

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
December 12, 2018
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by: Sarah Lester

Applicant: California Municipal Finance Authority

Allocation Amount Requested: **Tax-exempt:** \$2,000,000

The amount of allocation requested is supplemental to the \$10,500,000 of allocation the Project received on March 21, 2018.

Project Information:

Name:	Blue Mountain Terrace Apartments (Supplemental)
Project Address:	147 East Baker Street
Project City, County, Zip Code:	Winters, Yolo, 95694

Project Sponsor Information:

Name:	Blue Mountain Terrace Associates, L.P. (Domus GP LLC and Community Resident Services, Inc.)
Principals:	Jong C. Limb and Monique Hastings for Domus GP LLC; Erin Myers for Community Resident Services, Inc.
Property Management Company:	Domus Management Company, a California corporation

Project Financing Information:

Bond Counsel:	Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser:	Bank of America, N.A.
Cash Flow Permanent Bond:	Not Applicable
Public Sale:	Not Applicable
Underwriter:	Not Applicable
Credit Enhancement Provider:	Not Applicable
Rating:	Not Applicable
TEFRA Noticing Date:	June 28, 2018
TEFRA Adoption Date:	July 17, 2018

Description of Proposed Project:

State Ceiling Pool:	General
Total Number of Units:	63
Manager's Units:	1 Unrestricted
Type:	New Construction
Population Served:	Senior Citizens

Blue Mountain Terrace Apartments is a new construction project located in Winters on a 1.59 acre site. The project consists of 62 restricted rental units and 1 unrestricted manager unit. The project will have 58 one-bedroom units and 5 two-bedroom units. Common amenities include community room, lounge, multi-purpose rooms, outdoor terraces and an on-site management office. Each unit will have a full kitchen, energy efficient appliances (including a dishwasher), living and dining area and centralized high-efficiency heating and cooling air systems. There will be 43 parking spaces provided, two of which will be accessible spaces. The construction will begin in March 2019 and will be completed in the fall of 2019.

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%

76% (47 units) restricted to 50% or less of area median income households.

24% (15 units) restricted to 60% or less of area median income households.

Unit Mix: 1 & 2 bedrooms

The proposed project will not be providing service amenities.

Term of Restrictions:

Income and Rent Restrictions: 55 years

Details of Project Financing:

Estimated Total Development Cost:	\$	23,389,075	
Estimated Hard Costs per Unit:	\$	176,836	(\$13,819,160 /63 units including mgr. unit)
Estimated per Unit Cost:	\$	371,255	(\$23,389,075 /63 units including mgr. unit)
Allocation per Unit:	\$	198,413	(\$12,500,000 /63 units including mgr. unit)
Allocation per Restricted Rental Unit:	\$	201,613	(\$12,500,000 /62 restricted units)

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds	\$ 12,500,000	\$ 3,141,529
LIH Tax Credit Equity	\$ 746,712	\$ 6,854,249
GP Equity	\$ 1,948,442	\$ 1,948,442
Deferred Developer Fee	\$ 0	\$ 650,344
Deferred Costs	\$ 900,344	\$ 0
HCD HOME Loan	\$ 2,415,080	\$ 2,415,080
HCD IIG	\$ 2,000,000	\$ 2,000,000
City of Winters Grant - Loan to LP	\$ 1,943,497	\$ 1,943,497
HCD MHP Loan	\$ 0	\$ 3,435,934
FHLP AHP Loan	\$ 1,000,000	\$ 1,000,000
Total Sources	\$ 23,454,075	\$ 23,389,075

Uses of Funds:	
Land Cost/Acquisition	\$ 347,200
New Construction	\$ 15,108,177
Contractor Overhead & Profit	\$ 967,342
Architectural Fees	\$ 604,631
Survey and Engineering	\$ 160,000
Construction Interest and Fees	\$ 1,320,363
Permanent Financing	\$ 40,200
Reserves	\$ 250,000
Appraisal	\$ 15,000
Hard Cost Contingency	\$ 832,775
Local Development Impact Fees	\$ 980,824
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 312,220
Developer Costs	\$ 2,450,343
Total Uses	\$ 23,389,075

Analyst Comments:

According to the Applicant, this supplemental allocation is being requested due to an unexpected increase in construction costs due to the redesigning of the project to reduce the building footprint and to meet the 50% test.

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.

Recommendation:

Staff recommends that the Committee approves \$2,000,000 in tax-exempt bond allocation on a carryforward basis.

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
March 21, 2018
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by: Sarah Lester

Applicant: California Municipal Finance Authority

Allocation Amount Requested: Tax-exempt: \$10,500,000

Project Information: Name: Blue Mountain Terrace Apartments
Project Address: 147 East Baker Street
Project City, County, Zip Code: Winters, Yolo, 95694

Project Sponsor Information: Name: Blue Mountain Terrace Associates, L.P. (Domus GP LLC and Community Resident Services, Inc.)
Principals: Jong C. Limb and Monique Hastings for Domus GP LLC; Erin Myers for Community Resident Services, Inc.
Property Management Company: Domus Management Company, a California corporation

Project Financing Information: Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Bank of America, N.A. (construction only)
Cash Flow Permanent Bond: Not Applicable
Public Sale: Not Applicable
Underwriter: Not Applicable
Credit Enhancement Provider: Not Applicable
Rating: Not Applicable
TEFRA Noticing Date: May 18, 2017
TEFRA Adoption Date: June 6, 2017

Description of Proposed Project: State Ceiling Pool: General
Total Number of Units: 63
Manager's Units: 1 Unrestricted
Type: New Construction
Population Served: Senior Citizens

Blue Mountain Terrace Apartments is a new construction project located in Winters on a 1.59 acre site. The project consists of 62 restricted rental units and 1 unrestricted manager unit. The project will have 58 one-bedroom units and 5 two-bedroom units. Common amenities include community room, lounge, multi-purpose rooms, outdoor terraces and an on-site management office. Each unit will have a full kitchen, energy efficient appliances (including a dishwasher), living and dining area and centralized high-efficiency heating and cooling air systems. There will be 43 parking spaces provided, two of which will be accessible spaces. The construction is expected to begin in the summer of 2018 and to be completed in the fall of 2019.

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%
76% (47 units) restricted to 50% or less of area median income households.
24% (15 units) restricted to 60% or less of area median income households.
Unit Mix: 1 & 2 bedrooms

The proposed project will not be providing service amenities.

Term of Restrictions:

Income and Rent Restrictions: 55 years

Details of Project Financing:

Estimated Total Development Cost: \$ 20,215,000
Estimated Hard Costs per Unit: \$ 176,836 (\$11,140,656 /63 units including mgr. unit)
Estimated per Unit Cost: \$ 320,873 (\$20,215,000 /63 units including mgr. unit)
Allocation per Unit: \$ 166,667 (\$10,500,000 /63 units including mgr. unit)
Allocation per Restricted Rental Unit: \$ 169,355 (\$10,500,000 /62 restricted units)

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds	\$ 10,500,000	\$ 0
Taxable Bond Proceeds	\$ 0	\$ 2,100,000
LIH Tax Credit Equity	\$ 843,719	\$ 5,908,127
GP Equity	\$ 0	\$ 300,000
Deferred Developer Fee	\$ 0	\$ 1,812,362
Deferred Costs	\$ 2,554,212	\$ 0
HCD HOME Loan	\$ 2,173,572	\$ 2,415,080
HCD-IIG-GP Loan to LP	\$ 2,000,000	\$ 2,000,000
City of Winters Grant - Loan to LP	\$ 1,243,497	\$ 1,243,497
HCD MHO Loan	\$ 0	\$ 3,435,934
FHLP AHP Loan	\$ 900,000	\$ 1,000,000
Total Sources	\$ 20,215,000	\$ 20,215,000

Uses of Funds:	
Land Cost/Acquisition	\$ 347,200
New Construction	\$ 12,218,515
Contractor Overhead & Profit	\$ 779,846
Architectural Fees	\$ 327,500
Survey and Engineering	\$ 353,242
Construction Interest and Fees	\$ 888,148
Permanent Financing	\$ 115,058
Legal Fees	\$ 105,000
Reserves	\$ 429,430
Appraisal	\$ 15,000
Hard Cost Contingency	\$ 649,919
Local Development Impact Fees	\$ 744,597
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 791,201
Developer Costs	\$ 2,450,344
Total Uses	\$ 20,215,000

Analyst Comments:

None

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.

Total Points:

77 out of 140 [See Attachment A]

Recommendation:

Staff recommends that the Committee approves \$10,500,000 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
Preservation Project	20	20	0
Exceeding Minimum Income Restrictions:	35	15	35
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Preservation Project]	[10]	[10]	10
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	5	5	0
Site Amenities	10	10	10
Service Amenities	10	10	0
New Construction or Substantial Renovation	10	10	10
Sustainable Building Methods	10	10	2
Forgone Eligible Developer Fee (Competitive Allocation Process Only)	10	10	0
Minimum Term of Restrictions (Competitive Allocation Process Only)	10	10	0
Negative Points (No Maximum)	-10	-10	0
Total Points	140	120	77