

San Leandro Senior Housing Project (Marea Alta Phase 2)

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**CITY COUNCIL MEETING
JUNE 6, 2016**

Background

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- Furthers Council Goals to “advance projects and programs promoting sustainable economic development...” and “to support and implement programs, activities...that enhances the quality of life and wellness...”
- 85-unit Marea Alta Senior Housing is the second phase of the 200-unit development by BRIDGE Housing Corporation, a nationally renowned nonprofit developer and property manager
- 115-unit Marea Alta Phase I is currently under construction and projected for occupancy in Late 2016

Project Description

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- Four-story Mission style residential building
 - 85 units for very low-income (50% AMI) seniors
 - ❖ 77 one-bedroom/one-bath units
 - ❖ 8 two-bedroom/one-bath units
 - Community room
 - Property management office
 - 35 parking spaces (in the 400+ space underground parking garage in Phase 1)

Site Plan

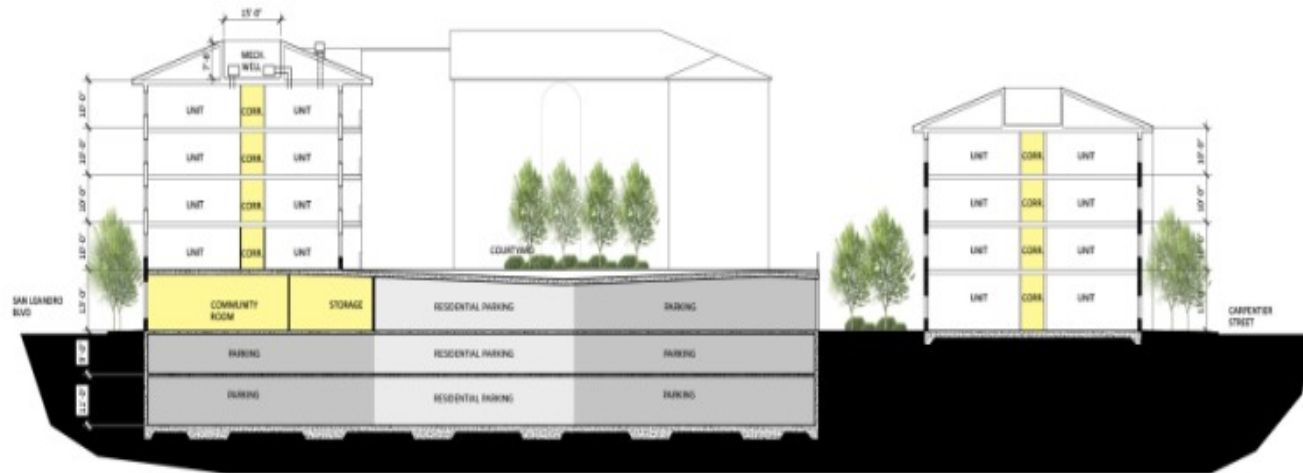
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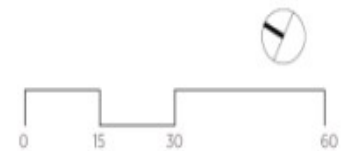
SITE PLAN

Revised Building Cross-Section

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CROSS SECTION



West Juana Ave Elevation

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Carpentier Street Elevation

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Key Deal Points

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- City \$1 million loan
 - City HOME (\$256,761) & Housing Successor (\$743,239) funds
 - ❖ “uncommitted” HOME funds are “at risk” of recapture by HUD if not committed by June 30th
 - ❖ Housing Successor funds are repayments of former Redevelopment Agency Housing Set-Aside loans
- Loan Terms
 - 3% simple interest, deferred for 55 years
 - 55-year affordability period

Key Deal Points – cont'd

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- Use of Loan for Predevelopment Costs
 - \$1.5 million total predevelopment costs
 - BRIDGE will be permitted to use up to \$500,000 of City loan for predevelopment costs
 - ❖ BRIDGE must first expend \$250,000 of its own funds before it can utilize any Alameda County funds (\$350,000) and \$350,000 City funds
 - ❖ Remaining \$150,000 City funds to be released only after BRIDGE secures all necessary permanent financing (i.e. tax credits)

Key Deal Points – cont'd

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- **Total Development Costs: \$41 million**
 - BRIDGE has obtained approximately 25% of estimated development costs (\$10.5 million)
 - ❖ \$1 million Affordable Housing Program
 - ❖ \$7.5 million Cap & Trade funds
 - ❖ \$1.1 million HCD Prop IC funds
 - ❖ \$900,000 Alameda County HOME/Boomerang funds
 - BRIDGE to apply for State/federal low-income housing tax credits (LIHTC) in late July 2016 to fill financing gap

Proposed Phase 2 Timeline

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Phase 2 (Senior Housing – 85 units)

- ❑ July 2016 – LIHTC deadline
- ❑ September 2016 – LIHTC award announcement
- ❑ November 2016 – Building permit submittals*
- ❑ March 2017 – Start of construction*
- ❑ August 2018 – Construction completed*

**Subject to BRIDGE being approved for highly competitive LIHTC financing*