

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report**

**2011 Second Round**

**September 28, 2011**

**Project Number** CA-2011-174

**Project Name** Los Olivos  
Site Address: 129 Lincoln Ave.  
Redwood City, CA 94061 County: San Mateo  
Census Tract: 6102.030

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$208,784	\$0
Recommended:	\$208,784	\$0

**Applicant Information**

Applicant: RC Associates, L.P.  
Contact: Andrew Hanna  
Address: 2010 Main St., Suite 1250  
Irvine CA 92614  
Phone: (949) 222-9119 Fax: (949) 222-0942  
Email: Andrew@globalpremierdevelopment.com

General partner(s) or principal owner(s): The Pate Foundation  
Global Premier Development, Inc.  
General Partner Type: Joint Venture  
Developer: Global Premier Development, Inc.  
Investor/Consultant: Boston Capital  
Management Agent: Buckingham Property Management

**Project Information**

Construction Type: Acquisition & Rehabilitation  
Total # Residential Buildings: 1  
Total # of Units: 14  
No. & % of Tax Credit Units: 14 100%  
Federal Set-Aside Elected: 40%/60%  
Federal Subsidy: None  
Affordability Breakdown by Units and % (Lowest Income Points):  
30% AMI: 2 10 %  
40% AMI: 2 10 %  
45% AMI: 2 10 %  
50% AMI: 5 35 %

**Information**

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

**Unit Mix**

10 1-Bedroom Units  
 4 2-Bedroom Units  


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 14 Total Units

<u>Unit Type &amp; 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%	\$601
2 1 Bedroom	40%	40%	\$801
2 1 Bedroom	45%	45%	\$901
5 1 Bedroom	50%	50%	\$1,001
1 2 Bedrooms	30%	30%	\$721
3 2 Bedrooms	60%	60%	\$1,443

**Project Financing**

Estimated Total Project Cost: \$3,357,125  
 Estimated Residential Project Cost: \$3,357,125

**Residential**

Construction Cost Per Square Foot: \$79  
 Per Unit Cost: \$239,795

**Construction Financing**

<u>Source</u>	<u>Amount</u>
Boston Capital Loan	\$2,366,744
Deferred Developer Fee	\$197,000
Tax Credit Equity	\$793,381

**Permanent Financing**

<u>Source</u>	<u>Amount</u>
Boston Capital Permanent Loan	\$1,132,177
AHP	\$140,000
Deferred Developer Fee	\$101,496
Tax Credit Equity	\$1,983,452
<b>TOTAL</b>	<b>\$3,357,125</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis (Rehabilitation):	\$1,512,919
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$934,500
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$1,966,795
Applicable Rate:	9.00%
Qualified Basis (Acquisition):	\$934,500
Applicable Rate:	3.40%
Maximum Annual Federal Credit, Rehabilitation:	\$177,011
Maximum Annual Federal Credit, Acquisition:	\$31,773
Total Maximum Annual Federal Credit:	\$208,784
Approved Developer Fee (in Project Cost & Eligible Basis):	\$241,500
Investor/Consultant:	Boston Capital
Federal Tax Credit Factor:	\$0.95000

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:	\$2,447,419
Actual Eligible Basis:	\$2,447,419
Unadjusted Threshold Basis Limit:	\$2,556,320
Total Adjusted Threshold Basis Limit:	\$3,067,584

**Adjustments to Basis Limit:**

One or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features:

- Rehabilitation: project buildings have an 80% decrease in annual energy use/improvement in energy efficiency (HERS II) as indicated in TCAC Regulations.
- Irrigated with reclaimed water, greywater, or rainwater (excluding community gardens)
- Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms where no VOC adhesives or backing is used
- Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas
- Project meets all requirements of US EPA Indoor Air Plus Program.

95% of Upper Floor Units are Elevator-Serviced

**Tie-Breaker Information**

First:	<b>Seniors</b>
Second:	<b>9.033%</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 meet 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.

**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 has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

**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>\$208,784</b>	<b>\$0</b>

**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

<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>
Cost Efficiency	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 ¼ mile of transit stop, service every 30 min, 25 units/acre density	7	7	7
Within ½ mile of public park or community center open to general public	2	2	2
Within ½ mile of public library	2	2	2
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE to 1,000 bedrooms	3	3	3
Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr instruction	7	7	7
<b>Sustainable Building Methods</b>	<b>10</b>	<b>10</b>	<b>10</b>
REHABILITATION			
Rehabilitate to improve energy efficiency (change in HERS II rating): 30%	10	10	10
<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>Miscellaneous Federal and State Policies</b>	<b>2</b>	<b>2</b>	<b>2</b>
State Credit Substitution	2	2	2
<b>Total Points</b>	<b>148</b>	<b>148</b>	<b>148</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.**