

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2011 Second Round
September 28, 2011

Project Number CA-2011-107

Project Name Dahlia Court II
Site Address: 1305 Dahlia Court
Carpinteria, CA 93013 County: Santa Barbara
Census Tract: 16.010

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$964,680	\$0
Recommended:	\$964,680	\$0

Applicant Information

Applicant: Peoples' Self Help Corporation
Contact: Mark Wilson
Address: 3533 Empleo Street
San Luis Obispo, CA 93401
Phone: 805-783-4460 Fax: 805-544-1901
Email: markw@pshhc.org

General partner(s) or principal owner(s): Peoples' Self-Help Housing Corporation
General Partner Type: Nonprofit
Developer: Peoples' Self-Help Housing Corporation
Investor/Consultant: Community Economics
Management Agent: The Duncan Group

Project Information

Construction Type: New Construction
Total # Residential Buildings: 4
Total # of Units: 33
No. & % of Tax Credit Units: 32 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: None
Affordability Breakdown by Units and % (Lowest Income Points):
30% AMI: 4 10 %
45% AMI: 9 25 %
50% AMI: 14 40 %

Information

Set-Aside: Rural
Housing Type: Large Family
Geographic Area: N/A
TCAC Project Analyst: Nicola Hil

Unit Mix

19 2-Bedroom Units
14 3-Bedroom Units
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33 Total Units

<u>Unit Type & Number</u>	<u>2011 Rents Targeted % of Area Median Income</u>	<u>2011 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 2 Bedrooms	30%	30%	\$488
5 2 Bedrooms	45%	45%	\$732
8 2 Bedrooms	50%	50%	\$813
4 2 Bedrooms	60%	60%	\$976
2 3 Bedrooms	30%	30%	\$564
4 3 Bedrooms	45%	45%	\$846
6 3 Bedrooms	50%	50%	\$940
1 3 Bedrooms	60%	60%	\$1,128
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost:	\$15,375,652	Construction Cost Per Square Foot:	\$186
		Per Unit Cost:	\$465,929

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Rabobank	\$9,409,530	Rabobank - Tranche A	\$562,000
County of Santa Barbara	\$1,769,605	Rabobank - Tranche B	\$2,260,600
City of Carpinteria - Fee Waiver	\$397,681	County of Santa Barbara	\$1,769,605
City of Carpinteria - Land Donation	\$540,000	City of Carpinteria - Fee Waiver	\$397,681
PSHHC - Land Donation	\$400,000	City of Carpinteria - Land Donation	\$540,000
AHP	\$330,000	PSHHC - Land Donation	\$400,000
Tax Credit Equity	\$1,360,045	AHP	\$330,000
		Deferred Developer Fee	\$48,802
		Tax Credit Equity	\$9,066,964
		TOTAL	\$15,375,652

Determination of Credit Amount(s)

Requested Eligible Basis:	\$8,245,132
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$10,718,671
Applicable Rate:	9.00%
Maximum Annual Federal Credit:	\$964,680
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,400,000
Investor/Consultant:	Community Economics
Federal Tax Credit Factor:	\$0.93989

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:	\$8,245,132
Actual Eligible Basis:	\$12,850,687
Unadjusted Threshold Basis Limit:	\$7,974,720
Total Adjusted Threshold Basis Limit:	\$10,524,519

Adjustments to Basis Limit:

Required to Pay Prevailing Wages

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

- Project meets all requirements of US EPA Indoor Air Plus Program.

Local Development Impact Fees

Tie-Breaker Information

First:	Large Family
Second:	59.175%

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: Project does not meet 1.15 DCR requirement in first three years. However, the project has high annual replacement reserves of \$600 per unit. If the replacement reserves were to be reduced to the required \$300 per unit amount, the project would meet the 1.15 DCR requirement. TCAC finds this project to have feasible cash flow due to the high reserves put aside.

The applicant’s estimate of the 3-month operating reserve shown in the application development budget is below TCAC’s minimum by \$48,802. TCAC has required the applicant to defer \$48,802 in developer fee to meet the 3-month operating reserve requirement and has adjusted the development budget accordingly. The applicant must continue to meet this requirement at the Placed-in-Service review.

Staff noted that the preliminary architectural drawings did not identify a children's play area. A children's play area must be available on the project premises upon completion of the project prior to the issuance of federal and state tax forms.

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, City of Carpinteria, 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
\$964,680	\$0

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness 180-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	20	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 500 ft of regular bus stop (or dial-a-ride service for rural set-aside)	4	4	4
Within ½ mile of public park or community center open to general public	3	3	3
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Large Family proj. w/i 1 mile of public school project children may attend	2	2	2
Within 1 mile of medical clinic or hospital	3	3	0
Within ½ mile of a pharmacy	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Other Services Specialist, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Sustainable Building Methods	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: GreenPoint Rated Multifami	5	5	5
Energy efficiency beyond CA Building Code Title 24 requirements: 17.5%	2	2	2
Develop project to requirements of: GreenPoint Rated Multifami 100	3	3	3
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
Readiness to Proceed	20	20	20
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	148	148	148

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.