

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
September 16, 2020
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by: Isaac Clark III

Applicant:	California Housing Finance Agency
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Allocation Amount Requested:	Tax-exempt: \$45,000,000
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Project Information:	Name: Vintage at Woodman
	Project Address: 7660-7700 Woodman Avenue
	Project City, County, Zip Code: Panorama City, Los Angeles, 91402

Project Sponsor Information:	Name: Panorama City 684, L.P. (USA Panorama City 684, Inc / Riverside Charitable Corporation)
	Principals: USA Panorama City 684, Inc / Riverside Charitable Corporation
	Property Management Company: USA Multifamily Management, Inc.

Project Financing Information:	Bond Counsel: Orrick, Herrington & Sutcliffe LLP
	Private Placement Purchaser: Citibank, N.A.
	Cash Flow Permanent Bond: Not Applicable
	Public Sale: Not Applicable
	Underwriter: Not Applicable
	Credit Enhancement Provider: Not Applicable
	Rating: Not Applicable

Description of Proposed Project:	State Ceiling Pool: Mixed
	Total Number of Units: 239
	Manager's Units: 2 Unrestricted
	Type: New Construction
	Population Served: Senior Citizens

Vintage at Woodman is a new construction project located in Panorama City on a 2.2-acre site. The project consists of 178 restricted rental units, 59 market rate units and 2 unrestricted managers' units. The project will have 163 one-bedroom units and 76 two-bedroom units. The project will include a total of 219 parking spaces. The courtyard will provide opportunities to promote social interaction and a sense of community for the residence and will house a mix of café tables with umbrellas, lounge seating, BBQ area, and pet wash station. In addition to the multiple outdoor spaces, flexible indoor community amenity spaces are also incorporated into the plan. These areas include a fitness center, large club room to be used for parties, media viewing, games and classes that includes a hospitality kitchen, and a resident business center. Other unit amenities include energy saving appliances, easy-care vinyl plank flooring. Additional features include central air and hydronic heat served by a central boiler hot water system. The construction is expected to begin November 2020 and be completed in March 2023.

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 75%

51% (120 units) restricted to 50% or less of area median income households.

24% (58 units) restricted to 60% or less of area median income households.

Unit Mix: 1 & 2 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:	\$ 79,696,952	
Estimated Hard Costs per Unit:	\$ 201,735	(\$48,214,575 /239 units including mgr. units)
Estimated per Unit Cost:	\$ 333,460	(\$79,696,952 /239 units including mgr. units)
Allocation per Unit:	\$ 188,285	(\$45,000,000 /239 units including mgr. units)
Allocation per Restricted Rental Unit:	\$ 252,809	(\$45,000,000 /178 restricted units)

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds	\$ 45,000,000	\$ 37,250,000
Taxable Bond Proceeds	\$ 15,000,000	\$ 0
LIH Tax Credit Equity	\$ 0	\$ 26,229,052
Costs Deferred Until Conversion	\$ 792,290	\$ 0
USA Multifamily Dev. Inc. (DDF)	\$ 7,964,209	\$ 4,367,900
Boston Capital (tax credit equity)	\$ 12,726,235	\$ 0
CalHFA MIP	\$ 0	\$ 11,850,000
Total Sources	\$ 81,482,734	\$ 79,696,952

Uses of Funds:	
Land Cost/Acquisition	\$ 10,550,000
New Construction	\$ 41,559,272
Contractor Overhead & Profit	\$ 2,697,533
Architectural Fees	\$ 1,825,776
Survey and Engineering	\$ 907,295
Construction Interest and Fees	\$ 4,229,129
Permanent Financing	\$ 1,940,357
Reserves	\$ 792,290
Appraisal	\$ 10,000
Hard Cost Contingency	\$ 5,169,003
Local Development Impact Fees	\$ 330,318
Other Project Costs	\$ 1,721,770
Developer Costs	\$ 7,964,209
Total Uses	\$ 79,696,952

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:

105 out of 125 [See Attachment A]

Recommendation:

Staff recommends that the Committee approves \$45,000,000 in tax-exempt bond allocation on a carryforward basis.

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
Gross Rents	5	5	5
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	5	5	5
Site Amenities	10	10	10
Service Amenities	10	10	10
New Construction or Substantial Renovation	10	10	10
Sustainable Building Methods	10	10	10
Forgone Eligible Developer Fee (Competitive Allocation Process Only)	10	10	10
Minimum Term of Restrictions (Competitive Allocation Process Only)	10	10	10
Negative Points (No Maximum)	-10	-10	0
Total Points	145	125	105