

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
March 26, 2008
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by Richard C. Fischer .

Applicant: California Statewide Communities Development Authority

Allocation Amount Requested: Tax-exempt \$4,700,000

Project Name: **Ridge Lake Apartments**
Project Address: 15050 and 15160 Austin Drive
Project City, County, Zip Code: Clearlake, Lake, 95422

Project Sponsor Information:

Name: Star- Clearlake Commons, A Limited Partnership
(Clearlake Commons G/P, LLC)
Principals: Michael K. Moore

Project Financing Information:

Bond Counsel: Jones Hall, A Professional Law Corporation
Credit Enhancement Provider: Not applicable
Private Placement Purchaser: Washington Mutual Bank
TEFRA Hearing: April 26, 2007

Description of Proposed Project:

State Ceiling Pool: General
Total Number of Units: 90, plus 1 manager unit
Type: Acquisition and Rehabilitation
Type of Units: Family, Federally Assisted At-Risk

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%
49% (44 units) restricted to 50% or less of area median income households; and
51% (46 units) restricted to 60% or less of area median income households.
Unit Mix: 1-, 2-, and 3-bedrooms

Term of Restrictions: 55 years

Estimated Total Development Cost:	\$9,568,899
Estimated Hard Costs per Unit:	\$ 16,180 (\$1,456,182/90 units)
Estimated per Unit Cost:	\$ 106,321 (\$9,568,899/90 units)
Allocation per Unit:	\$ 52,222 (\$4,700,000/90 units)
Allocation per Restricted Rental Unit:	\$ 52,222 (\$4,700,000/90 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$4,700,000	\$ 600,000
Developer Equity	\$ 59,201	\$ 59,201
LIH Tax Credit Equity	\$ 969,381	\$2,669,381
Direct & Indirect Public Funds	<u>\$3,840,317</u>	<u>\$6,240,317</u>
Total Sources	\$9,568,899	\$9,568,899

Uses of Funds:	
Acquisition Cost	\$5,717,736
Hard Construction Costs	\$1,456,182
Architect & Engineering Fees	\$ 75,000
Contractor Overhead & Profit	\$ 116,495
Developer Fee	\$ 574,500
Relocation	\$ 25,000
Cost of Issuance	\$ 222,200
Capitalized Interest	\$ 30,048
Other Soft Costs	<u>\$1,351,738</u>
Total Uses	\$9,568,899

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.

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

Recommendation:

Staff recommends that the Committee approve \$4,700,000 in tax-exempt bond allocation.

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	10
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	10
Community Revitalization Area	15	15	0
Site Amenities	10	10	0
Service Amenities	10	10	0
Sustainable Building Methods	8	8	0
New Construction	10	10	0
Negative Points	NA	NA	NA
Total Points	128	108	60

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.