

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2014 First Round
June 11, 2014

Project Number CA-14-026

Project Name Riverland Apartments
 Site Address: 990 E. Springfield Avenue
 Reedley, CA 93654 County: Fresno
 Census Tract: 66.040

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$513,905	\$2,000,092
Recommended:	\$513,905	\$2,000,092

Applicant Information

Applicant: PK Riverland LP
 Contact: Chris Potterpin
 Address: 3803 E. Casselle Avenue
 Orange, CA 93654
 Phone: (517) 347-9662 Fax: (517) 347-2010
 Email: cpotterpin@pkhousing.com

General Partner(s) / Principal Owner(s): Riverside Charitable Corporation
 PK Riverland GP, LLC
 General Partner Type: Joint Venture
 Parent Company(ies): Riverside Charitable Corporation
 PK Housing & Management
 Developer: PK Development Group, LLC
 Investor/Consultant: Alliant Capital, LTD.
 Management Agent(s): DKD Property Management Co.
 PK Housing & Management

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 9
 Total # of Units: 76
 No. & % of Tax Credit Units: 75 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: USDA RHS 515 and Rental Assistance (53 units - 70%)
 HCD MHP Funding: No
 Affordability Breakdown by Units and % (Lowest Income Points):
 30% AMI: 8 10 %
 40% AMI: 8 10 %
 50% AMI (Rural): 39 50 %

Information

Set-Aside: Rural
 Housing Type: At-Risk
 Geographic Area: N/A
 TCAC Project Analyst: Marisol Parks

Unit Mix

24 1-Bedroom Units
 44 2-Bedroom Units
 8 3-Bedroom Units

 76 Total Units

<u>Unit Type & Number</u>	<u>2014 Rents Targeted % of Area Median Income</u>	<u>2014 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	30%	30%	\$307
2 1 Bedroom	40%	40%	\$410
13 1 Bedroom	50%	50%	\$513
7 1 Bedroom	60%	55%	\$564
5 2 Bedrooms	30%	30%	\$369
5 2 Bedrooms	40%	40%	\$493
22 2 Bedrooms	50%	50%	\$616
12 2 Bedrooms	60%	55%	\$677
1 3 Bedrooms	30%	30%	\$426
1 3 Bedrooms	40%	40%	\$569
4 3 Bedrooms	50%	50%	\$711
1 3 Bedrooms	60%	55%	\$782
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$10,097,935
 Estimated Residential Project Cost: \$10,097,935

Residential

Construction Cost Per Square Foot: \$62
 Per Unit Cost: \$132,868

Construction Financing

<u>Source</u>	<u>Amount</u>
Chase Bank	\$5,371,842
USDA RHS 515 Loan Assumption	\$1,836,845
Existing Reserves	\$105,000
Deferred Developer Fee	\$905,779
Tax Credit Equity	\$1,916,969

Permanent Financing

<u>Source</u>	<u>Amount</u>
Bonneville RHS 538 Mortgage	\$1,952,054
USDA RHS 515 Loan Assumption	\$1,836,845
Existing Reserves	\$105,000
Deferred Developer Fee	\$24,655
Tax Credit Equity	\$6,179,381
TOTAL	\$10,097,935

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$5,648,639
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	\$2,350,000
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$5,648,639
Applicable Rate:	7.70%
Qualified Basis (Acquisition):	\$2,350,000
Applicable Rate:	3.36%
Maximum Annual Federal Credit, Rehabilitation:	\$434,945
Maximum Annual Federal Credit, Acquisition:	\$78,960
Total Maximum Annual Federal Credit:	\$513,905
Total State Credit:	\$2,000,092
Approved Developer Fee (in Project Cost & Eligible Basis):	\$867,279
Investor/Consultant:	Alliant Capital, LTD
Federal Tax Credit Factor:	\$0.93000
State Tax Credit Factor:	\$0.70000

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:	\$7,998,639
Actual Eligible Basis:	\$8,389,139
Unadjusted Threshold Basis Limit:	\$13,937,568
Total Adjusted Threshold Basis Limit:	\$13,937,568

Adjustments to Basis Limit: None

Tie-Breaker Information

First:	At-Risk
Second:	27.921%

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 7.70% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.36%. 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

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, the City of Reedley, 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
\$513,905

State Tax Credits/Total
\$2,000,092

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness to Proceed 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
Cost Efficiency	2	2	1
Public Funds	18	18	19
Owner / Management Characteristics	9	9	9
General Partner Experience	6	6	6
Management Experience	3	3	0
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ¼ mile 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 1 mile of public library	2	2	2
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Within 1 mile of medical clinic or hospital	3	3	3
Within ½ mile of a pharmacy	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr instruction	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
Sustainable Building Methods	10	10	10
REHABILITATION			
Rehabilitate to improve energy efficiency (change in HERS II rating): 30%	10	10	10
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	145

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.