

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
January 23, 2008
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by Richard C. Fischer.

Applicant: California Statewide Communities Development Authority

Allocation Amount Requested: Tax-exempt \$27,000,000

Project Name: Spring Valley Portfolio Apartments

Project Addresses: 9209, 9121 and 9061 Kenwood Drive and
1624 Canyon Road; and 9082 Harness Street
Project City, County, Zip Code: Spring Valley, San Diego, 91977

Project Sponsor Information:

Name: Levy Affiliated Holdings, LLC
Principals: Shaoul J. Levy

Project Financing Information:

Bond Counsel: Jones Hall, A Professional Law Corporation
Underwriter: Not applicable
Private Placement Purchaser: RBC Capital Markets
TEFRA Hearing: October 24, 2007

Description of Proposed Project:

State Ceiling Pool: General
Total Number of Units: 259, plus 2 manager units
Type: Acquisition and Rehabilitation
Type of Units: Family

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%
11% (29 units) restricted to 50% or less of area median income households; and
89% (230 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:	\$35,920,105
Estimated Hard Costs per Unit:	\$ 15,116 (\$3,915,000/259 units)
Estimated per Unit Cost:	\$ 138,688 (\$35,920,105/259 units)
Allocation per Unit:	\$ 104,247 (\$27,000,000/259 units)
Allocation per Restricted Rental Unit:	\$ 104,247 (\$27,000,000/259 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$27,000,000	\$16,921,185
Taxable Bond Proceeds	\$ 4,678,815	\$ 4,678,815
Deferred Developer Fee	\$ 2,230,105	\$ 1,701,251
LIH Tax Credit Equity	\$ 0	\$ 9,618,854
Direct & Indirect Public Funds	<u>\$ 2,011,185</u>	<u>\$ 3,000,000</u>
Total Sources	\$35,920,105	\$35,920,105

Uses of Funds:	
Acquisition Cost	\$26,100,000
Hard Construction Costs	\$ 3,915,000
Architect & Engineering Fees	\$ 45,000
Contractor Overhead & Profit	\$ 548,100
Developer Fee	\$ 2,500,000
Relocation	\$ 391,500
Cost of Issuance	\$ 640,000
Capitalized Interest	\$ 900,000
Other Soft Costs(Marketing, etc.)	<u>\$ 880,505</u>
Total Uses	\$35,920,105

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: 61 out of 128
 [See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$27,000,000 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	0
Exceeding Minimum Income Restrictions: Non-Mixed Income Project Mixed Income Project	35	15	26
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	7
Community Revitalization Area	15	15	0
Site Amenities	10	10	5
Service Amenities	10	10	10
Sustainable Building Methods	8	8	8
New Construction	10	10	0
Negative Points	NA	NA	NA
Total Points	128	108	61

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.