

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**2009 Cash in Lieu of Credits - Section 1602 Funds**  
**July 8, 2009**

**Project Number** CA-2009-527

**Project Name** Amorosa Village I  
 Site Address: 2740 Dutton Meadow  
 Santa Rosa, CA 95407 County: Sonoma  
 Census Tract: 1532

**Applicant Information**

Applicant: Burbank Housing Development Corporation  
 Sponsor: Carrie Horton  
 Address: 790 Sonoma Avenue  
 Santa Rosa, CA 95404  
 Phone: (707) 526-1020 x265 Fax: (707) 526-9811  
 Email: [chorton@burbankhousing.org](mailto:chorton@burbankhousing.org)

General Partners(s) Type: Nonprofit  
 The general partner or principal owner is Burbank Housing Development Corporation.

**Information**

Housing Type: Large Family  
 Geographic Area: North & East Bay  
 Proposed Average Affordability: 50.13%

**Project Information**

Construction Type: New Construction  
 Total # of Units: 97  
 Total # Residential Buildings: 13

**Davis-Bacon or NEPA Required:** No

**State Prevailing Wages Required:** No

**2008 TCAC Project Number** CA-2008-150

**Original 2008 Federal Tax Credits Allocated:** \$2,000,000

**2008 Federal Tax Credits Exchanged/Returned:** \$2,000,000

**Applicable Fraction:** X .85

**Cash Award Recommended:** \$17,000,000

**Approved 2008 TCAC Proposed Rent and Income Levels**

<u>Unit Type &amp; Number</u>	<u>% of Area Median Income</u>	<u>Proposed Rent</u> (including utilities)
1 Studio Unit	30%	\$408
2 One-Bedroom Units	30%	\$437
3 Two-Bedroom Units	30%	\$525

4	Three-Bedroom Units	30%	\$606
5	Studio Units	40%	\$545
4	One-Bedroom Units	40%	\$583
1	Two-Bedroom Unit	40%	\$700
1	Studio Unit	50%	\$681
9	One-Bedroom Units	50%	\$729
17	Two-Bedroom Units	50%	\$875
21	Three-Bedroom Units	50%	\$1,011
4	One-Bedroom Units	60%	\$875
9	Two-Bedroom Units	60%	\$1,050
15	Three-Bedroom Units	60%	\$1,213
1	Three-Bedroom Unit	Manager's Unit	\$0

**Project Financing**

Estimated Total Project Cost: \$31,366,317 Per Unit Cost: \$323,364

<b>Construction Financing</b>		<b>Permanent Financing</b>	
Source	Amount	Source	Amount
Wells Fargo	\$18,804,200	Conventional Permanent Loan	\$4,421,400
City of Santa Rosa	\$1,940,000	City of Santa Rosa	\$1,940,000
City of Santa Rosa	\$258,000	City of Santa Rosa	\$258,000
City of Santa Rosa	\$7,312,600	City of Santa Rosa	\$7,312,600
Accrued/Deferred Interest	\$404,822	Accrued/Deferred Interest	\$434,317
TCAC ARRA Funds	\$2,432,395	TCAC ARRA Funds	\$17,000,000
		<b>TOTAL</b>	<b>\$31,366,317</b>

**Income and Expense Statement for Year 1**

<b>Gross Residential Rents:</b>	\$999,777
<b>Miscellaneous Income:</b>	\$6,240
<b>Less Vacancy Rate: 5%</b>	\$(50,311)
<b>Total Effective Gross Income:</b>	\$955,906
<b>Less Total Expenses:</b>	\$485,622
<b>Net Operation Income/Reserves:</b>	\$470,284
<b>Replace Reserve:</b>	\$43,650
<b>Debt Service:</b>	\$370,981
<b>Debt Service Ratio:</b>	1.15 to 1

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 analysis of project costs to determine reasonableness found all fees to be within TCAC's underwriting guidelines and TCAC limitations.

### **Standard Conditions**

The Committee may make a Conditional Reservation of American Recovery and Reinvestment Act of 2009 (ARRA), Section 1602 funds for the project. This Conditional Reservation would not constitute a commitment. The provision of any funds is conditioned on TCAC's determination to proceed with, modify or cancel the project based on further underwriting and review.

All ARRA funded projects will be required to track and report on all jobs created or retained as a result of the funds.