

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
May 23, 2007
Executive Summary
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by Richard Fischer.

Applicant: California Statewide Communities Development Authority

Allocation Amount Requested: Tax-exempt \$8,000,000

Project Name: Frishman Hollow Apartments
Project Address: S.W. Corner of Alder Drive and Highway 89
Project City, County, Zip Code: Truckee, Nevada, 96161

Project Sponsor Information:
Name: Hayward Pacific Associates,
a California Limited Partnership (Central Valley
Coalition for Affordable Housing, Roope, LLC;
W.R. Spann, LLC)
Principals: Caleb Roope, Christina Alley, Renee Downum,
William R. Spann, Sid McIntyre and Alan Jenkins

Project Financing Information:
Bond Counsel: Orrick, Herrington and Sutcliffe LLP
Underwriter: Not applicable
Private Placement Purchaser: Citicorp North America, Inc. (Citibank)
TEFRA Hearing: April 5, 2007

Description of Proposed Project:
State Ceiling Pool: General
Total Number of Units: 31, plus 1 manager unit
Type: New Construction
Type of Units: Family

Description of Public Benefits:
Percent of Restricted Rental Units in the Project: 100%
100% (31 units) restricted to 50% or less of area median income households.
Unit Mix: 2-, and 3- bedrooms

Term of Restrictions: 55 years

Estimated Total Development Cost:	\$10,883,037
Estimated Hard Costs per Unit:	\$ 188,039 (\$5,829,200/31 units)
Estimated per Unit Cost:	\$ 351,066 (\$10,883,037/31 units)
Allocation per Unit:	\$ 258,065 (\$8,000,000/31 units)
Allocation per Restricted Rental Unit:	\$ 258,065 (\$8,000,000/31 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 8,000,000	\$ 1,000,000
Town of Truckee Land Loan	\$ 1,250,000	\$ 1,250,000
Deferred Developer Fee	\$ 817,945	\$ 582,115
LIH Tax Credit Equity	\$ 415,092	\$ 4,150,922
Direct & Indirect Public Funds	<u>\$ 400,000</u>	<u>\$ 3,900,000</u>
Total Sources	\$10,883,037	\$10,883,037

Uses of Funds:	
Land Purchase	\$ 1,252,500
On-Site & Off-Site Costs	\$ 800,000
Hard Construction Costs	\$ 5,029,200
Architect & Engineering Fees	\$ 435,000
Contractor Overhead & Profit	\$ 529,250
Developer Fee	\$ 1,229,115
Cost of Issuance	\$ 345,000
Capitalized Interest	\$ 220,000
Other Soft Costs	<u>\$ 1,042,972</u>
Total Uses	\$10,883,037

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: 77.5 out of 128
 [See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$8,000,000 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
Federally Assisted At-Risk Project or HOPE VI Project	20	20	NA
Exceeding Minimum Income Restrictions: Non-Mixed Income Project Mixed Income Project	35	15	35
Gross Rents	5	5	5
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Federally Assisted At-Risk Project or HOPE VI Project]	[10]	[10]	10
Large Family Units	5	5	5
Leveraging	10	10	10
Community Revitalization Area	15	15	0
Site Amenities	10	10	2.5
Service Amenities	10	10	0
Sustainable Building Methods	8	8	0
New Construction	10	10	10
Negative Points	NA	NA	NA
Total Points	128	108	77.5

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.