

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
July 25, 2007

Project Number CA-2007-852

Project Name Asbury Place
Address: 1520 Morse Avenue
 Sacramento, CA 95864 County: Sacramento

Applicant Information

Applicant: Asbury Place, L.P.
Contact Gary Freedman
Address: 23622 Calabasas Road, Suite 200
 Calabasas, CA 91302
Phone: (818) 223-3500 **Fax:** (818) 223-3501
Sponsors Type: Joint Venture

Bond Information

Issuer: Housing Authority of the County of Sacramento
Expected Date of Issuance: August 2007
Credit Enhancement: N/A

Eligible Basis

Actual: \$6,137,987
Requested: \$6,137,987
Maximum Permitted: \$33,891,770

Extra Feature Adjustments:
 55-Year Use/Rent Restriction Adjustment: 120%

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$287,258	\$0
Recommended:	\$287,258	\$0

Project Information

Construction Type: Acquisition and Rehabilitation
Federal Subsidy: Tax-Exempt/HOME
HCD MHP Funding: No
Total # of Units: 104
Total # Residential Buildings: 8

Income/Rent Targeting

Federal Setaside Elected: 40%/60%
% & No. of Targeted Units: 100% - 103 units
55-Year Use/Affordability Restriction: Yes
Number of Units @ or below 50% of area median income: 21
Number of Units @ or below 60% of area median income: 82

<u>Unit Type & Number</u>	<u>2007 Rents</u> <u>% of Area Median Income</u>	<u>Proposed Rent</u> (including utilities)
3 One-Bedroom	50%	\$630
18 Two-Bedroom	50%	\$756
12 One-Bedroom	60%	\$756
70 Two-Bedroom	60%	\$907
1 Two-Bedroom	Manager's Unit	\$849

The general partners or principal owners are Asbury Apartments 105, LLC and JHC-Asbury Place, LLC.

The project developer is West Coast Redevelopers, LLC.

The management services will be provided by Brymarc Management Company.

The market analysis was provided by M.E. Shay & Co.

The Local Reviewing Agency, Sacramento Housing and Redevelopment Agency, has completed a site review of this project and strongly supports this project.

Project Financing

Estimated Total Project Cost: \$13,445,893 Per Unit Cost: \$129,287 Construction Cost Per Sq. Foot: \$52

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
HA of the County of Sacramento	\$8,150,000	HA of the County of Sacramento	\$8,150,000
SHRA	\$1,935,000	SHRA	\$2,150,000
Net Operating Income during Construction	\$151,578	Net Operating Income during Construction	\$287,679
		Investor Equity	\$2,858,214
		TOTAL	\$13,445,893

Determination of Credit Amount(s)

Requested Eligible Basis:	\$6,137,987
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Basis:	\$7,979,383
Applicable Rate:	3.60%
Total Maximum Annual Federal Credit:	\$287,258
Approved Developer Fee:	\$800,607
Tax Credit Factor:	\$0.9950

Applicant requests and staff recommends annual federal credits of \$287,258 based on a qualified basis of \$7,979,383 and a funding shortfall of \$2,858,214.

Cost Analysis and Line Item Review

The requested eligible basis \$6,137,987 is below TCAC's adjusted threshold basis limit \$33,891,770. The basis limit includes the adjustment for extraordinary features for the 120% adjustment for the 55-year use/affordability restriction for projects that have more than 50% tax-credit units. Staff analysis of project costs to determine reasonableness found most fees to be within TCAC's underwriting guidelines and TCAC limitation with the exception of the contractor profit, overhead and general requirement costs as explained in the Special Issues section of this report below.

Annual operating expenses exceed the minimum operating expenses established in the Regulations, and the project pro forma shows a positive cash flow from year one.

Staff has calculated federal tax credits based on 3.60% of the qualified basis. Unless the applicant fixed the rate at bond issuance, the Federal Rate applicable to the month the project is placed-in-service will be used to determine the final allocation.

Special Issues/Other Significant Information: The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

The IRS has advised TCAC that the amount of tax-exempt bonds issued, equivalent to at least 50% of aggregate basis, must remain in place through the first year of the credit period or until eligible basis is finally determined.

The applicant's estimate of contractor profit, overhead and general requirement costs exceeds TCAC limits. The applicant is cautioned that at final review, prior to the issuance of the IRS 8609 forms, any costs or eligible basis that exceeds the limits will not be allowed.

Recommendation: Staff recommends that the Committee make a reservation of tax credits in the following amount(s) contingent upon standard conditions and any additional conditions imposed by the Committee:

Federal/Annual	State/Total
\$287,258	\$0

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit allocation Committee's next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

TCAC makes the reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project will be permitted without the express approval of TCAC.

The applicant must pay TCAC an allocation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are anticipated to be the final project costs, staff recommends that a reservation be made in the amount of federal credit shown above on condition that the final project costs be supported by itemized lender approved costs, and certified costs of the buildings as completed.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credits when the project is placed-in-service.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

Additional Conditions: The applicant/owner is required to provide the tenants with after school programs and educational classes that are not the same as after school programs for a minimum of ten (10) years in accordance with the bond allocation from CDLAC. These services may be changed to meet the needs of the tenants upon prior approval from CDLAC and written notification to TCAC.