

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**Tax-Exempt Bond Project**  
**February 1, 2012**

**Project Number** CA-2012-802

**Project Name** The Crossings at Cherry Orchard  
Site Address: 2748 West Lincoln Avenue  
Anaheim, CA 92801 County: Orange  
Census Tract: 870.010

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$590,526	\$0
Recommended:	\$590,526	\$0

**Applicant Information**

Applicant: UHC 00190 Anaheim, L. P.  
Contact: John Bigley  
Address: 2000 East 4th Street, Suite 205  
Santa Ana, CA 92705  
Phone: 714-835-3955 Fax: 714-835-3275  
Email: jbigley@uhcllc.net

General partner(s) or principal owner(s): UHC 00190 Anaheim Holdings LLC  
Anaheim Supportive Housing for Senior Adults, Inc.  
General Partner Type: Joint Venture  
Developer: UHC 00190 Anaheim Development LLC  
Investor: Wells Fargo Community Investment  
Management Agent: Hyder Property Management

**Project Information**

Construction Type: New Construction  
Total # Residential Buildings: 3  
Total # of Units: 45  
No. & % of Tax Credit Units: 44 100%  
Federal Set-Aside Elected: 40%/60%  
Federal Subsidy: Tax-Exempt / HUD Project Based Section 8 (44 Units - 100%)  
HCD MHP Funding: Yes  
55-Year Use/Affordability: Yes  
Number of Units @ or below 50% of area median income: 9  
Number of Units @ or below 60% of area median income: 35

**Bond Information**

Issuer: Anaheim Housing Authority  
Expected Date of Issuance: April 17, 2012  
Credit Enhancement: N/A

**Information**

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

**Unit Mix**

1 1-Bedroom Units  
 30 2-Bedroom Units  
 14 3-Bedroom Units  


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 45 Total Units

<u>Unit Type &amp; 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>
1 1 Bedroom	50%	29%	\$505
5 2 Bedrooms	50%	27%	\$569
5 2 Bedrooms	60%	27%	\$569
19 2 Bedrooms	60%	50%	\$1,038
3 3 Bedrooms	50%	26%	\$632
2 3 Bedrooms	60%	26%	\$632
9 3 Bedrooms	60%	50%	\$1,200
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

**Project Financing**

Estimated Total Project Cost: \$20,832,565  
 Estimated Residential Project Cost: \$20,832,565

**Residential**

Construction Cost Per Square Foot: \$141  
 Per Unit Cost: \$462,946

**Construction Financing**

<u>Source</u>	<u>Amount</u>
JP Morgan Chase	\$12,500,000
Anaheim HA - Land Lease	\$3,100,000
Anaheim HA	\$2,842,712
Deferred Developer Fee	\$947,801
Tax Credit Equity	\$1,442,052

**Permanent Financing**

<u>Source</u>	<u>Amount</u>
JP Morgan Chase - Loan A	\$1,109,763
JP Morgan Chase - Loan B	\$2,808,075
HCD - MHP	\$4,396,302
FLHB - AHP	\$440,000
Anaheim HA - Land Lease	\$3,100,000
Anaheim HA	\$2,842,712
Deferred Developer Fee	\$702,868
Tax Credit Equity	\$5,432,845
<b>TOTAL</b>	<b>\$20,832,565</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis: \$14,195,326  
 130% High Cost Adjustment: Yes  
 Applicable Fraction: 100.00%  
 Qualified Basis: \$18,453,924  
 Applicable Rate: 3.20%  
 Maximum Annual Federal Credit: \$590,526  
 Approved Developer Fee (in Project Cost & Eligible Basis): \$1,200,000  
 Investor: Wells Fargo Community Investment  
 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:	\$14,195,326
Actual Eligible Basis:	\$14,195,326
Unadjusted Threshold Basis Limit:	\$11,114,772
Total Adjusted Threshold Basis Limit:	\$16,222,213

**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: 20%

**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 3.20% 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:** The development costs are impacted by (i) site preparation costs that were expended during 2006-2008 by the Anaheim Housing Authority, including the acquisition and demolition of a commercial building, (ii) remediation of flood plain issues to FEMA standards, (iii) HUD HOME noise abatement regulations, and (iv) development impact fees.

**Local Reviewing Agency:**

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

**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:

<b>Federal Tax Credits/Annual</b>	<b>State Tax Credits/Total</b>
<b>\$590,526</b>	<b>\$0</b>

**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:** None