

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
May 23, 2007
Executive Summary
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by Brady Hill.

Applicant: California Statewide Communities Development Authority

Allocation Amount Requested: Tax-exempt \$6,110,355

Project Name: Oak Park Senior Villas Apartments

Project Address: 2594 S. Willow Avenue
Project City, County, Zip Code: Fresno, Fresno, 93725

Project Sponsor Information:

Name: OPS Villas, L.P. (Central Valley Coalition for Affordable Housing, OPS Villas, LLC and Michael J. Conway, Jr., an individual)
Principals: Alan Jenkins, Christina Alley and Renee Downum for Central Valley Coalition for Affordable Housing and Michael J. Conway, Jr. for OPS Villas, LLC

Project Financing Information:

Bond Counsel: Orrick, Herrington & Sutcliffe, LLP
Underwriter: CharterMac Capital
Credit Enhancement Provider: Not applicable
Private Placement Purchaser: CharterMac Capital
TEFRA Hearing: February 6, 2007

Description of Proposed Project:

State Ceiling Pool: General
Total Number of Units: 64, plus 1 manager unit
Type: New Construction
Type of Units: Senior

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%
31% (20 units) restricted to 50% or less of area median income households; and
69% (44 units) restricted to 60% or less of area median income households.
Unit Mix: 1 and 2 bedrooms

Term of Restrictions: 55 years

Estimated Total Development Cost:	\$9,663,524
Estimated Hard Costs per Unit:	\$ 99,823 (\$6,388,700/64 units)
Estimated per Unit Cost:	\$ 150,993 (\$9,663,524/64 units)
Allocation per Unit:	\$ 95,474 (\$6,110,355/64 units)
Allocation per Restricted Rental Unit:	\$ 95,474 (\$6,110,355/64 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$6,110,355	\$1,655,379
LIH Tax Credit Equity	\$ 139,407	\$2,788,143
Direct & Indirect Public Funds	\$3,413,762	\$4,885,000
Other	\$ 0	\$ 335,002
Total Sources	\$9,663,524	\$9,663,524

Uses of Funds:	
Land Purchase	\$ 908,000
On-Site & Off-Site Costs	\$ 750,000
Hard Construction Costs	\$5,638,700
Architect & Engineering Fees	\$ 250,000
Contractor Overhead & Profit	\$ 478,392
Cost of Issuance	\$ 35,000
Capitalized Interest	\$ 242,816
Other Soft Costs	<u>\$1,360,616</u>
Total Uses	\$9,663,524

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: 68.9 out of 128
[See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$6,110,355 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	0
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Federally Assisted At-Risk Project or HOPE VI Project]	[10]	[10]	3.9
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	15	15	0
Site Amenities	10	10	0
Service Amenities	10	10	10
Sustainable Building Methods	8	8	0
New Construction	10	10	10
Negative Points	NA	NA	0
Total Points	128	108	68.9

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.