

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**  
**December 5, 2007**  
**Staff Report**  
**REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A**  
**QUALIFIED RESIDENTIAL RENTAL PROJECT**

*Prepared by Crystal Alvarez.*

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**Applicant:** California Statewide Community Development Authority

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**Allocation Amount Requested:** Tax-exempt \$30,000,000

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**Project Name:** Heritage Park Apartments  
**Project Address:** 1098 Woodcreek Oaks  
**Project City, County, Zip Code:** Roseville, Placer, 95747

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**Project Sponsor Information:**  
**Name:** Heritage Roseville, L.P. (Pacific Housing Inc., a  
California Nonprofit Corporation, and Anton Heritage,  
LLC  
**Principals:** a California Limited Liability Company  
Mark A. Weise, Steven L. Eggert, Peter Geremia

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**Project Financing Information:**  
**Bond Counsel:** Jones Hall, A Professional Law Corporation  
**Underwriter:** MMA Financial/ Freddie Mac  
**Credit Enhancement Provider:** MMA Financial/ Freddi Mac  
**Private Placement Purchaser:** Not Applicable  
**TEFRA Hearing:** October 17, 2007

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**Description of Proposed Project:**  
**State Ceiling Pool:** General  
**Total Number of Units:** 325, plus 3 manager unit  
**Type:** Acquisition and Rehabilitation  
**Type of Units:** Family

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**Description of Public Benefits:**  
**Percent of Restricted Rental Units in the Project: 100%**  
20% (66 units) restricted to 50% or less of area median income households; and  
80% (259 units) restricted to 60% or less of area median income households.  
**Unit Mix:** 2, 3, and 4 bedrooms

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**Term of Restrictions:** 55 years

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<b>Estimated Total Development Cost:</b>	\$47,095,095
<b>Estimated Hard Costs per Unit:</b>	\$ 22,427 (\$7,288,711/325 units)
<b>Estimated per Unit Cost:</b>	\$ 144,907 (\$47,095,095/325 units)
<b>Allocation per Unit:</b>	\$ 92,308 (\$30,000,000/325 units)
<b>Allocation per Restricted Rental Unit:</b>	\$ 92,308 (\$30,000,000/325 restricted units)

[The Project has total project costs that appear high for the geographic area in which it is located. According to the Project Sponsor, the high cost is due to (state reasons).]

<b>Sources of Funds:</b>	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$30,000,000	\$28,030,000
LIH Tax Credit Equity	\$11,212,536	\$14,776,978
Other	<u>\$ 3,477,559</u>	<u>\$ 4,288,117</u>
Total Sources	\$44,690,095	\$47,095,095

  

<b>Uses of Funds:</b>	
Land Purchase	\$30,500,000
Hard Construction Costs	\$ 7,288,711
Architect & Engineering Fees	\$ 22,500
Contractor Overhead & Profit	\$ 609,424
Developer Fee	\$ 2,500,000
Relocation	\$ 225,000
Cost of Issuance	\$ 787,250
Capitalized Interest	\$ 3,273,000
Other Soft Costs	<u>\$ 1,889,210</u>
Total Uses	\$47,095,095

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**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.

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**Total Points:** 62.7 out of 128  
[See Attachment A]

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**Recommendation:**

Staff recommends that the Committee approve \$30,000,000 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
Federally Assisted At-Risk Project or HOPE VI Project	20	20	0
Exceeding Minimum Income Restrictions: Non-Mixed Income Project Mixed Income Project	35	15	30
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]	5.2
Large Family Units	5	5	5
Leveraging	10	10	0
Community Revitalization Area	15	15	0
Site Amenities	10	10	7.5
Service Amenities	10	10	10
Sustainable Building Methods	8	8	0
New Construction	10	10	0
Negative Points	NA	NA	0
<b>Total Points</b>	<b>128</b>	<b>108</b>	<b>62.7</b>

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.