

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2010 First Round

June 9, 2010

Project Number CA-2010-092

Project Name Trinity Gardens Apartments
Site Address: 532 S. Trinity Street
Fresno, CA 93706 **County:**
Census Tract: 2.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$286,258	\$0
Recommended:	\$286,258	\$0

Applicant Information

Applicant: Housing Authority of the City of Fresno
Contact: Preston Prince
Address: 1331 Fulton Mall
Fresno CA 93721
Phone: (559) 443-8475 **Fax:** (559) 445-8981
Email: pprince@hafresno.org

General partner(s) or principal owner(s): Housing Authority of the City of Fresno
Silvercrest, Inc.
General Partner Type: Nonprofit
Developer: Housing Authority of the City of Fresno
Investor/Consultant: PNC Multifamily Capital
Management Agent: GSF Properties, Inc.

Project Information

Construction Type: Rehabilitation-Only
Total # Residential Buildings: 3
Total # of Units: 21
No. & % of Tax Credit Units: 20 100%
Federal Set-Aside Elected: 40%/60% Test
Federal Subsidy: HUD Section 8 (20 units - 100%)
Average Affordability of Special Needs/SRO Project Units: 31.93%
Affordability Breakdown by % (Lowest Income Points):
30% AMI: 80 %
40% AMI: 20 %

Information

Set-Aside: Small Development
Housing Type: Special Needs
Type of Special Needs: Homeless/formerly homeless and persons with
physical, mental or developmental disabilities
% of Special Need Units: 20 units 100%
Geographic Area: Central Region
TCAC Project Analyst: Elaine Johnson

Unit Mix

20	1-Bedroom Units
<u>1</u>	2-Bedroom Units
21	Total Units

<u>Unit Type & Number</u>	<u>2009 Rents Targeted % of Area Median Income</u>	<u>2009 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
16 1 Bedroom	30%	30%	\$313
4 1 Bedroom	40%	40%	\$418
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost:	\$3,701,005	Construction Cost Per Square Foot:	\$156
		Per Unit Cost:	\$176,238

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
HRF Corp - Construction Loan	\$700,000	HRF Corp	\$1,600,000
HRF Corp - Loan	\$1,600,000	HRF Corp - Accrued Interest	\$47,697
HRF Corp - Accrued Interest	\$47,697	Tax Credit Equity	\$2,053,308
Tax Credit Equity	\$847,324	TOTAL	\$3,701,005

Determination of Credit Amount(s)

Requested Eligible Basis:	\$2,446,649
130% High Cost Adjustment:	Yes
Qualified Basis:	\$3,180,644
Applicable Rate:	9.00%
Maximum Annual Federal Credit, Rehabilitation:	\$286,258
Approved Developer Fee in Project Cost	\$338,597
Approved Developer Fee in Eligible Basis:	\$338,597
Investor/Consultant:	PNC Multifamily Capital
Federal Tax Credit Factor:	\$0.71729

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:	\$2,446,649
Actual Eligible Basis:	\$2,595,913
Unadjusted Threshold Basis Limit:	\$3,065,960
Total Adjusted Threshold Basis Limit:	\$3,679,152

Adjustments to Basis Limit:

Required to Pay Prevailing Wages

Tie-Breaker Information

First: **Special Needs**
Second: **77.124%**

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 9.00% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.40%. 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: 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.

Local Reviewing Agency:

The Local Reviewing Agency, City of Fresno, Housing & Community Development Division, 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
\$286,258	\$0

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness 150-Day Requirements elected, and a Final Reservation. 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	Request ed	Points Awarded
Cost Efficiency / Credit Reduction / Public Funds	20	20	20
Public Funds	20	43	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
Special Needs/SRO project within 1 mile of facility serving tenant pop.	2	2	2
Within 1 mile of medical clinic or hospital	2	2	2
Service Amenities	10	10	10
Health/wellness or skill-building classes, minimum instruction of 120 hrs/yr	10	10	10
Sustainable Building Methods	8	8	8
Rehabilitation that increases energy efficiency by 25%	4	4	4
Energy star rated ceiling fans in bedroom/living room; whole house fan	2	2	2
Minimum 1 High Efficiency Toilet (1.3 gpf) or dual flush	2	2	2
Lowest Income	52	67	52
Basic Targeting	50	65	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
Readiness to Proceed	20	20	20
State Credit Substitution	2	2	2
Total Points	146	146	146

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.