

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

July 17, 2013

REVISED

Project Number CA-13-852

Project Name COMM22 Senior Housing
Site Address: 690 Beardsley Street
San Diego, CA 92113 County: San Diego
Census Tract: 49.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$950,451	\$0
Recommended:	\$950,451	\$0

Applicant Information

Applicant: BRIDGE Housing Corporation
Contact: Jeff Williams
Address: 2202 30th Street
San Diego, CA 92104
Phone: 619-231-6300 **Fax:** 619-231-6301
Email: jwilliams@bridgehousing.com

General Partner(s) or Principal Owner(s): COMM22 Senior GP, LLC
General Partner Type: Nonprofit
Developer: BRIDGE Housing Corporation
Investor/Consultant: Bank of America
Management Agent: BRIDGE Property Management Company

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 70
No. & % of Tax Credit Units: 69 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / HOME / HUD 202 Capital Advance / PRAC (43% - 30 Units)
HCD MHP Funding: No
55-Year Use/Affordability: Yes
Number of Units @ or below 35% of area median income: 15
Number of Units @ or below 50% of area median income: 54

Bond Information

Issuer: Housing Authority of the City of San Diego
 Expected Date of Issuance: October 15, 2013
 Credit Enhancement: N/A

Information

Housing Type: Seniors
 Geographic Area: San Diego County
 TCAC Project Analyst: DC Navarrette

Unit Mix

15 SRO/Studio Units
 51 1-Bedroom Units
 4 2-Bedroom Units

 70 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>
3 SRO/Studio	30%	30%	\$423
11 1 Bedroom	30%	18%	\$274
1 2 Bedrooms	30%	30%	\$544
6 SRO/Studio	40%	40%	\$565
6 1 Bedroom	40%	18%	\$274
6 SRO/Studio	50%	50%	\$706
13 1 Bedroom	50%	18%	\$274
21 1 Bedroom	50%	50%	\$756
2 2 Bedrooms	50%	47%	\$854
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$28,222,221
 Estimated Residential Project Cost: \$28,222,221

Residential

Construction Cost Per Square Foot: \$226
 Per Unit Cost: \$403,175

Construction Financing

<u>Source</u>	<u>Amount</u>
Bank of America	\$15,500,000
HCD TOD Grant	\$1,054,103
HCD IIG Grant	\$2,267,437
CALReUSE Grant	\$123,737
SANDAG Grant	\$191,762
San Diego Housing Commission	\$4,200,000
Tax Credit Equity	\$500,000

Permanent Financing

<u>Source</u>	<u>Amount</u>
HUD 202 Capital Advance	\$4,868,300
HCD TOD Loan	\$3,850,000
HCD TOD Grant	\$1,054,103
HCD IIG Grant	\$2,267,437
CALReUSE Grant	\$123,737
SANDAG Grant	\$191,762
San Diego Housing Commission	\$4,287,612
General Partner Equity	\$1,100,000
Tax Credit Equity	\$10,479,270
TOTAL	\$28,222,221

Determination of Credit Amount(s)

Requested Eligible Basis:	\$22,847,383
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$29,701,598
Applicable Rate:	3.20%
Maximum Annual Federal Credit:	\$950,451
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Investor/Consultant:	Bank of America
Federal Tax Credit Factor:	\$1.10256

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:	\$22,847,383
Actual Eligible Basis:	\$22,847,383
Unadjusted Threshold Basis Limit:	\$15,293,152
Total Adjusted Threshold Basis Limit:	\$36,703,564

Adjustments to Basis Limit:

Required to Pay Prevailing Wages

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 78%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income Units are Income Targeted at 35% AMI or Below: 42%

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 3.20% of the qualified basis. 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.

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
\$950,451	\$0

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee’s next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

The IRS has advised TCAC that the amount of tax-exempt bonds issued, equivalent to at least 50% of aggregate basis, must remain in place through the first year of the credit period or until eligible basis is finally determined.

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 reservation 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.

Additional Conditions: The applicant/owner is required to complete the following sustainable building methods in accordance with the bond allocation from CDLAC and provide the applicable certifications and documentation when the TCAC placed-in-service application is submitted:

- The project will be developed beyond the minimum requirements of the green building program by meeting LEED Silver.