

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2011 Second Round

September 28, 2011

Project Number CA-2011-167

Project Name Santa Ana Station District Phase II
Site Address: Santa Ana Boulevard between Lacy Street and Garfield Street
and scattered sites along East 5th Street
Santa Ana, CA 92701 County: Orange
Census Tract: 744.05 and 750.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$811,150	\$0
Recommended:	\$811,150	\$0

Applicant Information

Applicant: Santa Ana Station District II Housing Partners, L.P.
Contact: Frank Cardone
Address: 18201 Von Karman Avenue, Suite 900
Irvine, CA 92612
Phone: (949) 660-7272 Fax: (949) 660-7273
Email: fcardone@related.com

General partner(s) or principal owner(s): Related/Santa Ana Station District II Dev. Co., LLC
Santa Ana Station District II MGP LLC
General Partner Type: Joint Venture
Developer: The Related Companies of California, LLC
Investor: Union Bank
Management Agent: Related Management Company

Project Information

Construction Type: New Construction
Total # Residential Buildings: 12
Total # of Units: 40
No. & % of Tax Credit Units: 39 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: N/A
Affordability Breakdown by Units and % (Lowest Income Points):
30% AMI: 8 20 %
40% AMI: 8 20 %
50% AMI: 23 40 %

Information

Set-Aside: N/A
 Housing Type: Large Family
 Geographic Area: Orange County
 TCAC Project Analyst: DC Navarrette

Unit Mix

5 1-Bedroom Units
 22 2-Bedroom Units
 13 3-Bedroom Units

 40 Total Units

<u>Unit Type & Number</u>	<u>2011 Rents Targeted % of Area Median Income</u>	<u>2011 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
1 1 Bedroom	30%	30%	\$519
1 1 Bedroom	40%	40%	\$693
3 1 Bedroom	50%	50%	\$866
4 2 Bedrooms	30%	30%	\$623
4 2 Bedrooms	40%	40%	\$831
13 2 Bedrooms	50%	47%	\$981
3 3 Bedrooms	30%	30%	\$720
3 3 Bedrooms	40%	40%	\$960
7 3 Bedrooms	50%	45%	\$1,090
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$18,552,572
 Estimated Residential Project Cost: \$18,552,572

Residential

Construction Cost Per Square Foot: \$207
 Per Unit Cost: \$463,814

Construction Financing

<u>Source</u>	<u>Amount</u>
Union Bank	\$7,754,900
City of Santa Ana RDA	\$4,770,000
City of Santa Ana RDA Land Donation	\$4,000,000
Deferred Developer Fee	\$811,069
Tax Credit Equity	\$1,216,603

Permanent Financing

<u>Source</u>	<u>Amount</u>
Permanent Loan	\$1,671,884
City of Santa Ana RDA	\$4,770,000
City of Santa Ana RDA Land Donation	\$4,000,000
Tax Credit Equity	\$8,110,688
TOTAL	\$18,552,572

Determination of Credit Amount(s)

Requested Eligible Basis:	\$6,932,905
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$9,012,776
Applicable Rate:	9.00%
Maximum Annual Federal Credit:	\$811,150
Approved Developer Fee in Project Cost:	\$1,800,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor:	Union Bank
Federal Tax Credit Factor:	\$0.99990

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:	\$6,932,905
Actual Eligible Basis:	\$13,464,002
Unadjusted Threshold Basis Limit:	\$7,940,894
Total Adjusted Threshold Basis Limit:	\$8,489,905

Adjustments to Basis Limit:

Local Development Impact Fees

Tie-Breaker Information

First:	Large Family
Second:	68.148%

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: All new construction and rehabilitated units must have access to common area or in-unit washers and dryers and have dishwashers installed in each unit.

This is the second phase of a two phase development. The applicant intends to share common space between the two phases. To do so there must be an agreement between the two phases ownership entities executed by placed in service allowing use of the community room and outdoor play area.

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 Santa Ana Community Development Agency, 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
\$811,150	\$0

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 minutes in rush hours	6	6	6
Within ½ mile of public park or community center open to general public	2	2	2
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Large Family proj. w/i ¼ mile of public school project children may attend	3	3	3
Within ½ mile of a pharmacy	1	1	1
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, minimum 60 hrs/yr	5	5	5
After school program for school age children, minimum of 10 hours/week	5	5	5
Sustainable Building Methods - New Construction Portion	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: GreenPoint Rated	5	5	5
Energy efficiency beyond CA Building Code Title 24 requirements: 18%	2	2	2
Develop project to requirements of: GreenPoint Rated 100	3	3	3
Sustainable Building Methods - Rehabilitation Portion	10	10	10
REHABILITATION			
Rehabilitate to improve energy efficiency (change in HERS II rating): 30%	10	10	10
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
Qualified Census Tract	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.