

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE  
May 27, 2009  
Staff Report  
*REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A  
QUALIFIED RESIDENTIAL RENTAL PROJECT*

Prepared by: *Brady Hill*

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**Applicant:** Brea Redevelopment Agency

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**Allocation Amount Requested:**  
**Tax-exempt:** \$21,000,000

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**Project Information:**  
**Name:** Tonner Hills Apartments  
**Project Address:** Intersection of Valencia Ave. and Lambert Rd.  
**Project City, County, Zip Code:** Brea, Orange, 92821

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**Project Sponsor Information:**  
**Name:** Tonner Hills, L.P. (JHC-Acquisitions LLC)  
**Principals:** Laura Archuleta and Marcy Torres

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**Project Financing Information:**  
**Bond Counsel:** Orrick, Herrington & Sutcliffe LLP  
**Underwriter:** Not Applicable  
**Credit Enhancement Provider:** Not Applicable  
**Private Placement Purchaser:** U.S. Bank National Association  
**TEFRA Hearing:** June 17, 2008

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**Description of Proposed Project:**  
**State Ceiling Pool:** General  
**Total Number of Units:** 93, 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%  
70% (65 units) restricted to 50% or less of area median income households.  
30% (28 units) restricted to 60% or less of area median income households.  
**Unit Mix:** 1, 2 & 3 bedrooms

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**Term of Restrictions:**  
**Income and Rent Restrictions:** 55 years

**Details of Project Financing:**

<b>Estimated Total Development Cost:</b>	\$ 27,545,258	
<b>Estimated Hard Costs per Unit:</b>	\$ 158,373	(\$14,728,713 /93 units)
<b>Estimated per Unit Cost:</b>	\$ 296,186	(\$27,545,258 /93 units)
<b>Allocation per Unit:</b>	\$ 225,806	(\$21,000,000 /93 units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 225,806	(\$21,000,000 /93 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 21,000,000	\$ 3,384,431
Deferred Developer Fee	\$ 148,997	\$ 227,146
LIH Tax Credit Equity	\$ 1,749,078	\$ 8,992,000
Direct & Indirect Public Funds	\$ 4,600,000	\$ 14,941,681
Deferred Expenses	\$ 47,183	\$ 0
<b>Total Sources</b>	<b>\$ 27,545,258</b>	<b>\$ 27,545,258</b>

<b>Uses of Funds:</b>	
Acquisition Costs	\$ 2,000,000
New Construction Costs	\$ 16,717,019
Architectural	\$ 700,000
Survey & Engineering	\$ 355,000
Contingency Costs	\$ 1,685,736
Construction Period Expenses	\$ 1,564,358
Permanent Financing Expenses	\$ 233,500
Legal Fees	\$ 125,000
Capitalized Reserves	\$ 216,520
Reports & Studies	\$ 75,000
Other (Marketing, etc)	\$ 2,488,125
Developer Costs	\$ 1,385,000
<b>Total Uses</b>	<b>\$ 27,545,258</b>

**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:** 79.6 out of 118

[See Attachment A]

**Recommendation:**

Staff recommends that the Committee approve \$21,000,000 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:	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]	4.6
Gross Rents	5	5	0
Large Family Units	5	5	5
Leveraging	10	10	10
Community Revitalization Area	15	15	0
Site Amenities	10	10	0
Service Amenities	10	10	10
New Construction	10	10	10
Sustainable Building Methods	8	8	5
Negative Points	-10	-10	0
<b>Total Points</b>	<b>118</b>	<b>98</b>	<b>79.6</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.