

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
September 26, 2007
Executive Summary
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by Sarah Lester.

Applicant: California Statewide Communities Development Authority

Allocation Amount Requested: Tax-exempt \$2,675,000

Project Name: Twentynine Palms Apartments
Project Address: 5862 Bagley Avenue
Project City, County, Zip Code: Twentynine Palms, San Bernardino, CA 92277

Project Sponsor Information:
Name: HPD Twentynine Palms, LLC (Highland Property Development, LLC)
Principals: Gary P. Downs, Kristoffer J. Kaufman and William E. Rice

Project Financing Information:
Bond Counsel: Jones Hall, A Professional Law Corporation
Underwriter: Not Applicable
Credit Enhancement Provider: Not Applicable
Private Placement Purchaser: Washington Mutual Bank, NA
TEFRA Hearing: August 28, 2007

Description of Proposed Project:
State Ceiling Pool: Rural
Total Number of Units: 47, 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%
21% (10 units) restricted to 50% or less of area median income households; and
79% (37 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:	\$5,282,034
Estimated Hard Costs per Unit:	\$ 26,596 (\$1,248,720/47 units)
Estimated per Unit Cost:	\$ 112,384 (\$5,282,034/47 units)
Allocation per Unit:	\$ 56,915 (\$2,675,000/47 units)
Allocation per Restricted Rental Unit:	\$ 56,915 (\$2,675,000/47 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$2,675,000	\$1,925,000
Developer Equity	\$ 0	\$ 317,166
LIH Tax Credit Equity	\$ 807,434	\$1,614,858
Direct & Indirect Public Funds	<u>\$1,425,000</u>	<u>\$1,425,000</u>
Total Sources	\$4,907,434	\$5,282,034

Uses of Funds:	
Acquisition Cost	\$2,504,500
On-Site & Off-Site Costs	\$ 94,000
Hard Construction Costs	\$1,154,720
Architect & Engineering Fees	\$ 40,000
Contractor Overhead & Profit	\$ 162,624
Developer Fee	\$ 597,100
Cost of Issuance	\$ 68,040
Capitalized Interest	\$ 12,000
Other Soft Costs(Marketing, etc.)	<u>\$ 649,050</u>
Total Uses	\$5,282,034

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: 61.5 out of 128
[See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$2,675,000 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	31
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	2.5
Service Amenities	10	10	0
Sustainable Building Methods	8	8	3
New Construction	10	10	0
Negative Points	NA	NA	0
Total Points	128	108	61.5

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.