AGENDA # 4

Request for Approval: Final Loan Commitment

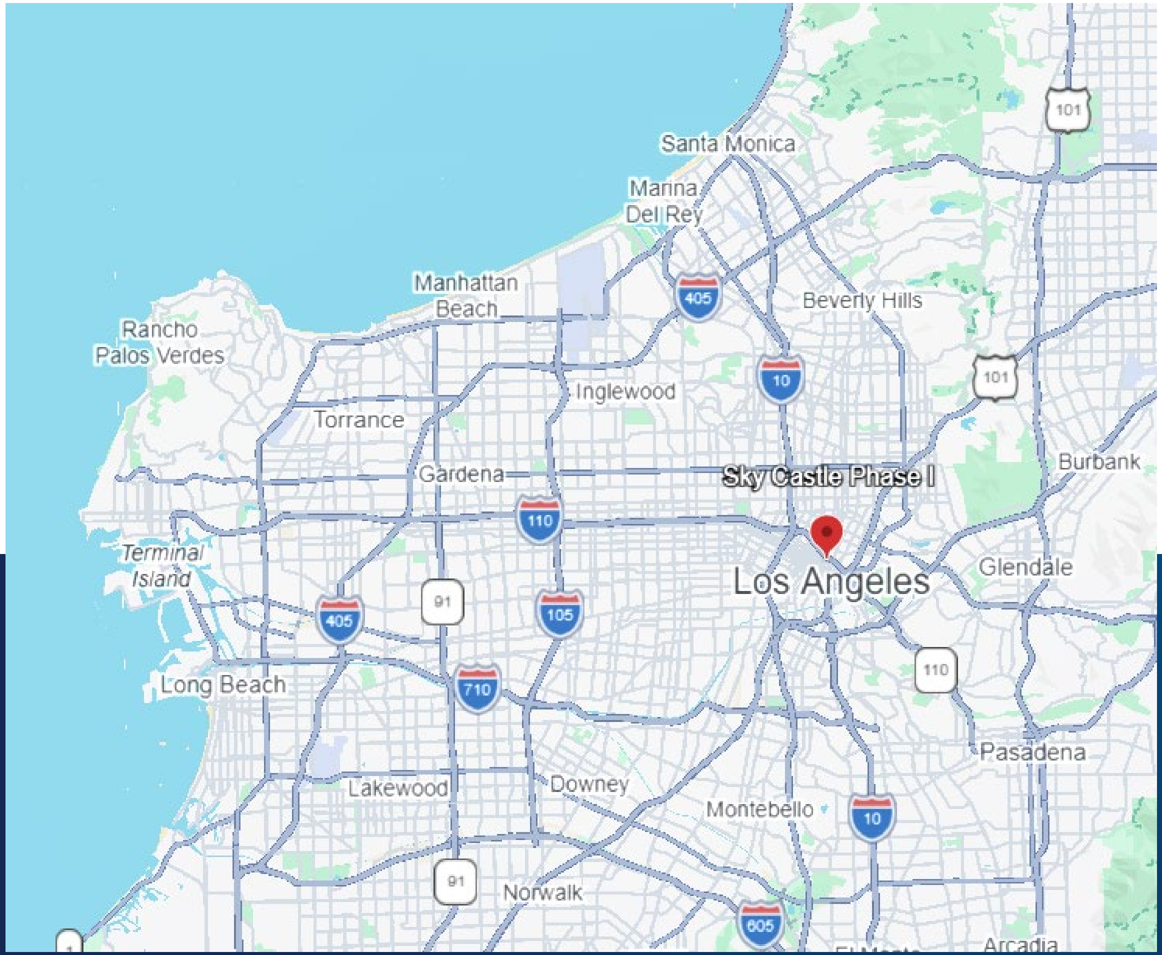
Sky Castle (Phase I)
Los Angeles, Los Angeles County

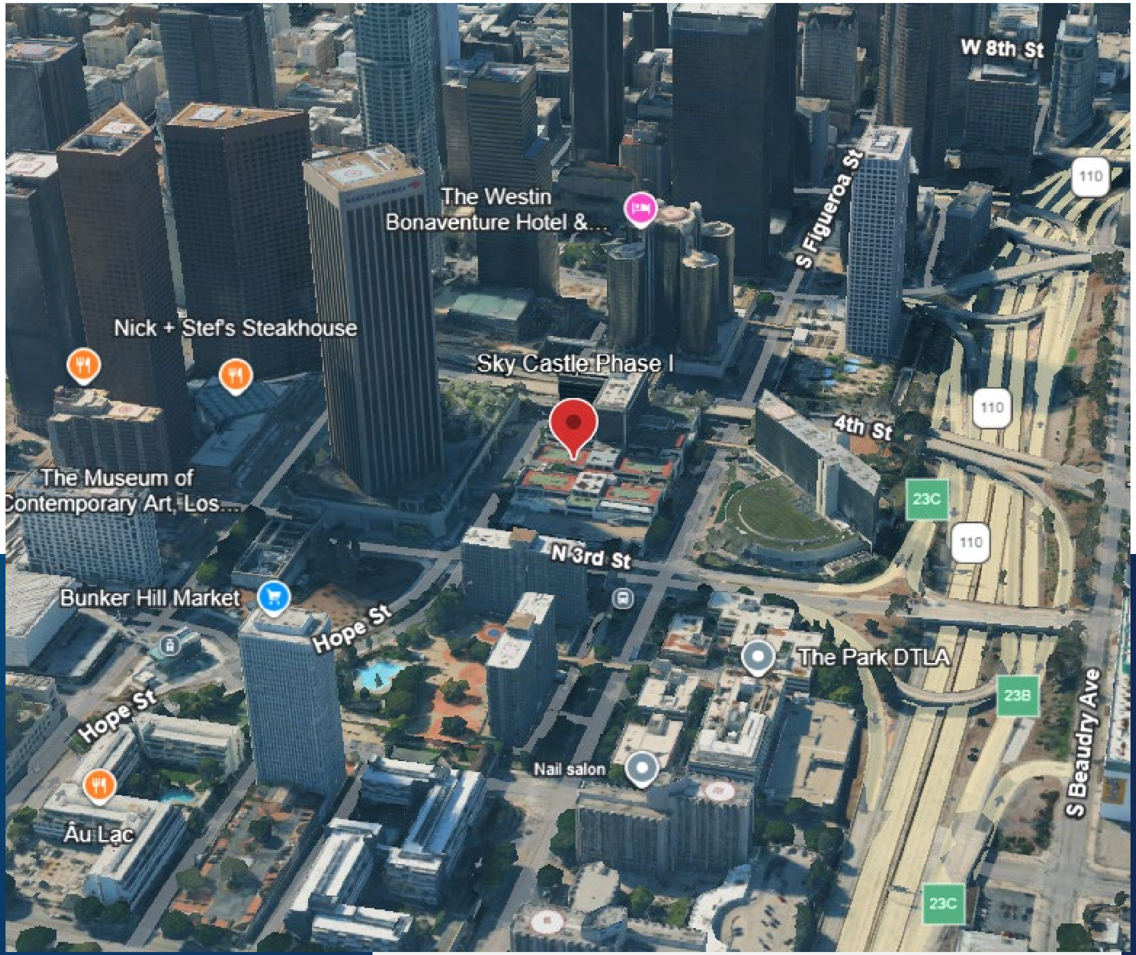
Katherine McFadden
Director, Multifamily Programs

CalHFA SM

Sky Castle (Phase I)
Los Angeles, Los Angeles County

Location: 350 South Figueroa Street

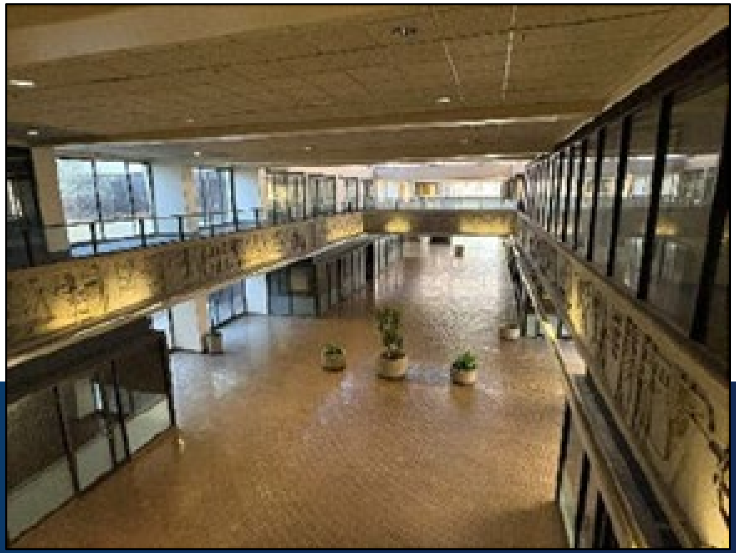




Sky Castle (Phase I)
Los Angeles, Los Angeles County

Development Renderings

(Adaptive Reuse- before)



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Development Renderings

(Adaptive Reuse- after)

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CalHFA Financing Summary:

DEVELOPER:	Arden Development, Inc. (Co-sponsor, Kingdom Development, Inc. affiliated entity)
Total/Type Units:	241/Family
Affordability (AMI) Range:	30%–80%AMI (60% average AMI based on 239 CTCAC restricted units)
Construction Lender/Equity Investor:	Citibank, N.A. / Raymond James Affordable Housing Investments, Inc.
TCAC/HCD Opportunity Map Designation	Resource Area: Moderate
Tax-Exempt Bonds – CalHFA Conduit Issuance:	Up to $36,000,000 (CDLAC) & Up to $4,000,000 (Recycled)
Taxable Bonds – CalHFA Conduit Issuance:	Up to $47,000,000
CalHFA Combined Permanent 1st Lien Loan w/HUD Risk Share:	$42,617,941 (17-year term/40-year partial-amortization)
CalHFA MIP Subsidy 2nd Lien Loan:	$4,000,000 (17-year term)
Unit Rents % below market rents:	33% - 67%
Capture Rate (%):	10.3%, 6-month absorption period
Exceptions to Policy:	1) Surplus cash distribution allowing higher than 50% distribution to the Developer. 2) Exit analysis shows $2.5MM of MIP principal and interest due at loan maturity that may become a General Partner contribution if refinance proceeds are not sufficient for repayment.

Questions