

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
February 18, 2020
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by: Chee Thao Yang

Applicant: California Housing Finance Agency

Allocation Amount Requested:

Tax-exempt: \$83,468,371

Project Information:

Name: Antioch Senior & Family Apartments (MIP)
Project Address: 3560 E. 18th Street
Project City, County, Zip Code: Antioch, Contra Costa, 94509

Project Sponsor Information:

Name: AMCAL Antioch Fund, LP (AMCAL Multi-Housing Inc.; Kingdom Development, Inc.)
Principals: Arjun Nagarkatti, Percival Vaz & Luxmi Vaz for AMCAL Multi-Housing Inc.; William Leach; Rusty Leach, Tawana Aguilar & Grant Stephens for Kingdom Development, Inc.
Property Management Company: FPI Management

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: October 8, 2019
TEFRA Adoption Date: November 4, 2019

Description of Proposed Project:

State Ceiling Pool: General
Total Number of Units: 394
Manager's Units: 4 Unrestricted
Type: New Construction
Population Served: Family

Antioch Senior & Family Apartments is a new construction project located in Antioch on a 14.69-acre site. The project consists of 312 restricted rental units, 78 market rate units and 4 unrestricted manager units. The project will have 144 one-bedroom units, 142 two-bedroom units and 108 three-bedroom units. The residential buildings will be three stories. Common amenities include a clubhouse, a fitness club, leasing offices, a pool, a Tot Lot and a laundry facility. Each unit will have a balcony or a patio, blinds, hardwood flooring, carpet in the bedroom for senior buildings, central air conditioning, coat closets, exterior storage, refrigerator, oven, dishwasher and a garbage disposal. There will be a total of 422 parking spaces for families and 167 parking spaces for seniors provided. The project will be pursuing LEED Certification. The construction is expected to begin in July 2020 and be completed in January 2022.

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 80%

23% (91 units) restricted to 50% or less of area median income households.

57% (221 units) restricted to 60% or less of area median income households.

Unit Mix: 1, 2 & 3 bedrooms

The proposed project will be receiving service amenity points.

Term of Restrictions:

Income and Rent Restrictions: 55 years

Details of Project Financing:

Estimated Total Development Cost:	\$ 152,289,974	
Estimated Hard Costs per Unit:	\$ 174,340	(\$68,689,970 /394 units including mgr. units)
Estimated per Unit Cost:	\$ 386,523	(\$152,289,974 /394 units including mgr. units)
Allocation per Unit:	\$ 211,849	(\$83,468,371 /394 units including mgr. units)
Allocation per Restricted Rental Unit:	\$ 267,527	(\$83,468,371 /312 restricted units)

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds	\$ 83,468,371	\$ 63,410,000
Taxable Bond Proceeds	\$ 43,357,367	\$ 0
LIH Tax Credit Equity	\$ 10,613,083	\$ 70,728,728
Deferred Developer Fee	\$ 0	\$ 12,151,246
Deferred Costs	\$ 14,851,153	\$ 0
Mix Income Program (MIP) Loan/ CalHFA	\$ 0	\$ 6,000,000
Total Sources	\$ 152,289,974	\$ 152,289,974

Uses of Funds:	
Land Cost/Acquisition	\$ 7,925,742
New Construction	\$ 72,062,622
Contractor Overhead & Profit	\$ 6,794,210
Architectural Fees	\$ 2,370,200
Survey and Engineering	\$ 1,017,000
Construction Interest and Fees	\$ 16,634,045
Permanent Financing	\$ 2,272,087
Legal Fees	\$ 260,000
Reserves	\$ 2,080,488
Hard Cost Contingency	\$ 4,028,447
Local Development Impact Fees	\$ 14,965,710
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 4,408,177
Developer Costs	\$ 17,471,246
Total Uses	\$ 152,289,974

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:

100 out of 145 [See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$83,468,371 in tax-exempt bond allocation pending approval of the over \$50 Million Bond Request Waiver.

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	28
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Preservation Project]	[10]	[10]	10
Gross Rents	5	5	5
Large Family Units	5	5	5
Leveraging	10	10	10
Community Revitalization Area	5	5	0
Site Amenities	10	10	5
Service Amenities	10	10	10
New Construction or Substantial Renovation	10	10	10
Sustainable Building Methods	10	10	7
Forgone Eligible Developer Fee (Competitive Allocation Process Only)	10	10	0
Minimum Term of Restrictions (Competitive Allocation Process Only)	10	10	10
Negative Points (No Maximum)	-10	-10	0
Total Points	145	125	100