

**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: Richard Fischer*

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**Applicant:** City of Los Angeles

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**Allocation Amount Requested:**  
**Tax-exempt:** \$5,000,000

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**Project Information:**  
**Name:** Roberta Stephens Villas I & II Apartments  
**Project Address:** 1035 & 1113 East 27th Street  
**Project City, County, Zip Code:** Los Angeles, Los Angeles, 90011

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**Project Sponsor Information:**  
**Name:** Roberta Stephens Villas 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, 2014

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**Description of Proposed Project:**  
**State Ceiling Pool:** General  
**Total Number of Units:** 39, plus 1 manager unit  
**Type:** Acquisition and Rehabilitation  
**Type of Units:** Family

The Roberta Stephens Villas I & II is an existing site located in eastern Los Angeles. The project is a two building project with South Central Avenue separating the two buildings. These three-story buildings were a Tax-Credit development that opened in 1992 and 1994 serving Low income families. The Project consists of a 23 rental unit and a 17 rental unit with 40 parking spaces and 21 parking spaces respectively. The units are within a two single three-story square-shaped building and includes an elevator and on-site security. The units will consist of 22 two-bedroom units and 18 three-bedroom units, including a non-income producing manager's unit. According to the application, the rehabilitation will include: a full replacement of roofs, hot water boilers, and thermal hot water system, and upgrades for mechanical, electrical, plumbing, and security systems. In addition to the major building systems, interior work will include upgrades for common areas, improved energy efficiency, new kitchen and bathroom equipment, painting, and window treatments. Exterior upgrades will include resurfacing of the parking lot and re-stripping of the parking spaces, replacement of windows and patio doors, painting and landscaping. Rehabilitation will be begin in June 2014 and end in January 2015.



**Description of Public Benefits:**

**Percent of Restricted Rental Units in the Project:** 100%  
56% (22 units) restricted to 50% or less of area median income households.  
44% (17 units) restricted to 60% or less of area median income households.  
**Unit Mix:** 2 & 3 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>	\$	12,226,803	
<b>Estimated Hard Costs per Unit:</b>	\$	43,078	(\$1,680,050 /39 units)
<b>Estimated per Unit Cost:</b>	\$	\$313,508	(\$12,226,803 /39 units)
<b>Allocation per Unit:</b>	\$	128,205	(\$5,000,000 /39 units)
<b>Allocation per Restricted Rental Unit:</b>	\$	128,205	(\$5,000,000 /39 restricted units)

	<b>Sources of Funds:</b>	
	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 5,000,000	\$ 2,224,535
Developer Equity:Existing Repl. Reserve & NOI	\$ 5,678	\$ 101,556
LIH Tax Credit Equity	\$ 288,454	\$ 3,155,289
Direct & Indirect Public Funds	\$ 6,320,423	\$ 6,320,423
Other (Deffered Developers' Fee)	\$ 612,248	\$ 425,000
Total Sources	<u>\$ 12,226,803</u>	<u>\$ 12,226,803</u>

<b>Uses of Funds:</b>	
Acquisition/Land Purchase	\$ 7,723,000
Hard Construction Costs	\$ 1,680,050
Architect & Engineering Fees	\$ 150,000
Contractor Overhead & Profit	\$ 121,905
Developer Fee	\$ 1,224,497
Relocation	\$ 56,250
Cost of Issuance	\$ 492,763
Capitalized Interest	\$ 87,310
Other Soft Costs (Marketing, etc.)	\$ 691,028
Total Uses	<u>\$ 12,226,803</u>

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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 with the City of Los Angeles issuing the bonds. The loan will be in the amount of \$5,000,000 and will be comprised of two Series of Bonds as follows: Series A Bonds for approximately \$2,775,465 and Series B Bonds for approximately \$2,224,535. 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 \$5,000,000 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	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.