THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

July 16, 2014
Consideration and Approval of a Revision to CDLAC Resolution 14-28 for the Liberty Village Apartments Project (14-031)
(Agenda Item No. 6)

ACTION:

Approve the revisions to CDLAC Resolution 14-28 for the purpose of changing the total count of restricted units from 99 to 98 for the Liberty Village Apartments Project (14-031).

BACKGROUND:

On March 19, 2014, CDLAC approved a resolution which granted an award of allocation to the California Statewide Communities Development Authority ("Applicant") for the Liberty Village Apartments Project ("Project") in the amount of $12,250,000. The approved affordability mix at the time of the award of allocation was 10 units at 50% AMI and 89 units at 60% AMI. Prior to the March 2014 award, the Project operated since 1998 as a tax exempt bond and low income housing tax credit project with 98 tenant-occupied affordable units.

DISCUSSION:

At the time of application, it was the intent of the Project Sponsor to income restrict 99 tenant-occupied units and to build a community building/leasing office on site. This would have allowed the Project Sponsor to reassign the unit that currently houses the leasing office as a tenant-occupied affordable unit. However, the Project Sponsor's development plan was rejected by the City of Richmond (the "City"); with the City arguing that there was lack of adequate space on the site for a "meaningful" community space. As a result, the Project Sponsor now requests to return to its previously approved unit mix of 98 tenant-occupied affordable units.

It should be noted that this allocation award was made in a non-competitive CDLAC round, and the Applicant's CDLAC allocation eligibility would not have been impacted by this change.

RECOMMENDATION:

Staff recommends approval of revisions to CDLAC Resolution 14-28 for the purpose of changing the total count of restricted units from 99 to 98 for the Liberty Village Apartments Project (14-031).

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