

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**March 19, 2014**  
**Staff Report**  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A**  
**QUALIFIED RESIDENTIAL RENTAL PROJECT**

*Prepared by: Leslie J. Campaz*

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**Applicant:** City of Los Angeles

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**Allocation Amount Requested:**  
**Tax-exempt:** \$6,375,000

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**Project Information:**  
**Name:** Central Avenue Village Square Apartments  
**Project Address:** 1060 E. 53rd Street  
**Project City, County, Zip Code:** Los Angeles, Los Angeles, 90011

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**Project Sponsor Information:**  
**Name:** Central Avenue Village Square Preservation, L.P. (Concerned Citizens of South Central L.A.)  
**Principals:** Noreen McClendon, Robin Cannon and Tashawna McSwain for Concerned Citizens of South Central L.A.  
**Property Management Company:** Concerned Citizens of South Central Los Angeles (CCSCLA)

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**Project Financing Information:**  
**Bond Counsel:** Kutak Rock LLP  
**Underwriter:** Not Applicable  
**Credit Enhancement Provider:** Not Applicable  
**Private Placement Purchaser:** Boston Private Bank and Trust Company  
**TEFRA Adoption Date:** March 27, 2013

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**Description of Proposed Project:**  
**State Ceiling Pool:** General  
**Total Number of Units:** 44, plus 1 manager unit  
**Type:** Acquisition and Rehabilitation  
**Type of Units:** Family

The proposed acquisition and rehabilitation project is an existing complex located in the City of Los Angeles. The project serves large families that make up to 60% of the area median income. The unit mix is as follows: 6 one-bedroom units, 18 two-bedroom units, 12 three-bedroom units, 6 four-bedroom units and 3 five-bedroom units. The scope of work will include upgrades for mechanical, electrical and plumbing systems, interior upgrades such as electrical outlets, new kitchen and bathroom equipment, and flooring and window treatments. Exterior upgrades will include exterior and corridor lighting, some windows and doors, improved landscaping, wood trims, gutters and downspouts. Rehabilitation is expected to start in June 2014 and end in January 2015.

**Description of Public Benefits:**

**Percent of Restricted Rental Units in the Project:** 100%  
66% (29 units) restricted to 50% or less of area median income households.  
34% (15 units) restricted to 60% or less of area median income households.  
**Unit Mix:** 1, 2, 3, 4 and 5 bedrooms

No service amenities are included.

**Term of Restrictions:**

**Income and Rent Restrictions:** 55 years

**Details of Project Financing:**

<b>Estimated Total Development Cost:</b>	\$ 12,956,380	
<b>Estimated Hard Costs per Unit:</b>	\$ 46,944	(\$2,065,524 /44 units)
<b>Estimated per Unit Cost:</b>	\$ 294,463	(\$12,956,380 /44 units)
<b>Allocation per Unit:</b>	\$ 144,886	(\$6,375,000 /44 units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 144,886	(\$6,375,000 /44 restricted units)

	Construction	Permanent
<b>Sources of Funds:</b>		
Tax-Exempt Bond Proceeds	\$ 6,375,000	\$ 3,106,212
Developer Equity (Existing Replacement Reserve)	\$ 960	\$ 133,934
LIH Tax Credit Equity	\$ 476,506	\$ 3,787,771
Direct & Indirect Public Funds	\$ 5,373,146	\$ 5,373,146
Other (Deffered Developers' Fee)	\$ 730,768	\$ 555,317
Total Sources	\$ 12,956,380	\$ 12,956,380

<b>Uses of Funds:</b>	
Acquisition/Land Purchase	\$ 7,250,000
Hard Construction Costs	\$ 2,065,524
Architect & Engineering Fees	\$ 150,000
Contractor Overhead & Profit	\$ 153,500
Developer Fee	\$ 1,461,537
Relocation	\$ 56,250
Cost of Issuance	\$ 553,861
Capitalized Interest	\$ 127,022
Other Soft Costs (Marketing, etc.)	\$ 1,138,686
Total Uses	\$ 12,956,380

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**Description of Financial Structure and Bond Issuance:**

This will be a private placement transaction provided by Boston Private Bank & Trust Company for construction and permanent financing. The Bonds will be issued by the City of Los Angeles. The loan will be in the amount of \$6,375,000 and will be comprised of two Series of Bonds as follows: Series A Bonds for approximately \$3,268,788 and Series B Bonds for approximately \$3,106,212. The term for the Series A Bonds will be for 18 months with a variable interest rate equal to 80% of the Federal Home Loan Bank Classic Advance 1 month Regular Advance Rate (the "FHLB 1 Month Rate") that is current 2 days prior to the closing plus 195 basis points. The term for the Series B Bonds will be for a term of 18 years with an amortization period of 35 years. The interest rate will be a fixed rate equal to 80% of the 15 Year Federal Home Loan Bank Classic Advance Regular Advance Rate "Index" plus 85 basis points, with a floor about 4.40% - fixed rate to be fixed at time of loan documentation based on the index rate at that time.

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**Analyst Comments:**

Not Applicable

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**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.

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**Total Points:**

55 out of 130

[See Attachment A]

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**Recommendation:**

Staff recommends that the Committee approve \$6,375,000 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	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	5
Leveraging	10	10	0
Community Revitalization Area	15	15	0
Site Amenities	10	10	10
Service Amenities	10	10	0
New Construction	10	10	0
Sustainable Building Methods	10	10	0
Negative Points	-10	-10	0
<b>Total Points</b>	<b>130</b>	<b>100</b>	<b>55</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.