

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 Municipal Finance Authority

Allocation Amount Requested: Tax-exempt \$11,886,000

Project Name: Paseo Santa Clara Apartments
Project Address: 289-295 Myrtle Street
Project City, County, Zip Code: Oxnard, Ventura, 93060

The proposed Project is located in a Community Revitalization Area, more specifically the Historical Enhancement and Revitalization of Oxnard Redevelopment Project Area.

Project Sponsor Information:

Name: Paseo Santa Clara Associates, L.P.
(Cabrillo Economic Development Corporation)
Principals: Rodney Fernandez and Nancy Tillie

Project Financing Information:

Bond Counsel: Quint and Thimmig LLP
Underwriter: Not applicable
Credit Enhancement Provider: Not applicable
Private Placement Purchaser: Wells Fargo Bank, N.A.
TEFRA Hearing: March 6, 2007

Description of Proposed Project:

State Ceiling Pool: General
Total Number of Units: 53, plus 1 manager unit
Type: New Construction
Type of Units: Family, Special Needs

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%
100% (53 units) restricted to 50% or less of area median income households.
Unit Mix: 1, 2 and 3 bedrooms

Term of Restrictions: 55 years

Estimated Total Development Cost:	\$21,571,972
Estimated Hard Costs per Unit:	\$ 192,028 (\$10,177,488/53 units)
Estimated per Unit Cost:	\$ 407,018 (\$21,571,972/53 units)
Allocation per Unit:	\$ 224,264 (\$11,886,000/53 units)
Allocation per Restricted Rental Unit:	\$ 224,264 (\$11,886,000/53 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$11,886,000	\$ 0
Developer Equity	\$ 1,213,227	\$ 1,213,227
Deferred Developer Fee	\$ 285,913	\$ 285,913
LIH Tax Credit Equity	\$ 1,465,143	\$ 8,234,959
AHP Subsidy	\$ 0	\$ 270,000
Direct & Indirect Public Funds	\$ 2,700,000	\$ 8,043,483
Land Donation	\$ 3,524,390	\$ 3,524,390
Other	\$ 497,299	\$ 0
Total Sources	\$21,571,972	\$21,571,972

Uses of Funds:	
Land Purchase	\$ 3,524,390
On-Site & Off-Site Costs	\$ 2,106,283
Hard Construction Costs	\$ 8,071,205
Architect & Engineering Fees	\$ 456,765
Contractor Overhead & Profit	\$ 1,399,611
Developer Fee	\$ 2,333,140
Cost of Issuance	\$ 215,140
Capitalized Interest	\$ 826,353
Other Soft Costs	\$ 2,639,085
Total Uses	\$21,571,972

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: 103 out of 128
 [See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$11,886,000 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	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]	10
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	15	15	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Sustainable Building Methods	8	8	8
New Construction	10	10	10
Negative Points	NA	NA	0
Total Points	128	108	103

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.