

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2010 Second Round
September 22, 2010

Project Number CA-2010-175

Project Name 7th & H Mixed-Use Affordable Housing
 Site Address: 625 H Street
 Sacramento, CA 95814 County: Sacramento
 Census Tract: 53.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,500,000	\$0
Recommended:	\$2,500,000	\$0

Applicant Information

Applicant: Mercy Housing California 47, a California Limited Partnership
 Contact: Stephan Daues
 Address: 3120 Freeboard Drive, Suite 202
 West Sacramento, CA 95691
 Phone: 916-414-4400 Fax: 916-414-4490
 Email: sdaues@mercyhousing.org

General partner(s) or principal owner(s): Rural California Housing Corporation
 Mercy Housing CalWest
 General Partner Type: Nonprofit
 Developer: Mercy Housing California
 Investor/Consultant: California Housing Partnership Corporation
 Management Agent: Mercy Services Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 150
 No. & % of Tax Credit Units: 150 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: HOME / HUD Section 8 Project-based Vouchers (37 units / 25%)
 Average Affordability of Special Needs/SRO Project Units: 28.48%
 Affordability Breakdown by % (Lowest Income Points):
 30% AMI: 50 %
 40% AMI: 20 %
 50% AMI: 10 %

Information

Set-Aside: Nonprofit Homeless Assistance
 Housing Type: 50% Special Needs & 50% SRO
 Type of Special Needs: Homeless
 % of Special Need Units: 75 units / 50%
 Geographic Area: Capital and Northern Region
 TCAC Project Analyst: Jack Waegell

Unit Mix

122 SRO/Studio Units
28 1-Bedroom Units
 150 Total Units

<u>Unit Type & Number</u>	<u>2010 Rents Targeted % of Area Median Income</u>	<u>2010 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
47 SRO/Studio	30%	20%	\$256
35 SRO/Studio	40%	40%	\$512
15 SRO/Studio	50%	50%	\$640
25 SRO/Studio	60%	50%	\$640
28 1 Bedroom	30%	20%	\$274

24-hour/7-day desk clerk instead of on-site manager's unit

Project Financing

Estimated Total Project Cost: \$45,818,030 Construction Cost Per Square Foot: \$251
 Estimated Commercial Project Cost: \$1,828,162 Per Unit Cost: \$305,454

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Wells Fargo Bank	\$11,463,985	SHRA - HOME/Hsg Trust Fund	\$8,655,000
SHRA - HOME/Hsg Trust Fund	\$8,655,000	SHRA - Set-Aside - Grant	\$10,609,695
SHRA - Set-Aside - Grant	\$6,859,695	SHRA - Land Donation	\$3,142,509
SHRA - Land Donation	\$3,142,509	MSHA - CalHFA / Sac County DMH	\$1,800,000
MSHA - CalHFA / Sac County DMH	\$1,800,000	AHP - Wells Fargo / FHLB	\$1,000,000
AHP - Wells Fargo / FHLB	\$1,000,000	Sac County Fee Waivers	\$311,307
Sac County Fee Waivers	\$311,307	Deferred Developer Fee	\$413,019
Costs Deferred Until Permanent	\$4,826,015	Tax Credit Equity	\$19,886,500
Deferred Developer Fee	\$413,019		
Tax Credit Equity	\$7,346,500	TOTAL	\$45,818,030

Determination of Credit Amount(s)

Requested Eligible Basis:	\$21,367,521
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$27,777,777
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,500,000
Approved Developer Fee in Project Cost:	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,344,262
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$0.79546

Per Regulation Section 10322(i)(4)(A), The “as if vacant” land value and the existing improvement value established at application, as well as the eligible basis amount derived from those values, will be used during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits.

Per Regulation Section 10327(c)(2)(C), Once established at the initial funded application, the developer fee cannot be increased, but may be decreased, in the event of a modification in basis.

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$21,367,521
Actual Eligible Basis:	\$24,439,786
Unadjusted Threshold Basis Limit:	\$20,588,548
Total Adjusted Threshold Basis Limit:	\$28,137,324

Adjustments to Basis Limit:

Required to Pay Prevailing Wages

3 or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features:

- Projects using tank less water heaters, a high efficiency condensing boiler (92% AFUE or greater), or a solar thermal domestic hot water pre-heating system
- Projects recycling at least 75% of the construction and demolition waste
- Projects using vent kitchen range hoods to the exterior of the building in at least 80% of the units

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First: **Special Needs**
Second: **107.122%**

Cost Analysis and Line Item Review

Staff analysis of project costs to determine reasonableness found all fees to be within TCAC’s underwriting guidelines and TCAC limitations. 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 9.00% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.40%. Applicants are cautioned to consider the expected federal rate when negotiating with investors. TCAC's financial evaluation at project completion will determine the final allocation.

Special Issues/Other Significant Information: The project has HUD Section 8 project-based vouchers for 37 units (homeless) and a SHRA capitalized operating subsidy on 38 units, which cover all of the special needs units.

Legal Status: Staff has reviewed the Applicant's responses to the questions contained in the Legal Status portion of the Application. No information was disclosed that raised any question regarding the financial viability or legal integrity of the applicant.

Local Reviewing Agency:

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

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

Federal Tax Credits/Annual	State Tax Credits/Total
\$2,500,000	\$0

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness 150-Day Requirements elected, and a Final Reservation. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

TCAC makes the preliminary 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 as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a performance deposit and 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 preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

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 credit 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.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of ten years and at no cost to the tenants. Applicants that received points for sustainable building methods (energy efficiency) must submit the certification required by Section 10325(c)(6) at project completion. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i)(2) at project completion.

Additional Conditions: None.

Points System	Max. Possible Points	Requested Points	Points Awarded
Cost Efficiency / Credit Reduction / Public Funds	20	20	20
Public Funds	20	55	20
Owner / Management Characteristics	9	9	9
General Partner Experience	6	6	6
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ¼ mile of transit stop, service every 30 min, 25 units/acre density	7	7	7
Within ¼ mile of public park or community center open to general public	3	3	3
Within ¼ mile of public library	3	3	3
Within ¼ mile of a weekly farmers' market operating at least 5 months/year	2	2	2
Special Needs/SRO project within 1 mile of facility serving tenant pop.	2	2	2
Within 1 mile of medical clinic or hospital	2	2	2
Within ¼ mile of a pharmacy	2	2	2
Service Amenities	10	10	10
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Health/wellness or skill-building classes, minimum instruction of 60 hrs/yr	5	5	5
Sustainable Building Methods	8	8	8
New construction/adaptive reuse energy efficiency 10% above Title 24	4	4	4
CRI Green-label, low-VOC carpet and pad	1	1	1
Bathroom fans in all bathrooms w/humidistat, timer and outdoor exhaust	2	2	2
Formaldehyde-free insulation	1	1	1
Lowest Income	52	57	52
Basic Targeting	50	55	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
Readiness to Proceed	20	20	20
State Credit Substitution	2	2	2
Total Points	146	146	146

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.