

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2011 First Round
June 22, 2011

Project Number CA-2011-076

Project Name Palo Alto Family Housing
 Site Address: 801 Alma Street
 Palo Alto, CA 94301 County: Santa Clara
 Census Tract: 5113.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$989,437	\$3,298,125
Recommended:	\$989,437	\$3,298,125

Applicant Information

Applicant: Eden Housing, Inc.
 Contact: Linda Mandolini
 Address: 22645 Grand Street
 Hayward, CA 94541
 Phone: 510-582-1460 Fax: 510-582-6523
 Email: lmandolini@edenhousing.org

General partner(s) or principal owner(s): Eden Investments, Inc.
 801 Alma LLC
 General Partner Type: Nonprofit
 Developer: Eden Housing, Inc.
 Investor/Consultant: Community Economics, Inc.
 Management Agent: Eden Housing Management Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 50
 No. & % of Tax Credit Units: 49 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: N/A
 Affordability Breakdown by % (Lowest Income Points):
 30% AMI: 40 %
 50% AMI: 40 %

Information

Set-Aside: N/A
 Housing Type: Large Family
 Geographic Area: South and West Bay Region
 TCAC Project Analyst: Benjamin Schwartz

Unit Mix

8 1-Bedroom Units
 26 2-Bedroom Units
 16 3-Bedroom Units

 50 Total Units

<u>Unit Type & 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	20%	13%	\$254
2 1 Bedroom	30%	30%	\$582
4 1 Bedroom	50%	50%	\$970
2 2 Bedrooms	20%	15%	\$349
8 2 Bedrooms	30%	30%	\$699
15 2 Bedrooms	50%	50%	\$1,165
1 3 Bedrooms	20%	15%	\$403
5 3 Bedrooms	30%	30%	\$807
10 3 Bedrooms	50%	50%	\$1,345
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$29,906,393
 Estimated Residential Project Cost: \$29,906,393

Residential

Construction Cost Per Square Foot: \$166
 Per Unit Cost: \$598,128

Construction Financing

<u>Source</u>	<u>Amount</u>
Silicon Valley Bank	\$10,279,160
City of Palo Alto Land Loan	\$3,500,000
Santa Clara County Stanford 1	\$2,500,000
City of Palo Alto Loan 1	\$2,800,000
Housing Trust of Santa Clara County	\$500,000
Santa Clara County Stanford 2	\$3,000,000
City of Palo Alto Loan 2	\$1,500,000
City of Palo Alto Donated Land	\$3,480,000
Tax Credit Equity	\$750,000

Permanent Financing

<u>Source</u>	<u>Amount</u>
Silicon Valley Bank	\$1,547,000
City of Palo Alto Land Loan	\$3,500,000
Santa Clara County Stanford 1	\$2,500,000
City of Palo Alto Loan 1	\$2,800,000
Housing Trust of Santa Clara County	\$500,000
Santa Clara County Stanford 2	\$3,000,000
City of Palo Alto Loan 2	\$1,500,000
City of Palo Alto Donated Land	\$3,480,000
Accrued Interest During Construction	\$195,786
Equity from PV Credit	\$130,820
Tax Credit Equity	\$10,752,787
TOTAL	\$29,906,393

Determination of Credit Amount(s)

Requested Eligible Basis:	\$10,993,750
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$10,993,750
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$989,437
Total State Credit:	\$3,298,125
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,400,000
Investor/Consultant:	Community Economics, Inc.
Federal Tax Credit Factor:	\$0.90000
State Tax Credit Factor:	\$0.56027

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:	\$10,993,750
Actual Eligible Basis:	\$21,782,458
Unadjusted Threshold Basis Limit:	\$11,429,704
Total Adjusted Threshold Basis Limit:	\$15,658,694

Adjustments to Basis Limit:

Required to Pay Prevailing Wages
 Parking Beneath Residential Units
 95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Large Family
Second:	77.154%

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: The project's average cost to produce a square foot of residential space is very high as the result of high land costs, city requirements combined with a high project density that resulted in the need for a "fully below grade" parking garage, and costly design requirements.

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 Palo Alto, 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
\$989,437	\$3,298,125

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness 180-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	Requested Points	Points Awarded
Cost Efficiency / Credit Reduction / Public Funds	20	20	20
Public Funds	20	20	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 ¼ mile of public library	3	3	3
Within ¼ mile of a neighborhood market of at least 5,000 sf	4	4	4
Within ½ mile of medical clinic or hospital	3	3	3
Within ¼ mile of a pharmacy	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, minimum 30 hrs/yr instruction	5	5	5
Sustainable Building Methods	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: GreenPoint Rated Multifam	5	5	5
Develop project to requirements of: GreenPoint Rated Multifami 125	5	5	5
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
Readiness to Proceed	20	20	20
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	148	148	148

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.