

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
March 24, 2010
Staff Report
*REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT*

Prepared by: Richard Fischer

Applicant: California Statewide Communities Development Authority

Allocation Amount Requested:
Tax-exempt: \$9,954,925

Project Information:
Name: Parkside Terrace Apartments
Project Address: 2161 & 2162 Hartford Drive
Project City, County, Zip Code: Chico, Butte, 95973

Project Sponsor Information:
Name: Chico Parkside Terrace, L.P. (Chico Parkside Terrace, LLC and Central Valley Coalition for Affordable Housing)
Principals: Peter G. Herzog, Laura L. Herzog, Christina Alley, Jennifer Bertuccio and Renee Downum

Project Financing Information:
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Underwriter: Not Applicable
Credit Enhancement Provider: Not Applicable
Private Placement Purchaser: Wells Fargo Bank, N.A.
TEFRA Hearing Date: December 15, 2009

Description of Proposed Project:
State Ceiling Pool: General
Total Number of Units: 89, plus 1 manager unit
Type: New Construction
Type of Units: Family

Description of Public Benefits:
Percent of Restricted Rental Units in the Project: 100%
52% (46 units) restricted to 50% or less of area median income households.
48% (43 units) restricted to 60% or less of area median income households.
Unit Mix: 1, 2, 3 & 4 bedrooms

Term of Restrictions:
Income and Rent Restrictions: 55 years

Details of Project Financing:

Estimated Total Development Cost:	\$ 18,132,379	
Estimated Hard Costs per Unit:	\$ 100,045	(\$8,903,983 /89 units)
Estimated per Unit Cost:	\$ 203,735	(\$18,132,379 /89 units)
Allocation per Unit:	\$ 111,853	(\$9,954,925 /89 units)
Allocation per Restricted Rental Unit:	\$ 111,853	(\$9,954,925 /89 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 9,954,925	\$ 3,928,533
Developer Equity	\$ 1,000,000	\$ 500,000
LIH Tax Credit Equity	\$ 1,177,454	\$ 3,924,846
Direct & Indirect Public Funds	\$ 6,000,000	\$ 9,779,000
Total Sources	\$ 18,132,379	\$ 18,132,379

Uses of Funds:	
Land Purchase	\$ 2,675,000
On & Off Site Costs	\$ 835,034
Hard Construction Costs	\$ 8,068,949
Architect & Engineering Fees	\$ 425,000
Contractor Overhead & Profit	\$ 626,803
Developer Fee	\$ 2,000,000
Cost of Issuance	\$ 532,639
Capitalized Interest	\$ 600,000
Other Soft Costs (Marketing, etc.)	\$ 2,368,954
Total Uses	\$ 18,132,379

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: 94.1 out of 118
 [See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$9,954,925 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	5
Large Family Units	5	5	5
Leveraging	10	10	10
Community Revitalization Area	15	15	0
Site Amenities	10	10	7.5
Service Amenities	10	10	10
New Construction	10	10	10
Sustainable Building Methods	8	8	7
Negative Points	-10	-10	0
Total Points	118	98	94.1

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.