

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**December 5, 2007**  
**Staff Report**  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A**  
**QUALIFIED RESIDENTIAL RENTAL PROJECT**

*Prepared by Crystal Alvarez.*

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**Applicant:** Anaheim Housing Authority

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**Allocation Amount Requested:** Tax-exempt \$24,215,000

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**Project Name:** Belage Manor Apartments  
**Project Address:** 1660 West Broadway  
**Project City, County, Zip Code:** Anaheim, Orange, 92802

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**Project Sponsor Information:**  
**Name:** Belage Preservation Limited Partnership (Jamboree Housing, Belage Preservation Partners, LLC)  
**Principals:** Laura Archuletea, John Okura, William E. Szymczak, Jon Lalanne, Sam Ganeshan

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**Project Financing Information:**  
**Bond Counsel:** Stradling Yocca Carlson & Rauth  
**Underwriter:** Not Applicable  
**Credit Enhancement Provider:** Not Applicable  
**Private Placement Purchaser:** Citicorp Municipal Mortgage Inc.  
**TEFRA Hearing:** October 23, 2007

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**Description of Proposed Project:**  
**State Ceiling Pool:** General  
**Total Number of Units:** 178, plus 2 manager units  
**Type:** Acquisition and Rehabilitation  
**Type of Units:** Senior

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**Description of Public Benefits:**  
**Percent of Restricted Rental Units in the Project: 100%**  
33% (59 units) restricted to 50% or less of area median income households; and  
67% (119 units) restricted to 60% or less of area median income households.  
**Unit Mix:** Studio and 1 bedrooms

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**Term of Restrictions:** 55 years

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<b>Estimated Total Development Cost:</b>	\$32,889,962
<b>Estimated Hard Costs per Unit:</b>	\$ 18,267 (\$3,251,514/178 units)
<b>Estimated per Unit Cost:</b>	\$ 184,775 (\$32,889,962/178 units)
<b>Allocation per Unit:</b>	\$ 136,039 (\$24,215,000/178 units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 136,039 (\$24,215,000/178 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 24,215,000	\$ 19,715,000
Developer Equity	\$ 2,500,000	\$ 2,500,000
LIH Tax Credit Equity	\$ 6,134,346	\$ 10,634,346
Other	<u>\$ 40,616</u>	<u>\$ 40,616</u>
Total Sources	\$ 32,889,962	\$ 32,889,962

<b>Uses of Funds:</b>	
Acquisition Cost	\$24,800,000
Hard Construction Costs	\$ 3,251,514
Architect & Engineering Fees	\$ 15,000
Contractor Overhead & Profit	\$ 221,249
Developer Fee	\$ 2,500,000
Relocation	\$ 315,000
Cost of Issuance	\$ 434,613
Capitalized Interest	\$ 337,500
Other Soft Costs	<u>\$ 1,015,086</u>
Total Uses	\$32,889,962

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**Legal Questionnaire:**

The Staff has reviewed the Applicant's responses to the questions contained in the Legal Status portion of the application. No information was disclosed to question the financial viability or legal integrity of the Applicant.

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**Total Points:** 60 out of 128  
[See Attachment A]

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**Recommendation:**

Staff recommends that the Committee approve \$24,215,000 in tax-exempt bond allocation on a carryforward basis.

**ATTACHMENT A**

**EVALUATION SCORING:**

Point Criteria	Maximum Points Allowed for Non-Mixed Income Projects	Maximum Points Allowed for Mixed Income Projects	Points Scored
Federally Assisted At-Risk Project or HOPE VI Project	20	20	0
Exceeding Minimum Income Restrictions: Non-Mixed Income Project Mixed Income Project	35	15	35
Gross Rents	5	5	5
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Federally Assisted At-Risk Project or HOPE VI Project]	[10]	[10]	0
Large Family Units	5	5	0
Leveraging	10	10	0
Community Revitalization Area	15	15	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Sustainable Building Methods	8	8	0
New Construction	10	10	0
Negative Points	NA	NA	0
<b>Total Points</b>	<b>128</b>	<b>108</b>	<b>60</b>

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.