

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**Tax-Exempt Bond Project**  
**August 20, 2008**

**Project Number** CA-2008-880

**Project Name** Mission Gardens  
**Site Address:** 90 Grandview Street  
Santa Cruz, CA 95060 **County:** Santa Cruz  
**Census Tract:** 1005.00

**Applicant Information**

**Applicant:** Mission Gardens Affordable, L.P.  
**Contact** Ken Reiner  
**Address:** 8105 Irvine Center Drive, Suite 830  
Irvine, CA 92618  
**Phone:** (949) 753-0555 **Fax:** (949) 753-7590  
**Sponsors Type:** Joint Venture

**Information**

**Housing Type:** Large Family

**Bond Information**

**Issuer:** CalHFA  
**Expected Date of Issuance:** September 25, 2008  
**Credit Enhancement:** N/A

**Eligible Basis**

**Actual:** \$6,827,906  
**Requested:** \$6,827,906  
**Maximum Permitted:** \$15,309,388

**Extra Feature Adjustments:**

55-Year Use/Affordability Restriction - Each 1% of Low-Income Units are Income Targeted Between  
50% AMI & 36% AMI: 30%

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$265,886	\$0
Recommended:	\$265,886	\$0

**Project Information**

**Construction Type:** Acquisition and Rehabilitation  
**Federal Subsidy:** Tax-Exempt  
**HCD MHP Funding:** No  
**Total # of Units:** 50  
**Total # Residential Buildings:** 7

**Income/Rent Targeting**

**Federal Setaside Elected:** 40%/60%  
**% & No. of Targeted Units:** 100% - 49 units  
**55-Year Use/Affordability Restriction:** Yes  
**Number of Units @ or below 50% of area median income:** 15  
**Number of Units @ or below 60% of area median income:** 34

<u>Unit Type &amp; Number</u>	<u>2008 Rents % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
8 One-Bedroom	50%	\$815
18 One-Bedroom	60%	\$978
5 Two-Bedroom	50%	\$978
10 Two-Bedroom	60%	\$1,174
2 Three-Bedroom	50%	\$1,131
6 Three-Bedroom	60%	\$1,357
1 Two-Bedroom	Manager's Unit	\$0

The general partner or principal owner is Mission Gardens AGP, L.P. & Las Palmas Housing and Development Corporation

The project developer is Bentall Residential, L.P.

The management services will be provided by the John Stewart Company.

The market analysis was provided by Novogradac & Co.

The Local Reviewing Agency, the City of Santa Cruz Redevelopment Agency, has completed a site review of this project and strongly supports this project.

**Project Financing**

Estimated Total Project Cost: \$8,637,149      Per Unit Cost: \$172,743      Construction Cost Per Sq. Foot: \$30  
 Construction Financing      Permanent Financing

Source	Amount	Source	Amount
CalHFA – A Piece Bonds (T.E. Bonds)	\$4,170,000	CalHFA – A Piece Bonds (T.E. Bonds)	\$4,170,000
CalHFA – A Piece Bonds (T.E. Bonds)	\$450,000	CalHFA – A Piece Bonds (T.E. Bonds)	\$450,000
City of Santa Cruz Reserve Transfer	\$1,000,000	City of Santa Cruz Reserve Transfer	\$1,500,000
Deferred Reserves and Costs	\$126,279	Deferred Developer Fee	\$126,279
Deferred Developer Fee	\$231,598	Investor Equity	\$131,269
Investor Equity	\$851,591	<b>TOTAL</b>	<b>\$2,259,601</b>
	\$1,807,681		<b>\$8,637,149</b>

**Determination of Credit Amount(s)**

Requested Rehabilitation Eligible Basis:	\$1,859,727
Requested Acquisition Eligible Basis:	\$4,968,179
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Rehabilitation Basis:	\$2,417,645
Qualified Acquisition Basis:	\$4,968,179
Applicable Rate:	3.60%
Maximum Annual Federal Rehabilitation Credit:	\$87,032
Maximum Annual Federal Acquisition Credit:	\$178,854
Total Maximum Annual Federal Credit:	\$265,886
Approved Developer Fee:	\$890,597
Tax Credit Factor: <i>Alliant Credit Facility, Ltd.</i>	\$0.84984

Applicant requests and staff recommends annual federal credits of \$265,886, based on a qualified rehabilitation basis of \$2,417,645, a qualified acquisition basis of \$4,968,179, and a funding shortfall of \$2,259,601.

**Cost Analysis and Line Item Review**

The requested eligible basis \$6,827,906 is below TCAC's adjusted threshold basis limit \$15,309,388. The basis limit includes the adjustment for extraordinary features for 55-year use/affordability restriction for projects where each 1% of low-income units are income targeted between 50% AMI & 36% AMI. 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:** None

**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
<b>\$265,886</b>	<b>\$0</b>

**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.

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.

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.

Project Analyst: Anthony Zeto