

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report**

**2009 Single Round**

**September 10, 2009**

**Project Number** CA-2009-233

**Project Name** Tresor Apartments

Site Address: 1041 Buckhorn Drive

Salinas, CA 93905

County: Monterey

Census Tract: 106.05

**Applicant Information**

Applicant: Salinas 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 Type: Joint Venture

**Information**

Set-Aside: Rural/RHS 514

Housing Type: Large Family

Geographic Area: N/A

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$2,272,947	\$0
Recommended:	\$2,272,947	\$0

**Project Information**

Construction Type: New Construction

Federal Subsidy: HOME, USDA RHS 514

Total # of Units: 81

Total # Residential Buildings: 16

Federal Set-Aside Elected: 40%/60%

% & No. of Tax Credit Units: 100% - 80 units

**Eligible Basis**

Requested: \$19,426,899

Actual: \$19,426,899

Maximum Permitted: \$24,648,028

**Adjustments to Threshold Basis Limit:**

Parking Beneath Residential Units

Projects exceeding Title 24 by at least 35%

Local Development Impact Fees

3 or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features:

- Projects using a Minimum Efficiency Report Value (MERV) 8 or higher air filter for HVAC systems that introduce outside air
- Projects recycling at least 75% of the construction and demolition waste (measured by either weight or volume)
- Projects using at least four recycled products listed in the Construction, Flooring, or Recreation section of the California Integrated Waste Management Board's Recycled Content Products Database)

<b>Selection Criteria</b>	<b>Max. Possible Points</b>	<b>Requested Points</b>	<b>Points Awarded</b>
<b><i>Cost Efficiency/Credit Reduction/Public Funds</i> Maximum 20 points</b>	<b>20</b>	<b>20</b>	<b>20</b>
<input checked="" type="checkbox"/> Cost Efficiency	20	4	4
<input checked="" type="checkbox"/> Public Funds	20	16	16
<b><i>Owner / Management Characteristics</i> Maximum 9 points</b>	<b>9</b>	<b>9</b>	<b>9</b>
<input checked="" type="checkbox"/> General Partner Experience	6	6	6
<input checked="" type="checkbox"/> Management Experience	3	3	3
<b><i>Housing Needs</i> Maximum 10 points</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b><i>Site Amenities</i> Maximum 15 points</b>	<b>15</b>	<b>15</b>	<b>15</b>
<input checked="" type="checkbox"/> Within ¼ mile of transit stop with service every 30 minutes during rush hours	6	6	6
<input checked="" type="checkbox"/> Rural project within ½ mile of public park or community center open to general public	3	3	3
<input checked="" type="checkbox"/> Rural project within ½ mile of a full-scale grocery store w/staples/fresh meat/produce	4	4	4
<input checked="" type="checkbox"/> Rural Large Family project within ½ mile of public school project children may attend	3	3	3
<b><i>Service Amenities</i> Maximum 10 points</b>	<b>10</b>	<b>10</b>	<b>10</b>
<input checked="" type="checkbox"/> High speed internet service provided in each unit	5	5	5
<input checked="" type="checkbox"/> Educational classes (e.g. ESL, Computer training, etc. and aren't same as After School)	5	5	5
<b><i>Sustainable Building Methods</i> Maximum 8 points</b>	<b>8</b>	<b>8</b>	<b>8</b>
<input checked="" type="checkbox"/> Flow restrictors for kitchen & bath faucets or water-saving fixtures	1	1	1
<input checked="" type="checkbox"/> CRI Green-label, low-VOC carpet and pad	1	1	1
<input checked="" type="checkbox"/> Bathroom fans in all bathrooms w/humidistat, timer and outdoor exhaust	2	2	2
<input checked="" type="checkbox"/> Recycled materials incorporated into: concrete, carpet, road base or landscape	1	1	1
<input checked="" type="checkbox"/> Construction Indoor Air Quality Management plan	2	2	2
<input checked="" type="checkbox"/> Project has nonsmoking buildings or contiguous sections within a building	1	1	1
<b><i>Lowest Income</i> Maximum 52 points</b>	<b>52</b>	<b>52</b>	<b>52</b>
<input checked="" type="checkbox"/> Basic Targeting	50	50	50
<input checked="" type="checkbox"/> Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
<b><i>Readiness to Proceed</i> Maximum 20 points</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b><i>State Credit Substitution</i> Maximum 2 points</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Total Points</b>	<b>146</b>	<b>146</b>	<b>146</b>

**Tie-Breaker Information**

First: Housing Type

Second: Calculated Ratio per Regulation 10325(c)(10)

**Large Family**

**39.458%**

<b>Unit Type &amp; Number</b>	<b>2009 Rents % of Area Median Income (rounded)</b>	<b>Proposed Rent (including utilities)</b>
2 Two-bedroom Units	30%	\$454
6 Two-bedroom Units	50%	\$757
12 Two-bedroom Units	55%	\$833
4 Two-bedroom Units	60%	\$909
4 Three-bedroom Units	30%	\$525
10 Three-bedroom Units	50%	\$875
20 Three-bedroom Units	55%	\$962
6 Three-bedroom Units	60%	\$1,050
2 Four-bedroom Units	30%	\$585
4 Four-bedroom Units	50%	\$976
8 Four-bedroom Units	55%	\$1,073
2 Four-bedroom Units	60%	\$1,171
1 Three-bedroom Units	Manager's Unit	\$0

The general partners or principal owners are Roope, LLC and Central Valley Coalition for Affordable Housing.

The project developer is Pacific West Communities, Inc.

The management agent is Infinity Management, Inc.

The market analyst is Prior & Associates.

The Local Reviewing Agency, the City of Salinas, has completed a site review of this project and strongly supports this project.

**Project Financing**

Estimated Total Project Cost: \$23,812,321      Per Unit Cost: \$293,979      Construction Cost Per Sq. Foot: \$141

<b>Construction Financing</b>		<b>Permanent Financing</b>	
Source	Amount	Source	Amount
Wells Fargo Bank	\$17,548,140	Wells Fargo Bank	\$3,500,000
City of Salinas (HOME)	\$500,000	City of Salinas (HOME)	\$500,000
City of Salinas (Redevelopment Division)	\$400,000	City of Salinas (Redevelopment Division)	\$400,000
Deferred costs	\$155,363	USDA RHS 514 Loan	\$3,000,000
Deferred Developer Fee	\$2,000,000	Deferred Developer Fee	\$501,692
Investor Equity	\$3,182,126	Investor Equity	\$15,910,629
		<b>TOTAL</b>	<b>\$23,812,321</b>

### Determination of Credit Amount(s)

Requested Eligible Basis:	\$19,426,899
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Basis:	\$25,254,969
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,272,947
Approved Developer Fee in Project Cost	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor:	Boston Capital Corporation
Federal Tax Credit Factor:	\$.70

### 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 9.00% of the qualified basis. 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.

**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
\$2,272,947	\$0

### Standard Conditions

An application for a carryover allocation must be submitted by **November 20, 2009**, as required by regulation sections 10328(d) and 10323(d)(2), together with the applicable allocation fee and all required documentation. The time for meeting the "10%" test and submitting related documentation will be no later than twelve (12) months after the date of the executed carryover allocation (as defined by IRC Section 42 and IRS Notices). The applicant must ensure the project meets all Additional Threshold Requirements for the housing type of the proposed project.

The applicant must submit all documentation required for a Final Reservation no later than February 1 of the year that the building(s) must be placed in service pursuant to Section 42(h)(1)(E)(i) of the Internal Revenue Code of 1986, as amended. The applicant shall provide the Committee a Final Reservation application providing the documentation for the project set forth in Section 10322(i)(1) of these regulations. 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. The performance deposit and allocation fees must be paid by cashier's check within the time periods specified in the preliminary reservation. The allocation fee must be paid within a time period specified in the preliminary reservation letter. The allocation fee will be due prior to execution of a carryover allocation or issuance of tax forms, whichever comes first. 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.

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)(P) at project completion.

### **Additional Conditions**

Applicants that received 20 points for readiness to proceed must meet ALL of the following requirements. The applicant must be ready to begin construction within 150 days of the Credit Reservation which is **February 8, 2010**, as evidenced by submission, within that time of, recorded deeds of trust for all construction financing, payment of all construction lender fees, issuance of building permits and notice to proceed delivered to the contractor. Failure to meet this timeline will result in rescission of the Credit Reservation.

**Project Analyst:** Gina Ferguson