

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2009 Cash in Lieu of Credits – Section 1602 Funds
December 16, 2009
REVISED

Project Number CA-2009-602

Project Name Vintage Plaza
Site Address: 336, 342, 348 California Street, 333, 334, 339, 340, 346, 352 Malbec Court,
337, 343, 349, 355, 511, 519, 535 Merlot Lane, and 433, 435 Church Street
Stockton, CA 95203 County: San Joaquin Census Tract: 1.0

Applicant Information

Applicant: Visionary Home Builders of California, Inc.
Contact: José Nuño
Address: 315 N. San Joaquin Street
Stockton, CA 95202
Phone: (209) 466-6811 **Fax:** (209) 466-3465 **Email:** jnuno@visionaryhomebuilders.org

General Partner Type: Nonprofit
The general partner or principal owner is Visionary Home Builders of California, Inc.

Project Information

Housing Type: Large Family
Construction Type: New Construction
Rental/Operating Subsidy: N/A
HCD Funding: No
Total # of Units: 18
Total # Residential Buildings: 17
Federal Set-Aside Elected: 40%/60%
% & No. of Tax Credit Units: 100% - 17 units

Davis-Bacon Required: Yes

NEPA Required: Yes

State Prevailing Wages Required: Yes

15% Prevailing Wage Adjustment: N/A

2009 TCAC Project Number: CA-2009-059

2009 Annual Federal Tax Credits Reserved: \$392,243

2009 Federal Reserved Tax Credits Exchanged/Returned: \$392,243

2009 Federal Tax Credits Retained: \$0

Original Net Equity Factor: (maximum \$0.80 for 2009) \$0.70 Fed

Calculated/Requested Amount of ARRA Funds: $(\$392,243 \times 10 \times 0.70) = \$2,745,701$

Calculated/Awarded ARRA Gap Funds: $(\$392,243 \times 10 \times 0.10) = \$392,243$

Total Cash Award Recommended: \$3,137,944 (\$2,745,701 ARRA Funds + \$392,243 ARRA Gap Funds)

Income/Rent Targeting

55-Year Use/Affordability Restriction: Yes
 Number of Units @ or below 30% of area median income: 3
 Number of Units @ or below 40% of area median income: 8
 Number of Units @ or below 50% of area median income: 6

<u>Unit Type & Number</u>	<u>2009 Rents Targeted % of Area Median Income</u>	<u>2009 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 Three-bedroom Units	30%	30%	\$495
8 Three-bedroom Units	40%	40%	\$660
6 Three-bedroom Units	50%	50%	\$826
1 Three-bedroom Unit	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$6,381,669 Per Unit Cost: \$354,537

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
US Bank	\$1,515,109	City of Stockton	\$2,049,443
City of Stockton	\$2,049,443	City of Stockton Land Donation	\$640,000
City of Stockton Land Donation	\$640,000	City of Stockton Acquisition Loan	\$74,282
City of Stockton Acquisition Loan	\$74,282	City of Stockton	\$480,000
City of Stockton	\$480,000	Investor Equity-\$100 annual Federal credit	\$800
TCAC ARRA Award (40%)	\$1,254,858	TCAC ARRA Award	\$3,137,144
		TOTAL	\$6,381,669

Income and Expense Statement for Year 1

Gross Residential Rents:	\$118,620
Total Rental Subsidy Income:	\$0
Miscellaneous Income:	\$0
Total Vacancy Rate Loss:	(\$5,931)
Total Effective Gross Income:	\$112,689
Less Total Expenses/Reserves:	\$96,158
Net Operation Income:	\$16,531
Debt Service:	\$0 – no hard debt service
Net Cash Flow	\$16,531

Debt Service Ratio: N/A – no hard debt service

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 analysis of project costs to determine reasonableness found all fees to be within TCAC's underwriting guidelines and TCAC limitations.

Standard Conditions

The Committee may make a Conditional Reservation of American Recovery and Reinvestment Act of 2009 (ARRA), Section 1602 funds for the project. This Conditional Reservation would not constitute a commitment. The provision of any funds is conditioned on TCAC's determination to proceed with, modify or cancel the project based on further underwriting and review.

All ARRA funded projects will be required to track and report on all jobs created or retained as a result of the funds.