

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

January 18, 2012

Consideration and Approval of an Award Revision to Various Qualified Residential Rental and Exempt Facility Project Resolutions

(Agenda Item No. 7)

ACTION:

Approve the revision of various CDLAC Resolutions for the purpose of releasing the performance deposit without forfeit.

BACKGROUND:

Over time, the Committee has awarded private activity bond allocation to multiple Projects that have recently issued their bonds. However, some of these Projects did not issue 100% of the awarded allocation amount, yet greater than 80% of the allocation awarded. Under Section 8869.84(e) of the California Government Code, for any awarded allocation amount not issued, a proportional share of the applicant/issuer's performance deposit shall be subject to forfeiture to CDLAC.

DISCUSSION:

Projects often encounter justifiable reasons for issuing bonds in amounts slightly less than the original awarded allocation amounts from CDLAC. To avoid a forfeit, staff recommends revising the current CDLAC Resolutions for the Projects, listed below, to reflect the actual amount used.

RECOMMENDATION:

Staff recommends approval of a revision to the CDLAC Resolutions for all twelve (12) projects listed below:

<u>Reso. #</u>	<u>App.#</u>	<u>Project Name</u>	<u>Orig. Resolution Amount</u>	<u>Revised Resolution Amount</u>
09-123	09-142	Palmdale TOD Apartments	\$23,000,000	\$21,500,000
11-46	11-076	Santa Monica and La Brea Apts.	\$62,000,000	\$59,900,000
11-66	11-074	Fame Senior Apartments	\$9,367,458	\$8,700,000
11-92	11-098	Avila Avenue Apartments	\$5,366,021	\$5,250,000
11-95	11-121	RP1 Fuel Cell, LLC & UTS SJ1-LLC	\$25,200,000	\$23,330,000
11-112	11-110	Satellite Central & Don On Yuen Apts.	\$18,445,197	\$18,410,929
11-113	11-111	Glennbrook Terrace Apartments	\$6,331,185	\$6,331,000
11-129	11-044	Keller Plaza Apartments	\$17,310,508	\$15,883,000
11-124	11-134	Park Place Apartments	\$5,000,000	\$4,803,095
11-134	11-145	Natoma Family Apartments	\$17,260,000	\$16,890,000
11-135	11-148	Crossing at North Loop Apartments	\$11,000,000	\$8,500,000
11-138	11-153	Portola Terrace Apartments	\$7,393,772	\$7,390,000

Prepared by Richard C. Fischer