

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE  
December 16, 2009  
Staff Report  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A  
QUALIFIED RESIDENTIAL RENTAL PROJECT**

Prepared by: Richard Fischer

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**Applicant:** City and County of San Francisco

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**Allocation Amount Requested:**  
**Tax-exempt:** \$59,000,000

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**Project Information:**  
**Name:** 220 Golden Gate Avenue Apartments  
**Project Address:** 220 Golden Gate Avenue  
**Project City, County, Zip Code:** San Francisco, San Francisco, 94102

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**Project Sponsor Information:**  
**Name:** 220 Golden Gate Associates, L.P. (Turk Street, Inc.)  
**Principals:** Donald S. Falk, Loren Sanborn, Tangerine Brigham and Eileen Gallagher

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**Project Financing Information:**  
**Bond Counsel:** Schiff Hardin LLP  
**Underwriter:** Not Applicable  
**Private Placement Purchaser:** Citicorp Municipal Mortgage Inc.  
**TEFRA Hearing Date:** July 12, 2009

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**Description of Proposed Project:**  
**State Ceiling Pool:** General  
**Total Number of Units:** 172, plus 2 manager units  
**Type:** New Construction (Adaptive Reuse)  
**Type of Units:** Family/Special Needs

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**Description of Public Benefits:**  
**Percent of Restricted Rental Units in the Project:** 100%  
100% (172 units) restricted to 50% or less of area median income households.  
**Unit Mix:** Studio

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**Term of Restrictions:**  
**Income and Rent Restrictions:** 55 years

**Details of Project Financing:**

<b>Estimated Total Development Cost:</b>	\$	88,486,511	
<b>Estimated Hard Costs per Unit:</b>	\$	284,529	(\$48,939,047 /172 units)
<b>Estimated per Unit Cost:</b>	\$	514,456	(\$88,486,511 /172 units)
<b>Allocation per Unit:</b>	\$	343,023	(\$59,000,000 /172 units)
<b>Allocation per Restricted Rental Unit:</b>	\$	343,023	(\$59,000,000 /172 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 59,000,000	\$ 0
Developer Equity	\$ 140,000	\$ 140,000
LIH Tax Credit Equity	\$ 3,000,000	\$ 25,009,105
Direct & Indirect Public Funds	\$ 20,355,383	\$ 49,528,171
Other (Historic Tax Credit proceeds)	\$ 0	\$ 13,809,235
<b>Total Sources</b>	<b>\$ 82,495,383</b>	<b>\$ 88,486,511</b>

<b>Uses of Funds:</b>	
Acquisition Costs	\$ 4,713,175
Hard Construction Costs	\$ 48,939,047
Architect & Engineering Fees	\$ 3,843,201
Contractor Overhead & Profit	\$ 5,344,343
Developer Fee	\$ 1,200,000
Cost of Issuance	\$ 710,000
Capitalized Interest	\$ 4,394,271
Other Soft Costs	\$ 19,342,474
<b>Total Uses</b>	<b>\$ 88,486,511</b>

**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:** 83.7 out of 118  
 [See Attachment A]

**Recommendation:**

Staff recommends that the Committee approve \$59,000,000 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]	0.7
Gross Rents	5	5	5
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
New Construction	10	10	10
Sustainable Building Methods	8	8	8
Negative Points	-10	-10	0
<b>Total Points</b>	<b>118</b>	<b>98</b>	<b>83.7</b>

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.