and the implementation of “green” building technologies such as on-site generation of electrical power utilizing photovoltaic panels, and water conservation measures.

The proforma shows a total developer fee of \$2.5 million. However, \$1.1 million is reinvested back into the project by CHW, which allows them to increase the overall basis to increase the allocation of tax credits. The fee retained by CHW remains at \$1.4 million. Keyser Marston Associate’s staff have reviewed the revised proforma and feel that the cost and financing assumptions are reasonable.

CHW has a term sheet form Union Bank for the equity credits on Florida Street reflecting \$0.89 per credit pricing. Union Bank has requested that the residual interest rates on the Agency and Housing Commission loans be reduced from 3.0% to 0.75% during the first fifteen years to avoid negative capital account issues. Staff recommends that the interest rates be increased above 3% and/or the share of residual receipts be increased during the remaining 40 years so that the return on the loans remains the same on a net present value basis.

DEVELOPMENT TEAM

Role	Contact	Ownership
Developer	Ms. Anne B. Wilson, Vice President	CHW / a 501(c)(3) nonprofit corporation
Construction Lender	To Be Determined	
Limited Partner/Tax Credit Investor	Union Bank	Milo Peinemann
Architect	Mr. Mark Steele	M.W. Steele Group, Inc.
Relocation Consultant	Mr. Vince McCaw	Overland, Pacific, and Cutler, Inc.
Property Management	ConAm Management	Michelle Sites

General Project Information –

Assessors Parcel Numbers (APN #s)	453-012-02 through 453-012-10 (inclusive)
Site Area (sq footage)	43,350 sq. ft. or .995 acres
Stories/Max. Height	4 stories / 40' in the front, 75' in the rear (to top of sloped roof)

Residential Portion of Project –

Type of Housing:	Rental, Multiple-Family		
Total Number of Units	83		
Total Number of Affordable Units/Bedrooms:	82 units / 166 bedrooms		
	one-bedroom	two-bedroom	three-bedroom
30% AMI	0	0	0
40% AMI	0	0	0
50% AMI	2	3	3
60 % AMI	22	29	23
Number of Market Rate Units/Bedrooms:	1 two-bedroom (Manager Unit)		
Projected Rental Rates:	\$793 to \$1,113 (2010 AMI)		
Inclusionary Housing Ordinance Compliance	Yes		
Land Area (square feet)	43,342		
Project Density (units/acre)	83.47 du/ac		
Density of Adjacent Blocks (units/acre)	71 du/ac average		
Number of Low/Mod Units Demolished	15		
Rent/Unit Price of Demolished Low/Mod Units	1 Bedrooms: \$600 - \$695 2 Bedrooms: \$750 - \$950 3 & 4 Bedrooms: \$850 - \$1195		

Affordable Housing Impact –

Bedrooms	Unit Size (sq. ft.)	Income Level	Units	Restricted Rent	Utility Allowance
1 Bedroom	534	CRL – 50% AMI	2	\$736	\$10
		CRL – 60% AMI	22	\$883	
2 Bedrooms	815	CRL – 50% AMI	3	\$849	\$14
		CRL – 60% AMI	29	\$1,019	
3 Bedrooms	1,082	CRL – 50% AMI	3	\$944	\$16
		CRL – 60% AMI	23	\$1,133	

Notes: CRL – Rent restricted per California Community Redevelopment Law

Sources and Uses of Funds –

Sources of Funding		Use of Funding	
Permanent Loan	\$5,950,000	Land Costs	\$5,168,061
SDHC Acquisition Loan	\$ 4,900,000	Constructions Cost	\$16,876,153
SDHC Residual Receipts Loan	\$2,487,000	Financing Costs	\$1,347,448
Agency Residual Receipts Loan	\$3,800,000	Reserves	\$419,605
GP Contribution	\$1,100,000	Loan Permits and Fees	\$899,743
Refunds	\$200,000	Other Development Costs	\$4,893,721
Tax Credit Equity	\$8,669,731		
SDHC Additional Requested	\$700,000		
Agency Additional Requested	\$1,800,000		
Total Financed	\$29,606,731		\$ 29,606,731
Ratio of Agency Funds to other Financing for the Project			18.9 %

Funding Request Ratios –

Agency Total Subsidy Request	\$5,600,000
Housing Commission Subsidy Request	\$8,087,000
Number of Affordable Units Proposed	82
Number of Bedrooms:	166
Agency Subsidy per Unit Requested:	\$68,293
Agency Subsidy per Bedroom Requested:	\$33,735
Total Acquisition Cost (Land & Buildings):	\$5,168,061
Acquisition Cost/Unit:	\$63,025
Acquisition Cost/Bedroom:	\$31,132

Housing Impact –

Rents allowed under California Redevelopment Law (CRL) are currently lower (more restrictive) than rents allowed under the tax credit rules. Rents at the 50% and 60% AMI levels must be assessed rent calculated under the CRL rules in order to count toward Agency production requirements. The Redevelopment Agency will record 55-year rent restrictions against all 82 units affordable to households with annual incomes of 50% to 60% or less of Area Median Income (“AMI”). The Redevelopment Agency will be able to count 82 units towards affordable housing production requirements (redevelopment rents). The Housing Commission will record 55-year rent restrictions against 82 units as well. One non-restricted two-bedroom unit will be occupied by a resident manager. The proposed rents are outlined in this report.

CHW plans to apply for the Federal Affordable Housing Program (AHP) loan program. They have requested that they be allowed to lower the rent levels to make them competitive for AHP

funding. If awarded, a portion of AHP funds would replace a reduction in the permanent financing due to the reduced rental income. The SDHC and Agency funds would be reduced pro-rata by any funding sources in excess of project uses.

Environmental Impact –

The Redevelopment Agency action is adequately addressed in the Mitigated Negative Declaration prepared for Arbor Crest North (Project No. 89239, dated June 20, 2006) adopted on July 13, 2006, by Planning Commission Resolution No. 4103-PC and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Therefore, the activity to approve the OPA and Associated Actions is not a separate project for purposes of CEQA review pursuant to State CEQA Guidelines Section §15060(c)(3).

Other Impacts –

This Project will provide 82 restricted affordable units. The Redevelopment Agency and Housing Commission loans will be subordinated to the lender financing; however, the rent restrictions can not be subordinated.

PROPOSED PROJECT SCHEDULE

Action	Timeline
ELC Meeting	December 16, 2010
Housing Commission Meeting	January 2011
Agency/Housing Authority Meeting	February 2011
CTCAC Application Submitted	March 2011
Construction Start	July 2011
Construction Completion (estimated)	October 2012

COMMUNITY COMMENT

On October 12, 2010 the North Park Redevelopment Project Area Committee voted 9/0/0 recommending an additional Agency subsidy of up to \$2.5 million for the Project.

SUMMARY CONCLUSION

The proposal is consistent with the goals and objectives of the North Park Redevelopment Plan, North Park Implementation Plan and Redevelopment Law. The Agency and project areas currently have 20% Low and Moderate Income Housing Funds that are necessary for this proposal.

Respectfully submitted,



 Michael Lengyel
 North Park Project Manager
 Redevelopment Department



 Maureen Ostrye
 Community Development Coordinator
 Redevelopment Department

Attachment(s):

1. Location Map
2. Preliminary Site Design
3. Project Proforma

Attachment 1 – Location Map

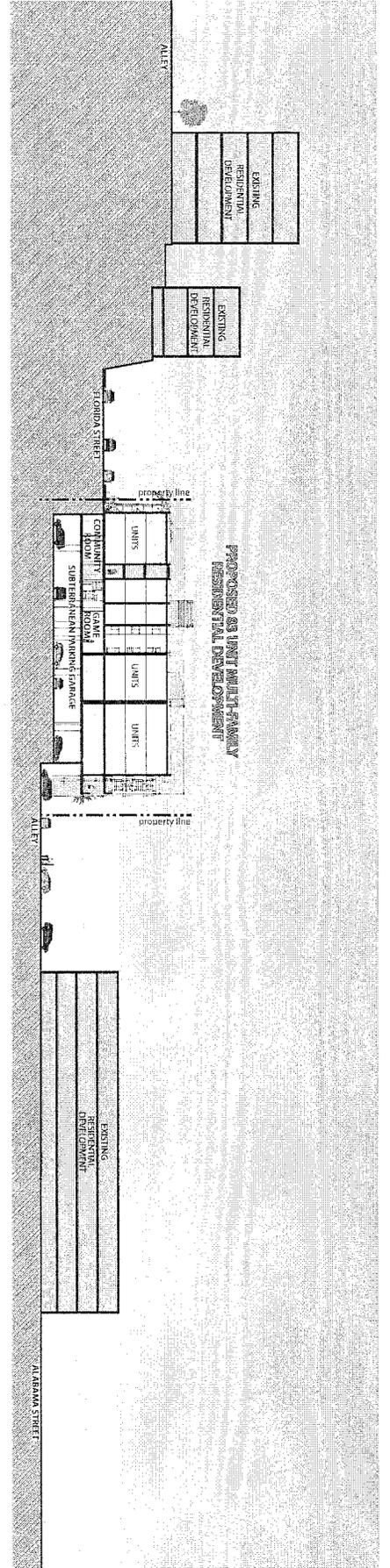
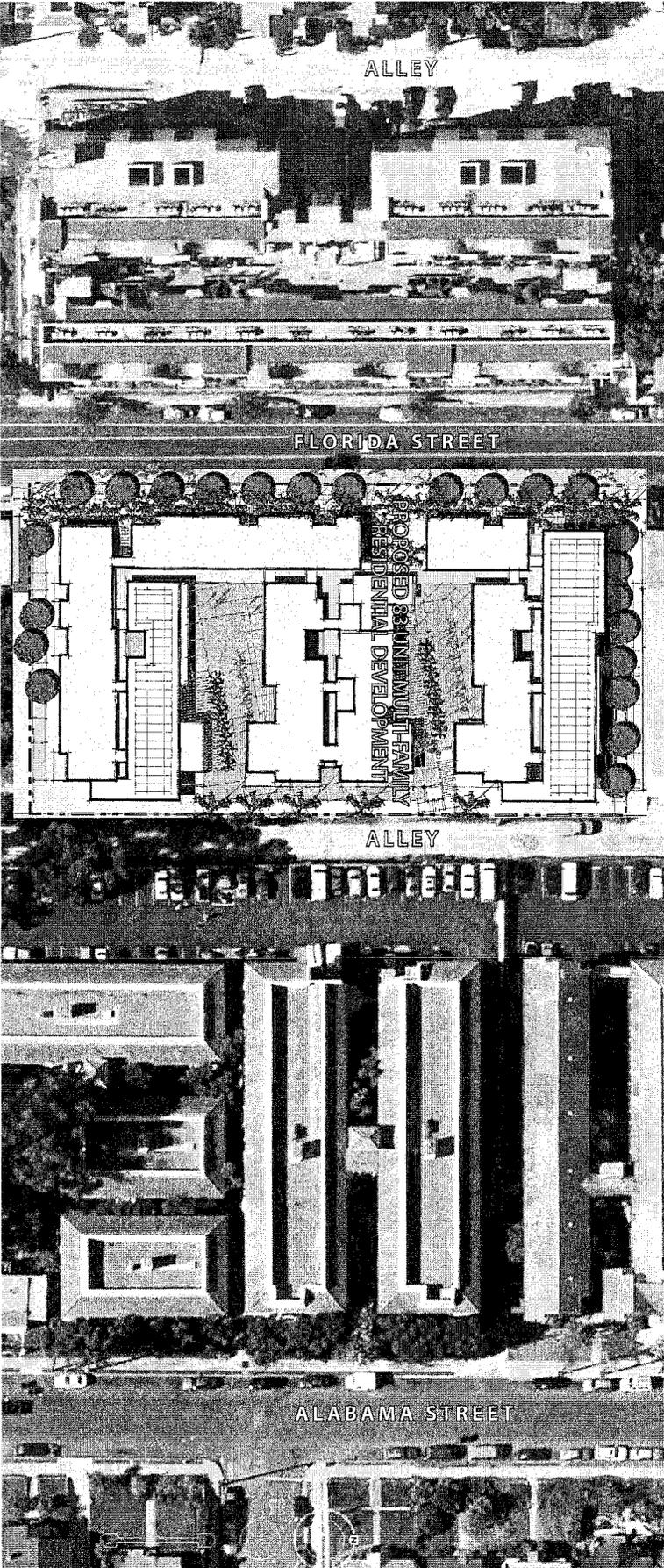
3783 – 3825 Florida Street
San Diego, CA 92101



Attachment 2 – Preliminary Site Design

PRESENTATION TO NORTH PARK PLANNING COMMITTEE
 FLORIDA STREET APARTMENTS

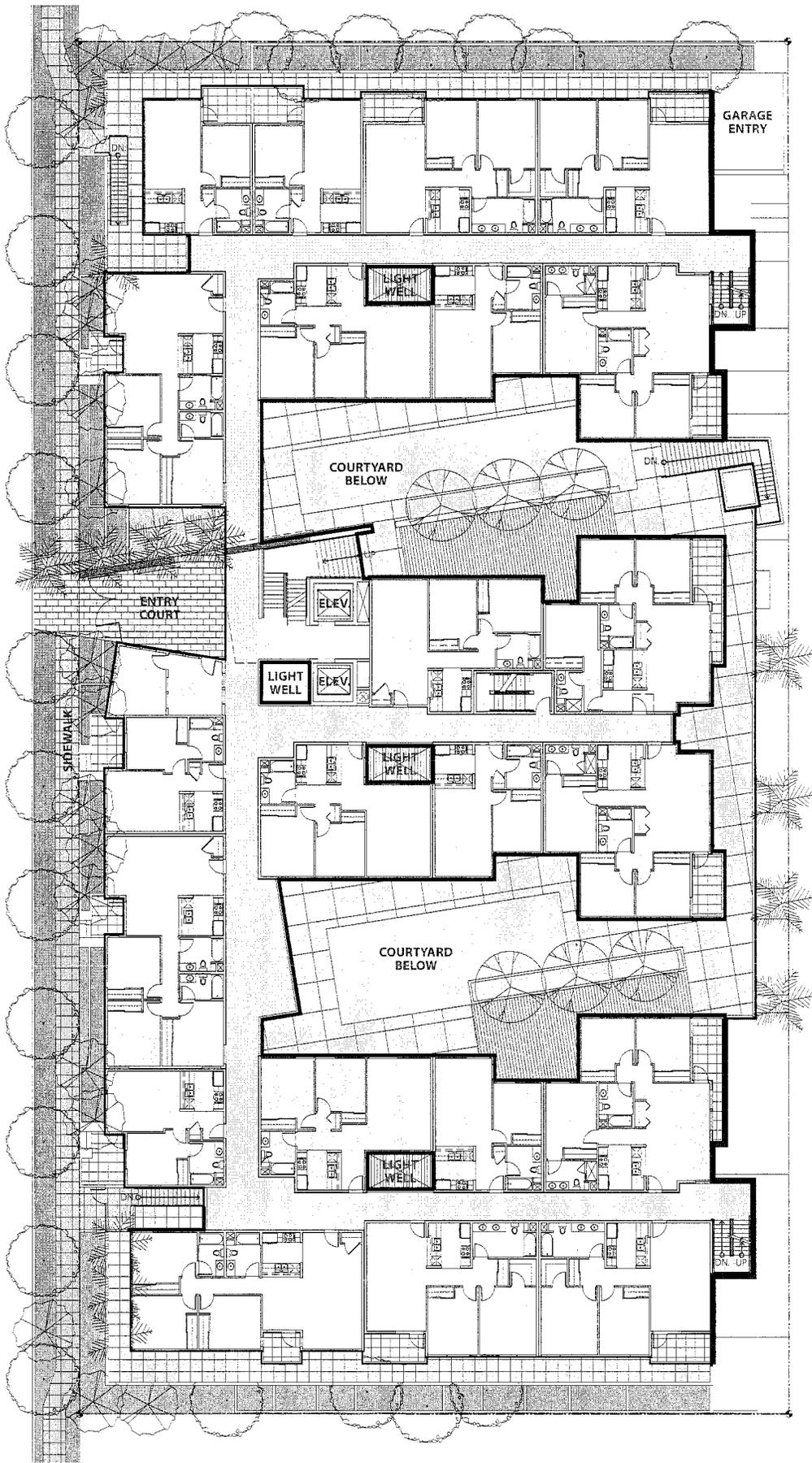
SITE SECTION



APRIL 2009

N.W. SUTELLE
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 1000 N. W. 10th Street
 Fort Lauderdale, FL 33304
 PHONE: 754.467.1111
 FAX: 754.467.1112
 WWW.NWSUTELLE.COM

FLORIDA STREET



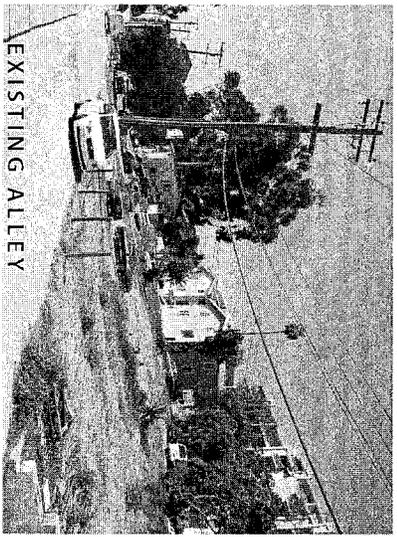
ALLEY

PRESENTATION TO NORTH PARK PLANNING COMMITTEE
FLORIDA STREET APARTMENTS

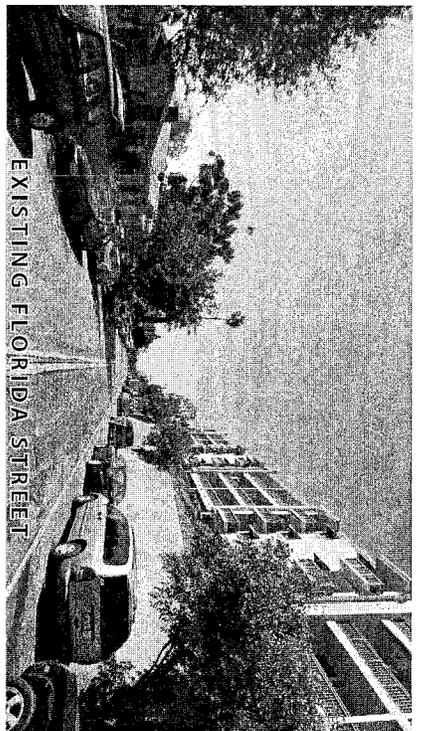
APRIL 2009



M.W. STEELE
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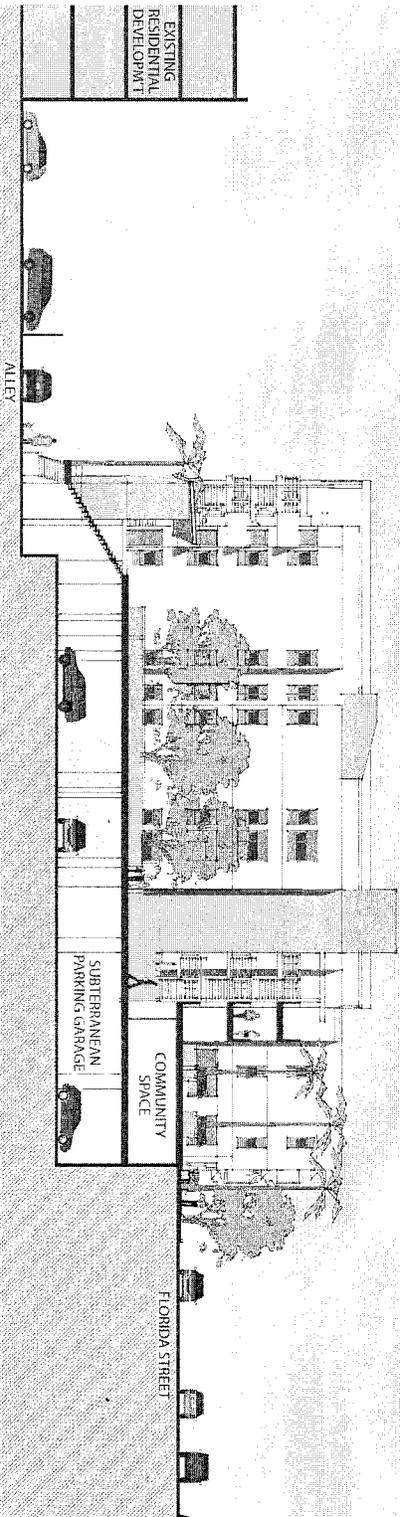


EXISTING ALLEY



EXISTING FLORIDA STREET

**PROPOSED 83 UNIT MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**



EXISTING
RESIDENTIAL
DEVELOPMENT

ALLEY

SUBTERRANEAN
PARKING GARAGE

COMMUNITY
SPACE

FLORIDA STREET

EXISTING
RESIDENTIAL
DEVELOPMENT

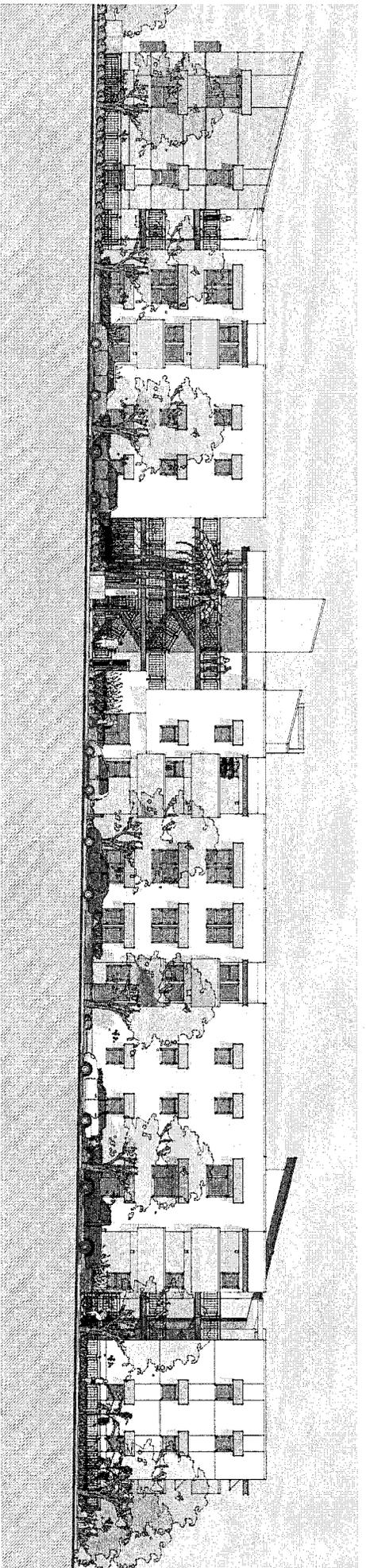
EXISTING
RESIDENTIAL
DEVELOPMENT

BUILDING SECTION

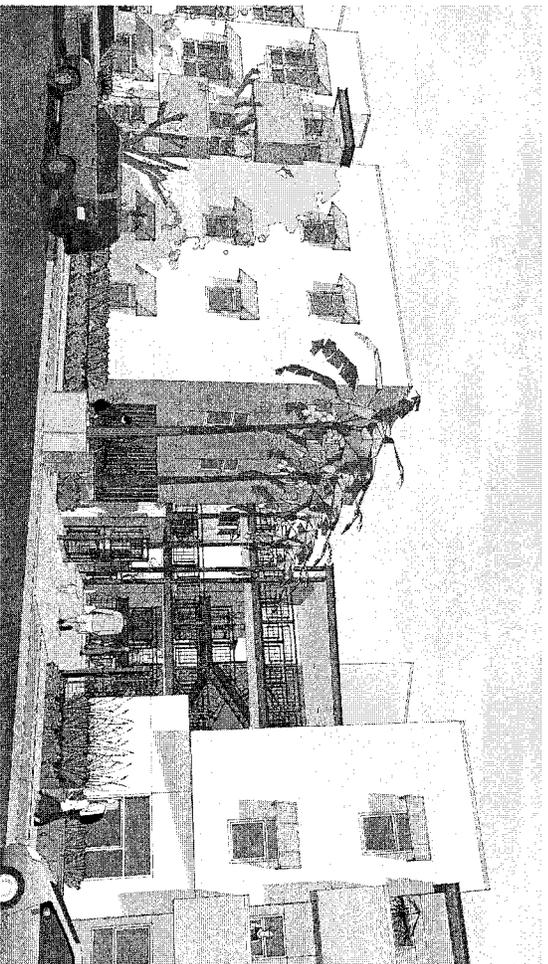
**PRESENTATION TO NORTH PARK PLANNING COMMITTEE
FLORIDA STREET APARTMENTS**

APRIL 2009

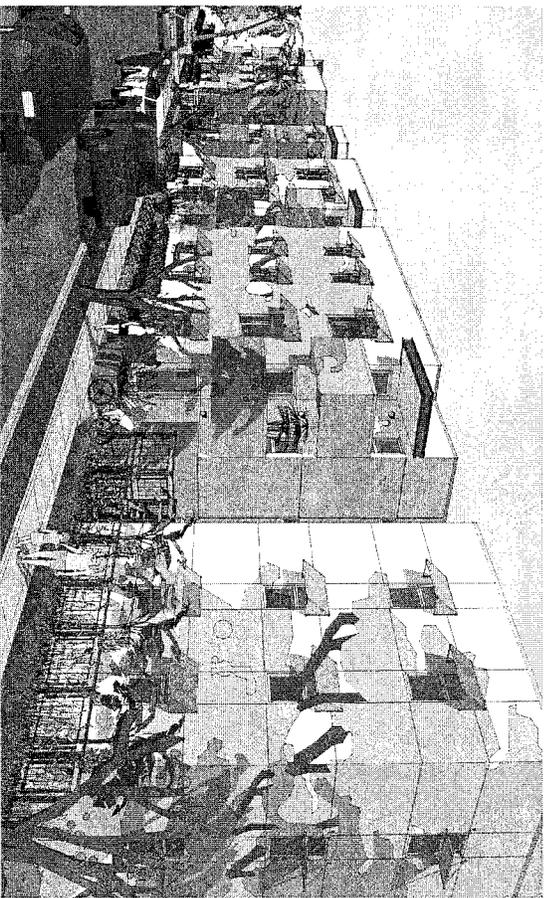
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FLORIDA STREET [WEST] ELEVATION



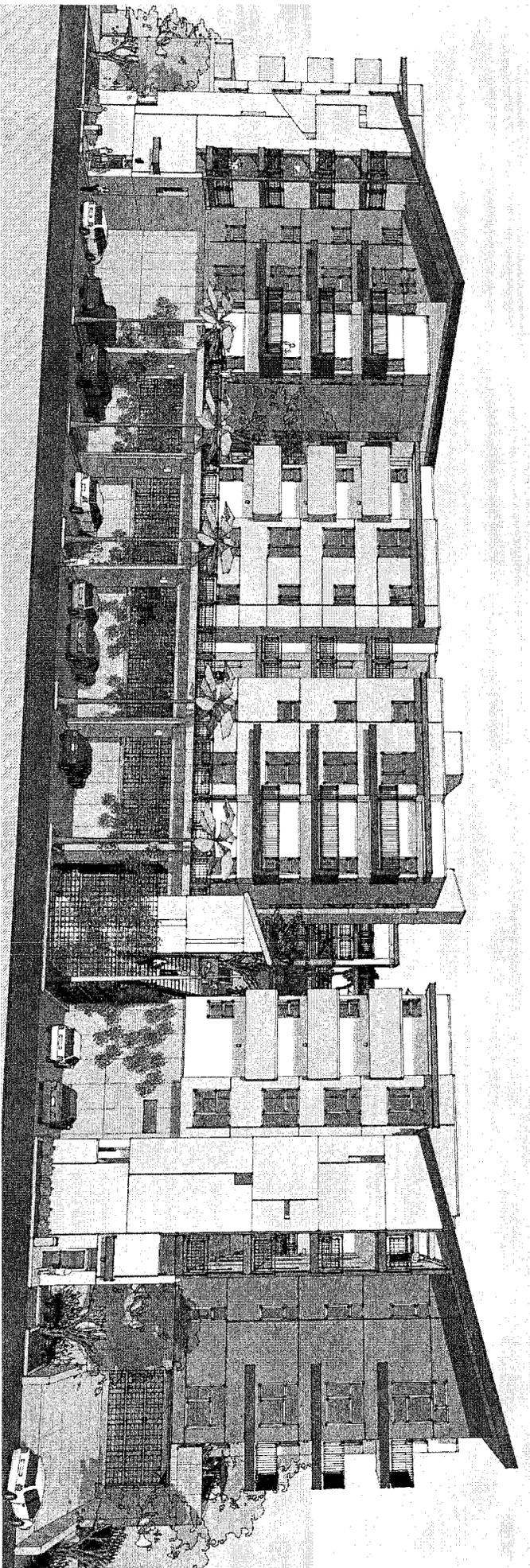
CONCEPTUAL RENDERING
FLORIDA STREET ENTRY



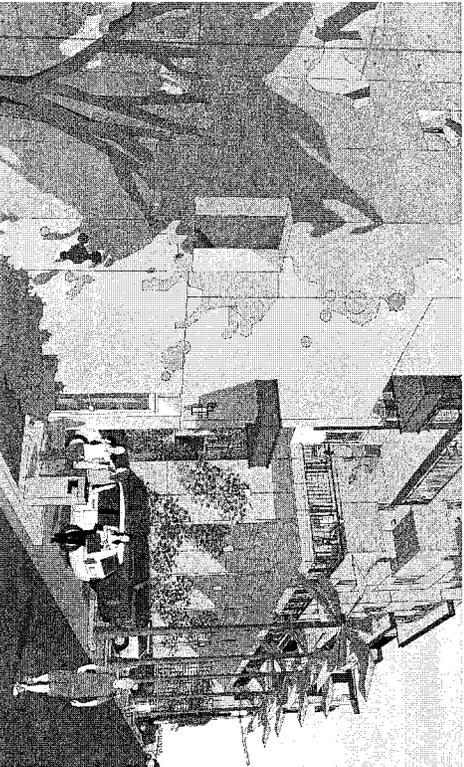
CONCEPTUAL RENDERING
FLORIDA STREET SIDEWALK

PRESENTATION TO NORTH PARK PLANNING COMMITTEE
FLORIDA STREET APARTMENTS

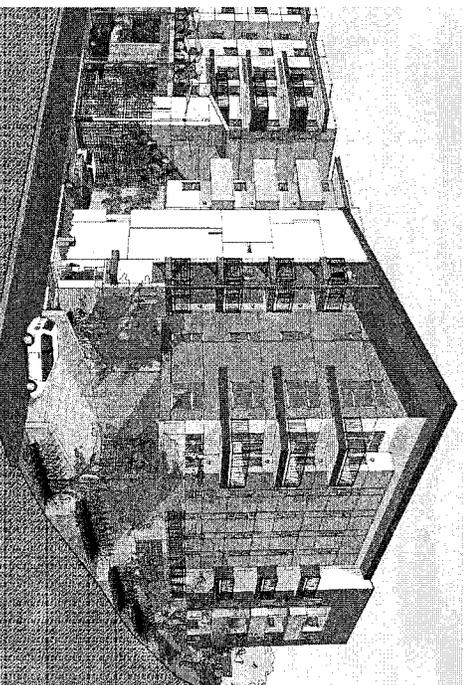
APRIL 2009



ALLEY [EAST] ELEVATION



CONCEPTUAL RENDERING
ALLEY LOOKING NORTH



CONCEPTUAL RENDERING
ALLEY LOOKING SOUTH

PRESENTATION TO NORTH PARK PLANNING COMMITTEE
FLORIDA STREET APARTMENTS

APRIL 2009

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Attachment 3 – Project Proforma

Community HousingWorks
 Florida Street; North Park, San Diego
 4% LIHTC
Development Summary
 12/2/2010

DEVELOPMENT ASSUMPTIONS			
Site & Structures			
Site (Square Feet / Acres)	43,350	1.00	
Site 1		1.00	
Site 2		0.00	
Assessor's P. Number(s)		TBD	
	SF	Per Unit	Total
Total Land Cost	\$119		\$5,168,061
Residential Land Cost	\$62,266		\$5,168,061
Commercial Land Cost			\$0
Land Cost/Acre			\$0
Number of Buildings	2 Story	Type V	1
Number of Units			83
Density/Acre			83
Restricted Units			0
Residential/Commercial Space			
Residential - Net Rentable			70,970
Residential - Corridor Space	13%		10,646
Residential - Community Space			2,928
Residential - Other			7,097
Commercial			0
Allocated Cost of Commercial Construction			0.00%
Total Residential SF			91,641
Construction Cost			
Prevailing Wages	n	15%	
	w/o PW	w/ PW	
Hard Cost/GSF	\$184.18	\$211.80	
Hard Cost/NRSF	\$237.82	\$273.49	
Hard Cost/Parking Spc.	\$28,152	\$32,374	
Total Cost per Unit	\$	356,708	

OPERATING ASSUMPTIONS	
Income Inflation	2.50%
Expenses Inflation	3.50%
Property Tax Inflation	2.00%
Vacancy - Housing	5%
Vacancy - Special Needs Housing	10%
Asset Management Fee	\$12,500
Resident Services Annual Allocation	\$38,500
Partnership Fee	5,000
Discount Rate	0%
Investor Cash Flow Participation	10%
Sponsor Cash Flow Participation	90%

Local Public Subsidy	RDA	SDHC	TOTAL
Per Unit	\$67,470	\$97,434	\$164,904
Per Bedroom	\$33,333	\$48,137	\$81,470

PERMANENT FINANCING SOURCES		PER UNIT	% OF TOTAL
Perm. Loan	\$5,950,000	\$71,687	20.10%
SDHC	\$8,087,000	\$97,434	27.31%
Redevelopment Agency	\$5,600,000	\$67,470	18.91%
		\$0	0.00%
			0.00%
GP Contribution	\$1,100,000	\$13,253	3.72%
Accrued Interest on Soft Debt			0.00%
Refunds	\$200,000	\$2,410	0.68%
Tax Credit Equity @ 0.89	\$8,669,731	\$104,455	29.28%
TOTAL SOURCES	\$29,606,731	\$356,708	100.00%
Surplus (Gap)	\$0		

CONSTRUCTION FINANCING SOURCES AND USES		PER UNIT	% OF TOTAL
Construction Loan	\$15,611,264	\$188,088	47.53%
SDHC	\$8,087,000	\$97,434	24.62%
Redevelopment Agency	\$5,600,000	\$67,470	17.05%
			0.00%
			0.00%
Deferred Costs	\$2,681,688	\$32,309	8.16%
Tax Credit Equity 10%	\$866,973	\$10,445	2.64%
TOTAL SOURCES	\$32,846,925	\$395,746	100.00%
Excess (Deficit)	\$3,240,194		

PERMANENT FINANCING USES		PER UNIT	% OF TOTAL
Land Costs	\$5,168,061	\$62,266	17.46%
Commercial Const Cost	0%	\$0	0.00%
Residential Const Cost	100%	\$16,878,153	57.01%
Financing Costs	\$1,347,448	\$16,234	4.55%
Accrued Interest on Soft Debt	0	\$0	0.00%
Reserves	\$419,605	\$5,055	1.42%
Local Permits and Fees	\$899,743	\$10,840	3.04%
Other Development Costs	\$4,893,721	\$58,960	16.53%
TOTAL USES	\$29,606,731	\$356,708	100.00%
Excess (Deficit)	\$0		

PARKING CALCULATION				
Residential	Studio	1 BR	2 BR	3BR
Transit Oriented Pkng Ratio	0.75	0.75	1.75	1.75
Parking Spaces	0.00	18.00	57.75	45.50
Reduction for <=50%AMI	0.00	(0.50)	(0.75)	(0.75)
Total Parking Spaces	0.00	17.50	57.00	44.75
Total Residential Spaces Required				120
Total Extra Spaces				1
Total Parking	1.46 spaces/unit			121
Total Parking SQFT	288 SF/Stall			34,877

DEVELOPER FEE	
Total Developer Fee	\$2,500,000
	\$0
GP Contribution	\$1,100,000
Net Developer Fee @ Completion	\$1,400,000
Earned @ Const Close 40%	\$560,000
Developer Fee During Const & Close out	\$840,000

Notes
 Modifications: (1) Revises funding split, assumes \$1.8 million additional contribution from Redevelopment Agency, \$700,000 from Housing Commission.
 Average Affordability = 59.02%

**Florida Street; North Park, San Diego
Financing Summary**

FINANCING ASSUMPTIONS	
Predevelopment Loan	\$2,216,182
Assumed Balance	50%
Interest Rate	6.00%
Term (months)	24
Construction Loan/LTV	\$15,611,264
Interest Rate	4.50%
Term (months)	20
Assumed Balance	50%
Lease-up and Conversion Term	6
Interest During Construction	409,796
Interest During Lease-up	351,253
Total Constr. Interest	761,049
Perm. Loan	\$5,950,000
Interest Rate	6.40%
Amortization	30
Debt C. Ratio	1.15
Term (years)	15
Annual Debt Svc. - Housing	\$446,611
Amount Due at end of Term	\$4,299,534
Perm. Loan - Comm'l Allocation	\$0
Interest Rate	6.40%
Amortization	30
Debt Coverage Ratio	1.15
Term (years)	15
Annual Payment	\$0
Amount Due at end of Term	\$0
Residual Loan Funding Sources	
SDHC	\$8,087,000
Interest	3.00%
Term (years)	55
Minimum Annual Payment	\$0
Residual Annual Payment	Y
Accrued Interest - During Const	\$283,045
GAP	GAP (\$0)
A. Housing Portion	\$0
of which HOME	
Amount per Assisted Unit	\$0
B. Commercial	\$0
Amount per SF	
Interest Rate	3.00%
Term (years)	55
Accrued Interest - During Const	(\$0)
Residual Payment	Y
HOME Assisted Units	0.0
Redevelopment Agency	5,600,000
Interest Rate	3.00%
Term (years)	55
Accrued Interest - During Const	196,000
Residual Payment	Y
Other Funding Sources	
	N
	\$0
Amount per Assisted Unit	
Interest Rate	0.42%
Term (years)	55
Minimum Annual Payment	-
Residual Annual Payment	N
Total Annual Payment	
AHP	0

50% BASIS TEST		Y
Eligible Basis	22,709,196	
Land Cost	5,168,061	
Total Aggregate Basis	27,877,257	
Required Bond Amount	56%	15,611,264
Addtl Amount as Constr. Loan	9,661,264	

RESIDUAL LOAN CALCULATION		50%
SDHC	29.5%	8,087,000
GAP	0.0%	-
Redevelopment Agency	20.5%	5,600,000
	0.00	0.0%
TOTAL		13,687,000

TAX CREDIT EQUITY			
2010 THRESHOLD BASIS LIMITS - 4%			
# UNITS	Bedroom Count	LIMIT	TOTAL
0	Studio	\$174,861	\$0
24	1	\$201,163	\$4,827,912
33	2	\$243,200	\$8,025,600
26	3	\$311,296	\$8,093,696
83	T. TH. BASIS LIMIT		\$20,947,208
ADJUSTMENTS:			
Prevailing Wages (1)		20.0%	0
Parking Beneath Units(1)		7.0%	1,466,305
Day Care Center (1)		2.0%	0
100% Special Needs (1)		2.0%	0
Energy Title 24		4.0%	837,888
Seismic/Environmental		at cost	0
Elevator		10.0%	2,094,721
Energy Technologies		at cost	0
Impact Fees		at cost	733,743
50% - 36% AMI (4% only)		10%	2,094,721
< 35% AMI (4% only)		0%	0
ADJUSTED TH. BASIS LIMIT			\$28,174,585
Total Eligible Basis			\$22,709,196
Energy ITC adjustment			-
Adjusted, Eligible Basis			\$22,709,196
Amount (Over)/Under Basis Limit			\$5,465,389
Voluntary Eligible Basis Reduction			0.00%
Voluntary Eligible Basis Reduction			\$0
Unadjusted Eligible Basis			\$22,709,196
Difficult to Develop Area Adjustment			30%
ADJUSTED ELIGIBLE BASIS			\$29,521,955
Percentage of Affordable Units			100%
Qualified Basis			\$29,521,955
Qualified Basis Reduction			0.00%
Reduction Amount			\$0
ADJUSTED QUALIFIED BASIS			\$29,521,955
Tax Credit Construction Rate			9.00%
Tax Credit Acquisition/Subsidy Rate			3.30%
SELECT 4% or 9% CREDIT OPTION			4.00%
Annual Federal Credit Amount (CALCULATED)			974,225
Annual Federal Credit Amount (MAX ALLOWED)			\$2,500,000
FEDERAL CREDIT AMOUNT			\$9,742,245
Total State Credit Amount			\$0
Percentage of Credits Sold			100.0%
Price Per Tax Credit Dollar			0.89
Equity from Federal Credit			\$8,669,731
Equity from State Credit			\$0
Total Gross Proceeds			\$8,669,731
Cost of Syndication			
TOTAL TAX CREDIT EQUITY			\$8,669,731
Tax Credit Equity at Constructic	10.00%		\$866,973
Tax Credit Equity at Takeout			\$7,802,758

n/a

MORTGAGE RATE STRUCTURE	
Bond Cap Rate	4.700%
Bond Rate	2.750%
Letter of Credit	1.000%
Issuer	0.125%
Trustee	0.030%
Remarketing	0.100%
Cap escrow	0.000%
Mortgage Rate	4.005%
Underwriting Spread	1.950%
Underwriting Rate	5.955%
Swap (Y/N)	Y

**Florida Street, North Park, San Diego
Income Assumptions**

PROPOSED UNIT MIX AT MARKET					Market	At Close	PSF	Market	Aff.
# Units	Type	Sq. Ft	Rent				Units	Units	
ENTER HERE									
0	0 Bedrm	1 Bath	0	\$0	\$0	0.00	0	0	
24	1 Bedrm	1 Bath	560	\$0	\$0	0.00	0	24	
33	2 Bedrm	1 Bath	890	\$0	\$0	0.00	0	33	
26	3 Bedrm	2 Bath	1,106	\$0	\$0	0.00	0	26	
0	4 Bedrm	2 Bath	0	\$0	\$0	0.00	0	0	
83			858	\$0	\$0	0.00	0	83	
Total NRSF			71,236						

PROPOSED AFFORDABILITY MIX					Actual
Guidelines					Allocation
MHP					9% TCAC
Total Affordable Units:					100%
% of Units @	60% of Median:	0%	30%		90%
% of Units @	50% of Median:	0%	40%		10%
% of Units @	40% of Median:	11%	20%		0%
% of Units @	30% of Median:	13%	10%		0%
% of Units @	25% of Median:	10%	0%		0%
% of Units @	20% of Median:	10%	0%		0%
% of Units	36% - 50% AMI				10%
% of Units	<35% AMI				0%

INFLATION FACTOR FOR RENTS	
Assumed increase in tax credit rents at close:	0.0%
Assumed increase in market rents at close:	0.0%

Prop 1C Affordability Points (30 Max) 1.25

PROPOSED RENTS												
AMI	# Units	Unit Type	Beds	Baths	Sq. Ft.	2010 RDA Rent	2010 TCAC Rent	Utility Allow.	Net Rent	Net Rent PSF	Monthly Income	Total Square Feet
90% @ 60% of Median:	0	0 / 1 / 1	0	0	0	\$793	\$824	\$8	\$785	\$0	\$0	-
10% @ 50% of Median:	0	0 / 1 / 1	0	0	0	\$661	\$687	\$8	\$653	\$0	\$0	-
0% @ 40% of Median:	0	0 / 1 / 1	0	0	0	\$661	\$650	\$8	\$542	\$0	\$0	-
0% @ 30% of Median:	0	0 / 1 / 1	0	0	0	\$661	\$412	\$8	\$404	\$0	\$0	-
0% @ 25% of Median:	0	0 / 1 / 1	0	0	0	\$661	\$344	\$8	\$336	\$0	\$0	-
0% @ 20% of Median:	0	0 / 1 / 1	0	0	0	\$661	\$275	\$8	\$267	\$0	\$0	-
Subtotal	0											
90% @ 60% of Median:	22	1 / 1 / 1	22	1	560	\$883	\$883	\$10	\$873	1.56	\$19,206	12,320
10% @ 50% of Median:	2	1 / 1 / 1	2	1	560	\$736	\$736	\$10	\$726	1.30	\$1,452	1,120
0% @ 40% of Median:	0	1 / 1 / 1	0	1	560	\$736	\$589	\$10	\$579	1.03	\$0	-
0% @ 30% of Median:	0	1 / 1 / 1	0	1	560	\$736	\$442	\$10	\$432	0.77	\$0	-
0% @ 25% of Median:	0	1 / 1 / 1	0	1	560	\$736	\$368	\$10	\$358	0.64	\$0	-
0% @ 20% of Median:	0	1 / 1 / 1	0	1	560	\$736	\$294	\$10	\$284	0.51	\$0	-
Subtotal	24											
90% @ 60% of Median:	29	2 / 1 / 1	29	2	890	\$1,019	\$1,060	\$14	\$1,005	1.14	\$29,145	25,520
10% @ 50% of Median:	3	2 / 1 / 1	3	2	890	\$849	\$883	\$14	\$835	0.95	\$2,505	2,640
0% @ 40% of Median:	0	2 / 1 / 1	0	2	890	\$849	\$706	\$14	\$692	0.79	\$0	-
0% @ 30% of Median:	0	2 / 1 / 1	0	2	890	\$849	\$530	\$14	\$516	0.58	\$0	-
0% @ 25% of Median:	0	2 / 1 / 1	0	2	890	\$849	\$442	\$14	\$428	0.49	\$0	-
0% @ 20% of Median:	0	2 / 1 / 1	0	2	890	\$849	\$353	\$14	\$339	0.39	\$0	-
Mgr.	1	2 / 1 / 1	1	2	890	\$0	\$0	\$0	\$1,005	1.14	\$1,006	880
Subtotal	33											
90% @ 60% of Median:	23	3 / 2 / 2	23	3	1,106	\$1,133	\$1,224	\$16	\$1,117	1.01	\$25,691	25,438
10% @ 50% of Median:	3	3 / 2 / 2	3	3	1,106	\$944	\$1,020	\$16	\$928	0.84	\$2,784	3,318
0% @ 40% of Median:	0	3 / 2 / 2	0	3	1,106	\$944	\$816	\$16	\$800	0.72	\$0	-
0% @ 30% of Median:	0	3 / 2 / 2	0	3	1,106	\$944	\$612	\$16	\$596	0.54	\$0	-
0% @ 25% of Median:	0	3 / 2 / 2	0	3	1,106	\$944	\$510	\$16	\$494	0.45	\$0	-
0% @ 20% of Median:	0	3 / 2 / 2	0	3	1,106	\$944	\$408	\$16	\$392	0.36	\$0	-
Mgr.	0	3 / 2 / 2	0	3	1,106	\$0	\$0	\$0	\$0	0.00	\$0	-
Subtotal	26											
90% @ 60% of Median:	0	4 / 2 / 2	0	4	0	\$1,223	\$1,366	\$21	\$1,202	\$0	\$0	-
10% @ 50% of Median:	0	4 / 2 / 2	0	4	0	\$1,019	\$1,138	\$21	\$998	\$0	\$0	-
0% @ 40% of Median:	0	4 / 2 / 2	0	4	0	\$1,019	\$910	\$21	\$889	\$0	\$0	-
0% @ 30% of Median:	0	4 / 2 / 2	0	4	0	\$1,019	\$683	\$21	\$662	\$0	\$0	-
0% @ 25% of Median:	0	4 / 2 / 2	0	4	0	\$1,019	\$569	\$21	\$548	\$0	\$0	-
0% @ 20% of Median:	0	4 / 2 / 2	0	4	0	\$1,019	\$455	\$21	\$434	\$0	\$0	-
Subtotal	0											
Total Units	83				858				\$985	1.15		
Restricted	82								Monthly	\$81,789	71,236	
Gross Scheduled Rents:									Annual	\$981,468		

STABILIZED OTHER INCOME	
Monthly Laundry Income:	\$10
Monthly Deposit Forfeitures:	\$0
Monthly Late Fees:	\$3
Monthly Pet Rent:	\$0
Monthly Misc. Charges:	\$0
Total Monthly Other Income Per Unit:	\$13
Total Monthly Other Income:	\$1,079

UTILITIES					
BEDROOMS:	0	1	2	3	4
Heating(G)					
Cooking(E)	\$2	\$2	\$0	\$3	\$4
Water Heat(G)					
Other Elec	\$8	\$9	\$11	\$13	\$17
Water & Sewer					
Trash					
Range/Micro					
Refrigerator					
TOTAL	\$8	\$10	\$14	\$16	\$21

UTILITY ASSUMPTIONS
 (1) Assumes Central Boiler for Hot Water - Owner Paid
 (2) Assumes Hydronic Heat (Central Boiler) for Heating

SECTION 8 VOUCHER ANALYSIS											
Vouchers	60% AMI	Unit Type	NET RENT	AMI LEVEL	Monthly Voucher Income	# of Vouchers	Annual NET INCOME				
AMI	# Units	Beds	Baths	Rent @ 60%	Rent @ 80%	Rent @ 100%					
90% @ 60% of Median:	0	0 / 1 / 1	\$785	816		\$31	0				
10% @ 50% of Median:	0	0 / 1 / 1	\$653	816		\$163	0				
0% @ 40% of Median:	0	0 / 1 / 1	\$542	816		\$274	0				
0% @ 30% of Median:	0	0 / 1 / 1	\$404	816		\$412	0				
0% @ 25% of Median:	0	0 / 1 / 1	\$336	816		\$480	0				
0% @ 20% of Median:	0	0 / 1 / 1	\$267	816		\$549	0				
Subtotal	0										
90% @ 60% of Median:	22	1 / 1 / 1	\$873	873		\$0	0				
10% @ 50% of Median:	2	1 / 1 / 1	\$726	873		\$147	0				
0% @ 40% of Median:	0	1 / 1 / 1	\$579	873		\$294	0				
0% @ 30% of Median:	0	1 / 1 / 1	\$432	873		\$441	0				
0% @ 25% of Median:	0	1 / 1 / 1	\$358	873		\$515	0				
0% @ 20% of Median:	0	1 / 1 / 1	\$284	873		\$589	0				
Subtotal	24										
90% @ 60% of Median:	29	2 / 1 / 1	\$1,005	\$1,046		\$41	0				
10% @ 50% of Median:	3	2 / 1 / 1	\$835	1046		\$211	0				
0% @ 40% of Median:	0	2 / 1 / 1	\$692	1046		\$354	0				
0% @ 30% of Median:	0	2 / 1 / 1	\$516	1046		\$530	0				
0% @ 25% of Median:	0	2 / 1 / 1	\$428	1046		\$618	0				
0% @ 20% of Median:	0	2 / 1 / 1	\$339	1046		\$707	0				
Mgr.	1	2 / 1 / 1	\$1,006								
Subtotal	33										
90% @ 60% of Median:	23	3 / 2 / 2	\$1,117	1,208		\$91	0				
10% @ 50% of Median:	3	3 / 2 / 2	\$928	1,208		\$280	0				
0% @ 40% of Median:	0	3 / 2 / 2	\$800	1,208		\$408	0				
0% @ 30% of Median:	0	3 / 2 / 2	\$596	1,208		\$612	0				
0% @ 25% of Median:	0	3 / 2 / 2	\$494	1,208		\$714	0				
0% @ 20% of Median:	0	3 / 2 / 2	\$392	1,208		\$816	0				
Mgr.	0	3 / 2 / 2	\$0								
Subtotal	26										
90% @ 60% of Median:	0	4 / 2 / 2	\$1,202	1,345		\$143	0				
10% @ 50% of Median:	0	4 / 2 / 2	\$998	1,345		\$347	0				
0% @ 40% of Median:	0	4 / 2 / 2	\$889	1,345		\$456	0				
0% @ 30% of Median:	0	4 / 2 / 2	\$662	1,345		\$683	0				
0% @ 25% of Median:	0	4 / 2 / 2	\$548	1,345		\$797	0				
0% @ 20% of Median:	0	4 / 2 / 2	\$434	1,345		\$811	0				
Subtotal	0										
TOTALS	0					0	0				

**Florida Street; North Park, San Diego
Operating Expenses**

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	ANNUAL TOTAL	Percentage of Total	ANNUAL PER UNIT	PER MONTH	PER UNIT PER MONTH
ADMINISTRATIVE EXPENSES					
Advertising	400	0.09%	4.82	33.33	0.40
Legal	3,500	0.81%	42.17	291.67	3.51
Accounting/Audit	6,500	1.51%	78.31	541.67	6.53
Security	0	0.00%	0.00	0.00	0.00
Credit Checks and Bank Fees	1,120	0.26%	13.49	93.33	1.12
Licenses/Fees	1,050	0.24%	12.65	87.50	1.05
SDHC Monitoring Fee	3,735	0.87%	45.00	311.25	3.75
Office Expense	9,100	2.11%	109.64	758.33	9.14
Other Expense	0	0.00%	0.00	0.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	25,405	5.89%	306.08	2,117	25.51
MANAGEMENT FEE	Per Unit/Month \$ 40				
	39,840	9.24%	480.00	3,320	40.00
UTILITY EXPENSES (uses BL #'s)					
Electricity	7,029	1.63%	84.69	586	7.06
Gas	22,500	5.22%	271.08	1,875	22.59
Water	17,500	4.06%	210.84	1,458	17.57
Sewer	17,500	4.06%	210.84	1,458	17.57
TOTAL UTILITY EXPENSES	64,529	14.97%	777.46	5,377	64.79
PAYROLL EXPENSES					
On-Site Manager 1.5 FTE	72,150	16.74%	869.28	6,013	72.44
Maintenance Personnel	35,000	8.12%	421.69	2,917	35.14
Payroll Taxes/Benefits	32,681	7.58%	393.74	2,723	32.81
	31%				
TOTAL PAYROLL EXPENSES	139,831	32.44%	1,684.71	11,653	140.39
INSURANCE	25,000	5.80%	301.20	2,083	25.10
REPAIRS & MAINTENANCE					
Painting	6,225	1.44%	75.00	519	6.25
Repairs	20,750	4.81%	250.00	1,729	20.83
Trash Removal	18,924	4.39%	228.00	1,577	0.08
Pest Control	1,250	0.29%	15.06	104	1.26
Landscaping	8,525	1.98%	102.71	710	8.56
Supplies	3,500	0.81%	42.17	292	3.51
Elevator	5,115	1.19%	61.63	426	5.14
Parking deck ops & maint	1,705	0.40%	20.54	142	1.71
Fire Protection	3,978	0.92%	47.93	332	3.99
Lock & Keys	284	0.07%	3.42	24	0.29
Uniforms	120	0.03%	1.45	10	0.12
Telephone / Cable / Internet	0	0.00%	0.00	0	0.00
Other	219	0.05%	2.64	18	0.22
TOTAL REPAIRS & MAINTENANCE	70,595	16.38%	850.54	5,883	70.88
TOTAL RESIDENTIAL OPERATING EXPENSES	365,200	84.71%	4,400.00	30,433	366.67
RESIDENT SERVICES	38,500	8.93%	463.86	3,208	38.65
REPLACEMENT RESERVES	300	5.78%	300.00	2,075	25.00
REAL ESTATE TAXES & ASSESSMENTS	2,500	0.58%	30.12	208	2.51
TOTAL ANNUAL OPERATING EXPENSES	431,100	100.00%	5,193.97	35,925	432.83

**Florida Street; North Park, San Diego
Development Budget**

ACCT CODE	Enter as Non-PW	Notes	Acquisition Loan	PREDEV	TOTAL COST Non-PW	ELIGIBLE BASIS	CONSTR	DEFER TO PERM.
1200		LAND ACQUISITION						
1210		Land Cost + Value of Arch & Engr.	4,900,000	22,030	4,922,030	0	4,922,030	0
1225	123,532	Demolition + Abatement		123,532	123,532	0	123,532	0
1240	10,500	Legal		10,500	10,500	0	10,500	0
1255	0	Existing Improvements Value		0	0	0	0	0
1270	13,999	Title Escrow and Recording		13,999	13,999	0	13,999	0
	98,000	Acquisition Consultant/Broker Fee		98,000	98,000	0	98,000	0
1285	0	Land Interest Cost		0	0	0	0	0
	0%	Land Cost Contingency		0	0	0	0	0
1200		TOTAL LAND ACQUISITION COST	4,900,000	268,061	5,168,061	0	5,168,061	0
1300		CONSTRUCTION WORK						
1310		On Site Work		18,000	1,395,000	1,395,000	1,395,000	0
1315	599,350	Offsites allowance			599,350	599,350	599,350	0
	0	Abatement in on-site work			0	0	0	0
1316	0	Landscaping, tot lot in on-site work			0	0	0	0
1318	0	Off-Site Improvements cost share			0	0	0	0
1320		Direct Construction (cost per gba)			10,081,000	10,081,000	10,081,000	0
1322	0	Photovoltaic system			0	0	0	0
1323	0	"Green" upgrades - (\$ per gross SF) included above			0	0	0	0
1324		Structured Parking (price per sf)			\$2,990,000	2,990,000	2,990,000	0
	7.4%	ASSUMED CONSTRUCTION COST SAVINGS			(\$1,117,500)	(1,117,500)	(1,117,500)	0
1326	0	Structures-Elevator - (Enter as Lump Sum) included in const.			0	0	0	0
1330	3.00%	GC Contingency			418,436	418,436	418,436	0
1335	18	General Conditions (number of months) \$51,000			918,000	918,000	918,000	0
1340	4.00%	GC Fee			574,651	574,651	574,651	0
1350	0.00%	Contractor Bonds			0	0	0	0
1360	1.00%	General Contractor (GC) Liability Insurance			143,663	143,663	143,663	0
1365	0.50%	Builder's Risk			71,831	71,831	71,831	0
1370	0.00%	Prevailing Wage Monitoring			0	0	0	0
1300		TOTAL CONSTRUCTION		18,000	16,074,431	16,074,431	16,074,431	0
1670	5.0%	CONSTRUCTION CONTINGENCY			803,722	803,722	803,722	0
1400		ARCHITECTURAL FEES -						
1410		Design and Con Supervision		700,000	775,000	775,000	775,000	0
		Peer Review/Owner's Rep		12,020	15,000	15,000	15,000	0
		Design / Green Certification		21,981	39,312	39,312	39,312	0
1420		Expenses		28,000	35,000	35,000	35,000	0
1400		TOTAL ARCHITECTURAL COSTS		762,001	864,312	864,312	864,312	0
1450		SURVEY & ENGINEERING COSTS		225,000	278,111	278,111	278,111	0
1501		CONSTRUCTION FINANCING						
1510		Construction Loan Interest			761,049	409,796	761,049	0
1520	1.00%	Construction Loan Fee			156,113	156,113	156,113	0
1502	90,000	Construction Management		20,000	90,000	90,000	90,000	0
1535	500	Bank Construction Monitoring			10,000	10,000	10,000	0
1540	N	Accrued interest on Soft Debt			0	0	0	0
1545	75,000	Real Estate Taxes		75,000	75,000	75,000	75,000	0
1503	det. Below	Insurance		6,000	30,900	30,900	30,900	0
	30,000	Construction Loan - Other		20,000	30,000	30,000	30,000	0
1565	17,500	Title Escrow & Recording - Construction (LUMP SUM)			17,500	17,500	17,500	0
1500		TOTAL CONSTRUCTION INTEREST & FEES		121,000	1,170,562	819,308	1,170,562	0
1570		PERMANENT FINANCING						
1572	1.00%	Permanent Loan Fee - Housing			59,500	0	0	59,500
1575	0.00%	Rate Lock Fee - Housing			0	0	0	0
1578	1.50%	Permanent Loan Fee - Commercial			0	0	0	0
1580	0.00%	Rate Lock Fee - Commercial			0	0	0	0
1582	det. Below	Cost of Issuance PRIVATE			203,383	0	0	203,383
1585		Low Floater Cap			0	0	0	0
1588	30,000	Title Escrow & Recording - Permanent			30,000	0	0	30,000
1570		TOTAL PERMANENT FINANCING COSTS			292,883	0	0	292,883
1590		PREDEVELOPMENT FINANCING						
1592	0.20%	Predevelopment Loan Fee		4,432	4,432	4,432	4,432	0
1595		Predevelopment Loan Interest		132,971	132,971	132,971	132,971	0
1590		TOTAL PREDEVELOPMENT FINANCING		137,403	137,403	137,403	137,403	0
1600		LEGAL FEES - (ENTER AS LUMP SUM)						
1610	40,000	Bank Legal - Construction		4,000	40,000	40,000	40,000	0
1620	40,000	Owner Legal - Construction		15,000	40,000	40,000	40,000	0
	20,000	Bank - Expenses & Fees		7,500	20,000	20,000	20,000	0
1630		Bank Legal - Permanent			0	0	0	0
1640	15,000	Owner Legal - Permanent		15,000	15,000	0	0	15,000
1600		TOTAL LEGAL COSTS		41,500	115,000	100,000	100,000	15,000
1650		RESERVES						
1652	0	Construction Defect Reserve			0	0	0	0
1655	0	Replacement Reserve - Initial Deposit (Enter per unit)			0	0	0	0
	0	Reserve for AM Fee			0	0	0	0
1658	0	Operating Reserve - ENTER # of MONTHS			419,605	0	0	419,605
1650		TOTAL RESERVE COSTS			419,605	0	0	419,605
1660	14,200	APPRAISAL COSTS		14,200	14,200	14,200	0	14,200
1700		OTHER						
1701	det. Below	Tax Credit Fees		116,742	150,362	0	150,362	0
1702	det. Below	Environmental Consultants		2,230	2,230	2,230	2,230	0
1732	25,500	Accounting/Audit			25,500	25,500	25,500	0
1735	2,000	Permit Processing Fees - (Enter PER UNIT)		123,000	166,000	166,000	166,000	0
1738	8,840	Development Impact Fees - (PER UNIT)			733,743	733,743	733,743	0
1740	15,000	Signage			15,000	15,000	15,000	0
1742	25,000	Marketing/Rent-Up		228	25,000	0	25,000	0
1745	10,200	Market Study		10,200	10,200	10,200	10,200	0
1748	40,000	FFE			40,000	40,000	40,000	0
1750	det. Below	Utility Deposits			25,000	0	25,000	0
1703	det. Below	Relocation		313,264	313,264	0	313,264	0
	1,106	Entitlement Consultant		1,106	1,106	0	1,106	0
1768	10%	Soft Cost Contingency		62,247	125,036	125,036	125,036	0
1700		TOTAL OTHER COSTS		629,017	1,632,441	1,117,709	1,632,441	0
1119		SUBTOTAL DEVELOPMENT COST	4,900,000	2,216,182	26,970,731	20,209,196	26,229,042	741,688
1801		DEVELOPER COSTS						
1810		Developer Fee			2,500,000	1,120,000	1,940,000	0
1802	det. Below	Syndication			136,000	0	136,000	0
	0	Development Consulting			0	0	0	0
1820	0	Project Administration/Other			0	0	0	0
1800		TOTAL DEVELOPER COSTS			2,636,000	2,500,000	1,256,000	1,940,000
		TOTAL PROJECT COST		2,216,182	29,606,731	22,709,196	27,485,042	2,681,688

Florida Street; North Park, San Diego		
Budget Details		
Survey and Engineering Costs		
Civil Engineer - Nasland		179,600
Soils Engineer		43,371
Survey	incl in civil	-
Traffic Engineer - LLG		9,750
Electrical Engineer - SDGE Design		3,000
Shoring - ESSI		11,290
Reimbursables		7,500
ALTA Survey		3,600
Materials Testing Eng.		20,000
Utility Consultant	incl in arch	-
Total Survey and Eng.		278,111

Insurance Cost			
Owner Liability	2 years	\$2,000	6,000
1st Year Operations		\$300	24,900
Total Insurance			30,900
Tax Credit Issuance Cost			
	4%		
Application Fee	3.5	2,000	7,000
Reservation Fee	1.0%	\$974,225	\$9,742
CDLAC Performance Deposit	0.5%	\$15,611,264	100,000
Monitoring Fee	\$410	82	33,620
Total Cost of Issuance			150,362
Environmental Consultants			
Phase I			2,230
Misc. Environmental Reports			-
Traffic Study			-
Mitigation			-
Archeology/Paleontology			-
Phase II + Remediation	Lead / Asbestos Survey	in demo	-
Total Environmental			2,230
Relocation Costs			
Relocation Consultant Fee			58,500
Temporary Relocation			-
Relocation Payments			254,764
Total Relocation			313,264
Syndication Costs			
Consultant			46,000
Legal			70,000
Other - LP costs, Accounting			20,000
Total Syndication			136,000
Refundable Deposits			
Utility Deposit			25,000
Property Taxes			75,000
CDLAC Performance Deposit			100,000
Total Refunds			200,000
Bond Issuance Cost			
		Private Placement	
Total Amount of the Bond			\$15,611,264
CDLAC Application Fee	one time	600	600
CDIAC Fee	one time		3,000
CDLAC Fee	one time	0.00035	5,464
Issue Origination Fee	one time		40,600
Issuer Expenses	one time	20,000	20,000
Issuer Fee - Assumed in bond rate	annual ongoing	0.00125	0
Issuer Const. Mgmt Fee	per year-const	0.001	26,019
Issuer Counsel	one time	20,000	20,000
Bond Trustee Fee (optional)	annual ongoing	7,500	7,500
Bond Counsel	one time	50,000	50,000
Contingency		30,000	30,000
Total Cost of Issuance - Private			203,383
		Add for Public Placement	
Remarketing Fee (if floater/variable rate)	per year-const	0.0016	41,630
Underwriter	one time	0.0038	59,323
Underwriter Legal	one time	40,000	40,000
Rating Agency	one time	13,500	13,500
Bond Trustee	per year-const	0.0002	5,204
Total Cost of Issuance - Public			363,039

Fee Schedule			
SDUSD School Fees	\$2.97 /sf	62,296	\$185,019
Water Capacity Fees	\$3,047 /edu	34.8	\$106,036
Misc. Water Connection	\$2,716	1.0	\$2,716
Sewer Capacity Fees	\$4,124 /edu	34.8	\$143,515
County Water Authority	\$17,073		\$17,073
DIF Fee	\$4,080 /unit	68	\$277,440
RTCIP	\$1,944 /unit	66	\$132,192
RTCIP Credit for Affordable Units	(\$1,944) /unit	67	(\$130,245)
			\$733,743
Contingency	0%		\$0
			\$733,743
		per unit:	\$8,840.28

Florida Street, North Park, San Diego
Cash Flow Projections

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Housing Portion															
Gross Schedules Income - Rents	981,468	1,006,005	1,031,155	1,058,934	1,083,357	1,110,441	1,138,202	1,166,657	1,195,823	1,225,719	1,256,362	1,287,771	1,319,985	1,352,964	1,386,789
Other Income	12,948	13,372	13,603	13,944	14,292	14,649	15,016	15,391	15,776	16,170	16,589	17,029	17,484	17,954	18,436
Vacancy	(40,791)	(50,564)	(62,208)	(75,544)	(90,682)	(107,665)	(126,507)	(147,202)	(169,749)	(194,150)	(220,407)	(248,529)	(278,516)	(310,361)	(344,081)
Effective Gross Income	944,565	959,313	972,550	997,733	1,027,957	1,063,419	1,098,611	1,133,846	1,169,074	1,204,289	1,239,545	1,274,844	1,310,189	1,345,591	1,381,059
Operating Expenses	(365,260)	(377,833)	(391,211)	(405,599)	(420,998)	(437,403)	(453,814)	(470,231)	(486,654)	(503,086)	(519,528)	(535,979)	(552,429)	(568,878)	(585,326)
Service Amenities	(38,509)	(39,648)	(41,242)	(42,986)	(44,180)	(45,726)	(47,226)	(48,683)	(50,097)	(51,472)	(52,808)	(54,106)	(55,366)	(56,588)	(57,771)
Resident Pass Stipend	(94,900)	(95,720)	(96,674)	(97,607)	(98,573)	(99,573)	(100,608)	(101,669)	(102,756)	(103,869)	(104,999)	(106,146)	(107,309)	(108,488)	(109,682)
Rent Reserves	(2,500)	(2,500)	(2,601)	(2,653)	(2,706)	(2,760)	(2,815)	(2,872)	(2,929)	(2,988)	(3,047)	(3,108)	(3,171)	(3,234)	(3,298)
Real Estate Taxes	513,595	522,162	530,793	539,484	548,233	557,034	565,883	574,775	583,706	592,670	601,660	610,671	619,696	628,728	637,759
Net Operating Income - Resi	513,595	522,162	530,793	539,484	548,233	557,034	565,883	574,775	583,706	592,670	601,660	610,671	619,696	628,728	637,759
Total Net Operating Income	(446,611)	(446,611)	(446,611)	(446,611)	(446,611)	(446,611)	(446,611)	(446,611)	(446,611)	(446,611)	(446,611)	(446,611)	(446,611)	(446,611)	(446,611)
Debt Service - Housing Allocation	66,984	75,551	84,181	92,873	101,621	110,422	119,272	128,164	137,095	146,058	155,049	164,060	173,085	182,116	191,148
After DS Cash Flow	1,15	1,17	1,19	1,21	1,23	1,25	1,27	1,29	1,31	1,33	1,35	1,37	1,39	1,41	1,43
Debt Coverage															
Cash Flow Distribution:															
Partnership Fee - Investor	5,000	5,775	5,395	5,544	5,738	5,938	6,146	6,361	6,584	6,814	7,053	7,300	7,555	7,820	8,093
Resident Services	12,500	12,538	13,389	14,244	15,099	15,954	16,809	17,664	18,519	19,374	20,229	21,084	21,939	22,794	23,649
Asset Management Fee	49,484	57,438	65,435	73,470	81,540	89,638	97,760	105,899	114,051	122,208	130,363	138,510	146,641	154,747	162,820
Available for Distribution:	49,484	57,438	65,435	73,470	81,540	89,638	97,760	105,899	114,051	122,208	130,363	138,510	146,641	154,747	162,820
Residual Loan Payments															
SDHC	14,619	16,969	19,331	21,705	24,089	26,481	28,881	31,285	33,694	36,103	38,513	40,920	43,322	45,716	48,101
GAP	10,123	11,750	13,386	15,030	16,681	18,338	19,999	21,664	23,332	25,000	26,669	28,336	29,999	31,657	33,309
Redevelopment Agency	24,742	28,719	32,717	36,735	40,770	44,819	48,880	52,950	57,025	61,104	65,182	69,255	73,320	77,374	81,410
Total - Residual Payments	24,742	28,719	32,717	36,735	40,770	44,819	48,880	52,950	57,025	61,104	65,182	69,255	73,320	77,374	81,410
Sponsor Residual															
Cash Flow to Investor	2,474	2,872	3,272	3,674	4,077	4,482	4,886	5,295	5,703	6,110	6,518	6,926	7,332	7,737	8,141
Cash Flow to Sponsor	22,268	25,847	29,446	33,062	36,693	40,337	43,992	47,655	51,323	54,993	58,663	62,330	65,988	69,636	73,269