

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
December 21, 2020
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by: Anthony Wey

Applicant:	California Public Finance Authority	
Allocation Amount Requested:	Tax-exempt:	\$10,170,000
Project Information:	Name:	Bidwell Place Apartments
	Project Address:	403 E. Bidwell Street
	Project City, County, Zip Code:	Folsom, Sacramento, 95630
Project Sponsor Information:	Name:	Bidwell Place, LP (St. Anton Bidwell Place, LLC / PacH Anton South
	Principals:	Peter H. Geremia for St. Anton Bidwell Place, LLC; Mark A. Wiese for PacH Anton South Holdings, LLC; Robert A. Reinhardt for Bank of America, N.A.
	Property Management Company:	St. Anton Multifamily, Inc.
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
Description of Proposed Project:	State Ceiling Pool:	General New Construction Pool
	Total Number of Units:	75
	Manager's Units:	1 Unrestricted
	Type:	New Construction
	Population Served:	Family

Bidwell Place Apartments is a new construction project located in Folsom, CA 2.09-acre site. The project consists of 74 restricted rental units and 1 unrestricted manager's unit. The project will have 9 studio units, 39 one-bedroom units, and 27 two-bedroom units. The building will be a 3 story wood-framed building. Common amenities include a leasing office, fully equipped communal kitchen, business center, fitness center, community room, swimming pool, sun deck, tot lot, garden landscaping, and bike racks. Each unit will have a washer and dryer, laundry room access, patio or balcony, fully equipped kitchen, dishwasher, refrigerator, self-cleaning oven range, microwave, garbage disposal, and mirrored medicine cabinets. There are 120 parking spaces provided. The construction is expected to begin January 2021 and be completed in July 2022.

Description of Public Benefits:

Percent of Restricted Rental Units in the Project:	100%
<u>31%</u> (23 units) restricted to 50% or less of area median income households.	
<u>69%</u> (51 units) restricted to 60% or less of area median income households.	
Unit Mix:	Studio, 1 & 2 bedroom

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:	\$	17,781,839	
Estimated Hard Costs per Unit:	\$	195,176	(\$14,638,190 /75 units including mgr. units)
Estimated per Unit Cost:	\$	237,091	(\$17,781,839 /75 units including mgr. units)
Allocation per Unit:	\$	135,600	(\$10,170,000 /75 units including mgr. units)
Allocation per Restricted Rental Unit:	\$	137,432	(\$10,170,000 /74 restricted units)

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds	\$ 10,170,000	\$ 6,960,000
LIH Tax Credit Equity	\$ 0	\$ 5,758,912
Deferred Developer Fee	\$ 0	\$ 551,530
Deferred Costs	\$ 0	\$ 249,000
Net Income From Operations	\$ 0	\$ 1
City of Folsom	\$ 4,150,000	\$ 4,150,000
Bank of America, N.A.	\$ 1,091,007	\$ 0
Pre-Conversion NOI	\$ 0	\$ 112,396
Total Sources	\$ 15,411,007	\$ 17,781,839
Uses of Funds:		
Land Cost/Acquisition	\$ 2,369,700	
New Construction	\$ 8,568,663	
Contractor Overhead & Profit	\$ 556,962	
Architectural Fees	\$ 202,500	
Survey and Engineering	\$ 262,608	
Construction Interest and Fees	\$ 305,287	
Permanent Financing	\$ 430,584	
Legal Fees	\$ 180,000	
Reserves	\$ 176,459	
Hard Cost Contingency	\$ 568,959	
Local Development Impact Fees	\$ 1,753,474	
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 686,643	
Developer Costs	\$ 1,720,000	
Total Uses	\$ 17,781,839	

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:

120 out of 145 [See Attachment A]

Recommendation:

Staff recommends that the Committee approves \$10,170,000 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	35
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Preservation Project]	[10]	[10]	10.00
Large Family Units	5	5	0.00
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	10.00
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	120.00