

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
December 16, 2009
Staff Report
*REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT*

Prepared by: Richard Fischer

Applicant: California Municipal Finance Authority

Allocation Amount Requested:
Tax-exempt: \$25,000,000

Project Information:
Name: Station District Family Housing Phase I
Project Address: NW Corner of 11th Street and Cheeves Way
Project City, County, Zip Code: Union City, Alameda, 94587

Project Sponsor Information:
Name: To Be Formed Limited Partnership (Mid-Peninsula Housing Coalition)
Principals: Matthew O. Franklin, C. Mark Battey, Richard Slaton and
Therese A. Freeman

Project Financing Information:
Bond Counsel: Quint & Thimmig LLP
Underwriter: Not Applicable
Credit Enhancement Provider: Not Applicable
Private Placement Purchaser: Union Bank of California, N.A.
TEFRA Hearing Date: October 27, 2009

Description of Proposed Project:
State Ceiling Pool: General
Total Number of Units: 99, 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% (99 units) restricted to 50% or less of area median income households.
Unit Mix: 1, 2 & 3 bedrooms

Term of Restrictions:
Income and Rent Restrictions: 55 years

Details of Project Financing:

Estimated Total Development Cost:	\$ 43,897,560	
Estimated Hard Costs per Unit:	\$ 309,985	(\$30,688,544 /99 units)
Estimated per Unit Cost:	\$ 443,410	(\$43,897,560 /99 units)
Allocation per Unit:	\$ 252,525	(\$25,000,000 /99 units)
Allocation per Restricted Rental Unit:	\$ 252,525	(\$25,000,000 /99 restricted units)

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds	\$ 25,000,000	\$ 6,864,000
Deferred Costs	\$ 1,199,726	\$ 0
LIH Tax Credit Equity	\$ 1,162,925	\$ 11,630,410
Direct & Indirect Public Funds	\$ 16,534,910	\$ 28,403,150
Total Sources	\$ 43,897,561	\$ 46,897,560

Uses of Funds:	
Acquisition Costs	\$ 1,655,283
On & Off Site Costs	\$ 1,456,984
Hard Construction Costs	\$ 29,231,560
Architect & Engineering Fees	\$ 1,050,000
Contractor Overhead & Profit	\$ 1,757,119
Developer Fee	\$ 1,400,000
Cost of Issuance	\$ 496,880
Capitalized Interest	\$ 376,427
Other Soft Costs (Marketing, etc.)	\$ 6,473,307
Total Uses	\$ 43,897,560

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: 118 out of 118
[See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$25,000,000 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:	35	15	35
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Federally Assisted At-Risk Project or HOPE VI Project]	[10]	[10]	10
Gross Rents	5	5	5
Large Family Units	5	5	5
Leveraging	10	10	10
Community Revitalization Area	15	15	15
Site Amenities	10	10	10
Service Amenities	10	10	10
New Construction	10	10	10
Sustainable Building Methods	8	8	8
Negative Points	-10	-10	0
Total Points	118	98	118

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.