

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**July 25, 2007**  
**Executive Summary**  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A**  
**QUALIFIED RESIDENTIAL RENTAL PROJECT**

*Prepared by Walter Akiyama.*

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**Applicant:** California Housing Finance Agency

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**Allocation Amount Requested:** Tax-exempt \$4,210,000

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**Project Name:** Yosemite Manor Apartments

**Project Address:** 108 P Street  
**Project City, County, Zip Code:** Madera, Fresno, 93637

The proposed project is located in community revitalization area more specifically the Madera Redevelopment Project Area.

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**Project Sponsor Information:**

**Name:** MORES Yosemite Manor, L.P.  
(Madera Opportunities for Resident Enrichment Services, Inc. and Housing Authority of the City of Madera)  
**Principals:** Nicholas Benjamin, Herman Perez and Gary Svanda

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**Project Financing Information:**

**Bond Counsel:** Orrick, Herrington & Sutcliffe, LLP  
**Underwriter:** Merrill Lynch & Co.  
**Credit Enhancement Provider:** California Housing Finance Agency  
**Private Placement Purchaser:** Not applicable  
**TEFRA Hearing:** June 15, 2007

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**Description of Proposed Project:**

**State Ceiling Pool:** General  
**Total Number of Units:** 76, plus 0 manager unit  
**Type:** Acquisition and Rehabilitation  
**Type of Units:** Senior

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**Description of Public Benefits:**

**Percent of Restricted Rental Units in the Project: 100%**  
25% (19 units) restricted to 50% or less of area median income households; and  
75% (57 units) restricted to 60% or less of area median income households.  
**Unit Mix:** 1 bedroom

**Term of Restrictions:** 55 years

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<b>Estimated Total Development Cost:</b>	\$7,163,685
<b>Estimated Hard Costs per Unit:</b>	\$ 21,682 (\$1,647,800/76 units)
<b>Estimated per Unit Cost:</b>	\$ 94,259 (\$7,163,685/76 units)
<b>Allocation per Unit:</b>	\$ 55,395 (\$4,210,000/76 units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 55,395 (\$4,210,000/76 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$4,210,000	\$1,760,000
Developer Equity	\$ 109,495	\$ 159,487
LIH Tax Credit Equity	\$ 79,440	\$2,484,448
Direct & Indirect Public Funds	\$2,440,000	\$2,440,000
Other (existing reserves)	<u>\$ 319,750</u>	<u>\$ 319,750</u>
Total Sources	\$7,163,685	\$7,163,685

<b>Uses of Funds:</b>	
Acquisition Cost	\$4,190,000
Hard Construction Costs	\$1,647,800
Architect & Engineering Fees	\$ 75,000
Contractor Overhead & Profit	\$ 143,000
Developer Fee	\$ 180,000
Relocation	\$ 50,000
Capitalized Interest	\$ 110,000
Other Soft Costs	<u>\$ 767,885</u>
Total Uses	\$7,163,685

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

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**Recommendation:**

Staff recommends that the Committee approve \$4,210,000 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	15
Site Amenities	10	10	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>78</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.