

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**May 28, 2008**  
**Staff Report**  
***REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A***  
***QUALIFIED RESIDENTIAL RENTAL PROJECT***

*Prepared by Richard C. Fischer .*

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**Applicant:** California Statewide Community Development Authority

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**Allocation Amount Requested:** Tax-exempt \$1,755,000

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**Project Name:** Desert Oak Apartments  
**Project Address:** 2870 Oak Creek Road  
**Project City, County, Zip Code:** Mojave, Kern, 93501

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**Project Sponsor Information:**  
**Name:** Mecca Avenue 66, Community Partners, L. P.  
(Kern 2008 Partner, LLC)  
**Principals:** Wilfred N. Cooper, Jr.

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**Project Financing Information:**  
**Bond Counsel:** Jones Hall, A Professional Law Corporation  
**Credit Enhancement Provider:** Not applicable  
**Private Placement Purchaser:** US Bank, N.A.  
**TEFRA Hearing:** March 11, 2008

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**Description of Proposed Project:**  
**State Ceiling Pool:** General  
**Total Number of Units:** 41, plus 1 manager unit  
**Type:** Acquisition and Rehabilitation  
**Type of Units:** Family, Federally Assisted At-Risk

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**Description of Public Benefits:**  
**Percent of Restricted Rental Units in the Project: 100%**  
31% (13 units) restricted to 50% or less of area median income households; and  
69% (28 units) restricted to 60% or less of area median income households.  
**Unit Mix:** 1-, 2-, and 3-bedrooms

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**Term of Restrictions:** 55 years

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<b>Estimated Total Development Cost:</b>	\$3,575,460
<b>Estimated Hard Costs per Unit:</b>	\$ 13,712 (\$562,212/41 units)
<b>Estimated per Unit Cost:</b>	\$ 87,206 (\$3,575,460/41 units)
<b>Allocation per Unit:</b>	\$ 42,805 (\$1,755,000/41 units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 42,805 (\$1,755,000/41 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$1,755,000	\$ 825,000
Deferred Developer Fee	\$ 55,801	\$ 55,801
LIH Tax Credit Equity	\$ 52,844	\$ 982,844
Direct & Indirect Public Funds	<u>\$1,711,815</u>	<u>\$1,711,815</u>
Total Sources	\$3,575,460	\$3,575,460

<b>Uses of Funds:</b>	
Acquisition Cost	\$2,026,815
Hard Construction Costs	\$ 562,212
Architect & Engineering Fees	\$ 52,549
Contractor Overhead & Profit	\$ 78,120
Developer Fee	\$ 515,314
Third Party Reports	\$ 37,405
Cost of Issuance	\$ 56,231
Reserves	\$ 103,383
Other Soft Costs (Marketing, etc.)	<u>\$ 143,431</u>
Total Uses	\$3,575,460

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

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**Recommendation:**

Staff recommends that the Committee approve \$1,755,000 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	10
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]	0
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	15	15	0
Site Amenities	10	10	5
Service Amenities	10	10	0
Sustainable Building Methods	8	8	0
New Construction	10	10	0
Negative Points	NA	NA	NA
<b>Total Points</b>	<b>128</b>	<b>108</b>	<b>65</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.