

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
December 5, 2007
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by Richard Fischer .

Applicant: Housing Authority of the County of Santa Barbara

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

Project Name: Parkview Apartments
Project Address: 6682 and 6688 Picasso Road
Project City, County, Zip Code: Goleta, Santa Barbara, 93117

Located in the Isla Vista Redevelopment Plan area.

Project Sponsor Information:
Name: Housing Authority of the County of Santa Barbara
Principals: Frederick C. Lamont; Robert P. Havlicek and John Polanskey.

Project Financing Information:
Bond Counsel: Orrick, Herrington & Sutcliffe, LLP
Underwriter: Not Applicable
Private Placement Purchaser: Santa Barbara Bank & Trust
TEFRA Hearing: September 25, 2007

Description of Proposed Project:
State Ceiling Pool: General
Total Number of Units: 19, plus 1 manager unit
Type: Acquisition and Rehabilitation
Type of Units: Family

Description of Public Benefits:
Percent of Restricted Rental Units in the Project: 100%
11% (2 units) restricted to 50% or less of area median income households; and
88% (17 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:	\$6,311,891
Estimated Hard Costs per Unit:	\$ 38,842 (\$738,000/19 units)
Estimated per Unit Cost:	\$ 332,205 (\$6,311,891/19 units)
Allocation per Unit:	\$ 210,526 (\$4,000,000/19 units)
Allocation per Restricted Rental Unit:	\$ 210,526 (\$4,000,000/19 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$4,000,000	\$1,100,000
Deferred Developer Fee	\$ 359,037	\$ 0
LIH Tax Credit Equity	\$ 733,754	\$2,096,441
Direct & Indirect Public Funds	<u>\$1,219,100</u>	<u>\$3,115,450</u>
Total Sources	\$6,311,891	\$6,311,891

Uses of Funds:	
Acquisition Cost	\$3,760,000
Hard Construction Costs	\$ 738,000
Architect & Engineering Fees	\$ 150,000
Contractor Overhead & Profit	\$ 103,320
Developer Fee	\$ 718,073
Relocation	\$ 80,000
Cost of Issuance	\$ 141,200
Capitalized Interest	\$ 105,000
Other Soft Costs	<u>\$ 516,298</u>
Total Uses	\$6,311,891

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: 78 out of 128
[See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$4,000,000 in tax-exempt bond allocation on a carryforward basis.

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	NA
Exceeding Minimum Income Restrictions: Non-Mixed Income Project Mixed Income Project	35	15	25
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	0
Leveraging	10	10	10
Community Revitalization Area	15	15	15
Site Amenities	10	10	10
Service Amenities	10	10	0
Sustainable Building Methods	8	8	3
New Construction	10	10	0
Negative Points	NA	NA	NA
Total Points	128	108	78

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.