

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
July 20, 2011

Project Number CA-2011-852

Project Name Terramar Apartments
Site Address: 13481-13482 Silver Ivy Lane
San Diego, CA 92129 County: San Diego
Census Tract: 83.350

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$319,102	\$0
Recommended:	\$319,102	\$0

Applicant Information

Applicant: Terramar CIC, LP
Contact: Wally Dieckmann
Address: 5993 Avenida Encinas, #101
Carlsbad, CA 92008
Phone: (760) 456-6000 Fax: (760) 456-6001
Email: Limited Partnership

General partner(s) or principal owner(s): Pacific Southwest Community Development Corp.
CIC Terramar, LLC
General Partner Type: Joint Venture
Developer: Chelsea Investment Corporation
Investor: US Bancorp CDC
Management Agent: CIC Management, Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 3
Total # of Units: 21
No. & % of Tax Credit Units: 20 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax Exempt
HCD MHP Funding: No
55-Year Use/Affordability: Yes
Number of Units @ or below 50% of area median income: 5
Number of Units @ or below 60% of area median income: 15

Bond Information

Issuer: San Diego Housing Authority
Date of Issuance: 05/01/11
Credit Enhancement: N/A

Information

Housing Type: Large Family
 Geographic Area: San Diego County
 TCAC Project Analyst: DC Navarrette

Unit Mix

4 1-Bedroom Units
 10 2-Bedroom Units
 7 3-Bedroom Units

 21 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>
3 1 Bedroom	60%	60%	\$883
1 1 Bedroom	50%	50%	\$736
8 2 Bedrooms	60%	60%	\$1,060
2 2 Bedrooms	50%	50%	\$883
4 3 Bedrooms	60%	58%	\$1,178
2 3 Bedrooms	50%	48%	\$981
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$7,684,186
 Estimated Residential Project Cost: \$7,684,186

Residential

Construction Cost Per Square Foot: \$169
 Per Unit Cost: \$365,914

Construction Financing

<u>Source</u>	<u>Amount</u>
US Bank	\$4,000,000
San Diego Housing Commission	\$1,760,000
San Diego Housing Trust	\$35,000
Pardee Homes	\$876,500
Tax Credit Equity	\$200,000

Permanent Financing

<u>Source</u>	<u>Amount</u>
US Bank	\$1,194,000
San Diego Housing Commission	\$2,000,000
San Diego Housing Trust	\$35,000
Pardee Homes	\$1,500,000
Deferred Developer Fee	\$19,448
Tax Credit Equity	\$2,935,738
TOTAL	\$7,684,187

Determination of Credit Amount(s)

Requested Eligible Basis: \$7,439,019
 130% High Cost Adjustment: Yes
 Applicable Fraction: 100.00%
 Qualified Basis: \$9,670,724
 Applicable Rate: 3.40%
 Maximum Annual Federal Credit: \$319,102
 Approved Developer Fee (in Project Cost & Eligible Basis): \$970,307
 Investor: US Bancorp CDC
 Federal Tax Credit Factor: \$0.92000

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:	\$7,439,019
Actual Eligible Basis:	\$7,439,019
Unadjusted Threshold Basis Limit:	\$5,417,524
Total Adjusted Threshold Basis Limit:	\$9,668,659

Adjustments to Basis Limit:

- Required to Pay Prevailing Wages
- Local Development Impact Fees
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 25%

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 3.40% of the qualified basis. 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: None

Local Reviewing Agency:

The Local Reviewing Agency, the San Diego Housing Commission, 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
\$319,102	\$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 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 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 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.

Additional Conditions: The applicant/owner is required to complete the following Sustainable Building Methods in accordance with the bond allocation from CDLAC and provide the applicable certifications and documentation when the placed-in-service application is submitted:

At least one High Efficiency Toilet (1.3 gallons per flush) or dual flush toilets per unit.

Formaldehyde-free insulation.

At least one of the following recycled materials at the designated levels:

- a) cast-in-place concrete (20% flyash)
- b) carpet (25%)
- c) road base, fill, or landscape amendments (30%)