

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

October 18, 2017

REVISED

Brunswick Street Apartments, located at 4619 Brunswick Street in Daly City, requested and is being recommended for a reservation of \$3,413,184 in annual federal tax credits to finance the new construction of 204 units of housing serving seniors with rents affordable to households earning 50-60% of area median income (AMI). The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 11 and Assembly District 19.

Project Number CA-16-981

Project Name Brunswick Street Apartments
Site Address: 4619 Brunswick Street
Daly City, CA 94014 County: San Mateo
Census Tract: 6007.000

Tax Credit Amounts	Federal/Annual *	State/Total
Recommended:	\$3,413,184	\$0

* Originally reserved \$2,880,341 in federal credits on December 14, 2016

Applicant Information

Applicant: Daly City Pacific Associates, a California Limited Partnership
Contact: Caleb Roope
Address: 430 E. State Street, Suite 100
Eagle, ID 83616
Phone: 208-461-0022 **Fax:** 208.461.3267
Email: calebr@tpchousing.com

General Partner(s) or Principal Owner(s): TPC Holdings IV, LLC
Central Valley Coalition for Affordable Housing
General Partner Type: Joint Venture
Parent Company(ies): TPC Holdings IV, LLC
Central Valley Coalition for Affordable Housing
Developer: Pacific West Communities, Inc.
Investor/Consultant: Wells Fargo
Management Agent: U.S. Residential Group LLC

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 206
No. & % of Tax Credit Units: 204 100.00%

Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt
 55-Year Use/Affordability: Yes
 Number of Units @ or below 50% of area median income: 21
 Number of Units @ or below 60% of area median income: 183

Bond Information

Issuer: California Statewide Communities Development Authority
 Date of Issuance: August 10, 2017
 Credit Enhancement: N/A

Information

Housing Type: Seniors
 Geographic Area: South and West Bay Region
 TCAC Project Analyst: Zhuo Chen

Unit Mix

206 SRO/Studio Units
 206 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>
21 SRO/Studio	50%	50%	\$1,152
183 SRO/Studio	60%	60%	\$1,383
2 SRO/Studio	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,515,826
Construction Costs	\$62,742,959
Rehabilitation Costs	\$0
Construction Contingency	\$3,112,148
Relocation	\$0
Architectural/Engineering	\$990,000
Const. Interest, Perm. Financing	\$7,948,266
Legal Fees, Appraisals	\$100,000
Reserves	\$2,041,667
Other Costs	\$3,685,267
Developer Fee	\$9,000,000
Commercial Costs	\$0
Total	\$92,136,133

Project Financing

Estimated Total Project Cost:	\$92,136,133
Estimated Residential Project Cost:	\$92,136,133
Estimated Commercial Project Cost:	\$0

Residential

Construction Cost Per Square Foot:	\$511
Per Unit Cost:	\$447,263
True Cash Per Unit Cost*:	\$420,758

Construction Financing

Source	Amount
Citibank - T.E. Bonds (Series A) ¹	\$52,000,000
CCRC - T.E. Bonds (Series B)	\$22,000,000
Deferred Costs	\$700,000
Deferred Developer Fee	\$9,000,000
Tax Credit Equity	\$8,436,133

Permanent Financing

Source	Amount
Citibank - T.E. Bonds (Series A)	\$28,500,000
CCRC - T.E. Bonds (Series B)	\$22,000,000
Deferred Developer Fee	\$5,460,000
Tax Credit Equity	\$36,176,133
TOTAL	\$92,136,133

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

¹Consists of \$44,000,000 in tax exempt bonds and \$8,000,000 in taxable bonds

Determination of Credit Amount(s)

Requested Eligible Basis:	\$80,785,429
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$105,021,058
Applicable Rate:	3.25%
Total Maximum Annual Federal Credit:	\$3,413,184
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,000,000
Investor/Consultant:	Wells Fargo
Federal Tax Credit Factor:	\$1.05989

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.

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$80,785,429
Actual Eligible Basis:	\$86,635,429
Unadjusted Threshold Basis Limit:	\$58,890,044
Total Adjusted Threshold Basis Limit:	\$80,898,876

Adjustments to Basis Limit

Parking Beneath Residential Units or On-Site Parking Structure of Two or More Levels

Seismic Upgrading

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: 10%

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 meet 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 3.25% 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 project was initially awarded a preliminary reservation on December 14, 2016. A re-application was required due to an extraordinary increase in tax credits requested. Pursuant to TCAC Regulation Section 10322(j), this re-application shall be subject to the regulations in effect at the time the re-application is submitted, which were adopted May 17, 2017.

Local Reviewing Agency

The Local Reviewing Agency, City of Daly City, has completed a site review of this project and 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
\$3,413,184	\$0

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.