

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 Crystal Alvarez.

Applicant: California Municipal Finance Authority

Allocation Amount Requested: Tax-exempt \$5,448,900

Project Name: **Fillmore Central Station Town Homes Apartments**
Project Address: 236-294 Main Street
Project City, County, Zip Code: Fillmore, Ventura, 93015

Project Sponsor Information:
Name: Cabrillo Economic Development Corporation
Principals: Jesse R. Ornelas, Roy Jassao, Jorge Gutierrez,
Gerard Kapuscik, Dennis Mitchem, Gary
Shallenberger and Rodney Fernandez

Project Financing Information:
Bond Counsel: Quint & Thimmig, LLP
Underwriter: Not Applicable
Credit Enhancement Provider: Not Applicable
Private Placement Purchaser: Washington Mutual Bank
TEFRA Hearing: December 11, 2007

Description of Proposed Project:
State Ceiling Pool: Rural
Total Number of Units: 20, plus 1 manager unit
Type: New Construction
Type of Units: Family

Description of Public Benefits:
Percent of Restricted Rental Units in the Project: 100%
100% (20 units) restricted to 50% or less of area median income households; and

Unit Mix: 2, 3 and 4 bedrooms

Term of Restrictions: 55 years

Estimated Total Development Cost:	\$9,712,074
Estimated Hard Costs per Unit:	\$ 219,866 (\$4,397,328/20 units)
Estimated per Unit Cost:	\$ 485,604 (\$9,712,074/20 units)
Allocation per Unit:	\$ 272,445 (\$5,448,900/20 units)
Allocation per Restricted Rental Unit:	\$ 272,445 (\$5,448,900/20 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$5,448,900	\$ 506,100
Developer Equity	\$ 200,000	\$ 200,000
Deferred Developer Fee	\$ 261,590	\$ 261,590
LIH Tax Credit Equity	\$ 10,000	\$3,435,751
Direct & Indirect Public Funds	\$3,331,042	\$5,189,570
Deferred Interest and Cost	<u>\$ 460,542</u>	<u>\$ 119,063</u>
Total Sources	\$9,712,074	\$9,712,074

Uses of Funds:	
Land Purchase	\$ 568,800
On-Site & Off-Site Costs	\$ 495,936
Hard Construction Costs	\$3,901,392
Architect & Engineering Fees	\$ 225,967
Contractor Overhead & Profit	\$ 614,226
Developer Fee	\$ 881,590
Cost of Issuance	\$ 134,280
Capitalized Interest	\$ 513,711
Other Soft Costs	<u>\$2,376,172</u>
Total Uses	\$9,712,074

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: 88 out of 128
[See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$5,448,900 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	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]	10
Large Family Units	5	5	5
Leveraging	10	10	0
Community Revitalization Area	15	15	0
Site Amenities	10	10	10
Service Amenities	10	10	5
Sustainable Building Methods	8	8	8
New Construction	10	10	10
Negative Points	NA	NA	NA
Total Points	128	108	88

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.