

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2012 First Round
July 11, 2012

Project Number CA-12-026

Project Name Garden Apartments
Site Address: 40 N. Lee Avenue
Oakdale, CA 95361-3324 County: Stanislaus
Census Tract: 2.010

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$299,253	\$1,026,241
Recommended:	\$299,253	\$1,026,241

Applicant Information

Applicant: North Lee Avenue Associates, LP
Contact: Michael Boettger
Address: 2020 West Kettleman Lane
Lodi, CA 95242
Phone: (209) 370-1559 Fax: (209) 370-1572
Email: mboettger@themichaelsorg.com

General partner(s) or principal owner(s): Community Revitalization & Development Corporation
North Lee-Michaels, LLC
General Partner Type: Joint Venture
Developer: Michaels Development Company
Investor/Consultant: Prestige Affordable Housing Equity
Management Agent: Interstate Realty Management Company

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 4
Total # of Units: 42
No. & % of Tax Credit Units: 41 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: USDA RHS 515 & 521 (41 units - 100%)
Affordability Breakdown by Units and % (Lowest Income Points):
30% AMI: 5 10 %
35% AMI: 5 10 %
40% AMI: 5 10 %
50% AMI: 11 25 %

Information

Set-Aside: N/A
 Housing Type: At-Risk
 Geographic Area: Central Region
 TCAC Project Analyst: Benjamin Schwartz

Unit Mix

32 1-Bedroom Units
 10 2-Bedroom Units

 42 Total Units

<u>Unit Type & Number</u>	<u>2012 Rents Targeted % of Area Median Income</u>	<u>2012 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
4 1 Bedroom	30%	30%	\$348
4 1 Bedroom	35%	35%	\$406
4 1 Bedroom	40%	40%	\$465
8 1 Bedroom	50%	50%	\$581
12 1 Bedroom	60%	54%	\$633
1 2 Bedrooms	30%	30%	\$418
1 2 Bedrooms	35%	35%	\$488
1 2 Bedrooms	40%	40%	\$558
3 2 Bedrooms	50%	50%	\$697
3 2 Bedrooms	60%	51%	\$714
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$4,919,307
 Estimated Residential Project Cost: \$4,919,307

Residential

Construction Cost Per Square Foot: \$58
 Per Unit Cost: \$117,126

Construction Financing

<u>Source</u>	<u>Amount</u>
Continental Mortgage	\$2,361,031
USDA Section 515 Loan	\$884,278
Deferred Developer Fees	\$455,986
Tax Credit Equity	\$1,218,012

Permanent Financing

<u>Source</u>	<u>Amount</u>
Bonneville Section 538	\$554,996
USDA Section 515 Loan	\$884,278
Tax Credit Equity	\$3,480,033
TOTAL	\$4,919,307

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$2,887,163
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	\$1,231,500
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$2,887,163
Applicable Rate:	9.00%
Qualified Basis (Acquisition):	\$1,231,500
Applicable Rate:	3.20%
Maximum Annual Federal Credit, Rehabilitation:	\$259,845
Maximum Annual Federal Credit, Acquisition:	\$39,408
Total Maximum Annual Federal Credit:	\$299,253
Total State Credit:	\$1,026,241
Approved Developer Fee (in Project Cost & Eligible Basis):	\$455,986
Investor/Consultant:	Prestige Affordable Housing Equity
Federal Tax Credit Factor:	\$0.94000
State Tax Credit Factor:	\$0.65000

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:	\$4,118,663
Actual Eligible Basis:	\$4,409,223
Unadjusted Threshold Basis Limit:	\$7,101,056
Total Adjusted Threshold Basis Limit:	\$7,101,056

Adjustments to Basis Limit: None

Tie-Breaker Information

First:	At-Risk
Second:	27.895%

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, 3.20%. 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, City of Oakdale, 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
\$299,253	\$1,026,241

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness to Proceed 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
Cost Efficiency	20	3	3
Public Funds	20	17	17
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	10
Within ¼ mile of regular bus stop (or dial-a-ride service for rural set-aside)	4	4	0
Within ¼ mile of public park or community center open to general public	3	3	0
Within ½ mile of public park or community center open to general public	2	0	2
Within ½ mile of public library	2	2	0
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
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			
Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr instruction	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
Sustainable Building Methods	10	10	10
REHABILITATION			
Rehabilitate to improve energy efficiency (change in HERS II rating): 25%	7	7	7
Additional rehab measures: Sustainable Building Mgmt Practices	3	3	3
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	143

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.