

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
December 5, 2007
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by Crystal Alvarez.

Applicant: California Statewide Community Development Authority

Allocation Amount Requested: Tax-exempt \$6,570,000

Project Name: **Villa Monterey Apartments**
Project Address: 4707 Kentfield Road
Project City, County, Zip Code: Stockton, San Joaquin, 95207

The proposed project is located in the Community Revitalization area more specifically the North Stockton Redevelopment Area.

Project Sponsor Information:
Name: Visionary Home Builders of California, Inc.
Principals: Carol J. Omelas, Mo Mirza, Robert Munoz

Project Financing Information:
Bond Counsel: Jones Hall, A Professional Law Corporation
Underwriter: Not Applicable
Credit Enhancement Provider: Not Applicable
Private Placement Purchaser: Union Bank of California, N.A.
TEFRA Hearing: April 17, 2007

Description of Proposed Project:
State Ceiling Pool: General
Total Number of Units: 44, plus 1 manager unit
Type: Acquisition and Rehabilitation
Type of Units: Family

Description of Public Benefits:
Percent of Restricted Rental Units in the Project: 100%
14% (6 units) restricted to 50% or less of area median income households; and
86% (38 units) restricted to 60% or less of area median income households.
Unit Mix: 1 and 2 bedrooms

Term of Restrictions: 55 years

Estimated Total Development Cost:	\$12,749,688
Estimated Hard Costs per Unit:	\$ 114,741 (\$5,048,613/44 units)
Estimated per Unit Cost:	\$ 289,766 (\$12,749,688/44 units)
Allocation per Unit:	\$ 149,318 (\$6,570,000/44 units)
Allocation per Restricted Rental Unit:	\$ 149,318 (\$6,570,000/44 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 6,570,000	\$ 1,570,000
LIH Tax Credit Equity	\$ 100,000	\$ 4,629,688
Direct & Indirect Public Funds	<u>\$ 6,079,688</u>	<u>\$ 6,550,000</u>
Total Sources	\$12,749,688	\$12,749,688

Uses of Funds:	
Acquisition Cost	\$ 3,590,000
On-Site & Off-Site Costs	\$ 729,299
Hard Construction Costs	\$ 4,319,314
Architect & Engineering Fees	\$ 210,000
Contractor Overhead & Profit	\$ 577,866
Developer Fee	\$ 1,391,777
Relocation	\$ 125,000
Cost of Issuance	\$ 163,017
Capitalized Interest	\$ 550,607
Other Soft Costs	<u>\$ 1,092,808</u>
Total Uses	\$12,749,688

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: 81.5 out of 128
[See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$6,570,000 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: Non-Mixed Income Project Mixed Income Project	35	15	26
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	15
Site Amenities	10	10	7.5
Service Amenities	10	10	10
Sustainable Building Methods	8	8	8
New Construction	10	10	0
Negative Points	NA	NA	0
Total Points	128	108	81.5

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.