



SAN DIEGO  
HOUSING  
COMMISSION

We're About People

# San Diego Housing Commission (SDHC) Preliminary Bond Authorization for Wakeland Price UB Apartments Presentation to the SDHC Board of Commissioners October 16, 2020

Colin Miller  
Vice President  
Multifamily Housing Finance  
Real Estate Division





# SDHC – Wakeland Price UB Apartments Staff Recommendations

## **That SDHC recommend that the Housing Authority of the City of San Diego (Housing Authority):**

1. Approve the following preliminary steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Wakeland Price UB Apartments, a new 60-unit affordable housing development at 4390 University Avenue and 4038 44th Street that will include 59 affordable units for low- and extremely low-income families and 1 manager's unit:
  - Issue a bond inducement resolution for up to \$25,400,000 (including \$21,400,000 in tax exempt bonds and \$4,000,000 in taxable bonds)
  - Authorize an application to the California Debt Limit Allocation Committee (CDLAC)
  - Approve the financing team of Squire Patton & Boggs as Bond Counsel and Ross Financial as Financial Advisor





# SDHC – Wakeland Price UB Apartments Staff Recommendations (Continued)

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

**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 \$21,400,000 for Wakeland Price UB Apartments.





# SDHC – Wakeland Price UB Apartments Development Summary

## Proposed new construction:

- 60-unit (59 affordable and 1 unrestricted manager's unit), transit-oriented, affordable, family rental housing development.
  - 45 two-bedroom units
  - 15 three-bedroom units.
- Rents affordable to households with 30 – 60 percent of San Diego Area Median Income.
- Leverages \$16,312,000 in direct philanthropic investment.
- Amenities:
  - Community space with resident's lounge, full kitchen and computer lab
  - Outdoor recreational space, including barbecue pits and outdoor shade-covered seating
  - Nearby access to I-15 Rapid Transit Bus and major transit lines





SAN DIEGO  
HOUSING  
COMMISSION

# SDHC – Wakeland Price UB Apartments Development Renderings





SAN DIEGO  
HOUSING  
COMMISSION

# SDHC – Wakeland Price UB Apartments Development Renderings (Continued)



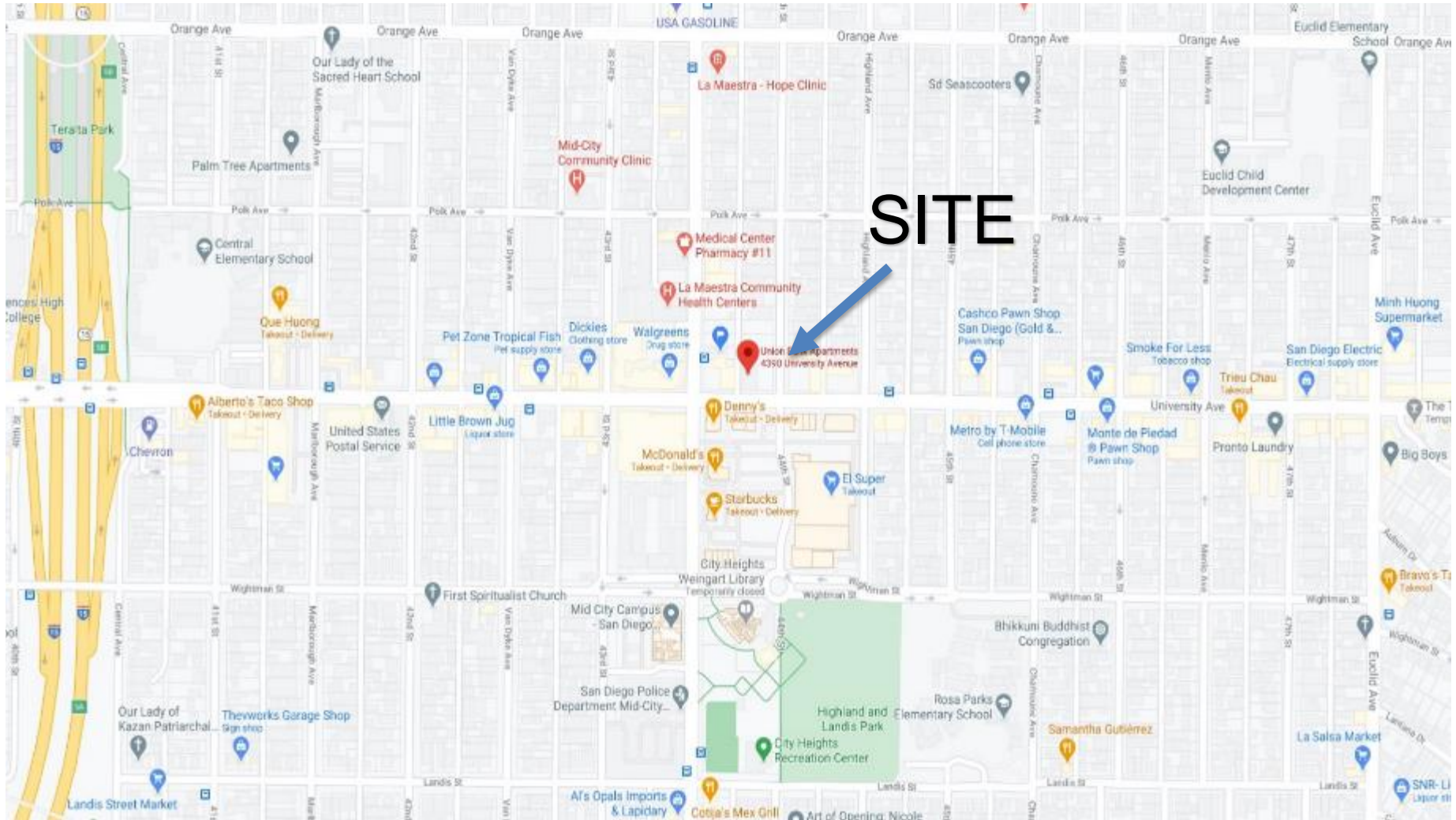


# SDHC – Wakeland Price UB Apartments Development Team Summary

<b>Role</b>	<b>Firm/Contract</b>
<b>Developer</b>	Wakeland Housing and Development Corporation and Wakeland Price UB LP
<b>Owner/Borrower</b>	Wakeland Price UB LP
<b>Managing General Partner</b>	Wakeland Price UB LLC
<b>Administrative General Partner</b>	TBD
<b>Architect</b>	Dess Partners Architecture
<b>General Contractor</b>	Sun Country Builders
<b>Property Management</b>	ConAm Management Corporation
<b>Construction and Permanent Lender</b>	TBD



# SDHC – Wakeland Price UB Apartments Site Map







# SDHC – Wakeland Price UB Apartments

## Estimated Sources and Uses of Financing

Financing Sources	Amounts	Financing Uses	Amounts	Per Unit
<b>Permanent Loan</b>	\$6,300,000	<b>Property acquisition</b>	\$3,642,000	\$60,700
<b>4% Tax Credit Equity</b>	\$9,706,795	<b>Construction costs</b> <b>\$19,418,206</b>	\$20,542,613	\$342,377
		<b>+ Contingency</b> <b><u>\$1,124,407</u></b>		
		<b>Total construction</b> <b>\$20,542,613</b>		
<b>Price Charities Loan</b>	\$13,050,000	<b>Financing costs</b>	\$1,493,960	\$24,899
<b>Price Charities Land Donation</b>	\$3,262,000	<b>Other soft costs</b>	\$3,304,000	\$55,067
		<b>City permits and impact fees</b>	\$1,738,000	\$28,967
		<b>Developer's fee</b>	\$1,400,000	\$23,333
		<b>Reserves</b>	\$198,222	\$3,304
<b>Total Sources</b>	\$32,318,795	<b>Total Uses</b>	\$32,318,795	\$538,647



# SDHC – Wakeland Price UB Apartments

## Affordability and Estimated Rents

Unit Type	AMI	Number of Units	Gross Rents
<b>2BR/2BA</b>	30%	4	\$780
<b>2BR/2BA</b>	45%	9	\$1,170
<b>2BR/2BA</b>	50%	18	\$1,300
<b>2BR/2BA</b>	60%	13	\$1,560
<b>3BR/2BA</b>	30%	2	\$901
<b>3BR/2BA</b>	45%	3	\$1,351
<b>3BR/2BA</b>	50%	6	\$1,501
<b>3BR/2BA</b>	60%	4	\$1,802
<b>Manager</b>	NA	1	-
<b>Total Units</b>	-	60	-





# SDHC – Wakeland Price UB Apartments Developer Timeline

Milestone	Estimated Date
• Housing Authority consideration.....	November, 10 2020
• City Council IRS-required TEFRA hearing...	November 10, 2020
• CDLAC & CTCAC applications.....	January 2021
• CDLAC & CTCAC meetings.....	March 2021
• SDHC & Housing Authority final bond authorization reviews.....	March 2021
• Bonds issuance and escrow closing.....	July 2021
• Estimated start of construction work.....	July 2021
• Estimated completion of construction work...	December 2022





# SDHC – Wakeland Price UB Apartments Bond Issuance Summary

- Proposed bond issuance of up to \$25,400,000 in bonds
  - \$21,400,000 in tax-exempt bonds
  - \$4,000,000 in taxable 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.





# Questions & Comments

