

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report  
Tax-Exempt Bond Project  
December 11, 2013**

**Project Number** CA-13-908

**Project Name** Avenida Serra Apartments  
Site Address: 107-115 Avendia Serra  
San Clemente, CA 92673 County: Orange  
Census Tract: 421.080

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$285,031	\$0
Recommended:	\$285,031	\$0

**Applicant Information**

Applicant: Avenida Serra Housing Partners, L.P.  
Contact: Tracy Thomas  
Address: 9421 Haven Avenue  
Rancho Cucamonga CA 91739  
Phone: (909) 204-3438 Fax: (909) 483-2448  
Email: tthomas@nationalcore.org

General Partner(s) or Principal Owner(s): Southern California Housing Development Corp. of Orange  
General Partner Type: Nonprofit  
Parent Company(ies): National CORE of California  
Developer: National CORE of California  
Investor/Consultant: Raymond James Tax Credit Funds, Inc.  
Management Agent: National CORE of California

**Project Information**

Construction Type: New Construction  
Total # Residential Buildings: 1  
Total # of Units: 19  
No. & % of Tax Credit Units: 18 100.00%  
Federal Set-Aside Elected: 40%/60%  
Federal Subsidy: Tax-Exempt  
HCD MHP Funding: No  
55-Year Use/Affordability: Yes  
Number of Units @ or below 35% of area median income: 3  
Number of Units @ or below 50% of area median income: 8  
Number of Units @ or below 60% of area median income: 7

**Bond Information**

Issuer: California Municipal Finance Authority  
 Expected Date of Issuance: March 11, 2013  
 Credit Enhancement: None

**Information**

Housing Type: Large Family  
 Geographic Area: Orange County  
 TCAC Project Analyst: Daniel Tran

**Unit Mix**

19 1-Bedroom Units  
 19 Total Units

<u>Unit Type &amp; Number</u>	<u>2013 Rents Targeted % of Area Median Income</u>	<u>2013 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 1 Bedroom	30%	29%	\$504
8 1 Bedroom	50%	49%	\$841
7 1 Bedroom	60%	59%	\$1,009
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

**Project Financing**

Estimated Total Project Cost: \$7,861,232  
 Estimated Residential Project Cost: \$7,861,232

**Residential**

Construction Cost Per Square Foot: \$210  
 Per Unit Cost: \$413,749

**Construction Financing**

<u>Source</u>	<u>Amount</u>
Citi Bank	\$5,000,000
City of San Clemente	\$1,791,652
Tax Credit Equity	\$598,856

**Permanent Financing**

<u>Source</u>	<u>Amount</u>
Citi Bank	\$436,000
City of San Clemente	\$3,430,000
HCD-IIG Grant	\$734,400
Developer Loan	\$410,787
Tax Credit Equity	\$2,850,045
<b>TOTAL</b>	<b>\$7,861,232</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis (Rehabilitation): \$6,851,759  
 130% High Cost Adjustment: Yes  
 Applicable Fraction: 100.00%  
 Qualified Basis (Rehabilitation): \$8,907,287  
 Applicable Rate: 3.20%  
 Total Maximum Annual Federal Credit: \$285,031  
 Approved Developer Fee (in Project Cost & Eligible Basis): \$600,000  
 Investor/Consultant: Raymond James Tax Credit Funds, Inc.  
 Federal Tax Credit Factor: \$0.99991

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:	\$6,851,759
Actual Eligible Basis:	\$6,851,759
Unadjusted Threshold Basis Limit:	\$3,477,817
Total Adjusted Threshold Basis Limit:	\$7,865,842

**Adjustments to Basis Limit:**

- Required to Pay Prevailing Wages
- Parking Beneath Residential Units
- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 44%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income Units are Income Targeted at 35% AMI or Below: 32%

**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 estimated 3 month operating reserve is slightly below the required amount based regulation section 10327(c)(8)(C). The applicant is advised this number must meet TCAC minimum requirements at the time of placed in service.

**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>\$285,031</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 a reservation 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