

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

Project Number CA-12-027

Project Name Neary Lagoon Apartments
Site Address: 81 Chestnut Street
Santa Cruz, CA 95060 County: Santa Cruz
Census Tract: 1010.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$972,229	\$0
Recommended:	\$972,229	\$0

Applicant Information

Applicant: Neary Lagoon Partners, a California Limited Partnership
Contact: Jeff Riley
Address: 3120 Freeboard Drive, Suite 202
West Sacramento CA 95691
Phone: 916-414-4406 **Fax:** 916-414-4490
Email: jriley@mercyhousing.org

General partner(s) or principal owner(s): Neary Lagoon, Inc.
General Partner Type: Nonprofit
Developer: Mercy Housing California
Investor/Consultant: Community Economics
Management Agent: Mercy Housing Management Group

Project Information

Construction Type: Rehabilitation-Only
Total # Residential Buildings: 12
Total # of Units: 95
No. & % of Tax Credit Units: 94 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: None
Affordability Breakdown by Units and % (Lowest Income Points):

30% AMI:	10	10 %
35% AMI:	10	10 %
40% AMI:	10	10 %
45% AMI:	10	10 %
50% AMI:	10	10 %

Information

Set-Aside: N/A
Housing Type: Large Family
Geographic Area: Central Coast Region
TCAC Project Analyst: Benjamin Schwartz

Unit Mix

23 1-Bedroom Units
 30 2-Bedroom Units
 42 3-Bedroom Units
 95 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>
14 1 Bedroom	29%	29%	\$516
2 1 Bedroom	50%	50%	\$898
6 1 Bedroom	52%	52%	\$934
1 1 Bedroom	60%	60%	\$1,078
18 2 Bedrooms	26%	26%	\$559
12 2 Bedrooms	50%	50%	\$1,078
1 3 Bedrooms	53%	53%	\$1,309
24 3 Bedrooms	24%	24%	\$597
11 3 Bedrooms	44%	44%	\$1,093
3 3 Bedrooms	50%	50%	\$1,245
2 3 Bedrooms	60%	60%	\$1,494
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$20,370,427
 Estimated Residential Project Cost: \$20,370,427

Residential

Construction Cost Per Square Foot: \$78
 Per Unit Cost: \$214,426

Construction Financing

<u>Source</u>	<u>Amount</u>
Wells Fargo Bank	\$8,515,768
HCD RHCP Assumed Loan	\$6,005,272
City of Santa Cruz #1 Assumed Loan	\$2,134,264
City of Santa Cruz #2 Assumed Loan	\$139,084
City of Santa Cruz #3 Assumed Loan	\$609,958
City of Santa Cruz HOME	\$600,000
Value of Donated Land	\$299,024
Tax Credit Equity	\$500,000

Permanent Financing

<u>Source</u>	<u>Amount</u>
Wells Fargo Bank	\$418,000
HCD RHCP Assumed Loan	\$6,005,272
City of Santa Cruz #1 Assumed Loan	\$2,134,264
City of Santa Cruz #2 Assumed Loan	\$139,084
City of Santa Cruz #3 Assumed Loan	\$609,958
City of Santa Cruz HOME	\$600,000
Value of Donated Land	\$299,024
Equity from Energy (PV) Credit	\$199,472
Tax Credit Equity	\$9,965,354
TOTAL	\$20,370,427

Determination of Credit Amount(s)

Requested Eligible Basis: \$8,309,652
 130% High Cost Adjustment: Yes
 Applicable Fraction: 100.00%
 Qualified Basis: \$10,802,547
 Applicable Rate: 9.00%
 Total Maximum Annual Federal Credit: \$972,229
 Approved Developer Fee (in Project Cost & Eligible Basis): \$1,310,076
 Investor/Consultant: Community Economics
 Federal Tax Credit Factor: \$1.02500

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:	\$8,309,652
Actual Eligible Basis:	\$9,944,179
Unadjusted Threshold Basis Limit:	\$22,746,528
Total Adjusted Threshold Basis Limit:	\$22,746,528

Adjustments to Basis Limit: None

Tie-Breaker Information

First:	Large Family
Second:	67.784%

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: This project involves the re-syndication of an existing 9% tax credit project known as Neary Lagoon Cooperative, CA-89-147, which originally placed-in-service on December 18, 1991.

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 Santa Cruz, 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
\$972,229

State Tax Credits/Total
\$0

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
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 ¼ mile of public park or community center open to general public	3	3	3
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
Large Family proj. w/i ¼ mile of public school project children may attend	3	3	3
Within ½ mile of medical clinic or hospital	3	3	3
Within ½ mile of a pharmacy	1	1	1
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 36 hrs/yr instruction	3	3	3
After school program for school age children, minimum of 4 hours/week	2	2	2
Sustainable Building Methods	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.