

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**July 16, 2008**  
**Staff Report**  
***REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A***  
***QUALIFIED RESIDENTIAL RENTAL PROJECT***

*Prepared by Brady Hill.*

---

**Applicant:** California Statewide Communities Development Authority

---

**Allocation Amount Requested:** Tax-exempt \$1,250,000

The amount of allocation requested is supplemental to the \$10,750,000 of allocation the Project received in March of 2008. According to the Project Sponsor, additional allocation is needed because the current tax-exempt bond allocation does not leave much cushion to meet the 50% test.

---

**Project Name:** Palomar Apartments  
**Project Address:** 171 Palomar Street  
**Project City, County, Zip Code:** Chula Vista, San Diego, 91911

---

**Project Sponsor Information:**  
**Name:** Palomar VOA Affordable Housing, L.P.  
(Palomar VOA Affordable Housing, Inc.)  
**Principals:** Karen Dale and David Bowman

---

**Project Financing Information:**  
**Bond Counsel:** Orrick, Herrington & Sutcliffe, LLP  
**Underwriter:** Not applicable  
**Credit Enhancement Provider:** Not applicable  
**Private Placement Purchaser:** Wells Fargo Bank, N.A. (construction) / California  
Community Reinvestment Corporation (permanent)  
**TEFRA Hearing:** August 7, 2007

---

**Description of Proposed Project:**  
**State Ceiling Pool:** General  
**Total Number of Units:** 167, 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%**  
31% (51 units) restricted to 50% or less of area median income households; and  
69% (116 units) restricted to 60% or less of area median income households.  
**Unit Mix:** 1, 2 and 3 bedrooms

---

**Term of Restrictions:** 55 years

---

<b>Estimated Total Development Cost:</b>	\$22,478,173
<b>Estimated Hard Costs per Unit:</b>	\$ 31,090 (\$5,192,072/167 units)
<b>Estimated per Unit Cost:</b>	\$ 134,600 (\$22,478,173/167 units)
<b>Allocation per Unit:</b>	\$ 71,856 (\$12,000,000/167 units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 71,856 (\$12,000,000/167 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$12,000,000	\$11,000,000
Taxable Bond Proceeds	\$ 4,150,000	\$ 4,150,000
Developer Equity	\$ 1,066,813	\$ 1,066,813
LIH Tax Credit Equity	<u>\$ 3,201,299</u>	<u>\$ 6,261,360</u>
Total Sources	\$20,418,112	\$22,478,173

<b>Uses of Funds:</b>	
Acquisition Cost	\$11,793,147
On-Site & Off-Site Costs	\$ 252,099
Hard Construction Costs	\$ 4,939,973
Architect & Engineering Fees	\$ 190,750
Contractor Overhead & Profit	\$ 576,406
Developer Fee	\$ 1,837,500
Relocation	\$ 548,520
Cost of Issuance	\$ 288,591
Capitalized Interest	\$ 978,008
Other Soft Costs	<u>\$ 1,073,179</u>
Total Uses	\$22,478,173

---

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

---

**Recommendation:**

Staff recommends that the Committee approve the supplemental request of \$1,250,000 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	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
Exceeding Minimum Term of Restrictions	10	10	10
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	15	15	0
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	0
<b>Total Points</b>	<b>138</b>	<b>118</b>	<b>73</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.