SAN DIEGO HOUSING COMMISSION

We're About People

San Diego Housing Commission (SDHC)
Preliminary Bond Authorization for
The Junipers Apartments
Presentation to the SDHC Board of Commissioners
November 13, 2020

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Multifamily Housing Finance
Real Estate Division

SDHC – The Junipers Apartments
Development & Bond Issuance Summary

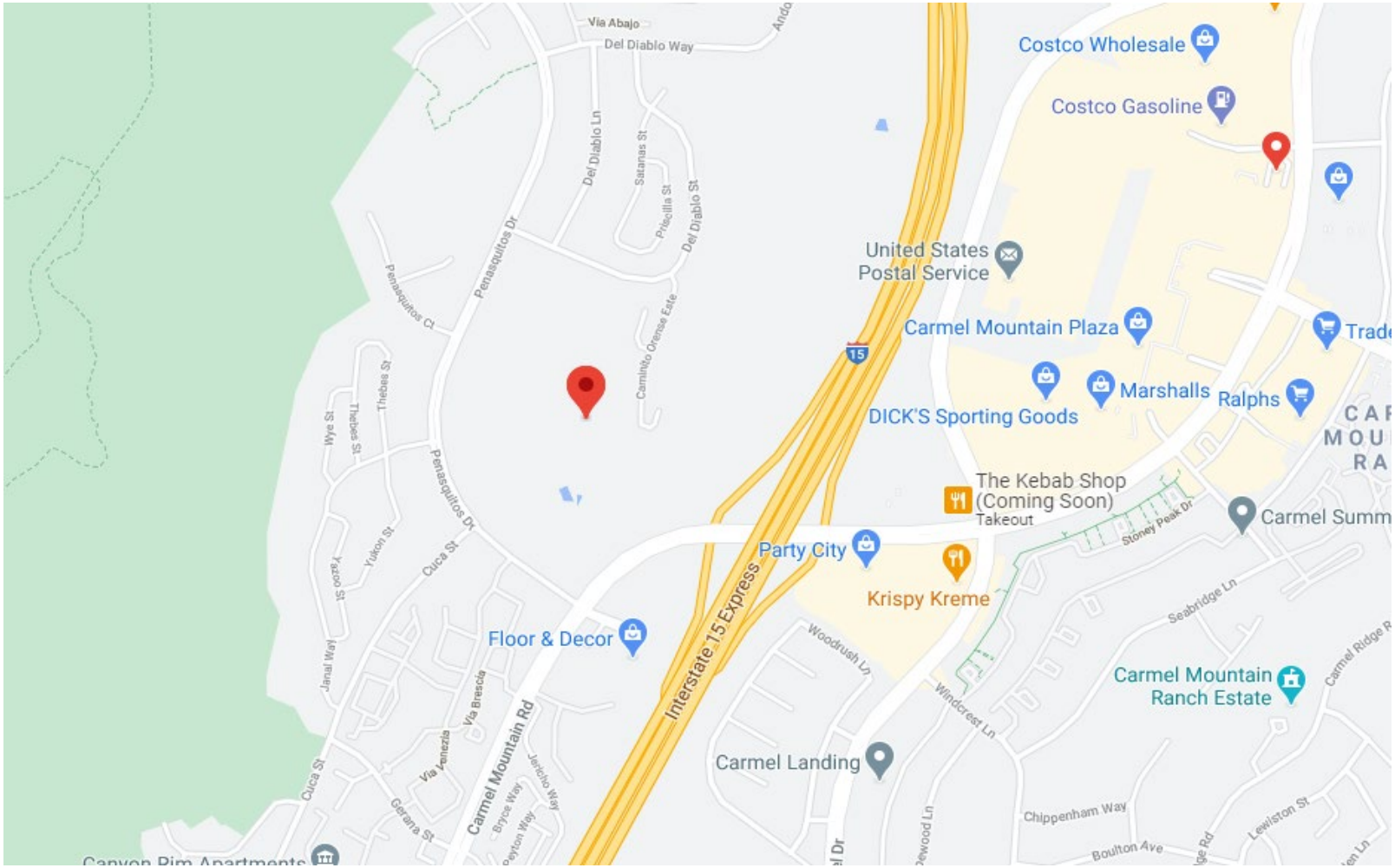
- The Junipers Apartments is the proposed new construction of 80 affordable rental housing units at the northwest corner of Interstate 15 and Carmel Mountain Road in the Rancho Peñasquitos neighborhood for seniors age 55 and older with low-income.
- Proposed bond issuance of up to $19,500,000 in a tax-exempt bonds.
- Developer is responsible for paying all costs of issuing bonds.
- Issuance pursuant to SDHC's bond policy.
- Bond issuance will not create financial liability to SDHC, Housing Authority, nor City.
- Neither the full faith and credit nor taxing power of the City nor full faith and credit of the Housing Authority will be pledged to payment of the bonds

SDHC – The Junipers Apartments
Development Team Summary

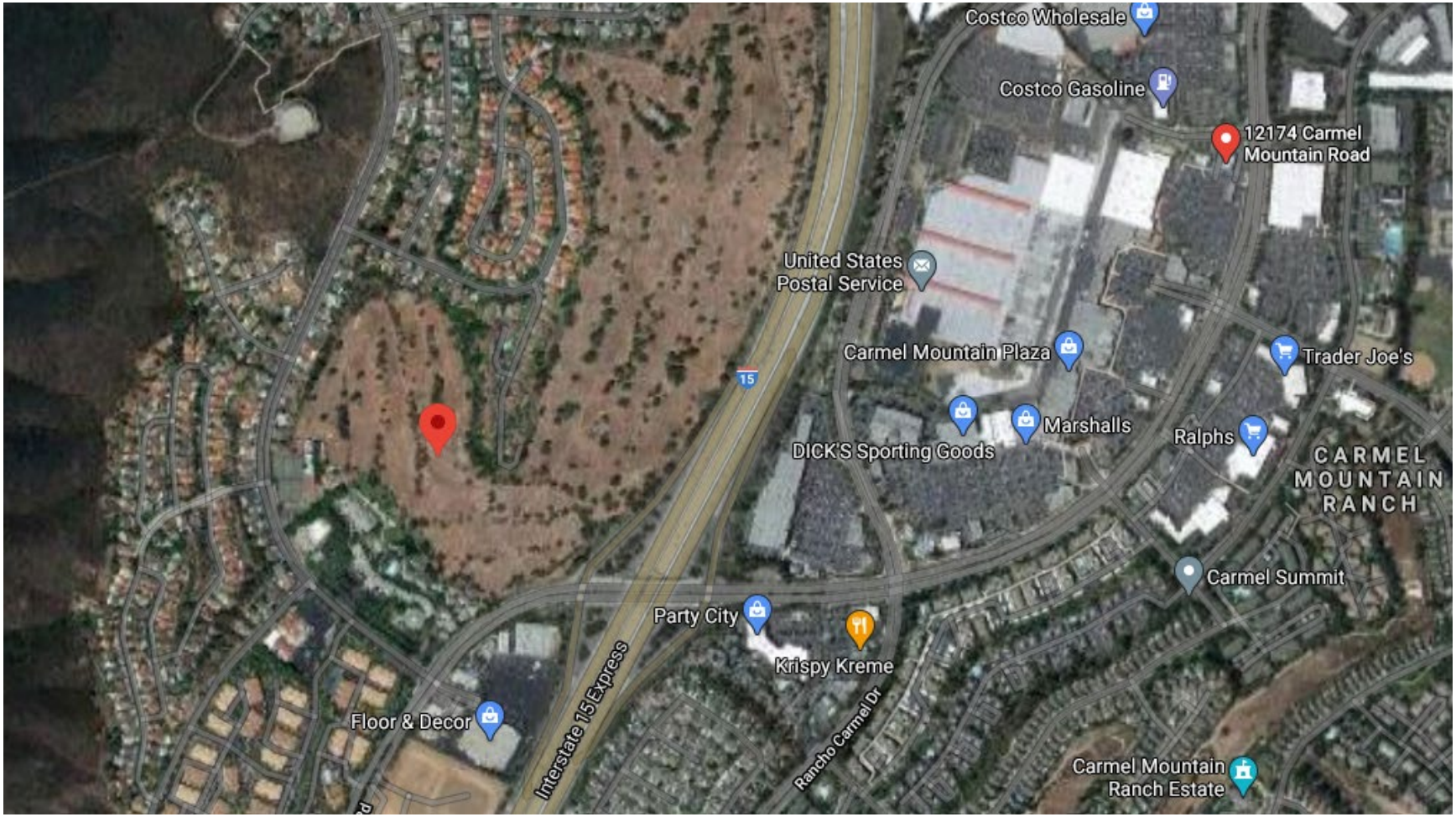
Role	Firm/Contract
Developer	Chelsea Investment Corporation
Owner/Borrower	Juniper CIC, LLC
Managing General Partner	TBD
Administrative General Partner	TBD
Architect	The McKinley Associates
General Contractor	Emmerson
Property Management	ConAm
Tenant Services Provider	PSCDC
Construction Lender **Permanent Lender**	TBD
Tax Credit Equity Partner	TBD

SDHC – The Junipers Apartments

Location Map



SDHC – The Junipers Apartments
Location Map



SDHC – The Junipers Apartments

Estimated Permanent Financing Sources and Uses

Prop	Amount	Permanent Uses	Amount
Permanent Loan	11,090,000	Land Acquisition	2,835,001
4 Percent (CTCAC) tax credit equity	10,081,138	Construction Costs	17,905,262
Master Developer Gap Financing	2,688,360	Architectural, Engineering & Permits	756,900
Master Developer / Seller Offsite Allocation	2,835,000	Legal	217,500
Solar Tax Credit Equity	134,862	Financing & Carrying Costs	1,321,903
Residual Receipts Loan Interest	179,509	City permits and impact fees	1,925,728
Deferred Developer Fee	2,157,535	Reserves and other costs	546,576
		Developer Fee	3,657,535
Total Development Cost (TDC)	$29,166,405	Total Development Cost	$29,166,405
		Per Unit Cost	$360,079

SDHC – The Junipers Apartments
Affordability & Estimated Rents

Unit Type	AMI	Units	Maximum Gross Rent
One-Bedroom	50%	13	$1,082
One-Bedroom	60%	52	$1,299
Two-Bedroom	50%	3	$1,298
Two-Bedroom	60%	12	$1,558
Subtotal	--	80	--
Manager's Unit	--	1	--
Total	--	81	--

SDHC – The Junipers Apartments
Project Renderings



EAST ELEVATION

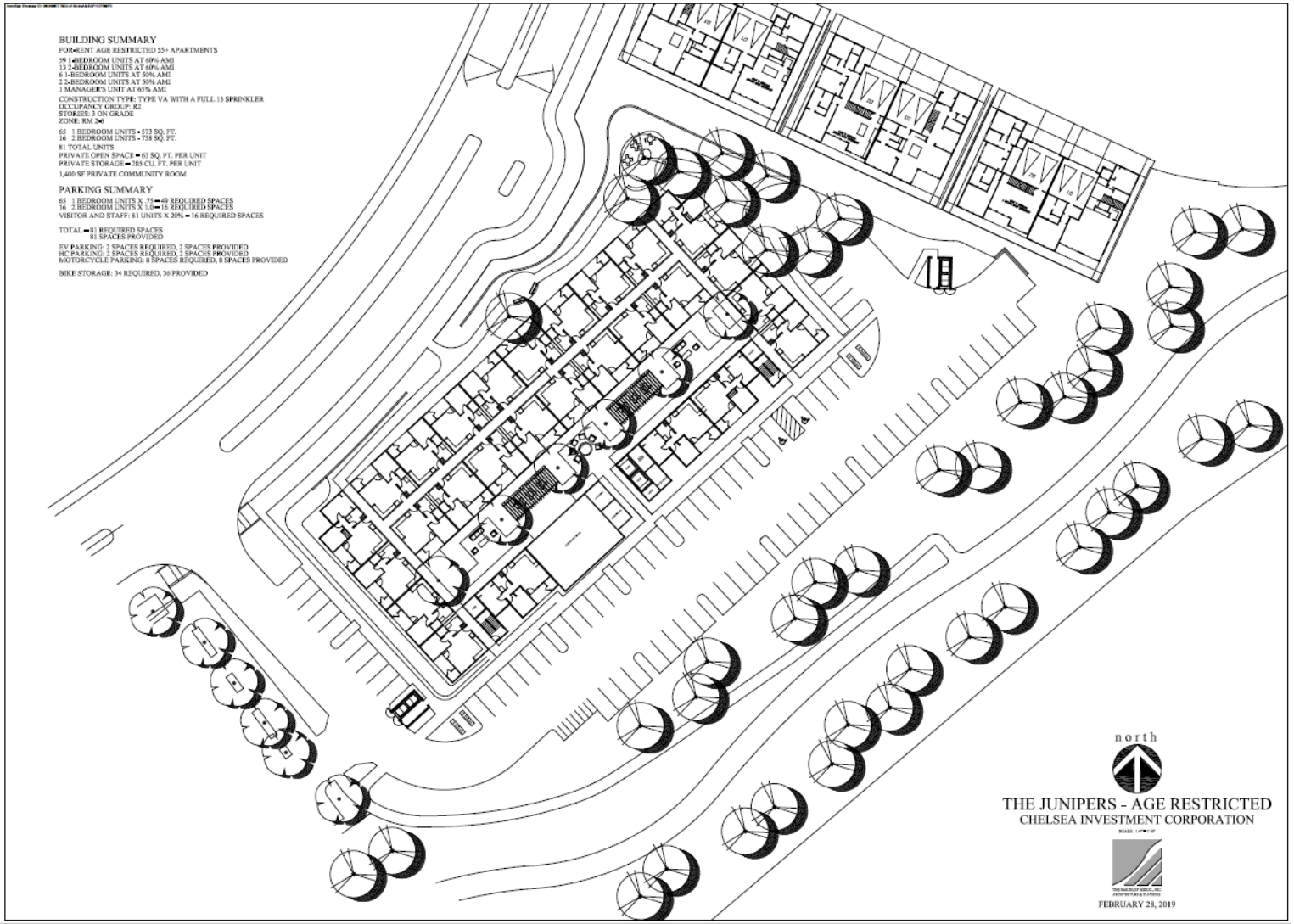


WEST ELEVATION

THE JUNIPERS - AGE RESTRICTED
CHELSEA INVESTMENT CORPORATION

SDHC – The Junipers Apartments

Project Renderings



SDHC – The Junipers Apartments
Development Timeline

Milestone	Estimated Date
• Housing Authority consideration……	November 2020
• City Council IRS-required TEFRA hearing...	November, 2020
• CDLAC & CTCAC applications……..	June 2021
• CDLAC & CTCAC meetings……	August 2021
• SDHC & Housing Authority final bond issuance reviews……	September 2021
• Bonds issuance and escrow closing……..	April 2022
• Estimated start of construction work……..	June 2023
• Estimated completion of construction work...	August 2023

SDHC – The Junipers Apartments

Staff Recommendations (Continued)

That SDHC recommend that the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

1. Approve initial steps to issue up to $19,500,000 in tax-exempt Multifamily Housing Revenue Bonds, including;
   - Issue a bond Inducement resolution.
   - Authorize a bond allocation application to the California Debt Limit Allocation Committee (CDLAC) for the tax-exempt bonds.
   - Approve Bond Counsel and Financial Advisor.
     - Bond final approval will occur at a later date.

2. Authorize SDHC's President & CEO, or designee, to execute necessary documents in a form approved by General Counsel and Bond Counsel and take necessary actions upon advice of General Counsel.

SDHC – The Junipers Apartments

Staff Recommendations (Continued)

That SDHC recommend that the San Diego City Council:
Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving a tax-exempt Multifamily Housing Revenue Bond up to $19,500,000 to fund the development of The Junipers Apartments.

Questions & Comments