CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
October 8, 2008

Project Number CA-2008-917

Project Name Westview Terrace Apartments
Address: 287 West Westward Avenue
Banning, CA 92220 County: Riverside

Applicant Information
Applicant: Banning Leased Housing Associates I, Limited Partnership
Contact Jeff Huggett
Address: 2355 Polaris Lane North, Suite 100
Plymouth, MN 55447
Phone: (763) 354-5605 Fax: (763) 354-5625
Sponsors Type: Joint Venture

Information
Housing Type: At Risk

Bond Information
Issuer: California Housing Finance Agency
Expected Date of Issuance: December 2008
Credit Enhancement: California Housing Finance Agency

Eligible Basis
Actual: $11,899,389
Requested: $11,899,389
Maximum Permitted: $26,570,938

Extra Feature Adjustments:
Required to Pay Prevailing Wages: 20%
55-Year Use/Affordability Restriction - Each 1% of Low-Income Units are Income Targeted Between 50% AMI & 36% AMI: 51%

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$466,023	$0
Recommended:	$466,023	$0

Project Information
Construction Type: Rehabilitation and Acquisition
Federal Subsidy: Tax-Exempt
HCD MHP Funding: Yes
Total # of Units: 75
Total # Residential Buildings: 12

Income/Rent Targeting
Federal Setaside Elected: 40%/60%
% & No. of Targeted Units: 100% - 74 units
55-Year Use/Affordability Restriction: Yes
Number of Units @ or below 50% of area median income: 38
Number of Units @ or below 60% of area median income: 36

Unit Type & Number	2008 Rents % of Area Median Income	Proposed Rent (including utilities)
4 One-Bedroom	50%	$624
14 One-Bedroom	60%	$749
20 Two-Bedroom	50%	$748
9 Two-Bedroom	60%	$898
10 Three-Bedroom	50%	$865
9 Three-Bedroom	60%	$1,038
4 Four-Bedroom	50%	$966
4 Four-Bedroom	60%	$1,159
1 Three-Bedroom	Manager's Unit	$1,115

The general partner(s) or principal owner(s) are Banning Leased Housing Associates I, LLC and Central Valley Coalition for Affordable Housing.

The project developer is Banning Leased Housing Development I, LLC.

The management services will be provided by Dominium Management Services, Inc.

The market analysis was provided by Novogradac & Company, LLP.

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

Project Financing

Estimated Total Project Cost: $13,406,196 Per Unit Cost: $178,749 Construction Cost Per Sq. Foot: $44

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
CalHFA Tax Exempt Bonds	$3,225,000	CalHFA First Mortgage	$2,075,000
CalHFA Bridge Loan	$7,220,000	CalHFA Second Mortgage	$3,225,000
City of Banning	$500,000	City of Banning	$500,000
Seller reserves	$134,535	HCP MHP	$2,833,000
Income from operations	$150,000	Seller reserves	$134,535
Investor Equity	$598,725	Income from operations	$150,000
		Deferred Developer Fee	$566,221
		Investor Equity	$3,922,440
		TOTAL	**13,406,196**

Determination of Credit Amount(s)

Requested Rehabilitation Eligible Basis:	$4,718,542
Requested Acquisition Eligible Basis:	$7,180,847
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Rehabilitation Basis:	$6,134,105
Qualified Acquisition Basis:	$7,180,847
Applicable Rate:	3.50%
Maximum Annual Federal Rehabilitation Credit:	$214,693
Maximum Annual Federal Acquisition Credit:	$251,330
Total Maximum Annual Federal Credit:	$466,023
Approved Developer Fee:	$1,552,094
Tax Credit Factor: Alliant Asset Management, LLC	$0.84

Applicant requests and staff recommends annual federal credits of $466,023, based on a qualified rehabilitation basis of $6,134,105, a qualified acquisition basis of $7,180,847, and a funding shortfall of $3,922,440.

Cost Analysis and Line Item Review
The requested eligible basis $11,899,389 is below TCAC's adjusted threshold basis limit $26,570,938. The basis limit includes the adjustment for extraordinary features for a requirement to pay state or federal prevailing wages and 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 3.50% 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
$466,023	**$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.

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 high speed internet and educational classes 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: Gina Ferguson