# California Housing Finance Agency ("CalHFA")

## February 2, 2020

# Staff Report for Discussion

## Tax-Exempt & Taxable Conduit Issuance and Mixed Income Program Loan ("MIP")

## CalHFA Project Number: 19-014-A/X

**<u>Purpose</u>**: Staff is providing Arena Senior Apartment's staff report that was approved by Senior Loan Committee (Executive Director) on October 7, 2019 under resolution 19-02 for discussion.

Borrower: Arena Senior Investors, LP, a California limited partnership

## Loan Amount(s):

**CalHFA Conduit Issuance Amounts (TE/taxable):** \$37,592,515 T/E and \$1,632,126 Taxable

Perm Loan Amount (& Lender): \$27,019,599 - Citibank

Perm Loan Term: 35 year amortized, due in 18

CalHFA MIP Loan Amount: \$6,000,000 (\$25,210/unit)

Project Information:

Name: Arena Senior Apartments

Address: Truxel Road & E. Sports Parkway

City, County, Zip Code: Sacramento, Sacramento County, 95834

**Project Description, # of Units, Types and Restrictions:** The Project is a mixedincome senior project consists of 240 total units, which comprise of 1 and 2-bedroom units that will be restricted between 40% to 81% of AMI. There will be two nonrestricted manager's units. The project offers a pool, spa, exercise room, picnic area, community garden, computer and laundry rooms and gated access.

### **Development Team:**

**Sponsor/Developer:** Adarte, LLC is the developer and Paul Stamas is its sole member. Paul is the president of Stamas Corporation (Stamas) which is a real estate development company specializing in the design, development, and construction of affordable housing Sacramento County and surrounding areas. Under Stamas Corporation, Paul has developed 13 affordable multifamily projects, totaling 1,752 units, since its inception in 2003. There are currently 4 projects under construction.

**Property Management Company:** FPI Management, Inc. (FPI) was established in 1968 and has a geographic market that covers 13 states. FPI manages 100,000 units in its portfolio and manages 40,000 affordable housing units that range from: LIHTC, HUD Insured, Section 8, Bond Finance, USDA, Inclusionary Housing and other local jurisdictions. FPI currently manages 14 projects, totaling 1,644 units in CalHFA's portfolio.

**General Contractor:** Stamas Corporation (Stamas), formed in 1978, has constructed 13 affordable multifamily projects, totaling 1,752 units, since its inception. There are currently 4 projects under construction.

**Architect:** Borges Architectural Group (Borges), formed in 1985 and is located in Roseville, CA. Borges has experience with a wide variety of building types, including multifamily housing, commercial, retail, and adaptive reuse. Borges has developed 6 senior housing projects including approximately 580 units.

<u>Affordability Restrictions & Term</u>: This Project provides 238 units of much needed rental housing that will remain affordable at rents ranging from 40% of AMI to 81% of AMI for 55 years. The MIP funds will restrict 10% of the units (24 units) to 50% of AMI or less, 10% of the units (24 units) to 80% of AMI or less, 10% of the units (24 units) between 81% to 120% of AMI, and the remaining 190 units to 120% of AMI or less for 55 years.

Regulating Agency	40% AMI	50% AMI	60% AMI	80% AMI	81%- 120% AMI	<= 120%	Mgrs. Unit	Total Units Regulated	% of Regulated Units
CalHFA Bond Reg. Agmt.		24	72				2	96	40.0%
CalHFA MIP Reg Agrmt.		24		24	24	166	2	238	99.2%
Tax Credits	57		112	45			2	214	89.2%
								238	99.2%

Affordability Restriction Summary Table

	R	lent Limi <sup>.</sup>	t Summary	Table			
							% of
<b>Restrictions</b> @ AMI	Total	Studio	1-bd	2-bd	3-bd	4-bd	Total
30%	0	-	-	-	-	-	0.0%
40%	57	-	32	25	-	-	23.8%
50%	0	-	-	-	-	-	0.0%
60%	112	-	66	46	-	-	46.7%
	_						
70%	0	-	-	-	-	-	0.0%
	45						40.00/
80%	45	-	25	20	-	-	18.8%
	24			10			10.0%
81%-120%	24	-	14	10	-	-	10.0%
	•						0.00/
120% or below	0	-	-	-	-	-	0.0%
	2		4	4			0.00/
Manager's Unit	2	-	1	1	-	-	0.8%
Total	240	0	138	102	0	0	100.0%

Note: The affordability averages 65% of AMI.

<u>Staff Comments & Project Status</u>: This Project meets the terms of MIP Program Documents under resolution 19-02, which limits the maximum amount of MIP subordinate financing to \$5 million, however, it is subject to an exception that could increase financing by no more than an additional \$1 million or \$6 million total.

The Citibank construction loan closed on December 17, 2019 and construction has started. Construction is anticipated to be complete in September 2021 and the permanent loan closing will take place in March 2022.

### Attachments:

Project Financing Summary

Project Sources & Uses of Funds

**Project Cashflow** 

PROJECT SUMMARY Acquisition, Rehab, Const	truction & Permanent Loans				Proje	ct Number	al Commitme 19-014-A/X		
Project Full Name	Arena Senior Apartments	Borro	wer Name:	Arena Senio	or Investors, L	P, a California	limited		
Project Address	Truxel Road & E. Sports Parkway	Mana	ging GP:	Greek Ortho	dox Housing	Corporation, a	1		
Project City	Sacramento		oper Name:	Adarte, LLC	darte, LLC, a California limited liability				
Project County	Sacramento		or Name:	Boston Fina		-			
Project Zip Code	95834		Management:	FPI Manage					
		Tax C	redits:			4			
	Mixed Income Loan Only (Conduit Perm								
Project Type:	Loan)	Total	Land Area (acre	s):	9.74				
Tenancy/Occupancy:	Senior	Resid	ential Square Fo	ootage:	180,972				
Total Residential Units:	240	Resid	ential Units Per	Acre:	24.64				
Total Number of Buildings:	5								
Number of Stories:	3	Cover	ed Parking Space	ces:	165				
Unit Style:	Flat		Parking Spaces		251				
Elevators:	4								
			Loan		Loan	Amort.	Starting		
Acq/Cc	onstruction/Rehab Financing		Amount	Loan	Term	Period	Interest		
			(\$)	Fees	(Mo.)	(Yr.)	Rate		
Conduit T/E Citibank			37,592,515	1.000%	24	24	4.050%		
Conduit Taxable Citibank			1,632,126	0.000%	24	24	4.050%		
nvestor Equity Contribution			1,707,157						
			Loan		Loan	Amort.	Starting		
	Permanent Financing		Amount	Loan	Term	Period	Interest		
			(\$)	Fees	(Yr.)	(Yr.)	Rate		
ЛР			6,000,000	1.000%	55		3.000%		
Conduit First Lien Loan- Citiban	k		27,019,599		18	35	3.950%		
Deferred Developer Fees			2,672,330	NA	NA	NA	NA		
			2,072,000	NA	NA	NA	NA		
nvestor Equity Contributions			11,381,046	NA	NA	NA	NA		
	Appraised Values Upon C	ompletio	n of Rehab/Con	struction					
Appraisal Date:			lization Rate:						
Investment Value (\$)	TBD	•	cted Value (\$)						
Construct/Rehab LTC	TBD		A Permanent Lo	an to Cost					
Construct/Rehab LTV	TBD		A 1st Permanen		lue	TBD	1		
		Comb	ined CalHFA Pe	rm Loan to V	/alue	TBD	1		
	Additional Loan Terr	ns, Cond	itions & Comme	nts					
	Construction/Rehab Loan								
Payment/Performance Bond			Waived						
Completion Guarantee Letter	of Credit		Waived						
Permanent I	<u>_oan</u>								
Operating Expense Reserve I	Deposit		\$0	Cash					
Initial Replacement Reserve I	Deposit		\$0	Cash					
Annual Replacement Reserve	e Per Unit		\$250	Cash					
Date Prepared: 9/27/19				6	enior Staff Dat	0.	10/7/19		

	SOURCES & USES OF FUNDS Final Commitm										
Arena Senior Apartments		Р	roject Number	<b>19-014</b>	-A/X						
· · · · · · · · · · · · · · · · · · ·	CONST/REHAB	PERMANENT	TOTAL PROJEC	CT SOURCES C	F FUNDS						
SOURCES OF FUNDS	\$	\$	SOURCES (\$)	PER UNIT (\$)	%						
Conduit T/E Citibank	37,592,515				0.0%						
Conduit Taxable Citibank	1,632,126				0.0%						
-	-				0.0%						
-	-				0.0%						
-	-				0.0%						
-	-				0.0%						
-	-				0.0%						
Deferred Reserves	598,553				0.0%						
-	-				0.0%						
-	-				0.0%						
Construct/Rehab Net Oper. Inc.	-				0.0%						
Deferred Developer Fee	-				0.0%						
Developer Equity Contribution	-				0.0%						
Investor Equity Contribution	1,707,157				0.0%						
-		-	-	-	0.0%						
MIP		6,000,000	6,000,000	25,000	12.7%						
-		-	-	-	0.0%						
- Conduit First Lion Loon Citibert		-	-	-	0.0%						
Conduit First Lien Loan- Citibank		27,019,599	27,019,599	112,582	57.4%						
-		-	-	-	0.0%						
-		-	-	-	0.0% 0.0%						
-		-	-	-	0.0%						
-		-	-	-	0.0%						
-		-		-	0.0%						
_				_	0.0%						
Construct/Rehab Net Oper. Inc.		-	_	_	0.0%						
Deferred Developer Fees		2,672,330	2,672,330	11,135	5.7%						
Developer Equity Contribution		_,,	_,0,000	-	0.0%						
Investor Equity Contributions		11,381,046	11,381,046	47,421	24.2%						
TOTAL SOURCES OF FUNDS	41,530,351	47,072,975	47,072,975	196,137	70.1%						
TOTAL USES OF FUNDS (BELOW)		47,072,974	47,072,975	196,137	100.0%						
FUNDING SURPLUS (DEFICIT)	, ,	1	0								

USES OF FUNDS	CONST/REHAB	PERMANENT	TOTAL PROJ	ECT USES OF	FUNDS
USES OF FUNDS	\$	\$	USES (\$)	PER UNIT (\$)	%
ONSTRUCTION/REHAB SOURCES OF FUNDS		41,530,351			
ACQUISITION COSTS					
	2 100 000		2 100 000	10.017	6.60
Lesser of Land Cost or Appraised Value	3,100,000	-	3,100,000	12,917	6.6
Demolition Costs	-	-	-	-	0.0
Legal & Other Closing Costs	-	-	-	-	0.0
Escrow & other closing costs	-	-	-	-	0.0
Verifiable Carrying Costs	-	-	-	-	0.0
Existing Improvements Value	-	-	-	-	0.0
Delinquent Taxes Paid @ Closing	-	-	-	-	0.0
CalHFA Yield Maintenance Paid @ Closing	-	-	-	-	0.0
Existing Replacement Reserve	-	-	-	-	0.0
Broker Fees Paid to Related Party	-	-	-	-	0.0
Other (Specify)	-	-	-	-	0.0
Other (Specify)	-	-	-	-	0.0
TOTAL ACQUISITION COSTS	3,100,000	-	3,100,000	12,917	6.6
CONSTRUCTION/REHAB COSTS					
Offsite Improvements	-	-	-	_	0.0
Environmental Remediation (Hard Costs)	_	_	-	_	0.0
Site Work (Hard Cost)	2,225,548	_	2,225,548	9,273	4.7
		-			
Structures (Hard Cost)	24,821,194	-	24,821,194	103,422	52.7

	CONST/REHAB	PERMANENT	TOTAL PROJE	CT SOURCES C	
SOURCES OF FUNDS	\$	\$	SOURCES (\$)		%
General Requirements	1,008,025		1,008,025	4,200	2.1%
Contractor Overhead	504,012	_	504,012	2,100	1.1%
Contractor Profit	756,019	_	756,019	3,150	1.6%
Contractor Bond	750,015	-	750,015	5,150	0.0%
	-	-	-	-	
Contractor Liability Insurance	125,000	-	125,000	521	0.3%
Personal Property	-	-	-	-	0.0%
HVAC/Resident Damage	-	-	-	-	0.0%
TOTAL CONSTRUCT/REHAB COSTS	29,439,798	-	29,439,798	122,666	62.5%
USES OF FUNDS	CONST/REHAB	PERMANENT		ECT USES OF	
	\$	\$	USES (\$)	PER UNIT (\$)	%
RELOCATION COSTS					
Relocation Expense	-	-	-	-	0.0%
Relocation Compliance Monitoring	-	-	-	-	0.0%
Other (Specify)	-	-	-	-	0.0%
TOTAL RELOCATION COSTS	-	-	-	-	0.0%
ARCHITECTURAL FEES					
Design	50,000	-	50,000	208	0.1%
Supervision	-	-	-	-	0.0%
TOTAL ARCHITECTURAL FEES	50,000	-	50,000	208	0.1%
	,				
SURVEY & ENGINEERING FEES					
Engineering	125,000	_	125,000	521	0.3%
Supervision	120,000	_	120,000	521	0.0%
•	-	-	-	-	
ALTA Land Survey	-	-	-	- 521	0.0%
TOTAL SURVEY & ENGINEERING FEES	125,000	-	125,000	521	0.3%
CONTINGENCY RESERVES					0.001
Hard Cost Contingency Reserve	1,352,337	-	1,352,337	5,635	2.9%
Soft Cost Contingency Reserve	199,138	-	199,138	830	0.4%
TOTAL CONTINGENCY RESERVES	1,551,475	-	1,551,475	6,464	3.3%
CONSTRUCT/REHAB PERIOD COSTS					
Loan Interest Reserve					
Conduit T/E Citibank	2,000,000	-	2,000,000	8,333	4.2%
-	-	-	-	-	0.0%
-	-	-	-	-	0.0%
-	-	-	-	-	0.0%
-	-	-	-	-	0.0%
-	-	-	-	-	0.0%
Loan Fees					
Conduit T/E Citibank	376,000	-	376,000	1,567	0.8%
Conduit Taxable Citibank	-	-	-	-	0.0%
	_	_	-	_	0.0%
		_	_	_	0.0%
-		-	-	-	0.0%
-	-	-	-	-	0.0%
-		-	-	-	0.0%
Other Const/Dahata David d. C.					
Other Const/Rehab Period Costs					0.00
Deficit Const/Rehab NOI (Net Operating In		-	-	-	0.0%
Credit Enhancement & Application Fees	15,000	-	15,000	63	0.0%
Owner Paid Bonds/Insurance	-	-	-	-	0.0%
CalHFA Inspection Fees	-	-	-	-	0.0%
Real Estate Taxes During Rehab	20,000	-	20,000	83	0.0%
Completion Guaranty Fee	-	-	-	-	0.0%
Wage Monitoring Fee (Davis Bacon, Prev	a -	-	-		0.0%
Insurance During Rehab	50,000	_	50,000	208	0.1%
Title & Recording Fees	40,000	_	40,000	167	0.1%
Construction Management & Testing	+0,000	-	40,000	107	0.1%

SOURCES OF FUNDS	CONST/REHAB	PERMANENT	TOTAL PROJEC		
	\$	\$	SOURCES (\$)	PER UNIT (\$)	%
Predevelopment Interest Expense	-	-	-	-	0.0%
Bond Issuer Fee	59,225	-	59,225	247	0.1%
-	-	-	-	-	0.0%
TOTAL CONST/REHAB PERIOD COSTS	2,560,225	-	2,560,225	10,668	5.4%
		DEDMANENT			
USES OF FUNDS	CONST/REHAB \$	PERMANENT \$	USES (\$)	ECT USES OF PER UNIT (\$)	FUNDS %
	Ψ	φ	03E3 (\$)	FER UNIT (\$)	/0
PERMANENT LOAN COSTS					
Loan Fees					
CalHFA Application Fee	-	-	-	_	0.0%
-	-	-	-	-	0.0%
MIP	-	60,000	60,000	250	0.1%
-	-	-	-	_	0.0%
-	-	-	-	_	0.0%
Conduit First Lien Loan- Citibank	-	10,000	10,000	42	0.0%
-	-	-	-	-	0.0%
-	-	-	-	-	0.0%
-	-	-	-	-	0.0%
-	-	-	-	-	0.0%
Credit Enhancement & Application Fees	-	-	-	-	0.0%
Title & Recording (closing costs)	-	-	-	-	0.0%
Year 1 - Taxes & Special Assessments and Insur		-	-	-	0.0%
CalHFA Fees	-	-	-	-	0.0%
Tax Exempt Bond Allocation Fee	-	-	-	-	0.0%
Other (Specify): Various CalHFA Fees	-	0	0	0	0.0%
TOTAL PERMANENT LOAN COSTS	-	70,000	70,000	292	0.1%
LEGAL FEES					
CalHFA Construction/Rehab Loan Legal Fees	-	-	-	-	0.0%
Other Construction/Rehab Loan Legal Fees	60,000	-	60,000	250	0.1%
CalHFA Permanent Loan Legal Fees	-	15,000	15,000	63	0.0%
Other Permanent Loan Legal Fees	-	-	-	-	0.0%
Sponsor Legal Fees	-	-	-	-	0.0%
Organizational Legal Fees	-	-	-	-	0.0%
Syndication Legal Fees	-	-	-	-	0.0%
Borrower Legal Fee	120,000	-	120,000	500	0.3%
CalHFA Bond Counsel	60,000	-	60,000	250	0.1%
TOTAL LEGAL FEES	240,000	15,000	255,000	1,063	0.5%
OPERATING RESERVES					
Operating Expense Reserve Deposit	-	-	-	-	0.0%
Initial Replacement Reserve Deposit	-	-	-	-	0.0%
Transition Operating Reserve Deposit	-	-	-	-	0.0%
Rent-Up Reserve Deposit	-	-	-	-	0.0%
HOME Program Replacement Reserve	-	-	-	-	0.0%
Investor Required Reserve- OER	-	598,553	598,553	2,494	1.3%
Other (Specify)	-	-	-	-	0.0%
TOTAL OPERATING RESERVES	-	598,553	598,553	2,494	1.3%
REPORTS & STUDIES	10.000		10.000	40	0.00
Appraisal Fee Market Study Fee	10,000	-	10,000	42	0.0%
Market Study Fee	7,500	-	7,500	31	0.0%
Physical Needs Assessment Fee		-	-	-	0.0%
Environmental Site Assessment Reports	7,000	-	7,000	29	0.0%
HUD Risk Share Environmental / NEPA Review	-	-	-	-	0.0%
CalHFA Earthquake Waiver Review Fee	-	-	-	-	0.0%
Relocation Consultant	-	-	-	-	0.0%
Soils Reports	-	-	-	-	0.0%
Acoustical Reports	-	-	-	-	0.0%
Termite/Dry Rot		-	-	-	0.0%

SOURCES OF FUNDS	CONST/REHAB	PERMANENT	TOTAL PROJEC	CT SOURCES	OF FUNDS
SOURCES OF FUNDS	\$	\$	SOURCES (\$)	PER UNIT (\$)	%
Consultant/Processing Agent	-	-	-	-	0.0%
Other (Specify)	-	-	-	-	0.0%
TOTAL REPORTS & STUDIES	24,500	-	24,500	102	0.1%
USES OF FUNDS	CONST/REHAB	PERMANENT	TOTAL PROJ	IECT USES OF	FUNDS
	\$	\$	USES (\$)	PER UNIT (\$)	%
OTHER COSTS				107	0.00/
TCAC Application, Allocation & Monitor Fees	112,087	-	112,087	467	0.2%
CDLAC Fees	13,729	-	13,729	57	0.0%
Local Permits & Fees	24,084	-	24,084	100	0.1%
Local Impact Fees	3,520,536	-	3,520,536	14,669	7.5%
Other Local Fees	-	-	-	-	0.0%
Syndicator/Investor Fees & Expenses	-	-	-	-	0.0%
Furnishings	40,000	-	40,000	167	0.1%
Accounting & Audits	20,000	-	20,000	83	0.0%
Advertising & Marketing Expenses	25,000	-	25,000	104	0.1%
Financial Consulting	-	-	-	-	0.0%
Miscellaneous Administrative Fees	-	-	-	-	0.0%
HUD Risk Share Insurance (First Year Prepaid)	-	-	-	-	0.0%
Other (Specify)	-	-	-	-	0.0%
Other (Specify)	-	-	-	-	0.0%
TOTAL OTHER COSTS	3,755,436	-	3,755,436	15,648	8.0%
SUBTOTAL PROJECT COSTS	40,846,433	42,213,904	41,529,987	173,042	88.2%
DEVELOPER FEES & COSTS					
Developer Fees, Overhead & Profit	683,918	4,859,070	5,542,988	23,096	11.8%
Consultant Processing Agent	-	-	-	-	0.0%
Project Administration	-	-	-	-	0.0%
Syndicator Consultant Fees	-	-	-	-	0.0%
Guarantee Fees	-	-	-	-	0.0%
Construction Oversight & Management	-	-	-	-	0.0%
Other Adminstration Fees	-	-	-	-	0.0%
Other (Specify) correction to balance	-	-	-	-	0.0%
CASH EQUITY OUT TO DEVELOPER	-	-	-	-	0.0%
TOTAL DEVELOPER FEES & COSTS	683,918	4,859,070	5,542,988	23,096	11.8%
TOTAL PROJECT COSTS	41,530,351	47,072,974	47,072,975	196,137	100.0%

PROJECTED PERMANENT LOAN CASH FLO	ws												nior Apartments		
Final Commitment												Project Number	19-014-A/X		
	YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14
RENTAL INCOME	CPI														
Restricted Unit Rents	2.50%	2,846,614	2,917,779	2,990,723	3,065,491	3,142,129	3,220,682	3,301,199	3,383,729	3,468,322	3,555,030	3,643,906	3,735,004	3,828,379	3,924,088
Unrestricted Unit Rents	2.50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Rents	2.00% 1.50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Based Rental Subsidy Other Project Based Subsidy	1.50%	-	-	-	-	-	-	-		-	-	-	-	-	-
Income during renovations	0.00%	-	-	-	-	-	-	-				-	-	-	-
Other Subsidy (Specify)	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Laundry Income	0.00%	- 14,352	- 14,352	- 14.352	- 14,352	- 14,352	14,352	- 14,352	- 14,352	- 14.352	- 14,352	- 14,352	- 14,352	- 14,352	- 14,352
Parking & Storage Income	2.50%	14,352	14,332	14,332	14,332	14,352	14,332	14,352	14,332	14,332	14,332	14,332	14,332	14,352	14,352
Miscellaneous Income	2.50%														
GROSS POTENTIAL		2,860,966	2,932,131	3,005,075	3,079,843	3,156,481	3,235,034	3,315,551	3,398,081	3,482,674	3,569,382	3,658,258	3,749,356	3,842,731	3,938,440
VACANCY ASSUMPTIONS	Vacancy	_,,	_,,	-,,	-,	-,,	-,,	-,,	-,,	-,,-··	-,,	-,,	-,,	-,,	-,,
Restricted Unit Rents	5.00%	142,331	145,889	149,536	153,275	157,106	161,034	165,060	169,186	173,416	177,752	182,195	186,750	191,419	196,204
Unrestricted Unit Rents	7.00%	-	-	-	-	-	-		-	-	-		-	-	
Commercial Rents	50.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Based Rental Subsidy	5.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Project Based Subsidy	3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Income during renovations	20.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Subsidy (Specify)	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Laundry Income	5.00%	718	718	718	718	718	718	718	718	718	718	718	718	718	718
Parking & Storage Income	50.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	5.00%	-	-	-	-	-	-	-		-	-	-	-	-	
TOTAL PROJECTED V/ EFFECTIVE GROSS		143,048 2,717,917	146,607 2,785,524	150,254 2,854,822	153,992 2,925,851	157,824 2.998.657	161,752 3.073.282	165,778 3,149,774	169,904 3,228,177	174,134 3.308.541	178,469 3,390,913	182,913 3,475,345	187,468 3,561,888	192,137 3,650,594	196,922 3,741,518
OPERATING EXPENSES	CPI/Fee	2,/1/,91/	2,785,524	2,854,822	2,925,851	2,998,657	3,073,282	3,149,774	3,228,177	3,308,541	3,390,913	3,475,345	3,561,888	3,650,594	3,741,518
Administrative Expenses	3.50%	215,280	222,815	230,613	238,685	247,039	255,685	264,634	273,896	283,483	293,405	303,674	314,302	325,303	336,688
Management Fee	4.81%	140,125	133,984	137,317	140,733	144,235	147,825	151,504	155,275	159,141	163,103	167,164	171,327	175,594	179,967
Utilities	3.50%	126,488	130,915	135,498	140,733	144,233	150,229	155,487	160,929	166,561	172,391	178,424	184,669	191,133	197,822
Operating & Maintenance	3.50%	263,925	273.162	282,723	292.618	302.860	313,460	324,431	335.786	347.539	359,703	372.292	385.323	398.809	412.767
Ground Lease Payments	3.50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CalHFA Monitoring Fee	0.00%	7,500	7.500	7.500	7,500	7.500	7.500	7.500	7.500	7.500	7.500	7.500	7.500	7.500	7,500
Mixed Income Loan Fee	0.00%	94,345	93,845	93,325	92,784	92,222	91,637	91,028	90,394	89,736	89,050	88,338	87,596	86,825	86,022
Other Agency Monitoring Fee	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Real Estate Taxes	2.00%	35,700	36,414	37,142	37,885	38,643	39,416	40,204	41,008	41,828	42,665	43,518	44,388	45,276	46,182
Other Taxes & Insurance	3.50%	115,920	119,977	124,176	128,523	133,021	137,677	142,495	147,483	152,645	157,987	163,517	169,240	175,163	181,294
Required Reserve Payments	0.00%	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
TOTAL OPERATII		1,059,284	1,078,613	1,108,295	1,138,969	1,170,668	1,203,427	1,237,283	1,272,272	1,308,432	1,345,803	1,384,427	1,424,345	1,465,602	1,508,243
NET OPERATING	. ,	1,658,633	1,706,911	1,746,527	1,786,883	1,827,989	1,869,855	1,912,491	1,955,905	2,000,109	2,045,110	2,090,919	2,137,543	2,184,992	2,233,276
DEBT SERVICE PAYMENTS	Lien #														
Conduit First Lien Loan- Citibank	1	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924
-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
	-	-	-	-	-	-	-	-		-	-	-	-	-	-
TOTAL DEBT SERVICE & OTH		1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924	1,425,924
CASH FLOW AFTER D		232.710	280.988	320.603	360.959	402.065	443.931	486.567	529.982	574.185	619.187	664.995	711.619	759.069	807.352
DEBT SERVICE COV		1.16	1.20	1.22	1.25	1.28	1.31	1.34	1.37	1.40	1.43	1.47	1.50	1.53	1.57
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
LESS: Asset Management Fee	3%	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	27,685	28,515	29,371
LESS: Partnership Management Fee	3%	-	-	-	-	-	-	-		-	-	-		-	-
Net CF available for distribution		212,710	260,388	299,385	339,104	379,555	420,746	462,686	505,384	548,850	593,091	638,117	683,935	730,554	777,981
Developer Distribution of Net Cash Flow	50%	106,355	130,194	149,693	169,552	189,777	210,373	231,343	252,692	274,425	296,546	319,058	341,967	365,277	388,991
Deferred developer fee repayment	2,672,330	2,672,330	2,565,975	2,435,781	2,286,089	2,116,536	1,926,759	1,716,386	1,485,043	1,232,351	957,926	661,380	342,322	-	-
		106,355	130,194	149,693	169,552	189,777	210,373	231,343	252,692	274,425	296,546	319,058	341,967	-	-
		2,565,975	2,435,781	2,286,089	2,116,536	1,926,759	1,716,386	1,485,043	1,232,351	957,926	661,380	342,322	355	-	
						1									
Payments for Residual Receipt Payments	50%														
RESIDUAL RECEIPTS LOANS	Payment %	106,355	130,194	149,693	169,552	189,777	210,373	231,343	252,692	274,425	296,546	319,058	341,967	365,277	388,991
MIP	100.00%	106,355	130,194	149,693	169,552	189,777	210,373	231,343	252,692	274,425	296,546	319,058	341,967	365,277	388,991
Total Residual Receipts Payments	100.00%	106,355	130,194	149,693	169,552	189,777	210,373	231,343	252,692	274,425	296,546	319,058	341,967	365,277	388,991

#### Balances for Residual Receipt Payments

RESIDUAL RECEIPTS LOANS	Interest Rate													i l	
MIPSimple	3.00%	6,000,000	6,073,645	6,123,451	6,153,759	6,164,206	6,154,429	6,124,056	6,072,713	6,000,021	5,905,596	5,786,218	5,640,746	5,468,001	5,266,765
Total Residual Receipts Payments		6,000,000	6,073,645	6,123,451	6,153,759	6,164,206	6,154,429	6,124,056	6,072,713	6,000,021	5,905,596	5,786,218	5,640,746	5,468,001	5,266,765
Date Prepared:	09/27/19											Senior Staff Date:	10/7/19	í	

PROJECTED PERMANENT LOAN CASH FL0 Final Commitment				Project Number	nior Apartment 19-014-A/X
Final communent	YEAR	15	16	17	19-014-A/X 18
RENTAL INCOME	CPI	15	10	17	10
Restricted Unit Rents	2.50%	4.022.190	4.122.745	4.225.814	4.331.45
Unrestricted Unit Rents	2.50%	4,022,190	4,122,745	4,225,014	4,551,45
	2.00%	-	-	-	-
Commercial Rents		-	-	-	-
Project Based Rental Subsidy	1.50%	-	-	-	-
Other Project Based Subsidy	1.50%	-	-	-	-
Income during renovations	0.00%		-	-	-
Other Subsidy (Specify)	0.00%	-	-	-	-
Laundry Income	0.00%	14,352	14,352	14,352	14,35
Parking & Storage Income	2.50%	-	-	-	-
Miscellaneous Income	2.50%	-	-	-	-
GROSS POTENTIAL	INCOME (GPI)	4,036,542	4,137,097	4,240,166	4,345,81
VACANCY ASSUMPTIONS	Vacancy				
Restricted Unit Rents	5.00%	201,110	206,137	211,291	216,57
Unrestricted Unit Rents	7.00%				
Commercial Rents	50.00%	-	-	-	-
Project Based Rental Subsidy	5.00%				
Other Project Based Subsidy	3.00%				
Income during renovations	20.00%	-	-	-	-
Other Subsidy (Specify)	0.00%			-	
		- 718	- 718	- 718	-
Laundry Income	5.00%	/18	/18	/18	71
Parking & Storage Income	50.00%	-	-	-	-
Miscellaneous Income	5.00%	-	-	-	-
TOTAL PROJECTED VA		201,827	206,855	212,008	217,2
EFFECTIVE GROSS		3,834,715	3,930,242	4,028,158	4,128,52
OPERATING EXPENSES	CPI / Fee				
Administrative Expenses	3.50%	348,473	360,669	373,293	386,3
Management Fee	4.81%	184,450	189,045	193,754	198,58
Utilities	3.50%	204,746	211,912	219,329	227,00
Operating & Maintenance	3.50%	427,214	442,166	457,642	473,66
Ground Lease Payments	3.50%	· -	-		-
CalHFA Monitoring Fee	0.00%	7,500	7,500	7,500	7,50
Mixed Income Loan Fee	0.00%	85,188	84.319	83,416	82.47
Other Agency Monitoring Fee	0.00%	-		00,110	02,1
Real Estate Taxes	2.00%	47,105	48,047	49,008	49,98
Other Taxes & Insurance	3.50%	187,639	194.206	201.004	208.03
Required Reserve Payments	3.50%		60,000	201,004 60,000	208,03
TOTAL OPERATIN		60,000			
NET OPERATING		1,552,314	1,597,866	1,644,947	1,693,60
	. ,	2,282,401	2,332,377	2,383,211	2,434,91
DEBT SERVICE PAYMENTS	Lien #				
Conduit First Lien Loan- Citibank	1	1,425,924	1,425,924	1,425,924	1,425,92
-	-	-	-	-	-
	-		-	-	-
	-	-	-	-	-
	-	-	-	-	-
TOTAL DEBT SERVICE & OTHE	R PAYMENTS	1,425,924	1,425,924	1,425,924	1,425,92
CASH FLOW AFTER D		856.477	906,453	957.287	1.008.98
DEBT SERVICE COVE		1.60	1.64	1.67	1.71
		15	16	17	1
LESS: Asset Management Fee	3%	30,252	31,159	32,094	33,05
LESS: Asset Management Fee	3%	50,252	51,139	32,034	33,05
	370		-		
Net CF available for distribution		826,226	875,294	925,193	975,93
Developer Distribution of Net Cash Flow	50%	413,113	437,647	462,597	487,96
Defended and the second second	0.070.000				
Deferred developer fee repayment	2,672,330	-		-	-
			-		-
		-	-	-	-
Payments for Residual Receipt Payments	50%				
RESIDUAL RECEIPTS LOANS	Payment %	413,113	437,647	462,597	487,96
MIP	100.00%	413,113	437,647	462,597	487,96
	400.00%				

#### Balances for Residual Receipt Payments

Total Residual Receipts Payments

RESIDUAL RECEIPTS LOANS	Interest Rate				
MIPSimple	3.00%	5,035,777	4,773,738	4,479,303	4,151,085
Total Residual Receipts Payments		5,035,777	4,773,738	4,479,303	4,151,085
Date Prepared:	09/27/19			Senior Staff Date:	10/7/19

100.00%

413,113

437,647

462,597

487,965