

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
December 11, 2019
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by: Chee Thao Yang

Applicant: California Municipal Finance Authority

Allocation Amount Requested: Tax-exempt: \$16,000,000

Project Information:

Name: Amaya Village
Project Address: 1525 Park Boulevard
Project City, County, Zip Code: Orange Cove, Fresno, 93646

Project Sponsor Information:

Name: Orange Cove Amaya Associates, A California Limited Partnership (TPC Holdings VII, LLC; Deep Green Housing and Community Development)
Principals: Caleb Roope for TPC Holdings VII, LLC; JoAnne Yokota & Zoe Ellas for Deep Green Housing and Community Development
Property Management Company: Buckingham Property Management

Project Financing Information:

Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: JPMorgan Chase Bank, 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: October 31, 2019
TEFRA Adoption Date: November 7, 2019

Description of Proposed Project:

State Ceiling Pool: Rural
Total Number of Units: 81
Manager's Units: 1 Unrestricted
Type: New Construction
Population Served: Family

Amaya Village Apartments is a new construction project located in the City of Orange Cove on a 4.53-acre site. The project consists of 80 restricted rental units and 1 unrestricted manager unit. The project will have 24 two-bedroom units, 41 three-bedroom units and 16 four-bedroom units. The buildings will be two stories. Common amenities include a swimming pool, outdoor playground and a community building that includes an office, maintenance room, laundry facilities, exercise room, computer room, community room and a kitchen. Each unit will have refrigerators, exhaust fans, dishwashers, disposals, ranges with ovens and balcony or patio. There are 138 parking spaces provided. The construction is expected to begin January 2020 and be completed January 2021.

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%
63% (50 units) restricted to 50% or less of area median income households.
38% (30 units) restricted to 60% or less of area median income households.
Unit Mix: 2, 3 & 4 bedrooms

The proposed project will not be receiving service amenity points.

Term of Restrictions:

Income and Rent Restrictions: 55 years

Details of Project Financing:

Estimated Total Development Cost: \$ 27,429,769
Estimated Hard Costs per Unit: \$ 194,140 (\$15,725,304 /81 units including mgr. unit)
Estimated per Unit Cost: \$ 338,639 (\$27,429,769 /81 units including mgr. unit)
Allocation per Unit: \$ 197,531 (\$16,000,000 /81 units including mgr. unit)
Allocation per Restricted Rental Unit: \$ 200,000 (\$16,000,000 /80 restricted units)

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds	\$ 16,000,000	\$ 4,100,000
Taxable Bond Proceeds	\$ 7,000,000	\$ 0
LIH Tax Credit Equity	\$ 731,771	\$ 10,360,473
Deferred Developer Fee	\$ 3,424,296	\$ 1,224,296
Deferred Costs	\$ 273,702	\$ 0
HCD/SGC AHSC Loan	\$ 0	\$ 11,745,000
Total Sources	\$ 27,429,769	\$ 27,429,769

Uses of Funds:	
Land Cost/Acquisition	\$ 570,000
New Construction	\$ 16,868,822
Contractor Overhead & Profit	\$ 1,258,024
Architectural Fees	\$ 400,000
Survey and Engineering	\$ 245,000
Construction Interest and Fees	\$ 1,066,700
Permanent Financing	\$ 141,000
Legal Fees	\$ 70,000
Reserves	\$ 273,702
Appraisal	\$ 10,000
Hard Cost Contingency	\$ 910,000
Local Development Impact Fees	\$ 1,235,092
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 957,133
Developer Costs	\$ 3,424,296
Total Uses	\$ 27,429,769

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:

80 out of 140 [See Attachment A]

Recommendation:

Staff recommends that the Committee approves \$16,000,000 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]	10
Large Family Units	5	5	5
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	0
Forgone Eligible Developer Fee (Competitive Allocation Process Only)	10	10	N/A
Minimum Term of Restrictions (Competitive Allocation Process Only)	10	10	N/A
Negative Points (No Maximum)	-10	-10	0
Total Points	140	120	80