

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2014 Second Round

September 24, 2014

Project Number CA-14-095

Project Name Hunters View Block 10
Site Address: 112 Middle Point Road
San Francisco, CA 94124 County: San Francisco
Census Tract: 231.030

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,500,000	\$0
Recommended:	\$2,500,000	\$0

Applicant Information

Applicant: HV Partners Block 10, L.P.
Contact: Jack D. Gardner
Address: 1388 Sutter Street, 11th Floor
San Francisco, CA 94109
Phone: 415-345-4400 Fax: 415-614-9175
Email: jgardner@jsco.net

General Partner(s) / Principal Owner(s): Hunters Point Affordable Housing, Inc.
Devine & Gong, Inc.
JSCo Hunters View Block 10 LLC
General Partner Type: Joint Venture
Parent Company(ies): Ridgepoint Non-Profit Housing
Devine & Gong, Inc.
The John Stewart Company
Developer: HV Partners Block 10, L.P.
Investor/Consultant: Wells Fargo Bank
Management Agent(s): The John Stewart Company

Project Information

Construction Type: New Construction / Reconstruction
Total # Residential Buildings: 1
Total # of Units: 72
No. & % of Tax Credit Units: 71 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Project-based Section 8 Vouchers (18 units - 25%) /
HUD Project-based RAD (36 units - 50%)
Affordability Breakdown by Units and % (Lowest Income Points):
30% AMI: 36 50 %
45% AMI: 35 45 %

Information

Set-Aside: N/A
 Housing Type: Large Family
 Geographic Area: San Francisco County
 TCAC Project Analyst: Connie Harina

Unit Mix

40 1-Bedroom Units
 32 3-Bedroom Units

 72 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>
20 1 Bedroom	30%	30%	\$622
10 1 Bedroom	45%	45%	\$934
10 1 Bedroom	45%	45%	\$934
16 3 Bedrooms	30%	30%	\$863
8 3 Bedrooms	45%	42%	\$1,214
7 3 Bedrooms	45%	42%	\$1,214
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost:	\$48,618,284
Estimated Residential Project Cost:	\$46,042,929
Estimated Commercial Project Cost	\$2,575,355

Residential

Construction Cost Per Square Foot:	\$327
Per Unit Cost:	\$639,485

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank	\$22,750,000
S.F. Mayor's Office of Housing	\$13,622,230
S.F. Housing Authority (Land Value)	\$6,310,000
General Partner Equity	\$100
Deferred Costs	\$1,435,954
Tax Credit Equity	\$4,500,000

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank	\$1,242,614
S.F. Mayor's Office of Housing	\$13,622,230
S.F. Housing Authority (Land Value)	\$6,310,000
General Partner Equity	\$100
Tax Credit Equity	\$27,443,340
TOTAL	\$48,618,284

Determination of Credit Amount(s)

Requested Eligible Basis:	\$36,604,603
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$47,585,984
Applicable Rate:	7.70%
Maximum Annual Federal Credit:	\$2,500,000
Approved Developer Fee in Project Cost:	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Wells Fargo Bank
Federal Tax Credit Factor:	\$1.09773

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:	\$36,604,603
Actual Eligible Basis:	\$36,604,603
Unadjusted Threshold Basis Limit:	\$27,750,544
Total Adjusted Threshold Basis Limit:	\$38,573,256

Adjustments to Basis Limit:

- Required to Pay Prevailing Wages
- Parking Beneath Residential Units
- Day Care Center
- 95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Large Family
Second:	50.069%

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:

Staff noted a per unit development cost of \$639,485. The factors contributing to the cost include the site infrastructure, difficult topography and soil excavation. In addition, none of the existing buildings can be reused and will need to be demolished and replaced with relatively low-density buildings.

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 San Francisco Mayor's Office of Housing, 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
\$2,500,000	\$0

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. 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 ¼ mile of transit stop, service every 30 min, 25 units/acre density	7	7	7
Within ¼ mile of public park or community center open to general public	3	3	3
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
Within ¼ mile of a public elementary school	3	3	3
Within 1 mile of medical clinic or hospital	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
Licensed child care, available 20 hrs/week or more, M-F	5	5	5
Sustainable Building Methods	10	5	5
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: LEED	5	5	5
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	15	15
Miscellaneous Federal and State Policies	2	2	2
Enhanced Accessibility and Visitability	2	2	2
Qualified Census Tract	2	2	2
Total Points	148	138	138

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.