

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**2010 Second Round**  
**September 22, 2010**

**Project Number** CA-2010-222

**Project Name** Plaza Point  
Site Address: 789 I Street  
Arcata, CA 95521 County: Humboldt  
Census Tract: 110.000

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$480,000	\$0
Recommended:	\$480,000	\$0

**Applicant Information**

Applicant: Arcata Plaza Point LP, a California Limited Partnership  
Contact: Chris Dart  
Address: 5251 Ericson Way  
Arcata, CA 95521  
Phone: 707-825-1531 Fax: 707-822-9596  
Email: cdart@danco-group.com

General partner(s) or principal owner(s): Johnson and Johnson Investments, LLC  
Community Revitalization and Development Corporation, Inc.  
General Partner Type: Joint Venture  
Developer: Danco Communities  
Investor/Consultant: Boston Financial Investment Management, LP  
Management Agent: Infinity Management Company

**Project Information**

Construction Type: New Construction  
Total # Residential Buildings: 1  
Total # of Units: 29  
No. & % of Tax Credit Units: 28 100%  
Federal Set-Aside Elected: 40%/60%  
Federal Subsidy: USDA RD 515 / HOME  
Affordability Breakdown by % (Lowest Income Points):  
30% AMI: 10 %  
50% AMI: 50 %  
55% AMI (Rural): 35 %

**Information**

Set-Aside: Rural  
Housing Type: Seniors  
Geographic Area: N/A  
TCAC Project Analyst: Gina Ferguson

**Unit Mix**

24	1-Bedroom Units
<u>5</u>	<u>2-Bedroom Units</u>
29	Total Units

<u>Unit Type &amp; Number</u>	<u>2010 Rents Targeted % of Area Median Income</u>	<u>2010 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	30%	30%	\$317
14 1 Bedroom	50%	50%	\$528
8 1 Bedroom	55%	55%	\$581
1 2 Bedrooms	30%	30%	\$380
1 2 Bedrooms	50%	50%	\$633
2 2 Bedrooms	55%	55%	\$697
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

**Project Financing**

Estimated Residential Project Cost:	\$6,901,377	Construction Cost Per Square Foot:	\$210
Estimated Commercial Project Cost:	\$1,181,167	Per Unit Cost:	\$278,708

<b>Construction Financing</b>		<b>Permanent Financing</b>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
ReProp Financial	\$3,221,000	CCRC	\$190,000
City of Arcata RDA	\$800,000	City of Arcata RDA	\$800,000
City of Arcata HOME	\$1,564,166	City of Arcata HOME	\$1,564,166
Seller Carry Back Financing	\$750,000	USDA 515 Loan	\$1,000,000
Tax Credit Equity	\$1,747,378	Seller Carry Back Financing	\$750,000
		Deferred Developer Fee	\$226,378
		Tax Credit Equity	\$3,552,000
		<b>TOTAL</b>	<b>\$8,082,544</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$4,102,564
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$5,333,333
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$480,000
Approved Developer Fee in Project Cost:	\$789,687
Approved Developer Fee in Eligible Basis:	\$692,000
Investor/Consultant:	Boston Financial Investment Management, LP
Federal Tax Credit Factor:	\$0.74000

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:	\$4,102,564
Actual Eligible Basis:	\$5,956,581
Unadjusted Threshold Basis Limit:	\$4,740,208
Total Adjusted Threshold Basis Limit:	\$6,292,526

**Adjustments to Basis Limit:**

Required to Pay Prevailing Wages  
 Local Development Impact Fees  
 95% of Upper Floor Units are Elevator-Serviced

**Tie-Breaker Information**

First:	<b>Seniors</b>
Second:	<b>69.805%</b>

**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:** Adequate laundry facilities must be available on project premises, with no fewer than one washer/dryer per 15 units upon completion of the project prior to the issuance of federal and state tax forms.

**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, the City of Arcata, 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:

<b>Federal Tax Credits/Annual</b>	<b>State Tax Credits/Total</b>
<b>\$480,000</b>	<b>\$0</b>

**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

<b>Points System</b>	<b>Max. Possible Points</b>	<b>Requested Points</b>	<b>Points Awarded</b>
<b>Cost Efficiency / Credit Reduction / Public Funds</b>	<b>20</b>	<b>20</b>	<b>20</b>
Public Funds	20	20	20
<b>Owner / Management Characteristics</b>	<b>9</b>	<b>9</b>	<b>9</b>
General Partner Experience	6	6	6
Management Experience	3	3	3
<b>Housing Needs</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>Site Amenities</b>	<b>15</b>	<b>15</b>	<b>15</b>
Within 500 ft of regular bus stop (or dial-a-ride service for rural set-aside)	4	4	4
Within ½ mile of public park or community center open to general public	3	3	3
Within ½ mile of public library	3	3	3
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Senior project within ½ mile of daily operated senior center/facility	3	3	3
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
Health/wellness or skill-building classes, minimum instruction of 120 hrs/yr	10	10	10
<b>Sustainable Building Methods</b>	<b>8</b>	<b>8</b>	<b>8</b>
New construction/adaptive reuse energy efficiency 10% above Title 24	4	4	4
Flow restrictors for kitchen & bath faucets or water-saving fixtures	1	1	1
Bathroom fans in all bathrooms w/humidistat, timer and outdoor exhaust	2	2	2
Project has nonsmoking buildings or contiguous sections w/i a building	1	1	1
<b>Lowest Income</b>	<b>52</b>	<b>52</b>	<b>52</b>
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
<b>Readiness to Proceed</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>State Credit Substitution</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Total Points</b>	<b>146</b>	<b>146</b>	<b>146</b>

**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.**