

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
April 14, 2020
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by: Muri Bartkovsky

Applicant:	California Housing Finance Agency		
Allocation Amount Requested:	Tax-exempt:	\$45,500,000	
Project Information:	Name:	One Lake Family Apartments	
	Project Address:	See below.	
	Project City, County, Zip Code:	Fairfield, Solano, 94533	
Project Sponsor Information:	Name:	One Lake Meta, L.P. (One Lake Meta, LLC/FFAH V One Lake,	
	Principals:	John Huskey, President and Kasey Burke, Vice-President of One Lake Meta, LLC. Deborahrah A. Willard, President and Jason Acosta, Vice President of FFAH V One Lake, LLC. Eric McClelland, Founder/CEO of TBD Red Stone Equity Partners-Affiliated Entity.	
	Property Management Company:	WSH Management, Inc.	
Project Financing Information:	Bond Counsel:	Orrick, Herrington & Sutcliffe LLP	
	Private Placement Purchaser:	Chase	
	Cash Flow Permanent Bond:	Not Applicable	
	Public Sale:	Not Applicable	
	Underwriter:	Not Applicable	
	Credit Enhancement Provider:	Not Applicable	
	Rating:	Not Applicable	
	TEFRA Noticing Date:	January 3, 2020	
	TEFRA Adoption Date:	January 22, 2020	
Description of Proposed Project:	State Ceiling Pool:	Mixed Income	
	Total Number of Units:	190	
	Manager's Units:	2 Unrestricted	
	Type:	New Construction	
	Population Served:	Family	

One Lake Family Apartments is a new construction project located in Fairfield on a 5.59-acre site. The project consists of 188 restricted rental units and 2 market rate units housing two unrestricted manager units. The project will have 22 one-bedroom units, 78 two-bedroom units and 90 three-bedroom units. The building will be a four story construction. Common amenities include a large community room and garden, an outdoor play area, a teen room and a social services office; additionally, the project will meet the requirements for mobility and sensory access impairments. All units (non-ADA/ADA) contain in-unit storage space, a refrigerator an oven and dishwasher. Accessible units will provide larger door openings, grab bars, wheel chair turnaround spaces within the units, removable cabinets at countertops for wheel chair knee and toe clearance, and hand-held shower heads. There are 277 parking spaces provided. The construction is expected to begin Sept. 2020 and be completed in June 2022.

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%
50% (94 units) restricted to 50% or less of area median income households.
50% (94 units) restricted to 60% or less of area median income households.
Unit Mix: Studio, 1, 2 & 3 bedroo

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: \$ 80,031,402
Estimated Hard Costs per Unit: \$ 217,398 (\$41,305,708 /190 units including mgr. units)
Estimated per Unit Cost: \$ 421,218 (\$80,031,402 /190 units including mgr. units)
Allocation per Unit: \$ 239,474 (\$45,500,000 /190 units including mgr. units)
Allocation per Restricted Rental Unit: \$ 242,021 (\$45,500,000 /188 restricted units)

Sources of Funds:	Construction	Permanent
Chase Tax-Exempt Construction Loan	\$ 45,500,000	\$ 21,716,000
Cash Flow Permanent Bonds	\$ 0	\$ 0
0	\$ 0	\$ 0
Tax Credit Equity - Federal	\$ 5,669,556	\$ 5,072,620
LIH Tax Credit Equity	\$ 0	\$ 38,987,782
Tax Credit Equity - State	\$ 2,128,000	\$ 0
Deferred Costs and Fees	\$ 9,333,846	\$ 0
0	\$ 0	\$ 0
0	\$ 0	\$ 0
Itemized Public Funds Sources	\$ 0	\$ 0
Chase Taxable Construction Loan	\$ 17,400,000	\$ 14,255,000
0	\$ 0	\$ 0
0	\$ 0	\$ 0
0	\$ 0	\$ 0
Total Sources	\$ 80,031,402	\$ 80,031,402

Uses of Funds:	
Land Cost/Acquisition	\$ 5,715,500
Rehabilitation	\$ 0
Relocation	\$ 0
New Construction	\$ 46,550,000
Contractor Overhead & Profit	\$ 0
Architectural Fees	\$ 1,045,925
Survey and Engineering	\$ 1,096,975
Construction Interest and Fees	\$ 5,002,972
Permanent Financing	\$ 262,605
Legal Fees	\$ 325,000
Reserves	\$ 584,820
Appraisal	\$ 8,800
Hard Cost Contingency	\$ 4,690,000
Local Development Impact Fees	\$ 4,440,913
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 1,855,272
Developer Costs	\$ 8,452,620
Total Uses	\$ 80,031,402

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:

102 out of 145 [See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$45,500,000 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	15
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Preservation Project]	[10]	[10]	10.00
Large Family Units	5	5	5.00
Gross Rents	5	5	5.00
Leveraging	10	10	10.00
Community Revitalization Area	5	5	0.00
Site Amenities	10	10	10.00
Service Amenities	10	10	10.00
New Construction or Substantial Renovation	10	10	10.00
Sustainable Building Methods	10	10	7.00
Forgone Eligible Developer Fee (Competitive Allocation Process Only)	10	10	10.00
Minimum Term of Restrictions (Competitive Allocation Process Only)	10	10	10.00
Negative Points (No Maximum)	-10	-10	0.00
Total Points	145	125	102.00