

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
September 26, 2007
Executive Summary
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by Crystal Alvarez.

Applicant: Housing Authority of the City of Sacramento

Allocation Amount Requested: Tax-exempt \$17,136,024

Project Name: Natomas Family Apartments
Project Address: Southeast corner of Del Paso Road and Gateway Park Blvd.
Project City, County, Zip Code: Sacramento, Sacramento 95835

Project Sponsor Information:
Name: CIC Natomas, L.P. (Pacific Southwest Community Development Corporation and Ajax-Natomas, LLC)
Principals: Jack K. Jaynes, Michael T. Walsh, Kimberly Collins, Riachard W. Maches, Marco Antonio Reyes, James J. Schmid

Project Financing Information:
Bond Counsel: Jones Hall, A Professional Law Corporation
Underwriter: Not Applicable
Credit Enhancement Provider: Not Applicable
Private Placement Purchaser: MMA Financial, Inc.
TEFRA Hearing: March 13, 2007

Description of Proposed Project:
State Ceiling Pool: General
Total Number of Units: 134, plus 1 manager unit
Type: New Construction
Type of Units: Family

Description of Public Benefits:
Percent of Restricted Rental Units in the Project: 100%
68% (91 units) restricted to 50% or less of area median income households; and
32% (43 units) restricted to 60% or less of area median income households.
Unit Mix: 1, 2, and 3 bedrooms

Term of Restrictions: 55 years

Estimated Total Development Cost:	\$ 29,282,948
Estimated Hard Costs per Unit:	\$ 123,168 (\$16,504,607/134 units)
Estimated per Unit Cost:	\$ 218,529 (\$29,282,948/134 units)
Allocation per Unit:	\$ 127,880 (\$17,136,024/134 units)
Allocation per Restricted Rental Unit:	\$ 127,880 (\$17,136,024/134 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$17,136,753	\$ 4,432,000
Developer Equity	\$ 1,488,424	\$ 743,833
LIH Tax Credit Equity	\$ 8,834,000	\$12,657,000
Direct & Indirect Public Funds	\$ 407,000	\$10,032,615
Other	<u>\$ 1,417,500</u>	<u>\$ 1,417,500</u>
Total Sources	\$29,282,948	\$29,282,948

Uses of Funds:	
Land Purchase	\$ 1
On-Site & Off-Site Costs	\$ 2,912,533
Hard Construction Costs	\$13,952,074
Architect & Engineering Fees	\$ 715,753
Contractor Overhead & Profit	\$ 2,310,645
Developer Fee	\$ 2,500,000
Cost of Issuance	\$ 479,830
Capitalized Interest	\$ 1,075,104
Other Soft Costs	<u>\$ 5,697,008</u>
Total Uses	\$29,282,948

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 out of 128

[See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$17,136,024 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	5
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	5
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	90

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.