

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**January 16, 2019**  
**Staff Report**  
***REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A***  
***QUALIFIED RESIDENTIAL RENTAL PROJECT***

*Prepared by: Felicity Wood*

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<b>Applicant:</b>	<b>City of Los Angeles</b>
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**Allocation Amount Requested:**

**Tax-exempt:** \$4,100,000

The amount of allocation requested is supplemental to the \$28,000,000 of allocation the Project received on July 20, 2016.

**Project Information:**

<b>Name:</b>	<b>Jordan Downs Phase 1A Apartments</b>
<b>Project Address:</b>	9901 S. Alameda Street
<b>Project City, County, Zip Code:</b>	Los Angeles, Los Angeles, 90002

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**Project Sponsor Information:**

<b>Name:</b>	Jordan Downs 1A, LP (JD Housing 1A, LLC)
<b>Principals:</b>	Cynthia Parker, Susan M. Johnson, D. Kemp Valentine, Rebecca Hlebasko and Kimberly McKay

<b>Property Management Company:</b>	John Stewart Company
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**Project Financing Information:**

<b>Bond Counsel:</b>	Kutak Rock LLP
<b>Private Placement Purchaser:</b>	Bank of America, N.A.
<b>Cash Flow Permanent Bond:</b>	Not Applicable
<b>Public Sale:</b>	Not Applicable
<b>Underwriter:</b>	Not Applicable
<b>Credit Enhancement Provider:</b>	Not Applicable
<b>Rating:</b>	Not Applicable
<b>TEFRA Noticing Date:</b>	May 23, 2016
<b>TEFRA Adoption Date:</b>	June 26, 2016

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**Description of Proposed Project:**

<b>State Ceiling Pool:</b>	General
<b>Total Number of Units:</b>	115
<b>Manager's Units:</b>	1 Unrestricted
<b>Type:</b>	New Construction
<b>Population Served:</b>	Family

Jordan Downs Apartments is a new construction project located in Los Angeles on a 3-acre site. The project consists of 114 restricted rental units, and one unrestricted manager's unit. The project will have 13 one-bedroom units, 59 two-bedroom units, 32 three-bedroom units, 9 four-bedroom units and one five-bedroom unit. Unit amenities include central air conditioning, refrigerator, oven, garbage disposal, dishwasher, washer, dryer, patio or balcony, coat closet, and walk-in closets. The project will include 3 story garden style buildings with open space amenities. The design incorporates an approximately 2,000 square foot community space. This community space will be available for civic gatherings and resident meetings, and will include a TV lounge and computers. There will be a landscaped passive recreation park with picnic and barbeque areas, and nature sculptures. The construction began November 2016 and is expected to be completed in early 2019.

**Description of Public Benefits:**

**Percent of Restricted Rental Units in the Project:** 100%  
99% (113 units) restricted to 50% or less of area median income households.  
0% (0 units) restricted to 60% or less of area median income households.  
**Unit Mix:** 1, 2, 3, 4 & 5 bedrooms

The proposed project will not be receiving service amenity points.

**Term of Restrictions:**

**Income and Rent Restrictions:** 55 years

**Details of Project Financing:**

<b>Estimated Total Development Cost:</b>	\$ 62,836,007	
<b>Estimated Hard Costs per Unit:</b>	\$ 546,400	(\$000,000 /115 units including mgr. units)
<b>Estimated per Unit Cost:</b>	\$ 546,400	(\$62,836,007 /115 units including mgr. units)
<b>Allocation per Unit:</b>	\$ 35,652	(\$4,100,000 /115 units including mgr. units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 35,965	(\$4,100,000 /114 restricted units)

<b>Sources of Funds:</b>	Construction	Permanent
Tax-Exempt Bond Proceeds	\$ 32,100,000	\$ 8,566,000
Cash Flow Permanent Bonds	\$ 0	\$ 0
AHP	\$ 0	\$ 1,200,000
Taxable Bond Proceeds	\$ 5,959,951	\$ 0
LIH Tax Credit Equity	\$ 0	\$ 0
Limited Partner	\$ 2,549,132	\$ 27,430,428
Deferred Developer Fee & GP Equity	\$ 0	\$ 2,653,489
Deferred Costs	\$ 5,240,834	\$ 0
MCB Family - Century	\$ 4,863,659	\$ 4,863,659
HACLA Gap Loan	\$ 2,162,943	\$ 2,162,943
HACLA Third Party	\$ 1,009,488	\$ 1,009,488
AHSC-HRI Loan	\$ 500,000	\$ 500,000
AHSC	\$ 0	\$ 6,000,000
HACLA (GLL)	\$ 3,450,000	\$ 3,450,000
HACLA RHF	\$ 5,000,000	\$ 5,000,000
<b>Total Sources</b>	<b>\$ 62,836,007</b>	<b>\$ 62,836,007</b>

  

<b>Uses of Funds:</b>	
Land Cost/Acquisition	\$ 3,465,000
New Construction	\$ 40,535,619
Contractor Overhead & Profit	\$ 1,615,950
Architectural Fees	\$ 1,408,600
Survey and Engineering	\$ 753,137
Construction Interest and Fees	\$ 3,097,656
Permanent Financing	\$ 264,683
Legal Fees	\$ 757,380
Reserves	\$ 1,342,744
Appraisal	\$ 10,103
Hard Cost Contingency	\$ 941,279
Local Development Impact Fees	\$ 281,019
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 3,208,969
Developer Costs	\$ 5,153,868
<b>Total Uses</b>	<b>\$ 62,836,007</b>

**Analyst Comments:**

The sponsor reports that construction competition caused delays and cost challenges. The Applicant stated that the supplemental bonds will help ensure completion of the project in early 2019.

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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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**Recommendation:**

Staff recommends that the Committee approves \$4,100,000 in tax-exempt bond allocation.

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**July 20, 2016**  
**Staff Report**  
***REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A***  
***QUALIFIED RESIDENTIAL RENTAL PROJECT***

*Prepared by: Louise Eller*

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<b>Applicant:</b>	City of Los Angeles
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<b>Allocation Amount Requested:</b>	<b>Tax-exempt:</b> \$28,000,000
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<b>Project Information:</b>	<b>Name:</b> Jordan Downs Phase 1a Apartments
	<b>Project Address:</b> 9901 S. Alameda Street
	<b>Project City, County, Zip Code:</b> Los Angeles, Los Angeles, 90002

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<b>Project Sponsor Information:</b>	<b>Name:</b> To be formed, L.P. (TBF LLC whose sole member is MCB Family Housing Inc)
	<b>Principals:</b> Cynthia Parker, Susan M. Johnson, D. Kemp Valentine, Rebecca Hlebasko and Kimberly McKay for TBF LLC whole sole member is MCB.
	<b>Property Management Company:</b> Interstate Realty Management Company (IRM)

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<b>Project Financing Information:</b>	<b>Bond Counsel:</b> Kutak Rock LLP
	<b>Underwriter:</b> Not Applicable
	<b>Credit Enhancement Provider:</b> Not Applicable
	<b>Private Placement Purchaser:</b> Bank of America, N.A. (construction) / JPMorgan Chase Ba
	<b>TEFRA Noticing Date:</b> May 23, 2016
	<b>TEFRA Adoption Date:</b> June 6, 2016

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<b>Description of Proposed Project:</b>	<b>State Ceiling Pool:</b> General
	<b>Total Number of Units:</b> 114, plus 1 manager unit
	<b>Type:</b> New Construction
	<b>Type of Units:</b> Family

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Jordan Downs Phase 1a is a new construction project located in Watts, Los Angeles and will occupy 3 acres of the 21 acre HACLA owned land adjacent to the Jordan Downs Public Housing Project. The project consists of 13 one-bedroom units, 59 two-bedroom units, 32 three-bedroom units, 9 four-bedroom units, and 1 five-bedroom unit. Unit amenities include central air conditioning, refrigerator, range/oven, garbage disposal, dishwasher, washer/dryer, patio or balcony, coat closet, and walk-in closets. The project will include 3 story garden style buildings with open space amenities. The design incorporates an approximately 2,000 square foot community space that will serve as an interim community amenity until the larger community center is complete. This community space will be available for civic gatherings and resident meetings, and will include a kitchen, TV lounge and computer room. Open space is an integral part of the site and building concept which includes a landscaped outdoor space with picnic and barbeque areas, community gardens and a children's playground ideal for outdoor events and social gatherings. The construction is expected to begin November 2016 and complete July 2018.

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**Description of Public Benefits:**

**Percent of Restricted Rental Units in the Project:** 99%  
99% (113 units) restricted to 50% or less of area median income households.  
**Unit Mix:** 1, 2, 3, 4 & 5 bedrooms

The proposed project will not be providing service amenities.

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**Term of Restrictions:**

**Income and Rent Restrictions:** 55 years

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**Details of Project Financing:**

<b>Estimated Total Development Cost:</b>	\$	43,707,703	
<b>Estimated Hard Costs per Unit:</b>	\$	207,386	(\$23,641,973 /114 units)
<b>Estimated per Unit Cost:</b>	\$	383,401	(\$43,707,703 /114 units)
<b>Allocation per Unit:</b>	\$	245,614	(\$28,000,000 /114 units)
<b>Allocation per Restricted Rental Unit:</b>	\$	245,614	(\$28,000,000 /113 restricted units)

<b>Sources of Funds:</b>	Construction	Permanent
Tax-Exempt Bond Proceeds	\$ 28,000,000	\$ 9,820,000
AHSC - HRI Loan	\$ 500,000	\$ 500,000
AHSC - Cap & Trade	\$ 0	\$ 6,000,000
LIH Tax Credit Equity	\$ 0	\$ 16,002,929
HACLA (Ground Lease Loan)	\$ 1,150,000	\$ 1,150,000
HACLA RHF	\$ 7,718,581	\$ 6,630,910
Deferred Costs	\$ 3,869,122	\$ 0
Deferred Developer Fee/GP Equity	\$ 0	\$ 2,503,864
Limited Partner	\$ 1,470,000	\$ 0
AHP Loan	\$ 1,000,000	\$ 1,000,000
Refunds	\$ 0	\$ 100,000
<b>Total Sources</b>	<b>\$ 43,707,703</b>	<b>\$ 43,707,703</b>

  

<b>Uses of Funds:</b>	
Land Cost/Acquisition	\$ 1,710,000
New Construction	\$ 26,871,491
Contractor Overhead	\$ 501,210
Architectural Fees	\$ 1,070,000
Survey and Engineering	\$ 463,000
Construction Interest and Fees	\$ 1,653,800
Permanent Financing	\$ 141,200
Legal Fees	\$ 400,000
Reserves	\$ 1,018,694
Appraisal	\$ 20,000
Contingency Cost	\$ 1,368,635
Local Development Impact Fees	\$ 432,314
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 2,903,495
Developer Costs	\$ 5,153,864
<b>Total Uses</b>	<b>\$ 43,707,703</b>

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

The bonds will be purchased in a private placement transaction by Bank of America N.A. During the construction financing phase the loan term will be for 24 months with a variable interest rate equal to the LIBOR Daily Floating Rate plus 2.25% per annum . During the permanent financing phase, the loan term will be for 17 years with an amortization period of 30 years. The permanent interest rate will be a fixed rate determined immediately prior to bond closing based upon the 10 Year Interest Rate Swap Rate plus 3.20%.

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**Analyst Comments:**

None

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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:** 50 out of 140

[See Attachment A]

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**Recommendation:**

Staff recommends that the Committee approve \$28,000,000 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
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]	0
Gross Rents	5	5	0
Large Family Units	5	5	5
Leveraging	10	10	0
Community Revitalization Area	5	5	0
Site Amenities	10	10	0
Service Amenities	10	10	0
New Construction or Substantial Renovation	10	10	10
Sustainable Building Methods	10	10	0
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
<b>Total Points</b>	<b>140</b>	<b>120</b>	<b>50</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.