

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

Project Number CA-2007-857

Project Name Villa Nueva Apartments
Address: 3604 Beyer Blvd.
San Ysidro, CA 92173

County: San Diego

Applicant Information

Applicant: Steadfast Villa Nueva, L.P.
Contact: Kyle Winning
Address: 4343 Von Karman Ave., Suite 300
Newport Beach, CA 92660
Phone: (949) 852-0700
Sponsors Type: For Profit

Fax: (949) 777-8215

Bond Information

Issuer: San Diego Housing Commission
Expected Date of Issuance: August 2007
Credit Enhancement: Freddie Mac

Eligible Basis

Actual: \$61,989,218
Requested: \$61,989,218
Maximum Permitted: \$169,353,226

Extra Feature Adjustments:

55-Year Use/Rent Restriction Adjustment: 120%

Tax Credit Amounts

Federal/Annual

State/Total

Requested:	\$2,548,475	\$0
Recommended:	\$2,548,475	\$0

Project Information

Construction Type: Acquisition and Rehabilitation
Federal Subsidy: Tax-Exempt
HCD MHP Funding: No
Total # of Units: 398
Total # Residential Buildings: 37

Income/Rent Targeting

Federal Setaside Elected: 40%/60%
% & No. of Targeted Units: 100% - 395 units
55-Year Use/Affordability Restriction: Yes
Number of Units @ or below 50% of area median income: 41
Number of Units @ or below 60% of area median income: 354

<u>Unit Type & Number</u>	<u>2007 Rents % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
81 Two-Bedroom	60%	\$938
9 Two-Bedroom	50%	\$790
241 Three-Bedroom	60%	\$1,075
28 Three-Bedroom	50%	\$912
32 Four-Bedroom	60%	\$1,221
4 Four-Bedroom	50%	\$1,017
3 Three-Bedroom	Managers' Units	\$1,075

The general partner(s) or principal owner(s) are Casa Familiar, Inc. and Steadfast VNA, LLC.

The project developer is Steadfast Residential Development II, LLC.

The management services will be provided by Steadfast Management Company, Inc.

The market analysis was provided by Newport Realty Advisors.

The Local Reviewing Agency, the San Diego Housing Commission, has completed a site review of this project and strongly supports this project.

Project Financing

Estimated Total Project Cost: \$76,474,530 Per Unit Cost: \$192,147 Construction Cost Per Sq. Foot: \$61

<u>Construction Financing</u>		<u>Permanent Financing</u>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Centerline Capital Group	\$37,500,000	Centerline Capital Group	\$37,500,000
SDHC Loan	\$9,210,000	SDHC Loan	\$9,210,000
GP Loan	\$785,625	GP Loan	\$785,625
Deferred Developer Fee	\$2,350,000	Deferred Developer Fee	\$2,350,000
Investor Equity	\$26,628,905	Investor Equity	\$26,628,905
		TOTAL	\$76,474,530

Determination of Credit Amount(s)

Requested Rehabilitation Eligible Basis:	\$29,339,218
Requested Acquisition Eligible Basis:	\$32,650,000
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Rehabilitation Basis:	\$38,140,983
Qualified Acquisition Basis:	\$32,650,000
Applicable Rate:	3.60%
Maximum Annual Federal Rehabilitation Credit:	\$1,373,075
Maximum Annual Federal Acquisition Credit:	\$1,175,400
Total Maximum Annual Federal Credit:	\$2,548,475
Approved Developer Fee:	\$2,350,000
Tax Credit Factor:	\$1.04

Applicant requests and staff recommends annual federal credits of \$2,548,475, based on a qualified rehabilitation basis of \$38,140,983, a qualified acquisition basis of \$32,650,000, and a funding shortfall of \$26,628,905.

Cost Analysis and Line Item Review

The requested eligible basis \$61,989,218 is below TCAC's adjusted threshold basis limit \$169,353,226. 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 all fees to be within TCAC's underwriting guidelines and TCAC limitation.

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.

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
\$2,548,475	\$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 (such as English as a Second Language, computer training, etc.) 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.

Project Analyst: Stephenie Alstrom