

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**December 20, 2017**  
**Staff Report**  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A**  
**QUALIFIED RESIDENTIAL RENTAL PROJECT**

*Prepared by: Richard Fischer*

---

**Applicant:** County of Contra Costa

---

**Allocation Amount Requested:** Tax-exempt: \$1,600,000

---

**Project Information:**

**Name:** Riviera Family Apartments (Supplemental)  
**Project Address:** 1515 Riviera Avenue, 1738 Riviera Avenue  
**Project City, County, Zip Code:** Walnut Creek, Contra Costa, 94596

The amount of allocation requested is supplemental to the \$19,200,000 of allocation the Project received on March 16, 2016.

---

**Project Sponsor Information:**

**Name:** Riviera Family Apartments, L.P. (RCD GP, LLC and Wells Fargo Affordable Housing)  
**Property Management Company:** John Stewart Company

---

**Project Financing Information:**

**Bond Counsel:** Quint & Thimmig LLP  
**Private Placement Purchaser:** MUFG Union Bank, N.A.  
**Underwriter:** Not Applicable  
**Cash Flow Permanent Bond:** Not Applicable  
**TEFRA Noticing Date:** November 30, 2017  
**TEFRA Adoption Date:** December 12, 2017

---

**Description of Proposed Project:**

**State Ceiling Pool:** General  
**Total Number of Units:** 58  
**Manager's Units:** 1 Unrestricted  
**Type:** New Construction  
**Population Served:** Family/Special Needs

---

**Description of Public Benefits:**

**Percent of Restricted Rental Units in the Project:** 100%

11% (6 units) restricted to 50% or less of area median income households.  
89% (51 units) restricted to 60% or less of area median income households.

**Unit Mix:** 1, 2 & 3 bedrooms

---

**Term of Restrictions:**

**Income and Rent Restrictions:** 55 years

**Details of Project Financing:**

<b>Estimated Total Development Cost:</b>	\$ 38,096,682	
<b>Estimated per Unit Cost:</b>	\$ 656,839	(\$38,096,682 /58 units including mgr. units)
<b>Allocation per Unit:</b>	\$ 27,586	(\$1,600,000 /58 units including mgr. units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 28,070	(\$1,600,000 /57 restricted units)

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 20,800,000	\$ 4,881,349
LIH Tax Credit Equity	\$ 2,062,644	\$ 15,720,883
Developer Equity	\$ 100	\$ 100
Deferred Developer Fee	\$ 1,100,000	\$ 1,100,000
Deferred Costs	\$ 966,325	\$ 0
City of Walnut Creek	\$ 6,000,000	\$ 6,000,000
County of Contra Costa (HOPWA/HOME)	\$ 1,387,713	\$ 2,000,000
AHP	\$ 570,000	\$ 570,000
Developer Equity (Grants)	\$ 67,500	\$ 67,500
Sponsor Loan (HCD Grants)	\$ 5,142,400	\$ 5,142,400
HCD AHSC Loan	\$ 0	\$ 2,614,450
<b>Total Sources</b>	<b>\$ 38,096,682</b>	<b>\$ 38,096,682</b>

<b>Uses of Funds:</b>	
Land Cost/Acquisition	\$ 3,866,884
Relocation	\$ 2,000
New Construction	\$ 22,809,604
Contractor Overhead & Profit	\$ 879,308
Architectural Fees	\$ 1,597,957
Survey and Engineering	\$ 306,566
Construction Interest and Fees	\$ 1,187,822
Legal Fees	\$ 137,730
Reserves	\$ 459,044
Appraisal	\$ 8,700
Hard Cost Contingency	\$ 1,140,480
Local Development Impact Fees	\$ 1,455,585
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 1,745,002
Developer Costs	\$ 2,500,000
<b>Total Uses</b>	<b>\$ 38,096,682</b>

**Analyst Comments:**

None

**Recommendation:**

Staff recommends that the Committee approves \$1,600,000 in tax-exempt bond allocation.