

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
May 28, 2008
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by Richard C. Fischer .

Applicant: City and County of San Francisco

Allocation Amount Requested: Tax-exempt \$30,000,000
Taxable Debt: \$5,000,000

Project Name: Geary Boulevard Senior Living and Health Center Apartments
Project Address: 3575 Geary Boulevard
Project City, County, Zip Code: San Francisco, San Francisco, 94118

Project Sponsor Information:
Name: Geary Housing Partners, L.P. (Northpoint Housing Inc,[Bridge Housing Corporation])
Principals: Carol Galante, Lydia Tan, Susan Johnson and D. Valentine

Project Financing Information:
Bond Counsel: Quint and Thimmig, LLP
Credit Enhancement Provider: Not applicable
Private Placement Purchaser: Wells Fargo Bank, N.A.
TEFRA Hearing: March 20, 2008

Description of Proposed Project:
State Ceiling Pool: General
Total Number of Units: 148, plus 2 manager units
Type: New Construction
Type of Units: Senior, Special Needs

Description of Public Benefits:
Percent of Restricted Rental Units in the Project: 100%
100% (148 units) restricted to 50% or less of area median income households.
Unit Mix: Studio, 1 and 2-bedrooms

Term of Restrictions: 55 years

Estimated Total Development Cost:	\$53,448,379
Estimated Hard Costs per Unit:	\$ 231,693 (\$34,290,580/148 units)
Estimated per Unit Cost:	\$ 361,138 (\$53,448,379/148 units)
Allocation per Unit:	\$ 202,703 (\$30,000,000/148 units)
Allocation per Restricted Rental Unit:	\$ 202,703 (\$30,000,000/148 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$30,000,000	\$ 0
Taxable Bond Proceeds	\$ 5,000,000	\$ 0
Developer Equity	\$ 400,000	\$ 400,000
LIH Tax Credit Equity	\$ 1,000,000	\$17,392,260
Direct & Indirect Public Funds	<u>\$15,943,782</u>	<u>\$35,656,119</u>
Total Sources	\$52,343,782	\$53,448,379

Uses of Funds:	
Land Purchase	\$ 6,646,000
On-Site & Off-Site Costs	\$ 697,553
Hard Construction Costs	\$33,593,027
Architect & Engineering Fees	\$ 2,120,420
Contractor Overhead & Profit	\$ 3,896,869
Developer Fee	\$ 1,400,000
Cost of Issuance	\$ 540,250
Capitalized Interest	\$ 1,696,458
Other Soft Costs	<u>\$ 2,857,802</u>
Total Uses	\$53,448,379

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: 93 out of 128
[See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$30,000,000 in tax-exempt bond allocation.

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: Non-Mixed Income Project Mixed Income Project	35	15	35
Gross Rents	5	5	5
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Federally Assisted At-Risk Project or HOPE VI Project]	[10]	[10]	10
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	15	15	0
Site Amenities	10	10	10
Service Amenities	10	10	5
Sustainable Building Methods	8	8	8
New Construction	10	10	10
Negative Points	NA	NA	NA
Total Points	128	108	93

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.