

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
January 18, 2012
Consideration and Approval of a Revision to Resolution 10-88 for the El Centro Family
Apartments (10-022)
(Agenda Item No. 9)

ACTION:

Approve the revision to Resolution 10-88 for the El Centro Family Apartments (10-022).

BACKGROUND:

There have been several changes to the El Centro Family Apartments financing structure since the October 2010 CDLAC application was submitted and the December 2010 CDLAC resolution for the project was adopted. Most notably, MHSA funding has now been secured and they are targeting a greater number of 30% AMI units. To compensate for the deeper rent and income targeting while still maintaining sufficient project income, the Project Sponsor is seeking to adjust the current CDLAC-committed affordability levels.

DISCUSSION:

The income level mix in the Project's 2010 CDLAC resolution requires 52 units at 50% AMI or below and 19 units at 60% AMI or below. The Project Sponsor is requesting to modify the resolution to reflect a revised mix of 51 units at 50% AMI or below and 20 units at 60% AMI or below. This change will keep the project financially feasible given the MHSA requirement for deeper rent levels.

It should be noted that this allocation award was made in a non-competitive CDLAC round, and the Applicant's CDLAC application score would not have been impacted by this change.

RECOMMENDATION:

Staff recommends approval of a revision to CDLAC Resolution 10-88 as noted above.

Prepared by Sarah Lester