

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**January 23, 2008**  
**Staff Report**  
***REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A***  
***QUALIFIED RESIDENTIAL RENTAL PROJECT***

*Prepared by Walter Akiyama.*

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**Applicant:** California Municipal Finance Authority

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**Allocation Amount Requested:** Tax-exempt \$4,096,000

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**Project Name:** Palisades Apartments  
**Project Address:** 40 & 42 Brannan Street  
**Project City, County, Zip Code:** Calistoga, Napa, 94515

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**Project Sponsor Information:**  
**Name:** Palisades Investors, L.P.  
(Calistoga Affordable Housing, Inc. and  
Burbank Housing Development Corporation)  
**Principals:** Bob Fiddaman, John Lowry, Susanne Deiss-Costanzo,  
Erica Roetman Sklar, and Chuck Cornell

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**Project Financing Information:**  
**Bond Counsel:** Jones Hall, A Professional Law Corporation  
**Underwriter:** Not applicable  
**Credit Enhancement Provider:** Not applicable  
**Private Placement Purchaser:** Silicon Valley Bank  
**TEFRA Hearing:** December 4, 2007

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**Description of Proposed Project:**  
**State Ceiling Pool:** Rural  
**Total Number of Units:** 23, plus 1 manager unit  
**Type:** New Construction  
**Type of Units:** Family

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**Description of Public Benefits:**  
**Percent of Restricted Rental Units in the Project: 100%**  
61% (14 units) restricted to 50% or less of area median income households; and  
39% (9 units) restricted to 60% or less of area median income households.  
**Unit Mix:** 1 and 2 bedrooms

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**Term of Restrictions:** 55 years

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<b>Estimated Total Development Cost:</b>	\$7,647,177
<b>Estimated Hard Costs per Unit:</b>	\$ 186,910 (\$4,298,929/23 units)
<b>Estimated per Unit Cost:</b>	\$ 332,486 (\$7,647,177/23 units)
<b>Allocation per Unit:</b>	\$ 178,087 (\$4,096,000/23 units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 178,087 (\$4,096,000/23 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$4,096,000	\$ 423,000
Developer Equity	\$ 228,007	\$ 228,007
LIH Tax Credit Equity	\$ 10,000	\$3,386,543
Direct & Indirect Public Funds	\$2,895,560	\$3,609,627
Other (Costs deferred until Perm)	<u>\$ 417,610</u>	<u>\$ 0</u>
Total Sources	\$7,647,177	\$7,647,177

<b>Uses of Funds:</b>	
On-Site & Off-Site Costs	\$ 385,000
Hard Construction Costs	\$3,913,929
Architect & Engineering Fees	\$ 254,350
Contractor Overhead & Profit	\$ 484,000
Developer Fee	\$ 926,906
Cost of Issuance	\$ 150,251
Capitalized Interest	\$ 278,982
Other Soft Costs	<u>\$1,253,759</u>
Total Uses	\$7,647,177

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**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.

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**Total Points:** 88 out of 128  
[See Attachment A]

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**Recommendation:**

Staff recommends that the Committee approve \$4,096,000 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	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]	0
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	15	15	0
Site Amenities	10	10	10
Service Amenities	10	10	10
Sustainable Building Methods	8	8	8
New Construction	10	10	10
Negative Points	NA	NA	0
<b>Total Points</b>	<b>128</b>	<b>108</b>	<b>88</b>

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.