

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
December 16, 2015
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by: Devon King

Applicant: City and County of San Francisco

Allocation Amount Requested:
Tax-exempt: \$13,779,028

Project Information:
Name: Columbia Park Apartments
Project Address: 1035 Folsom Street
Project City, County, Zip Code: San Francisco, San Francisco, 94103

Project Sponsor Information:
Name: Mercy Housing California 67, L.P. (Mercy Housing Calwest)
Principals: Doug Shoemaker, Joe Rosenblum, Vince Dodds, Amy Bayley for
Mercy Housing Calwest
Property Management Company: Mercy Housing Management Group

Project Financing Information:
Bond Counsel: Quint & Thimmig LLP
Underwriter: Not Applicable
Credit Enhancement Provider: Not Applicable
Private Placement Purchaser: Citibank N.A
TEFRA Adoption Date: September 29, 2015

Description of Proposed Project:
State Ceiling Pool: General
Total Number of Units: 49, plus 1 manager unit
Type: Acquisition and Rehabilitation
Type of Units: Family

The Columbia Park Apartments Affordable Housing Project is a 50-unit family housing development. The Project is a 3 story Type V construction over 1 story Type I podium with 3 one-bedroom units, 11 two-bedroom units, 31 three-bedroom units, 4 four-bedroom units and one manager's unit. Additionally there is a community room, elevator, management offices, laundry room, and a 1,175 square foot retail space fronting Folsom Street. The building is clad in stucco, cement fiber lap siding, and corrugated metal and has a parking garage with 50 spaces on the first floor. There is a courtyard on the 2nd floor podium level that residents can access for recreation. The Physical Needs Assessment which guides the scope of work indicates that the windows are in need of immediate replacement. The lighting in all areas should be upgraded; the building's exterior needs to be painted, and the balcony flooring and railings should be replaced. Some units require immediate replacement of most fixtures and finishes. All apartments are ADA adaptable with some units having accessible modifications installed. It is estimated that construction will start in March of 2016 and will last 10 months.

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%

41% (20 units) restricted to 50% or less of area median income households.

59% (29 units) restricted to 60% or less of area median income households.

Unit Mix: 1, 2, 3 & 4 bedrooms

The proposed project will not be providing service amenities.

Term of Restrictions:

Income and Rent Restrictions: 55 years

Details of Project Financing:

Estimated Total Development Cost:	\$ 26,576,251	
Estimated Hard Costs per Unit:	\$ 119,144	(\$5,838,070 /49 units)
Estimated per Unit Cost:	\$ 542,372	(\$26,576,251 /49 units)
Allocation per Unit:	\$ 281,205	(\$13,779,028 /49 units)
Allocation per Restricted Rental Unit:	\$ 281,205	(\$13,779,028 /49 restricted units)

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds	\$ 13,779,028	\$ 3,099,000
Seller Carryback	\$ 3,741,670	\$ 3,741,670
LIH Tax Credit Equity	\$ 1,024,564	\$ 10,245,642
Direct and Indirect Public Funds	\$ 4,838,939	\$ 4,838,939
Sponsor Loan	\$ 0	\$ 4,000,000
Developer Equity	\$ 651,000	\$ 651,000
Total Sources	\$ 24,035,201	\$ 26,576,251

Uses of Funds:	
Acquisition/Land Purchase	\$ 13,545,000
Hard Construction Costs	\$ 5,838,070
Architect & Engineering Fees	\$ 583,203
Contractor Overhead & Profit	\$ 381,930
Developer Fee	\$ 2,500,000
Legal Fees	\$ 15,000
Relocation	\$ 630,756
Cost of Issuance	\$ 501,862
Operating Reserve	\$ 418,660
Construction and Permanent Financing	\$ 954,509
Soft Cost Contingency	\$ 933,000
Other Soft Costs (Marketing, etc.)	\$ 274,261
Total Uses	\$ 26,576,251

Description of Financial Structure and Bond Issuance:

The proposed financial structure will be a private placement provided by Citibank N.A. During the construction financing phase the loan term will be for 12 months with a variable interest rate equal to 1 month LIBOR plus a spread of 2.00% . During the permanent financing phase, the loan term will be for 31.5 years with an amortization period of 35 years at a fixed rate equal to the sum of 17-year LIBOR swap rates plus a spread of 2.25%. Currently the rate is approximately 2.38% for a current indicated rate of 4.63%.

Analyst Comments:

Not Applicable

Legal Questionnaire:

The Staff has reviewed the Applicant's responses to the questions contained in the Legal Status portion of the application. No information was disclosed to question the financial viability or legal integrity of the Applicant.

Total Points:

67.5 out of 130

[See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$13,779,028 in tax exempt bond allocation on a carryforward basis.

ATTACHMENT A

EVALUATION SCORING:

Point Criteria	Maximum Points Allowed for Non-Mixed Income Projects	Maximum Points Allowed for Mixed Income Projects	Points Scored
Federally Assisted At-Risk Project or HOPE VI Project	20	20	0
Exceeding Minimum Income Restrictions:	35	15	35
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Federally Assisted At-Risk Project or HOPE VI Project]	[10]	[10]	10
Gross Rents	5	5	5
Large Family Units	5	5	5
Leveraging	10	10	10
Community Revitalization Area	15	15	0
Site Amenities	10	10	2.5
Service Amenities	10	10	0
New Construction	10	10	0
Sustainable Building Methods	10	10	0
Negative Points	-10	-10	0
Total Points	130	100	67.5

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.