

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2013 Second Round

September 25, 2013

REVISED

Project Number CA-13-126

Project Name Sunset Valley Duplexes
Site Address: 512 Spruce Avenue
Wheatland, CA 95692 **County:** Yuba
Census Tract: 408.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,216,332	\$4,054,439
Recommended:	\$1,216,332	\$4,054,439

Applicant Information

Applicant: Mercy Housing California
Contact: Stephan Daues
Address: 3120 Freeboard Drive, Suite 202
West Sacramento, CA 95691
Phone: (916) 414-4440 **Fax:** (916) 414-4490
Email: sdaues@mercyhousing.org

General Partner(s) or Principal Owner(s): Mercy Housing Calwest
General Partner Type: Nonprofit
Parent Company(ies): Mercy Housing California
Developer: Mercy Housing California
Investor/Consultant: California Housing Partnership Corporation
Management Agent(s): Mercy Housing Management Group

Project Information

Construction Type: New Construction
Total # Residential Buildings: 45
Total # of Units: 88
No. & % of Tax Credit Units: 87 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HOME
Affordability Breakdown by Units and % (Lowest Income Points):
 30% AMI: 9 10 %
 40% AMI: 9 10 %
 50% AMI (Rural): 44 50 %

Information

Set-Aside: Rural
 Housing Type: Large Family
 Geographic Area: N/A
 TCAC Project Analyst: DC Navarrette

Unit Mix

14 1-Bedroom Units
 29 2-Bedroom Units
 43 3-Bedroom Units
 1 4-Bedroom Units
1 5-Bedroom Units
 88 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>
2 2 Bedrooms	30%	30%	\$387
5 3 Bedrooms	30%	30%	\$447
1 4 Bedrooms	30%	30%	\$498
1 5 Bedrooms	30%	30%	\$550
2 1 Bedroom	40%	40%	\$430
2 2 Bedrooms	40%	40%	\$516
5 3 Bedrooms	40%	40%	\$596
9 1 Bedroom	50%	45%	\$484
15 2 Bedrooms	50%	45%	\$581
20 3 Bedrooms	50%	45%	\$671
3 1 Bedroom	60%	47%	\$506
10 2 Bedrooms	60%	47%	\$606
12 3 Bedrooms	60%	47%	\$699
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$23,641,940
 Estimated Residential Project Cost: \$23,641,940

Residential

Construction Cost Per Square Foot: \$125
 Per Unit Cost: \$268,658

Construction Financing

<u>Source</u>	<u>Amount</u>
Wells Fargo	\$11,885,225
HCD - CHRP Assumed Loan	\$4,426,000
HCD - CHRP Assumed Interest	\$2,726,127
HCD - HOME Assumed Loan	\$800,000
HCD - HOME Assumed Interest	\$387,943
Deferred Costs	\$1,210,615
Tax Credit Equity	\$2,206,030

Permanent Financing

<u>Source</u>	<u>Amount</u>
HCD - CHRP Assumed Loan	\$4,426,000
HCD - CHRP Assumed Interest	\$2,726,127
HCD - HOME Assumed Loan	\$800,000
HCD - HOME Assumed Interest	\$387,943
Tax Credit Equity	\$15,301,870
TOTAL	\$23,641,940

Determination of Credit Amount(s)

Requested Eligible Basis:	\$13,514,798
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$13,514,798
Applicable Rate:	9.00%
Maximum Annual Federal Credit:	\$1,216,332
Total State Credit:	\$4,054,439
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,400,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$1.04284
State Tax Credit Factor:	\$0.64557

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:	\$13,514,798
Actual Eligible Basis:	\$14,000,596
Unadjusted Threshold Basis Limit:	\$19,226,812
Total Adjusted Threshold Basis Limit:	\$19,226,812

Adjustments to Basis Limit: None.

Tie-Breaker Information

First:	Large Family
Second:	36.383%

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 applicant requested and was granted a waiver for landscaping requirements as outlined in Regulation Section 10325(f)(7)(c).

This application is a resyndication of an existing tax credit project, CA-1992-119, that is currently restricted under an extended TCAC regulatory agreement. The existing buildings are being demolished for new structures.

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 City of Wheatland Community Development Department, 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
\$1,216,332	\$4,054,439

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 regular bus stop (or dial-a-ride service for rural set-aside)	4	4	4
Within ½ mile of public park or community center open to general public	3	3	3
Within 1 mile of a neighborhood market of at least 5,000 sf	3	3	3
Within 1 mile of a public middle school resident children may attend	3	3	3
Within 1 mile of a pharmacy	1	1	1
In-unit high speed internet service	3	3	3
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
After school program for school age children, minimum of 10 hrs/wk	5	5	5
Sustainable Building Methods	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: Green Communities	5	5	5
Energy efficiency beyond CA Building Code Title 24 requirements: 25%	5	5	5
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.