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## MONUMENT ARMS APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant: Jamboree Housing Corporation

Action: Initial Resolution

Amount: \$12,000,000 (Not to Exceed)

Purpose: Finance Affordable Multi-Family Rental Housing Facility  
Located in the City of Fairfield, Solano County, California

Activity: Affordable Housing

Meeting: November 1, 2013

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### Background:

Jamboree's mission is to create opportunity for their residents with the homes they build and the services they provide. It's an opportunity for families, seniors and those with special needs to access homes they can afford, with distinctive resident services that are responsive and that strengthen the community.

They achieve their mission through the development and construction of new affordable rental and for-sale housing; the preservation of existing affordable housing units through acquisition and rehabilitation; and partnerships with cities to develop broader community and economic opportunities.

Founded in 1990 by the late Lila Lieberthal, a life-long affordable housing advocate, Jamboree has experienced steady growth and geographic expansion. Today their portfolio includes development and/or ownership interest of nearly 6,300 affordable homes in 61 California communities – topping a market value of \$1 billion.

This is our third transaction with Jamboree.

### The Project:

The Monument Arms Apartments is an acquisition/ rehabilitation project consisting of a 92-unit multifamily affordable rental housing project that was constructed in 1995. The project will

consist of studio, one-, two-, three- and four-bedroom apartments for families who earn 60% of the area median income. The project includes private patios and balconies, a common area, outdoor courtyard, common laundry facilities, community facilities and a basketball court. The project is located at 261 Alaska Avenue, Fairfield, California.

The City of Fairfield:

The City of Fairfield is a member of the CMFA and will need to hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$7,500 as part of CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 12,000,000
NOI during Operations:	\$ 1,314,064
Deferred Developer Fee:	\$ 132,648
Equity:	<u>\$ 4,239,758</u>
Total Sources:	\$ 17,686,470

Uses of Funds:

Land Acquisition:	\$ 1,012,000
Building Acquisition:	\$ 5,588,000
Rehabilitation:	\$ 3,810,921
Architectural & Engineering:	\$ 197,585
Legal & Professional:	\$ 175,000
Relocation & Misc.:	\$ 750,000
Contingency:	\$ 2,652,970
Operating Reserves:	\$ 1,552,035
Developer Fee:	\$ 1,562,934
COI:	<u>\$ 385,025</u>
Total Uses:	\$ 17,686,470

Terms of Transaction:

Amount:	\$12,000,000 (Not to exceed)
Maturity:	30 years
Collateral:	Deed of Trust on property.
Bond Purchasers:	Private Placement.
Estimated Closing:	April 2014

Public Benefit:

A total of 92 families will be able to enjoy high quality, independent, affordable housing in the City of Fairfield. Services at the complex will include a community room, central laundry facility, common areas and professional on-site management.

Percent of Restricted Rental Units in the Project: 100%  
100% (92 Units) restricted to 60% or less of area median income households  
Unit Mix: Studio, One-, two-, three- and four-bedroom  
Term of Restriction: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Orrick, Herrington, Sutcliffe LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Rutan & Tucker LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt an Initial Resolution of \$12,000,000 for the Monument Arms Apartments affordable housing project located in the City of Fairfield, Solano, California.

Note: This transaction is subject to review and final approval at the Final Resolution.



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## WILLIAM PENN MANOR APARTMENTS SUMMARY AND RECOMMENDATIONS

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Applicant:	Thomas Safran & Associates
Action:	Initial Resolution
Amount:	\$10,000,000 (Not to Exceed)
Purpose:	Finance the Acquisition/Rehabilitation of a Senior Affordable Housing Development Located in the City of Whittier, County of Los Angeles, CA.
Activity:	Senior Affordable Housing
Meeting:	November 1, 2013

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### Background:

Building on more than three decades of strength and experience, Thomas Safran & Associates (“TSA”) has emerged as a leader in the development of affordable housing in Southern California. TSA has developed over 3,500 units and continuously strives to provide premiere housing for seniors and families.

Their rental communities traditionally house 75 to 250 units. Additionally, TSA has developed mixed use and market rate projects.

Their developments are created with excellence in design and with amenities to assist their residents. Such features include basketball courts, playgrounds, large community rooms, wireless internet access, computer rooms, libraries, teen rooms, childcare centers, exercise facilities and other high quality amenities. While building and managing profitable housing for their investors, their highest goal is to enhance the world in which we live and to enrich the lives of the people who reside in their buildings.

This is our sixth transaction with TSA.

### The Project:

William Penn Manor is an acquisition/ rehabilitation of an existing 6 story, 75-unit property located in Whittier, CA. These studio and 1 BR units provide Section 8 Housing to seniors 62 and above, and have been identified pursuant to HUD Rent Comparability Study, Section 9-9A. The scope of renovations will include updating appliances, building exterior and interior common

areas and landscaping as necessary, in addition to adding a business center/computer lab, picnic areas with barbecue grills, security cameras, a Service Coordinator, free Wi-Fi, and microwaves in each unit. This financing will preserve 74 units of at risk affordable housing for the City of Whittier for another 55 years.

The City of Whittier:

The City of Whittier will need to become a member of the CMFA and hold a TEFRA hearing. Upon closing, the City is expected to receive approximately \$5,000 as part of the CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond Proceeds:	\$ 7,000,000
Taxable Bond Proceeds:	\$ 949,300
Assumption of City of Whittier Note:	\$ 603,041
NOI during Construction:	\$ 441,663
Deferred Developer Fee:	\$ 647,173
Equity:	<u>\$ 3,507,625</u>
Total Sources:	\$13,148,802

Uses of Funds:

Land Acquisition:	\$ 1,720,608
Building Acquisition:	\$ 6,882,433
Rehabilitation:	\$ 1,148,400
New Machinery & Equipment	\$ 100,000
Architectural & Engineering:	\$ 90,000
Legal & Professional	\$ 115,500
Soft Costs:	\$ 407,754
Financing Costs:	\$ 948,846
Reserves:	\$ 359,122
Developer Fee	\$ 1,279,264
Cost of Issuance	<u>\$ 96,875</u>
Total Uses:	\$13,148,802

Terms of Transaction:

Amount:	\$10,000,000 (not to exceed)
Maturity:	17 years.
Collateral:	Deed of Trust on property
Bond Purchasers:	Private Placement
Estimated Closing:	April 2014

Public Benefit:

William Penn Manor will continue to provide 74 affordable apartments for low-income seniors. The City of Whittier's low-income community has a serious need for affordable housing. This project will continue to help supply the area with affordable housing for 55 years.

Percent of Restricted Rental Units in the Project: 99%

32% (24 units) restricted to 50% or less of area median income households; and

67% (50 units) restricted to 60% or less of area median income households.

Unit Mix: Studio and 1 bedroom

Term of Restrictions: 55 years

Finance Team:

Lender:	TBD
Bond Counsel:	Hawkins Delafield & Wood LLP
Issuer Counsel:	Jones Hall, APLC
Lender Counsel:	TBD
Borrower Counsel:	Bocarsly Emden Cowan Esmail & Arndt LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors approve an Initial Resolution of \$10,000,000 for the William Penn Manor Apartments located in the City of Whittier, County of Los Angeles, California.

Note: This transaction is subject to review and final approval at the Final Resolution.



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## **GABILAN PLAZA APARTMENTS SUMMARY AND RECOMMENDATIONS**

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**Applicant:** Terra Corporation/ United Brotherhood of Carpenters and Joiners of America Local 925

**Action:** Resolution

**Amount:** \$24,000,000 (Not to Exceed)

**Purpose:** Finance Affordable Multi-Family Rental Housing Project Located in the City of Salinas, Monterey County, California

**Activity:** Affordable Housing

**Meeting:** November 1, 2013

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**Background:**

TerraCorp Property Management provides full-service real estate management exclusively to multifamily and commercial property owners in Northern California. Based in the Bay Area, TerraCorp implements regional expertise in its hands-on approach to the financial analysis, construction and operations management of its properties. They combine traditional best practice property management with the latest computing technology to manage client assets for maximum value. TerraCorp's company philosophy, "Manage It As If We Own It" is based on the belief that all personnel are involved in management success, through taking ownership of their position, and of their properties.

The United Brotherhood of Carpenters and Joiners of America Local 925, Housing Sponsorship Corporation (The HSC), located in Marina, CA, is a California nonprofit corporation. The specific purpose of The HSC is to provide, on a non-profit basis, housing for low and moderate income families and individuals who are elderly, handicapped, displaced from urban renewal areas, or as a result of governmental action, victims of natural disasters, or occupants of substandard housing, where no adequate housing exists for such groups, pursuant to the National Housing Act, as amended. Since 1970, The HSC has developed a two hundred unit affordable housing complex in Salinas, CA, consisting of two phases: Gabilan Plaza I and Gabilan Plaza II. It has owned and operated those properties continuously since that time. Its Board of Directors is appointed by the Sponsoring Organization, The United Brotherhood of Carpenters and Joiners of America Local 605, and membership is shared between the two boards.

The Project:

Gabilan Plaza Apartments is an acquisition/ rehabilitation of a 200 unit multifamily apartment community located in the City of Salinas, California. The property was built in two phases of 100 units each, with the first phase "GP I" being constructed in 1970, and "GP II" in 1973. Initially, both phases were subject to HUD 236 contracts, and current rents reflect the requirements of those contracts. The GP I contract expired in July 2010 and there are no further program obligations. The GP II contract will expire in April, 2015. Each site consists of 13 apartment buildings constructed of concrete floors, wood framing and pitched composition shingle or tile roofs. Each building is two stories, with lower units all having enclosed patios. This financing will preserve 200 units of at risk affordable housing for the City of Salinas for another 55 years.

The City of Salinas:

The City of Salinas is a member of the CMFA and held a TEFRA hearing on June 4, 2013, although they will need to hold another hearing. Upon closing, the City is expected to receive approximately \$13,166.67 as part of CMFA's sharing of Issuance Fees.

Proposed Construction Financing:

Sources of Funds:

Tax-Exempt Bond:	\$ 22,490,000
Seller Note:	\$ 4,000,000
Operating Income:	\$ 766,461
Transferred Reserves:	\$ 221,900
Equity:	<u>\$ 5,110,939</u>
Total Sources:	\$ 32,589,300

Uses of Funds:

Land Acquisition:	\$ 2,550,000
Building Acquisition:	\$ 14,671,900
Rehabilitation:	\$ 10,657,791
Architectural & Engineering:	\$ 880,000
Legal & Professional:	\$ 1,552,500
Construction Insurance, Interest & Taxes.:	\$ 1,052,281
Relocation & Misc.:	\$ 150,000
Contingency:	\$ 211,520
COI:	<u>\$ 863,308</u>
Total Uses:	\$ 32,589,300

Terms of Transaction:

Amount:	\$24,000,000 (Not to Exceed)
Maturity:	17 years
Collateral:	Deed of Trust on property.
Offering:	Private Placement
Estimated Closing:	February 1, 2014



Public Benefit:

A total of 200 families will continue to enjoy high quality, independent, affordable housing in the City of Salinas. Services at the complex will include a basketball court, community room, central laundry, on-site manager, picnic area, playground, and recreation area. The acquisition/rehabilitation for this project will provide affordable living in the City of Salinas for another 55 years.

Percent of Restricted Rental Units in the Project: 98%  
10% (20 Units) restricted to 50% or less of area median income households; and  
90% (177 Units) restricted to 60% or less of area median income households.  
Unit Mix: Two, three and four bedroom  
Term of Restriction: 55 years

Finance Team:

Lender:	Walker & Dunlop
Bond Counsel:	Jones Hall, PLC
Issuer Counsel:	Jones Hall, PLC
Lender Counsel:	TBD
Borrower Counsel:	Applegate & Thorne-Thomsen, P.C.
Financial Advisor:	Baker Tilly Virchow Krause LLP

Recommendation:

The Executive Director recommends that the CMFA Board of Directors adopt a Resolution of \$24,000,000 for the Gabilan Plaza Apartments affordable housing project located in the City of Salinas, Monterey County, California.

Note: This transaction is subject to review and final approval at the Final Resolution.



# 2013 CMFA/ CFSC/ CFPF Regular Meeting Schedule

Meetings will begin at 11:00 am at City Hall, 200 S. Anaheim Blvd, 6th Floor, Anaheim, CA 92805 and 5105 Manzanita Avenue, Carmichael, CA 95608 unless noted with an \*.

January '13						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February '13						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

March '13						
Su	M	Tu	W	Th	F	Sa
					1	2
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
						31

April '13						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
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21	22	23	24	25	26	27
28	29	30				

May '13						
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26	27	28	29	30	31	

June '13						
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16	17	18	19	21	21	22
23	24	25	26	27	28	29
						30

July '13						
Su	M	Tu	W	Th	F	Sa
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28	29	30	31			

August '13						
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4	5	6	7	8	9	10
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25	26	27	28	29	30	31

September '13						
Su	M	Tu	W	Th	F	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October '13						
Su	M	Tu	W	Th	F	Sa
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November '13						
Su	M	Tu	W	Th	F	Sa
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

December '13						
Su	M	Tu	W	Th	F	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Dec meeting begins at 11am

CMFA Meetings
  Holidays

\* Please refer to posted agenda for correct time and addresses of meeting.