

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

RESOLUTION 87-34

RESOLUTION AUTHORIZING AN INITIAL LOAN COMMITMENT

WHEREAS, the California Housing Finance Agency staff has reviewed a loan application from the Housing Authority of the City of San Luis Obispo for Edna-Isly Housing under the 80/20 State/Local Rental Housing Finance Program and has recommended to the Lending/Insurance Committee of the Board of Directors that such loan be approved; and

WHEREAS, the Lending/Insurance Committee has reviewed that loan application and concurs in the recommendation of the staff; and

WHEREAS, based upon the recommendation of staff and the Lending/Insurance Committee, the Board of Directors has determined that an initial loan commitment be made to such project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the California Housing Finance Agency:

- (1) The Executive Director, or in the Executive Director's absence, the Director of Programs of the California Housing Finance Agency is hereby authorized to transmit an initial commitment letter, subject to the recommended terms and conditions set forth in the attached report of CHFA staff dated June 17, 1987 for:

PROJECT NUMBER	DEV. NAME/ LOCALITY	# UNITS	MORTGAGE AMOUNT
87-03-S	Edna-Isly Housing	20	\$842,000 101,000
	San Luis Obispo		(2nd Mortgage)

- (2) The initial commitment letter shall specifically state that the commitment is subject to the Agency's issuance of a final commitment to the sponsor not later than 6 months.

- (3) The Executive Director, or in the Executive Director's absence, the Director of Programs of the California Housing Finance Agency has the authority to modify the mortgage amount so stated in this resolution by an amount not to exceed seven percent (7%) without further Board approval. All other

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

changes, including changes in mortgage amount of more than seven percent (7%), must be submitted to the Board for approval.

I hereby certify that this is a true and correct copy of Resolution 87-34 adopted at a duly constituted meeting of the Board of Directors of the California Housing Finance Agency held on July 9, 1987 at Sacramento, California.

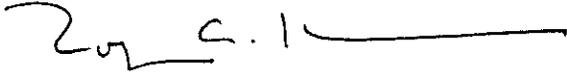
ATTEST:   
Secretary

State of California

M E M O R A N D U M

To : Lending/Insurance Committee

Date : June 17, 1987



Roger A. Kollias

From : CALIFORNIA HOUSING FINANCE AGENCY

Subject : Edna-Ilsay Housing  
Housing Authority of the  
City of San Luis Obispo  
San Luis Obispo, San Luis Obispo  
CHFA #87-003-S

Action Requested

The purpose of this memorandum is to recommend an Initial Commitment under the Agency's 80/20 State-Local Rental Housing Finance Program in the amount of \$842,000 in primary financing and an amount up to \$101,000 in secondary/feasibility financing to fund the development of a 20 unit family housing project in the City of San Luis Obispo, San Luis Obispo County.

Pursuant to the terms of the State-Local program, when the borrower is a non-profit or governmental entity a minimum of 20% equity is required. The Agency's secondary/feasibility financing is used to write-down the interest rate to allow 80% of the units to be affordable to low income households (50% to 80% of median income) and 20% of the units affordable to very low income households (household incomes not exceeding 50% of median income). In this instance, the financial contribution of the developer and other governmental entities is well in excess of the minimum 20% equity requirement. The Initial Commitment is predicated solely upon an income analysis and is intended to give a preliminary feasibility determination. The sponsor will have 180 days to obtain a Final Commitment. The final application for mortgage financing will be supported by an independent market analysis, MAI appraisal, and will be subject to normal Agency underwriting disciplines.

### Analysis

The proposed site is located on the west side of Poinsettia Street approximately 225 feet south of the intersection of Poinsettia Street and Tank Farm Road. The site contains approximately 2.21 acres and is basically rectangular in shape. The site is zoned for multifamily development with all utilities available to the site. The improvements will consist of three one-story buildings containing a total of 20 units. The unit mix will consist of 13 two bedroom, one bath units with approximately 750 square feet, and 7 three bedroom, one bath units with approximately 1000 square feet. The project will contain a laundry room, outside recreation area with tot lot and will be attractively landscaped. Each unit will have a fenced rear yard with concrete patio. On site parking will be provided for 48 vehicles.

### Secondary Financing/Developer's Equity

The City of San Luis Obispo has submitted an application to the State of California Department of Housing and Community Development (HCD) for \$401,500 in direct project funding from the 1987 Community Development Block Grant Program (CDBG). The Block Grant funds would be used for site acquisition (land write-down). As a specific contribution to the development of this assisted housing project, the City Council of the City of San Luis Obispo has waived the collection of approximately \$8,000 of construction and development fees.

The combined contributions of the Housing and Community Development CDBG grant and the City of San Luis Obispo's fee waiver would result in an CHFA loan to cost of approximately 55%.

### DEVELOPMENT TEAM ANALYSIS

Sponsor - Housing Authority of the City of San Luis Obispo

The borrowing entity will be the Housing Authority of the City of San Luis Obispo (Housing Authority) or a non-profit subsidiary organized to hold title and manage the project.

The Housing Authority currently assists 944 households on a county-wide basis under the U.S. Department of Housing and Urban Development's (HUD) Section 8 program and the State of California's, Department of Housing and Community Development's (HCD) Aftercare program; a program to assist disabled individuals receiving a type of supportive service (physical rehabilitation, developmentally disabled and mental disability, etc.). At the present time 380 landlords and/or property managers participate in this county-wide rental assistance program. In addition to the Section 8 and Aftercare programs, the Housing Authority owns and manages 172 low-rent public housing units on fourteen scattered sites with the City of San Luis Obispo.

Architect - Greg Wihelm, AIA & Associates

Greg Wihelm, is a licensed California architect who has been in private practice for over eight years. He received his Bachelor of Architecture from the California State Polytechnic University at San Luis Obispo (Cal-Poly). His professional experience includes residential, commercial and institutional developments. Mr. Wihelm is an Associate Professor of Architecture at Cal-Poly's School of Architecture.