

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 Sarah Lester.

Applicant: California Statewide Communities Development Authority

Allocation Amount Requested: Tax-exempt \$2,087,000

Project Name: Woodlake Manor Apartments
Project Address: 200 Sierra
Project City, County, Zip Code: Woodlake, Tulare, 93286

Project Sponsor Information:
Name: Star – Woodlake Manor, LP
(Woodlake Manor G/P, LLC)
Principals: Michael K. Moore

Project Financing Information:
Bond Counsel: Jones Hall, A Professional Law Corporation
Underwriter: Not Applicable
Credit Enhancement Provider: Not Applicable
Private Placement Purchaser: U.S. Bank National Association
TEFRA Hearing: April 9, 2007

Description of Proposed Project:
State Ceiling Pool: Rural
Total Number of Units: 43, plus 1 manager unit
Type: Acquisition and Rehabilitation
Type of Units: Family / Federally Assisted At-Risk

Description of Public Benefits:
Percent of Restricted Rental Units in the Project: 100%
100% (43 units) restricted to 50% or less of area median income households.
Unit Mix: 1 bedroom

Term of Restrictions: 55 years

Estimated Total Development Cost:	\$3,959,755
Estimated Hard Costs per Unit:	\$ 12,493 (\$537,187/43 units)
Estimated per Unit Cost:	\$ 92,087 (\$3,959,755/43 units)
Allocation per Unit:	\$ 48,535 (\$2,087,000/43 units)
Allocation per Restricted Rental Unit:	\$ 48,535 (\$2,087,000/43 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$2,087,000	\$ 925,000
Developer Equity	\$ 201,082	\$ 201,082
LIH Tax Credit Equity	\$ 258,399	\$1,420,399
Direct & Indirect Public Funds	<u>\$1,413,274</u>	<u>\$1,413,274</u>
Total Sources	\$3,959,755	\$3,959,755

Uses of Funds:	
Acquisition Cost	\$2,477,439
Hard Construction Costs	\$ 537,187
Architect & Engineering Fees	\$ 32,789
Contractor Overhead & Profit	\$ 139,724
Developer Fee	\$ 243,027
Cost of Issuance	\$ 140,666
Capitalized Interest	\$ 52,408
Other Soft Costs (Marketing, etc.)	<u>\$ 336,515</u>
Total Uses	\$3,959,755

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: 75 out of 128
[See Attachment A]

Recommendation:

Staff recommends that the Committee approve \$2,087,000 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	20
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]	0
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	15	15	0
Site Amenities	10	10	5
Service Amenities	10	10	0
Sustainable Building Methods	8	8	0
New Construction	10	10	0
Negative Points	NA	NA	0
Total Points	128	108	75

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.