



## Proposal to Use Building

Please fill out this form if you propose to use either the old Lafayette library or the old doctor's office at 949 Moraga Road. This form should be viewed as a guide; feel free to amend or append this form with other or different information that better describes what you seek to accomplish. Please send your completed form to [sfalk@lovelafayette.org](mailto:sfalk@lovelafayette.org).

**Completed forms must be submitted by January 1, 2014.**

<b>Organization</b>	Eden Housing, Inc.
<b>Project Name</b>	Moraga Road Work Force Housing
<b>Requested By</b>	Linda Mandolini, President Woody Karp, Senior Project Developer
<b>Phone / Email</b>	510 582 1460 ext 117 <a href="mailto:lmandolini@edenhousing.org">lmandolini@edenhousing.org</a> 510 582 1460 ext 119 <a href="mailto:wkarp@edenhousing.org">wkarp@edenhousing.org</a>

**Which Building Do You Want to Use (Circle One or Both):**

*Old Library*

**949 Moraga Road**  
*(Old Doctors Office)*

### **Mission Statement of Your Organization**

*[State your organization's mission statement.]*

Eden Housing's mission is to build and maintain high-quality well-managed, service-enhanced affordable housing that meet the needs of lower income families, senior's and persons with disabilities.

## How Will Your Organization Use the Building?

*[Summarize the opportunity that your organization wants to explore]*

Eden Housing would like to be considered to partner with the City of Lafayette to develop low income housing that would address the particular needs of its residents and workers. We proposed to develop studio units to serve lower income individuals as work force housing. Attached is a conceptual design scheme for 48 studio units in a three story building over a podium garage that provides 25 parking stalls. We believe this parking ratio is reasonable with the site's proximity to both bus transit and BART. The work force housing designation with studio apartments would qualify the special needs tax credit funding. Rents would be set at or below 50% AMI. Alternatively, we could develop with the City a 12 unit townhouse project in conjunction with the City developing a parking structure. This project would provide 6 one bedroom accessible flats and 6 two- or three bedroom townhouse units that would serve individuals and families at 80% AMI. While there is a funding gap for either concept, Eden will work diligently to identify new sources to fund the project. Recently, the State of California created a bond fund for veteran housing. Either project may be programmed to meet the requirements of this funding program. There is also proposed legislation that would provide a permanent funding for affordable housing. If passed, this would be a likely source for the more deeply affordable project.

	<b>Gap</b>	<b>Financing structure</b>
48 unit	\$5.6M	9% credits
12 unit	\$1.8+M	80%AMI rents, no tax credits.

**Other Details:**

<i>Proposed days and hours of operation.</i>	<i>Residential building would have management staff open during business hours</i>
<i>Minimum and maximum number of staff members in the building during operating hours</i>	<i>1-3</i>
<i>Minimum and maximum number of patrons in the building at peak operating hour.</i>	<i>Not applicable</i>
<i>Number of parking spaces required.</i>	<i>The 48 unit concept would include 25 on-site parking spaces. The 12 unit concept would rely upon the city developed parking structure for its on-site parking requirement.</i>
<i>Does your use require that permanent changes be made to the building? If so, describe.</i>	<i>Yes, building would be demolished and a new housing development would be constructed</i>
<i>For how many months / years would you expect to use the facility? If perpetual, write "perpetual."</i>	<i>Perpetual</i>
<i>Will any chemicals be used for your operation, including cleaning materials? If so, describe.</i>	<i>Eden Housing uses only environmentally safe cleaning products.</i>
<i>Expected maximum noise level:</i>	<i>Minimal</i>

## **How Will the Community Benefit from Your Organization's Use of the Space?**

*[Describe how the community will benefit]*

**Eden Housing, Inc.** revitalizes communities through a variety of housing development, property management and social services activities that meet the needs of lower income people. We build sustainable communities-through the housing we produce, the professional property management we provide, the support services we offer to residents, the partnerships we establish, and the investments we make in neighborhoods throughout Northern California. We are recognized in the industry for our creative development approach that includes collaborating with local governments and tailoring projects to suit each locale.

The development of affordable rental housing will contribute to meeting the established RENA requirements for the City of Lafayette. More importantly, it will address the significant affordable housing shortage for members of the Lafayette community. Both concepts would address the need for workforce housing.

**Financial Projections: Start Up Costs**

*Use the table below to describe the expected costs for your organization to occupy the building and begin operation, and your sources to fund the start-up.*

*Attached is a proforma for the proposed 48 unit conceptual project. This project anticipates applying for 9% tax credits, HOME funding, and AHP funding and would restrict rents to at or below 50% AMI. The 12 unit concept would not use any public subsidy other than the land contribution from the City of Lafayette and City housing funds that are returned to the City at the permanent loan conversion of Belle Terre Apartments. Each scheme has a gap that would require additional subsidy.*

**949 Moraga Road**  
**SOURCES AND USES OF FUNDS**

SOURCES OF FUNDS	TOTAL	Predev: thru Entitlements	Predev: Acquisition	Predev: thru Constr. Close	Construction	Permanent
City Loan	\$ 300,000					
County HOME CDBG	\$ 1,500,000					
Construction Loan	\$ 6,254,150	\$ -	\$ -	\$ -	\$ 6,254,150	\$ -
Stanford GUP Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Interest - Stanford GUP Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FHLB - AMP	\$ 470,000	\$ -	\$ -	\$ -	\$ 470,000	\$ -
LH Tax Credit-LP Capital	\$ 9,720,328	\$ -	\$ -	\$ -	\$ 1,330,567	\$ 8,389,761
LH Tax Credit-GP Capital	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 100
Permanent Residential and Commercial	\$ 1,019,152	\$ -	\$ -	\$ -	\$ -	\$ 1,019,152
Deferred Developer Fee	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
<b>TOTAL SOURCES</b>	<b>\$ 19,463,731</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,054,717</b>	<b>\$ 9,609,013</b>
<b>Surplus/(Deficit)</b>	<b>(5,665,502)</b>	<b>(695,000)</b>	<b>(15,000)</b>	<b>(745,168)</b>	<b>(6,196,500)</b>	<b>1,986,168</b>
USES OF FUNDS	TOTAL	Predev: thru Entitlements	Predev: Acquisition	Predev: thru Constr. Close	Construction	Permanent
<b>LAND &amp; IMPROVEMENTS:</b>						
Land Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Demolition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pro-rated Tenant Rents and Security Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Title & Escrow - Land Acquisition	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ -
<b>Total Land &amp; Improvements</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>DESIGN &amp; CONSULTING:</b>						
Architect & Landscape Architect & MEP	\$ 800,000	\$ 300,000	\$ -	\$ 400,000	\$ 100,000	\$ -
Construction Estimating/Management Services	\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000	\$ -
Engineering (Civil, survey, joint trench, structural, geotech, SWPPP)	\$ 225,000	\$ 85,000	\$ -	\$ 90,000	\$ 50,000	\$ -
Testing & Inspections	\$ 145,000	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Environmental (Lead/Asbestos, CEQA)	\$ 60,000	\$ 30,000	\$ -	\$ 25,000	\$ -	\$ -
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Engineering	\$ 120,000	\$ 65,000	\$ -	\$ 55,000	\$ -	\$ -
<b>Total Design &amp; Consulting</b>	<b>\$ 1,425,000</b>	<b>\$ 480,000</b>	<b>\$ -</b>	<b>\$ 570,000</b>	<b>\$ 375,000</b>	<b>\$ -</b>
<b>CONSTRUCTION:</b>						
Off-Site Improvements	\$ 194,996	\$ -	\$ -	\$ -	\$ 194,996	\$ -
On-Site Improvements	\$ 1,481,080	\$ -	\$ -	\$ -	\$ 1,481,080	\$ -
Garage/podium	\$ 2,216,937	\$ -	\$ -	\$ -	\$ 2,216,937	\$ -
Unit Construction (incl GC contingency)	\$ 6,692,214	\$ -	\$ -	\$ -	\$ 6,692,214	\$ -
General Requirements	\$ 638,120	\$ -	\$ -	\$ -	\$ 638,120	\$ -
Contractor Overhead & Profit	\$ 548,456	\$ -	\$ -	\$ -	\$ 548,456	\$ -
Contractors Bond & Insurance	\$ 240,196	\$ -	\$ -	\$ -	\$ 240,196	\$ -
Specific Hard Cost Contingency	\$ 211,705	\$ -	\$ -	\$ -	\$ 211,705	\$ -
Demolition	\$ 95,294	\$ -	\$ -	\$ -	\$ 95,294	\$ -
Pricing Escalation/Design Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLA Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 600,600	\$ -	\$ -	\$ -	\$ 600,600	\$ -
<b>Total Construction</b>	<b>\$ 12,919,597</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,919,597</b>	<b>\$ -</b>
<b>INDIRECT COSTS:</b>						
Permits & Fees	\$ 1,800,000	\$ -	\$ -	\$ -	\$ 1,800,000	\$ -
TR Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures & Equipment (common area)	\$ 96,000	\$ -	\$ -	\$ -	\$ 96,000	\$ -
Legal Fees - Constr. Loan Closing	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000	\$ -
Legal Fees - Perm. Loan Closing	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Legal Fees - Organization	\$ 5,500	\$ -	\$ -	\$ 5,500	\$ -	\$ -
Audit Fees	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Sponsor Administration/Developer Fee	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 300,000	\$ 900,000
Appraisal	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Market Study	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Rent/Up-Marketing	\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000	\$ -
Reserves:						
Operating Reserve	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Soft Cost Contingency	\$ 185,500	\$ -	\$ -	\$ -	\$ -	\$ 185,500
<b>Total Indirect Costs</b>	<b>\$ 3,687,000</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ 5,500</b>	<b>\$ 2,496,500</b>	<b>\$ 1,170,000</b>
<b>FINANCE &amp; CARRYING COSTS:</b>						
Liability/COC Insurance	\$ 102,708	\$ -	\$ -	\$ 102,708	\$ -	\$ -
Real Estate Taxes	\$ 87,542	\$ -	\$ -	\$ 15,000	\$ 72,542	\$ -
Construction Loan Fees	\$ 90,000	\$ -	\$ -	\$ -	\$ 90,000	\$ -
Construction Loan Interest	\$ 226,843	\$ -	\$ -	\$ -	\$ 561,633,048	\$ 173,676,950
Permanent Financing Fees & Expenses	\$ 9,500	\$ -	\$ -	\$ -	\$ 9,500	\$ -
Title & Escrow - Construction	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000	\$ -
Title & Escrow - Permanent	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Lender-Appraisal, Legal & Consulting (Inspections and Prev. Wags)	\$ 46,900	\$ -	\$ -	\$ -	\$ 46,900	\$ -
<b>Total Finance &amp; Carry Costs</b>	<b>\$ 651,496</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 117,708</b>	<b>\$ 335,111</b>	<b>\$ 198,677</b>
<b>TAX CREDITS/SYNDICATION EXPENSES:</b>						
TCAC Application Fee	\$ 2,000	\$ -	\$ -	\$ 2,000	\$ -	\$ -
TCAC Reservation Fee	\$ 21,990	\$ -	\$ -	\$ 21,994	\$ -	\$ -
TCAC Performance Deposit	\$ 21,990	\$ -	\$ -	\$ 21,994	\$ -	\$ -
TCAC Performance Deposit Refund	\$ (21,990)	\$ -	\$ -	\$ -	\$ -	\$ (21,990)
TCAC Monitoring Fee	\$ 21,990	\$ -	\$ -	\$ -	\$ -	\$ 21,990
Syndication Consultant	\$ 40,000	\$ -	\$ -	\$ 10,000	\$ 30,000	\$ -
Syndication Legal Fees	\$ 95,000	\$ -	\$ -	\$ -	\$ 95,000	\$ -
Syndication-Investor Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total TCAC/Syndication</b>	<b>\$ 180,980</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55,988</b>	<b>\$ 125,000</b>	<b>\$ -</b>
<b>TOTAL DEVELOPMENT EXPENSES</b>	<b>\$ 18,879,062</b>	<b>\$ 495,000</b>	<b>\$ 15,000</b>	<b>\$ 745,168</b>	<b>\$ 16,251,218</b>	<b>\$ 1,368,677</b>