

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**December 3, 2008**  
**Staff Report**  
**2008 HOUSING ACT VOLUME CAP (H.R. 3221)**  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A**  
**QUALIFIED RESIDENTIAL RENTAL PROJECT**

*Prepared by: Crystal Alvarez*

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**Applicant:** Alameda County

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**Allocation Amount Requested:**      **Tax-exempt:**      \$23,512,591

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**Project Information:**

**Name:** Ashland Village Apartments  
**Project Address:** 1300 Kentwood Lane  
**Project City, County, Zip Code:** San Leandro, Alameda, 94578

The proposed Project is located in a Community Revitalization area, more specifically in the City of San Leandro Joint Redevelopment Project Area.

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**Project Sponsor Information:**

**Name:** Eden Housing, Inc.  
**Principals:** Linda Mandolini, Timothy Reilly, John Gaffney, Calvin Whitaker and William Vandenburg

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**Project Financing Information:**

**Bond Counsel:** Orrick, Herrington & Sutcliffe LLP  
**Underwriter:** Not Applicable  
**Credit Enhancement Provider:** Not Applicable  
**Private Placement Purchaser:** Washington Mutual Bank  
**TEFRA Hearing:** January 8, 2008

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**Description of Proposed Project:**

**State Ceiling Pool:** General  
**Total Number of Units:** 140, plus 2 manager's units  
**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 P** 100%  
93% (130 units) restricted to 50% or less of area median income households.  
7% (10 units) restricted to 60% or less of area median income households.  
**Unit Mix:** 2 & 3 bedrooms

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**Term of Restrictions:** 55 years

<b>Estimated Total Development Cost:</b>	\$35,329,727	
<b>Estimated Hard Costs per Unit:</b>	\$53,804	(\$7,532,541 / 140 units)
<b>Estimated per Unit Cost:</b>	\$252,355	(\$35,329,727 / 140 units)
<b>Allocation per Unit:</b>	\$167,947	(\$23,512,591 / 140 units)
<b>Allocation per Restricted Rental Unit:</b>	\$167,947	(\$23,512,591 / 140 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 23,512,591	\$ 12,674,300
Income-operations prior to conversion	\$ 0	\$ 1,045,000
Deferred Developer Fee	\$ 1,300,000	\$ 1,300,000
LIH Tax Credit Equity	\$ 505,245	\$ 9,429,218
Direct & Indirect Public Funds	\$ 7,940,000	\$ 10,165,209
Withdrawal from Residual Rcpt Reserve	\$ 716,000	\$ 716,000
<b>Total Sources</b>	<b>\$ 33,973,836</b>	<b>\$ 35,329,727</b>

<b>Uses of Funds:</b>	
Acquisition Costs	\$ 18,358,000
On & Off Site Costs	\$ 678,011
Hard Construction Costs	\$ 6,854,530
Architect & Engineering Fees	\$ 570,753
Contractor Overhead & Profit	\$ 957,312
Developer Fee	\$ 2,500,000
Relocation	\$ 223,000
Cost of Issuance	\$ 345,104
Capitalized Interest	\$ 1,804,903
Other Soft Costs	\$ 3,038,114
<b>Total Uses</b>	<b>\$ 35,329,727</b>

**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:** 101 out of 138

[See Attachment A]

**Recommendation:**

Staff recommends that the Committee approve \$23,512,591 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:	35	15	35
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	10
Site Amenities	10	10	10
Service Amenities	10	10	10
New Construction	10	10	0
Sustainable Building Methods	8	8	1
Negative Points	-10	-10	0
<b>Total Points</b>	<b>138</b>	<b>118</b>	<b>101</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.