

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2013 First Round

June 12, 2013

REVISED

Project Number CA-13-051

Project Name Civita Seniors
Site Address: Intersection of Westside Drive and Via Alta
San Diego, CA 92108 County: San Diego
Census Tract: 92.020

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,499,750	\$0
Recommended:	\$2,499,750	\$0

Applicant Information

Applicant: Civita Seniors CIC, LP
Contact: Jordan Penn
Address: 5993 Avenida Encinas, Ste. 101
Carlsbad, CA 92008
Phone: 760-456-6000 Fax: 760-456-6001
Email: jpenn@chelseainvestco.com

General partner(s) or principal owner(s): CIC Civita Seniors, LLC
PSCDC
General Partner Type: Joint Venture
Developer: Chelsea Investment Corporation
Investor/Consultant: Raymond James
Management Agent(s): CIC Management, Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 2
Total # of Units: 150
No. & % of Tax Credit Units: 148 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: N/A
Affordability Breakdown by Units and % (Lowest Income Points):
30% AMI: 16 10 %
40% AMI: 31 20 %
50% AMI: 60 40 %

Information

Set-Aside: N/A
 Housing Type: Seniors
 Geographic Area: San Diego County
 TCAC Project Analyst: DC Navarrette

Unit Mix

14 SRO/Studio Units
 106 1-Bedroom Units
 30 2-Bedroom Units

 150 Total Units

<u>Unit Type & Number</u>	<u>2013 Rents Targeted % of Area Median Income</u>	<u>2013 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 SRO/Studio	60%	60%	\$847
5 SRO/Studio	50%	50%	\$706
3 SRO/Studio	40%	40%	\$565
1 SRO/Studio	30%	30%	\$423
28 1 Bedroom	60%	60%	\$907
44 1 Bedroom	50%	50%	\$756
22 1 Bedroom	40%	40%	\$605
12 1 Bedroom	30%	30%	\$453
8 2 Bedrooms	60%	60%	\$1,089
11 2 Bedrooms	50%	50%	\$907
6 2 Bedrooms	40%	40%	\$726
3 2 Bedrooms	30%	30%	\$544
2 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$55,867,100
 Estimated Residential Project Cost: \$55,867,100

Residential

Construction Cost Per Square Foot: \$233
 Per Unit Cost: \$372,447

Construction Financing

<u>Source</u>	<u>Amount</u>
US Bank	\$26,837,449
Land Donation	\$22,100,000
Deferred Fees & Reserves	\$2,348,027
Tax Credit Equity	\$4,581,624

Permanent Financing

<u>Source</u>	<u>Amount</u>
US Bank	\$6,297,000
Land Donation	\$22,100,000
AHP	\$1,480,000
Deferred Developer Fee	\$992,600
Tax Credit Equity	\$24,997,500
TOTAL	\$55,867,100

Determination of Credit Amount(s)

Requested Eligible Basis:	\$21,367,521
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$27,777,778
Applicable Rate:	9.00%
Maximum Annual Federal Credit:	\$2,499,750
Approved Developer Fee in Project Cost:	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Raymond James
Federal Tax Credit Factor:	\$1.00000

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:	\$21,367,521
Actual Eligible Basis:	\$32,076,753
Unadjusted Threshold Basis Limit:	\$30,705,600
Total Adjusted Threshold Basis Limit:	\$36,405,458

Adjustments to Basis Limit:

Local Development Impact Fees
95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Seniors
Second:	57.457%

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: The 3 month operating reserve represented in the application is slightly below required amount by TCAC per regulation section 10327(c)(8)(C). The applicant is notified they must meet this reserve requirement by placed in service.

TCAC staff noted a \$26,400,000 appraised donation land value of a site currently under a local inclusionary requirement. Upon further review, staff has reduced the donation value/cost of the subject site using the underlying zoning density and additional information provided by the Local Reviewing Agency, and the appraised per unit. This derives a donation value/cost of the subject site corresponding to the appraisal's comparable sites. As a result, staff has reduced the Final Tie Breaker score accordingly.

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 San Diego Housing Commission, 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
\$2,499,750	\$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 1/3 mile of a bus stop, service every 30 minutes in rush hours	5	5	0
Within 1/3 mile of a regular bus stop or rapid transit system stop	3	0	3
Within ¼ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Senior project within ½ mile of daily operated senior center/facility	2	2	2
Within ½ mile of medical clinic or hospital	3	3	3
Within ½ mile of a pharmacy	1	1	1
In-unit high speed internet service	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7
Health & wellness services and programs, min. 60 hrs per 100 bdrms	3	3	3
Sustainable Building Methods	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: LEED	5	5	5
Develop project to requirements of: LEED Silver	3	3	3
Energy efficiency beyond CA Building Code Title 24 requirements: 17.5%	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	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.