

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

July 20, 2011

Project Number CA-2011-855

Project Name School House Station & Vista Grande
Site Address: 99 School Street & 6730 Mission Street
Daly City, CA 94014 County: San Mateo
Census Tract: 6006.060

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$650,373	\$0
Recommended:	\$650,373	\$0

Applicant Information

Applicant: Mercy Housing California
Contact: Sheela Jivan
Address: 1360 Mission Street, 3rd Floor
San Francisco CA 94103
Phone: 415-355-7109 Fax: 415-355-7101
Email: shejivan@mercyhousing.org

General partner(s) or principal owner(s): Mercy Housing Calwest
General Partner Type: Nonprofit
Developer: Mercy Housing California
Investor/Consultant: Community Economics
Management Agent: Mercy Housing Management Group

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 9
Total # of Units: 71
No. & % of Tax Credit Units: 69 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / HOME / CDBG
HCD MHP Funding: No
55-Year Use/Affordability: Yes
Number of Units @ or below 50% of area median income: 35
Number of Units @ or below 60% of area median income: 34

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: 08/31/11
 Credit Enhancement: None

Information

Housing Type: Large Family
 Geographic Area: South and West Bay Region
 TCAC Project Analyst: Benjamin Schwartz

Unit Mix

5 1-Bedroom Units
 37 2-Bedroom Units
 27 3-Bedroom Units
 2 4-Bedroom Units

 71 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>
2 1 Bedroom	50%	50%	\$1,008
3 1 Bedroom	60%	60%	\$1,209
5 2 Bedrooms	50%	50%	\$1,210
4 2 Bedrooms	60%	60%	\$1,452
6 3 Bedrooms	50%	50%	\$1,397
2 3 Bedrooms	60%	60%	\$1,677
1 4 Bedrooms	60%	59%	\$1,825
13 2 Bedrooms	50%	50%	\$1,210
14 2 Bedrooms	60%	60%	\$1,452
9 3 Bedrooms	50%	50%	\$1,397
9 3 Bedrooms	60%	60%	\$1,677
1 4 Bedrooms	60%	51%	\$1,591
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost:	\$19,524,460
Estimated Residential Project Cost:	\$18,043,829
Estimated Commercial Project Cost:	\$1,480,631

Residential

Construction Cost Per Square Foot:	\$51
Per Unit Cost:	\$254,138

Construction Financing

Source	Amount
Tax Exempt Bond Financing	\$10,021,584
Citibank AHP	\$71,040
City of Daly City HOME	\$600,000
City of Daly City RDA	\$461,713
San Mateo County CDBG	\$284,041
City of Daly City CDBG	\$256,500
San Mateo County CDBG	\$234,041
Take-Back Financing on Land Sale	\$278,459
Seller Take-back	\$4,563,740

Permanent Financing

Source	Amount
Tax Exempt Bond Financing	\$5,612,279
Citibank AHP	\$71,040
City of Daly City HOME	\$600,000
City of Daly City RDA	\$461,713
San Mateo County CDBG	\$284,041
City of Daly City CDBG	\$256,500
San Mateo County CDBG	\$234,041
Take-Back Financing on Land Sale	\$278,459
Seller Take-back	\$4,563,740
GP Capital	\$1,110,765
Tax Credit Equity	\$6,051,882
TOTAL	\$19,524,460

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$7,134,064
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$9,854,324
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$9,274,283
Applicable Rate:	3.40%
Qualified Basis (Acquisition):	\$9,854,324
Applicable Rate:	3.40%
Maximum Annual Federal Credit, Rehabilitation:	\$315,326
Maximum Annual Federal Credit, Acquisition:	\$335,047
Total Maximum Annual Federal Credit:	\$650,373
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,215,877
Investor/Consultant:	Community Economics
Federal Tax Credit Factor:	\$0.93053

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:	\$16,988,388
Actual Eligible Basis:	\$16,988,388
Unadjusted Threshold Basis Limit:	\$19,356,446
Total Adjusted Threshold Basis Limit:	\$29,034,669

Adjustments to Basis Limit:

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

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.

Local Reviewing Agency:

The Local Reviewing Agency, City of Daly City, 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
\$650,373	\$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 provide the tenants with after school programs and a bona fide service coordinator free of charge 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.

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: No VOC paint, Formaldehyde-free insulation, and Indoor air quality management.