THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
September 24, 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: $3,000,000

Project Information:

Name:	**Jose's Place Apartments**
Project Address:	154 N. Arroyo Seco
Project City, County, Zip Code:	Ione, Amador, 95640

Project Sponsor Information:

Name:	Ione Jose's Place, LP (Ione Jose's Place, LLC and Central Valley Coalition for Affordable Housing)
Principals:	Michael L. Condry for Ione Jose's Place, LLC; Christina Alley and Renee Downum for Central Valley Coalition for Affordable Housing

Project Financing Information:

Bond Counsel:	Jones Hall, A Professional Law Corporation
Underwriter:	Not Applicable
Credit Enhancement Provider:	Not Applicable
Private Placement Purchaser:	Washington Mutual Bank, FA
TEFRA Hearing:	August 5, 2008

Description of Proposed Project:

State Ceiling Pool:	Rural
Total Number of Units:	43, plus 1 manager's unit
Type:	Acquisition and Rehabilitation
Type of Units:	Senior Citizens/Federal At-Risk

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%

  21%   (9 units) restricted to 50% or less of area median income households.

  79%   (34 units) restricted to 60% or less of area median income households.

Unit Mix: 1 bedroom

Term of Restrictions: 55 years

Estimated Total Development Cost:	$6,201,040	
Estimated Hard Costs per Unit:	$31,857	($1,369,872 / 43 units)
Estimated per Unit Cost:	$144,210	($6,201,040 / 43 units)
Allocation per Unit:	$69,767	($3,000,000 / 43 units)
Allocation per Restricted Rental Unit:	$69,767	($3,000,000 / 43 restricted units)

Sources of Funds:	Construction		Permanent	
Tax-Exempt Bond Proceeds	$	3,000,000	$	3,000,000
Taxable Bond Proceeds	$	570,448	$	0
Developer Equity	$	313,243	$	22,403
LIH Tax Credit Equity	$	882,349	$	1,743,637
Direct & Indirect Public Funds	$	1,435,000	$	1,435,000
Total Sources	$	6,201,040	$	6,201,040

Uses of Funds:		
Acquisition Cost	$	2,400,000
Hard Construction Cost	$	1,369,872
Architect & Engineering Fees	$	125,000
Contractor Overhead & Profit	$	192,115
Developer Fee	$	674,273
Relocation	$	200,000
Cost of Issuance	$	236,326
Capitalized Interest	$	100,000
Other Soft Costs	$	903,454
Total Uses	$	6,201,040

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: 83 out of 128
[See Attachment A]

Recommendation:

Staff recommends that the Committee approve $3,000,000 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	30
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Federally Assisted At-Risk Project or HOPE VI Project]	[10]	[10]	0
Gross Rents	5	5	5
Large Family Units	5	5	0
Leveraging	10	10	10
Exceeding Minimum Term of Restrictions	10	10	10
Community Revitalization Area	15	15	0
Site Amenities	10	10	5
Service Amenities	10	10	10
New Construction	10	10	0
Sustainable Building Methods	8	8	3
Negative Points	-10	-10	0
Total Points	**138**	**118**	**83**

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.