

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE  
September 22, 2010  
Staff Report  
*REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A  
QUALIFIED RESIDENTIAL RENTAL PROJECT*

Prepared by: John Weir

---

**Applicant:** California Statewide Communities Development Authority

---

**Allocation Amount Requested:**  
**Tax-exempt:** \$29,000,000

---

**Project Information:**  
**Name:** Long Beach Senior Artists Colony Apartments  
**Project Address:** 200 East Anaheim  
**Project City, County, Zip Code:** Long Beach, Los Angeles, 90813

---

**Project Sponsor Information:**  
**Name:** Long Beach Senior Artists Colony, LP (Century Affordable Development, Inc., Long Beach Senior Artists Colony, LLC, and John M. Huskey)  
**Principals:** Stephen J. Peelor, Ronald M. Griffith and Allan Hoffman for Century Affordable Development, Inc., John M. Huskey, Kasey Burke, Rutzel Castillo and George Russo for Long Beach Senior Artists Colony, LLC.

---

**Project Financing Information:**  
**Bond Counsel:** Orrick, Herrington & Sutcliffe LLP  
**Underwriter:** City Community Capital  
**Credit Enhancement Provider:** Not Applicable  
**Private Placement Purchaser:** Citigroup Global Markets Inc./California Community Reinvestment Corp.  
**TEFRA Hearing Date:** August 10, 2010

---

**Description of Proposed Project:**  
**State Ceiling Pool:** General  
**Total Number of Units:** 160, plus 1 manager unit  
**Type:** New Construction  
**Type of Units:** Senior Citizens

---

**Description of Public Benefits:**  
**Percent of Restricted Rental Units in the Project:** 100%  
22% (35 units) restricted to 50% or less of area median income households.  
78% (125 units) restricted to 60% or less of area median income households.  
**Unit Mix:** Studio, 1 & 2 bedrooms

---

**Term of Restrictions:**  
**Income and Rent Restrictions:** 55 years

**Details of Project Financing:**

<b>Estimated Total Development Cost:</b>	\$ 54,611,819	
<b>Estimated Hard Costs per Unit:</b>	\$ 170,205	(\$27,232,862 /160 units)
<b>Estimated per Unit Cost:</b>	\$ 341,324	(\$54,611,819 /160 units)
<b>Allocation per Unit:</b>	\$ 181,250	(\$29,000,000 /160 units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 181,250	(\$29,000,000 /160 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 29,000,000	\$ 11,035,257
Deferred Developer Fee	\$ 2,010,761	\$ 1,591,519
LIH Tax Credit Equity	\$	\$ 14,424,583
Direct & Indirect Public Funds	\$ 23,601,058	\$ 27,560,461
<b>Total Sources</b>	<b>\$ 54,611,819</b>	<b>\$ 54,611,820</b>

<b>Uses of Funds:</b>	
Land Purchase	\$ 8,285,000
On & Off Site Costs	\$ 2,702,460
Hard Construction Costs	\$ 24,530,402
Architect & Engineering Fees	\$ 2,652,110
Contractor Overhead & Profit	\$ 1,413,242
Developer Fee	\$ 2,500,000
Cost of Issuance	\$ 199,212
Capitalized Interest	\$ 2,706,475
Other Soft Costs	\$ 9,622,918
<b>Total Uses</b>	<b>\$ 54,611,819</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:** 104 out of 118  
[See Attachment A]

**Recommendation:**

Staff recommends that the Committee approve \$29,000,000 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	0
Exceeding Minimum Income Restrictions:	35	15	31
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Federally Assisted At-Risk Project or HOPE VI Project]	[10]	[10]	10
Gross Rents	5	5	5
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	15	15	10
Site Amenities	10	10	10
Service Amenities	10	10	10
New Construction	10	10	10
Sustainable Building Methods	8	8	8
Negative Points	-10	-10	0
<b>Total Points</b>	<b>118</b>	<b>98</b>	<b>104</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.