



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC) Final Bond Authorization for Wesley Terrace Housing Authority Agenda Item #1 July 30, 2019

Colin Miller
Vice President, Multifamily Housing Finance
Real Estate Division

Tina Kessler
Housing Programs Manager
Real Estate Division





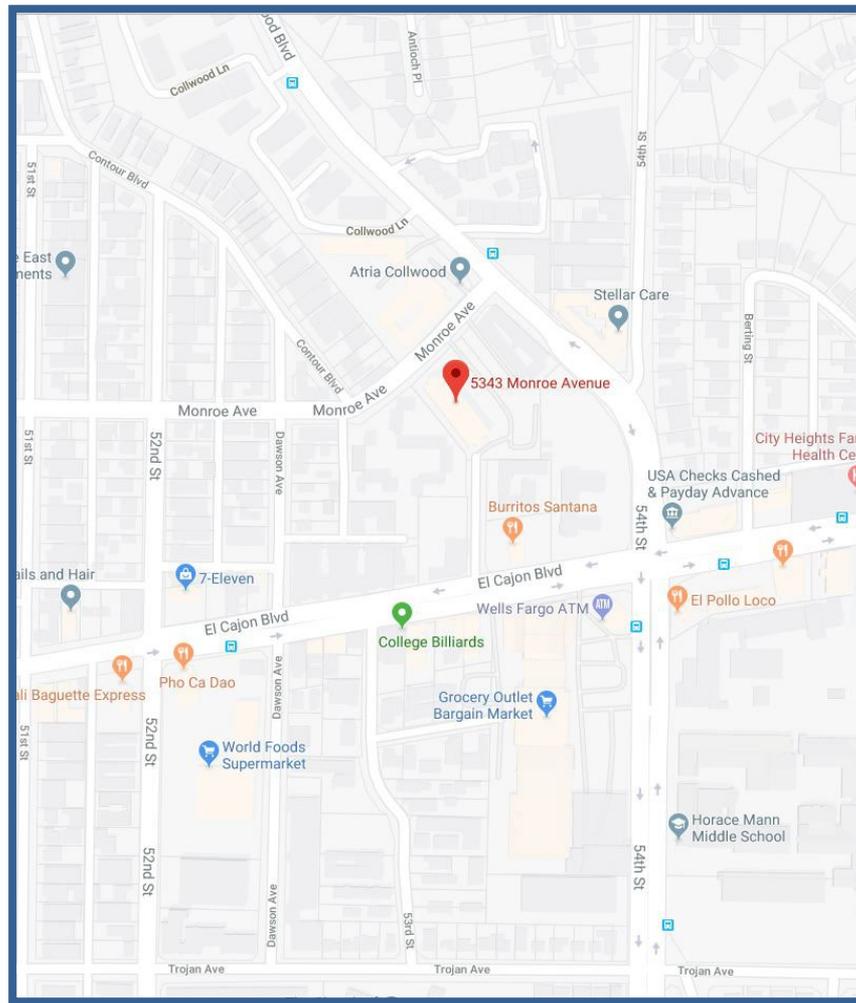
SDHC – Wesley Terrace Partnership Development Recommendation

That the Housing Authority of the City of San Diego (Housing Authority):

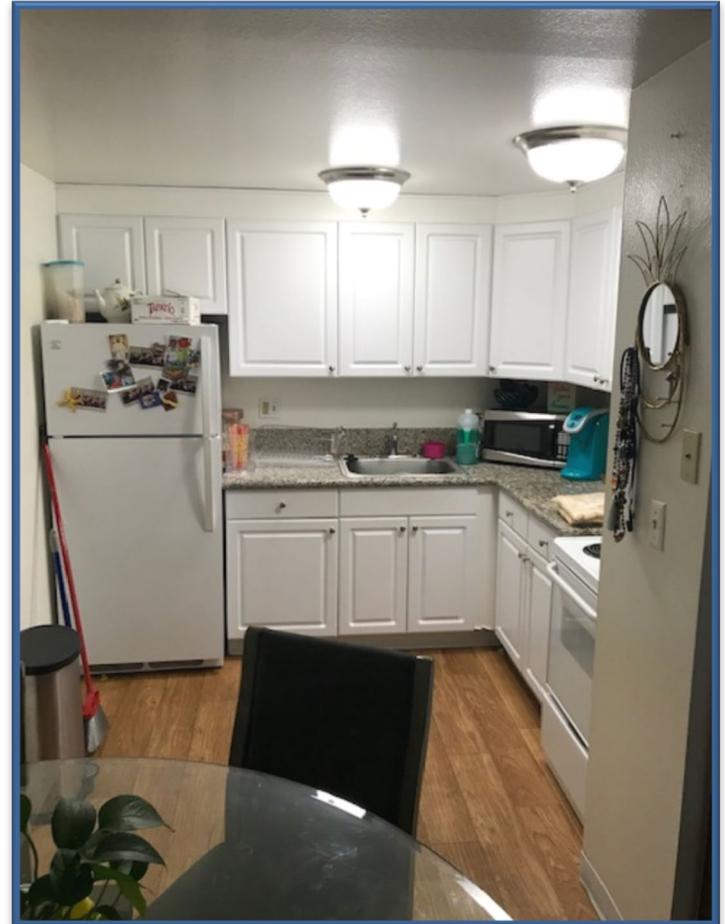
Authorize the issuance of up to \$22,000,000 in tax-exempt Multifamily Housing Revenue Bonds to facilitate the rehabilitation of Wesley Terrace, a 161-unit rental housing development located at 5343 Monroe Avenue in the College area, which will remain affordable for 55 years.



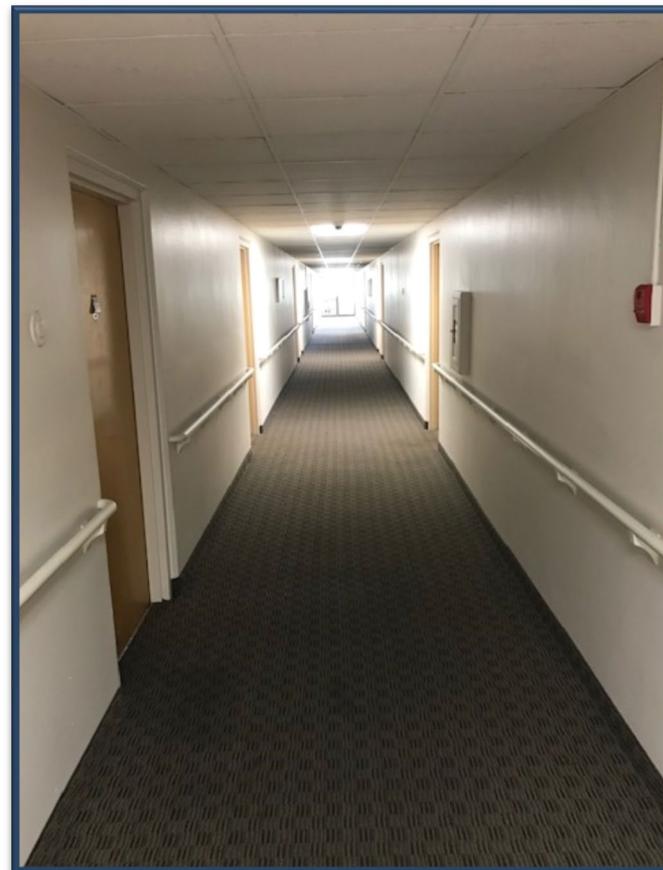
SDHC – Wesley Terrace Partnership Development Location Map



SDHC – Wesley Terrace Partnership Development Existing Conditions Photos



SDHC – Wesley Terrace Partnership Development Existing Conditions Photos





SDHC – Wesley Terrace Partnership Development Rehabilitation Summary

- Improvements to unit interiors:
 - Replace flooring
 - Replace fixtures
 - Replace lighting
 - Replace cabinets
 - Replace appliances
 - Repair window and door hardware
- Exterior building and site improvements
 - Exterior paint and light improvements
 - Common area improvements
 - Elevator, boiler, and fire alarm system





SDHC – Wesley Terrace Partnership Development Developer's Request

- Issue up to \$22,000,000 of tax-exempt Multifamily Housing Revenue Bonds.





SDHC – Wesley Terrace Partnership Development Development Team Summary

Role	Firm/Contract
Owner	Wesley Terrace Partners, LP
Administrative General Partner	Wesley Terrace Management, LLC
Managing General Partner	Wesley Developments, a California Nonprofit Corp.
Investor Limited Partner	Boston Financial Investment Management Company
Developer	C&C Development Group, LLC DAL Development, LLC
Architect	Ground Floor Design
General Contractor	MFRG/Icon Construction
Property Management	Royal Property Management
Construction/Permanent Lender	Citi Community Capital



SDHC – Wesley Terrace Partnership Development Estimated Sources & Uses of Financing

Permanent Financing Sources	Amount	Permanent Financing Uses	Amount
Permanent Loan	\$21,000,000	Acquisition	\$12,000,000
Tax Credit Equity	7,614,432	Construction Hard Costs	13,853,827
Seller Proceeds	3,774,550	Soft Costs	3,117,813
Capitalized Interest from Operations	300,000	Financing Costs	483,350
Deferred Developer Fee	26,056	Developer Fee	3,260,048
Total	\$32,715,038	Total	\$32,715,038

- Estimated Total Development Cost Per Unit (for 161 Units) = \$203,199



SDHC – Wesley Terrace Partnership Development Affordability & Estimated Rents

Unit Type	AMI	Unit Count	Proposed Rent
Studio	50%	12	\$936
One Bedroom	50%	5	\$1,003
Studio	60%	102	\$1,123
One Bedroom	60%	40	\$1,203
One Bedroom	MGR	1	\$-
Two Bedroom	MGR	1	\$-
Total		161	





SDHC – Wesley Terrace Partnership Development Development Timeline

Milestone	Estimated Date
• Housing Authority final bond authorization.....	July 30, 2019
• Bond issuance and escrow closing.....	August 2019
• Start of construction work.....	September 2019
• Completion of construction work.....	July 2020





SDHC – Wesley Terrace Partnership Development

Questions & Comments

