

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2017 Second Round

September 20, 2017

Stoddard West Apartments, located at Gasser Drive in Napa, requested and is being recommended for a reservation of \$692,932 in annual federal tax credits and \$2,309,773 in total state tax credits to finance the new construction of 49 units of housing serving large families with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Burbank Housing Development Corporation and will be located in Senate District 3 and Assembly District 4.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-17-138

Project Name Stoddard West Apartments
Site Address: Gasser Drive
Napa, CA 94559 County: Napa
Census Tract: 2003.010

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$692,932	\$2,309,773
Recommended:	\$692,932	\$2,309,773

* The applicant made an irrevocable election to sell (Certificate) all or any portion of the state credits.

Applicant Information

Applicant: Burbank Housing Development Corporation
Contact: Marianne Lim
Address: 790 Sonoma Avenue
Santa Rosa, CA 95404
Phone: (707) 303-1006 **Fax:** (707) 303-1006
Email: mlim@burbankhousing.org

General Partner(s) / Principal Owner(s): Burbank Housing Development Corporation
General Partner Type: Nonprofit
Parent Company(ies): Burbank Housing Development Corporation
Developer: Burbank Housing Development Corporation
Investor/Consultant: California Housing Partnership Corporation
Management Agent(s): Burbank Housing Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 50
 No. & % of Tax Credit Units: 49 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: CDBG / HUD Section 8 Project-based Vouchers (8 units - 16%)
 Affordability Breakdown by Units and % (Lowest Income Points):
 30% AMI: 5 10 %
 45% AMI: 13 25 %
 50% AMI: 20 40 %

Information

Set-Aside: N/A
 Housing Type: Large Family
 Geographic Area: North and East Bay Region
 TCAC Project Analyst: Diane SooHoo

Unit Mix

15 1-Bedroom Units
 20 2-Bedroom Units
 15 3-Bedroom Units

 50 Total Units

<u>Unit Type & Number</u>	<u>2017 Rents Targeted % of Area Median Income</u>	<u>2017 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
1 1 Bedroom	30%	30%	\$523
2 2 Bedrooms	30%	30%	\$628
2 3 Bedrooms	30%	30%	\$726
5 1 Bedroom	45%	45%	\$785
5 2 Bedrooms	45%	45%	\$942
3 3 Bedrooms	45%	45%	\$1,089
5 1 Bedroom	50%	50%	\$873
9 2 Bedrooms	50%	50%	\$1,047
6 3 Bedrooms	50%	50%	\$1,210
4 1 Bedroom	60%	60%	\$1,047
4 2 Bedrooms	60%	60%	\$1,256
3 3 Bedrooms	60%	60%	\$1,452
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Projected Lifetime Rent Benefit: \$24,088,680

Project Cost Summary at Application

Land and Acquisition	\$2,000,000
Construction Costs	\$11,637,538
Rehabilitation Costs	\$0
Construction Contingency	\$578,107
Relocation	\$0
Architectural/Engineering	\$530,214
Const. Interest, Perm. Financing	\$719,306
Legal Fees, Appraisals	\$155,000
Reserves	\$145,888
Other Costs	\$2,137,891
Developer Fee	\$2,279,887
Commercial Costs	\$0
Total	\$20,183,831

Project Financing

Estimated Total Project Cost:	\$20,183,831
Estimated Residential Project Cost:	\$20,183,831
Estimated Commercial Project Cost:	\$0

Residential

Construction Cost Per Square Foot:	\$223
Per Unit Cost:	\$403,677
True Cash Per Unit Cost*:	\$392,650

Construction Financing

Source	Amount
Citibank	\$9,141,486
City of Napa - CDBG	\$2,000,000
NVCF** - Grant	\$2,000,000
City of Napa Housing Trust Fund	\$1,000,000
County of Napa Housing Trust Fund	\$2,000,000
Gasser Foundation Gap Loan	\$1,000,000
Gasser Foundation Site Work Donation	\$334,468
Deferred Costs	\$1,758,932
Deferred Developer Fee	\$216,843
Tax Credit Equity	\$732,102

Permanent Financing

Source	Amount
Citibank - Tranche A	\$2,132,000
Citibank - Tranche B	\$1,140,000
City of Napa - CDBG	\$2,000,000
NVCF** - Grant	\$2,000,000
City of Napa Housing Trust Fund	\$1,000,000
County of Napa Housing Trust Fund	\$2,000,000
Gasser Foundation Gap Loan	\$1,000,000
Gasser Foundation Site Work	\$334,468
Deferred Developer Fee	\$216,843
Tax Credit Equity	\$8,360,520
TOTAL	\$20,183,831

*Less Donated Land, Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

** NVCF = Napa Valley Community Foundation

Determination of Credit Amount(s)

Requested Eligible Basis:	\$7,699,244
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$7,699,244
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$692,932
Total State Credit:	\$2,309,773
Approved Developer Fee in Project Cost:	\$2,279,887
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$0.93706
State Tax Credit Factor:	\$0.80846

Per Regulation Section 10327(c)(6), 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, except that the adjustment factor related to costs described in Section 10327(c)(2)(A) shall be recalculated at placed in service where applicable.

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$7,699,244
Actual Eligible Basis:	\$16,599,244
Unadjusted Threshold Basis Limit:	\$14,416,495
Total Adjusted Threshold Basis Limit:	\$17,368,633

Adjustments to Basis Limit

Local Development Impact Fees
 95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Large Family
Final:	53.037%

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 9.0% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.23%. 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

In addition to the required services committed for TCAC's regulatory agreement, the applicant plans to provide additional residential services by hiring a service coordinator. This service will be funded through the project's cash from operations.

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 Napa, 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
\$692,932	\$2,309,773

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 fifteen 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 ½ mile of transit station or public bus stop	3	3	3
Within ¾ mile of public park or community center open to general public	2	2	2
Within 1 mile of public library	2	2	2
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within 1 mile of a public middle school	2	2	2
Within ½ mile of a pharmacy	2	2	2
In-unit high speed internet service	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5
After school program for school age children, minimum of 10 hours/week	5	5	5
Sustainable Building Methods	5	5	5
NEW CONSTRUCTION			
Develop project in accordance w/ requirements of GreenPoint Rated Program	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	15	15	15
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	138	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.