

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE  
May 26, 2010  
Staff Report  
*REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A  
QUALIFIED RESIDENTIAL RENTAL PROJECT*

Prepared by: Sarah Lester

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**Applicant:** County of Alameda

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**Allocation Amount Requested:**  
**Tax-exempt:** \$18,000,000

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**Project Information:**  
**Name:** Peralta Senior Housing Apartments  
**Project Address:** 3701 Peralta Boulevard  
**Project City, County, Zip Code:** Fremont, Alameda, 94536

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**Project Sponsor Information:**  
**Name:** Peralta Seniors, LP (Eden Development, Inc. and Eden Housing, Inc.)  
**Principals:** Tim Reilly, John Gaffney, Jesus Armas, Calvin Whitaker and Linda Mandolini for both entities

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**Project Financing Information:**  
**Bond Counsel:** Orrick, Herrington & Sutcliffe LLP  
**Underwriter:** Not Applicable  
**Credit Enhancement Provider:** Not Applicable  
**Private Placement Purchaser:** Union Bank, N.A.  
**TEFRA Hearing Date:** March 16, 2010

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**Description of Proposed Project:**  
**State Ceiling Pool:** General  
**Total Number of Units:** 97, plus 1 manager unit  
**Type:** New Construction  
**Type of Units:** Senior Citizens

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**Description of Public Benefits:**  
**Percent of Restricted Rental Units in the Project:** 100%  
100% (97 units) restricted to 50% or less of area median income households.  
**Unit Mix:** 1 & 2 bedrooms

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

**Details of Project Financing:**

<b>Estimated Total Development Cost:</b>	\$	36,227,723	
<b>Estimated Hard Costs per Unit:</b>	\$	172,110	(\$16,694,707 /97 units)
<b>Estimated per Unit Cost:</b>	\$	373,482	(\$36,227,723 /97 units)
<b>Allocation per Unit:</b>	\$	185,567	(\$18,000,000 /97 units)
<b>Allocation per Restricted Rental Unit:</b>	\$	185,567	(\$18,000,000 /97 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 18,000,000	\$ 0
Developer Equity	\$ 0	\$ 878
LIH Tax Credit Equity	\$ 1,400,000	\$ 8,781,088
Direct & Indirect Public Funds	\$ 14,690,621	\$ 27,445,757
<b>Total Sources</b>	<b>\$ 34,090,621</b>	<b>\$ 36,227,723</b>

<b>Uses of Funds:</b>	
Acquisition Costs	\$ 6,133,610
On & Off Site Costs	\$ 1,813,068
Hard Construction Costs	\$ 14,881,639
Architect & Engineering Fees	\$ 1,522,404
Contractor Overhead & Profit	\$ 1,428,109
Developer Fee	\$ 2,000,000
Cost of Issuance	\$ 444,790
Capitalized Interest	\$ 1,485,000
Other Soft Costs	\$ 6,519,103
<b>Total Uses</b>	<b>\$ 36,227,723</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:** 90.5 out of 118  
 [See Attachment A]

**Recommendation:**

Staff recommends that the Committee approve \$18,000,000 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]	10
Gross Rents	5	5	5
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	15	15	15
Site Amenities	10	10	2.5
Service Amenities	10	10	0
New Construction	10	10	10
Sustainable Building Methods	8	8	3
Negative Points	-10	-10	0
<b>Total Points</b>	<b>118</b>	<b>98</b>	<b>90.5</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.