

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report**

**2011 First Round**

**June 22, 2011**

**Project Number** CA-2011-844

**Project Name** Ivanhoe Family Apartments  
Site Address: 15999 Avenue 327  
Ivanhoe, CA 93235 County: Tulare  
Census Tract: 8.000

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$443,867	\$1,697,139
Recommended:	\$443,867	\$1,697,139

**Applicant Information**

Applicant: 15999 Avenue 327, L.P., a California limited partnership  
Contact: Gwendy Silver Egnater  
Address: 15303 Ventura Blvd., Suite 1100  
Sherman Oaks, CA 91403  
Phone: (818) 905-2430 Fax: (818) 905-2440  
Email: gwendy@corpoffices.org

General partner(s) or principal owner(s): Corporation for Better Housing  
General Partner Type: Nonprofit  
Developer: Corporation for Better Housing  
Investor/Consultant: Hunt Capital Partners, LLC  
Management Agent: CBH Property Management, LLC

**Project Information**

Construction Type: New Construction  
Total # Residential Buildings: 5  
Total # of Units: 72  
No. & % of Tax Credit Units: 71 100%  
Federal Set-Aside Elected: 40%/60%  
Federal Subsidy: Tax Exempt / HOME  
Affordability Breakdown by % (Lowest Income Points):  
30% AMI: 10 %  
45% AMI: 15 %  
50% AMI (Rural): 50 %

**Bond Information**

Issuer: CSCDA  
 Expected Date of Issuance: September 1, 2011  
 Credit Enhancement: N/A

**Information**

Set-Aside: N/A  
 Housing Type: Large Family  
 Geographic Area: Central Region  
 TCAC Project Analyst: Jack Waegell

**Unit Mix**

16 1-Bedroom Units  
 32 2-Bedroom Units  
24 3-Bedroom Units  
 72 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>
1 1 Bedroom	30%	30%	\$317
2 1 Bedroom	45%	45%	\$475
13 1 Bedroom	50%	50%	\$528
4 2 Bedrooms	30%	30%	\$380
5 2 Bedrooms	45%	45%	\$570
23 2 Bedrooms	50%	50%	\$633
3 3 Bedrooms	30%	30%	\$439
4 3 Bedrooms	45%	45%	\$659
16 3 Bedrooms	50%	50%	\$732
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$834

**Project Financing**

Estimated Total Project Cost: \$14,159,745  
 Estimated Residential Project Cost: \$14,159,745

**Residential**

Construction Cost Per Square Foot: \$154  
 Per Unit Cost: \$196,663

**Construction Financing**

Source	Amount
Hunt Capital Partners, LLC	\$8,000,000
County of Tulare - HOME	\$5,000,000
Tax Credit Equity	\$608,854

**Permanent Financing**

Source	Amount
Hunt Capital Partners, LLC	\$1,202,053
County of Tulare - HOME	\$5,000,000
County of Tulare - NSP1	\$854,026
County of Tulare - NSP3	\$2,569,076
County of Tulare RDA	\$150,000
Deferred Developer Fee	\$122,067
Tax Credit Equity	\$4,262,523
<b>TOTAL</b>	<b>\$14,159,745</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$13,054,915
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$13,054,915
Applicable Rate:	3.40%
Total Maximum Annual Federal Credit:	\$443,867
Total State Credit:	\$1,697,139
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,047,000
Investor/Consultant:	Hunt Capital Partners, LLC
Federal Tax Credit Factor:	\$0.75000
State Tax Credit Factor:	\$0.55006

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:	\$13,054,915
Actual Eligible Basis:	\$13,054,915
Unadjusted Threshold Basis Limit:	\$15,439,952
Total Adjusted Threshold Basis Limit:	\$32,423,899

**Adjustments to Basis Limit:**

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 88%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income Units are Income Targeted at 35% AMI or Below: 22%

**Tie-Breaker Information**

Final: N/A

**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 3.40% of the qualified basis. 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, the County of Tulare, 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**  
**\$443,867**

**State Tax Credits/Total**  
**\$1,697,139**

**Standard Conditions**

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee's next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

The IRS has advised TCAC that the amount of tax-exempt bonds issued, equivalent to at least 50% of aggregate basis, must remain in place through the first year of the credit period or until eligible basis is finally determined.

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 reservation 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>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 library	2	2	2
Within ¼ mile of a neighborhood market of at least 5,000 sf	4	4	4
Large Family proj. w/i ½ mile of public school project children may attend	2	2	2
Within ½ mile of medical clinic or hospital	3	3	3
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
LARGE FAMILY HOUSING TYPE			
Adult ed/health & wellness/skill bldg classes, minimum 30 hrs/yr instruction	5	5	5
After school program for school age children, minimum of 10 hours/week	5	5	5
<b>Sustainable Building Methods</b>	<b>10</b>	<b>10</b>	<b>10</b>
NEW CONSTRUCTION			
Develop project in accordance w/ requirements of: LEED	5	5	5
Energy efficiency beyond CA Building Code Title 24 requirements: 17.5%	2	2	2
Develop project to requirements of: LEED Silver	3	3	3
<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>Total Points</b>	<b>126</b>	<b>126</b>	<b>126</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.**