

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**March 21, 2007**  
**Executive Summary**  
***REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A***  
***QUALIFIED RESIDENTIAL RENTAL PROJECT***

*Prepared by Sarah Lester.*

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**Applicant:** Housing Authority of the County of Sacramento

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**Allocation Amount Requested:** Tax-exempt \$10,800,000

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**Project Name:** **Breckenridge Village Apartments**  
**Project Address:** 7326 Stockton Blvd. (postal address); 6500 66<sup>th</sup> Avenue  
(assessed address)  
**Project City, County, Zip Code:** Sacramento, Sacramento, 95823

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**Project Sponsor Information:**

**Name:** Breckenridge Village, LP  
(Breckenridge Apartments 160, LLC and Jamboree  
Housing Corporation)  
**Principals:** Bryan Ezralow, Marc Ezralow, Gary E. Freedman,  
David Michael Leff, Cristina Agra-Hughes, Gary D.  
Whitesides, and Darren J. Horning for Breckenridge  
Apartments 160, LLC; Laura Archuleta and Marcy V.  
Torres for Jamboree Housing Corporation

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**Project Financing Information:**

**Bond Counsel:** Jones Hall, A Professional Law Corporation  
**Underwriter:** Capmark Securities  
**Credit Enhancement Provider:** Capmark Finance, Inc./Fannie Mae  
**Private Placement Purchaser:** Not Applicable  
**TEFRA Hearing:** January 16, 2007

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**Description of Proposed Project:**

**State Ceiling Pool:** General  
**Total Number of Units:** 158, plus 2 manager units  
**Type:** Acquisition and Rehabilitation  
**Type of Units:** Family

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**Description of Public Benefits:**

**Percent of Restricted Rental Units in the Project: 100%**  
25% (40 units) restricted to 50% or less of area median income households; and  
75% (118 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>	\$21,977,122
<b>Estimated Hard Costs per Unit:</b>	\$ 15,493 (\$2,447,935/158 units)
<b>Estimated per Unit Cost:</b>	\$ 139,096 (\$21,977,122/158 units)
<b>Allocation per Unit:</b>	\$ 68,354 (\$10,800,000/158 units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 68,354 (\$10,800,000/158 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$10,800,000	\$10,800,000
Developer Equity	\$ 0	\$ 1,150,000
LIH Tax Credit Equity	\$ 5,790,901	\$ 6,946,718
Direct & Indirect Public Funds	\$ 1,800,000	\$ 2,000,000
Net Operating Income	<u>\$ 810,303</u>	<u>\$ 1,080,404</u>
Total Sources	\$19,201,204	\$21,977,122

<b>Uses of Funds:</b>	
Acquisition Cost	\$13,500,000
Hard Construction Costs	\$ 2,447,935
Architect & Engineering Fees	\$ 15,000
Contractor Overhead & Profit	\$ 287,992
Developer Fee	\$ 2,334,909
Relocation	\$ 350,000
Cost of Issuance	\$ 584,500
Capitalized Interest	\$ 1,647,000
Other Soft Costs	<u>\$ 809,786</u>
Total Uses	\$21,977,122

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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:** 65.5 out of 128  
[See Attachment A]

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**Recommendation:**

Staff recommends that the Committee approve \$10,800,000 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	33
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	7.5
Service Amenities	10	10	10
Sustainable Building Methods	8	8	0
New Construction	10	10	0
Negative Points	NA	NA	0
<b>Total Points</b>	<b>128</b>	<b>108</b>	<b>65.5</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.