

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2014 Second Round
September 24, 2014

Project Number CA-14-107

Project Name Bloomington Housing, Phase I
 Site Address: 18028 Valley Boulevard
 Bloomington, CA 92316 County: San Bernardino
 Census Tract: 33.020

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,486,175	\$0
Recommended:	\$1,486,175	\$0

Applicant Information

Applicant: Bloomington I Housing Partners, L.P.
 Contact: Frank Cardone
 Address: 18201 Von Karman Ave. Suite 900
 Irvine, CA 92612
 Phone: 949-660-7272 Fax: 949-660-7273
 Email: fcardone@related.com

General Partner(s)/Principal Owner(s): Related/Bloomington I Development Co., LLC
 LaBarge Industries
 HP I Bloomington, LLC

General Partner Type: Joint Venture

Parent Company(ies): Related Companies
 LaBarge Industries
 Housing Authority of the County of San Bernardino

Developer: Related Development Company California, LLC

Investor/Consultant: Union Bank of California

Management Agent(s): John Stewart Company

Project Information

Construction Type: New Construction

Total # Residential Buildings: 7

Total # of Units: 106

No. & % of Tax Credit Units: 105 100%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: CDBG / NSP / HUD Project-Based Section 8 Vouchers (11 Units-10%)

Affordability Breakdown by Units and % (Lowest Income Points):

30% AMI:	16	15 %
40% AMI:	16	15 %
50% AMI:	63	40 %

Information

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

Unit Mix

65 1-Bedroom Units
 9 2-Bedroom Units
 32 3-Bedroom Units

 106 Total Units

<u>Unit Type & Number</u>	<u>2014 Rents Targeted % of Area Median Income</u>	<u>2014 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
9 1 Bedroom	30%	23%	\$263
10 1 Bedroom	40%	40%	\$455
46 1 Bedroom	50%	50%	\$569
2 2 Bedrooms	30%	27%	\$363
2 2 Bedrooms	40%	40%	\$547
4 2 Bedrooms	50%	50%	\$683
5 3 Bedrooms	30%	30%	\$473
4 3 Bedrooms	40%	40%	\$631
13 3 Bedrooms	50%	50%	\$789
10 3 Bedrooms	60%	60%	\$947
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$36,157,012
 Estimated Residential Project Cost: \$33,318,204
 Estimated Commerical Project Cost: \$2,838,808

Residential

Construction Cost Per Square Foot: \$171
 Per Unit Cost: \$314,323

Construction Financing

<u>Source</u>	<u>Amount</u>
Union Bank of California	\$12,590,299
CalHFA MHSA	\$1,338,315
County of San Bernardino - Loan	\$5,871,000
County of San Bernardino - Grant	\$7,911,817
County of San Bernardino - Land	\$2,579,000
County of San Bernardino - Library	\$2,705,000
Deferred Reserves	\$687,611
Deferred Developer Fee	\$900,000
Tax Credit Equity	\$1,573,970

Permanent Financing

<u>Source</u>	<u>Amount</u>
CalHFA MHSA	\$1,338,315
County of San Bernardino - Loan	\$5,871,000
County of San Bernardino - Grant	\$7,911,817
County of San Bernardino - Land	\$2,579,000
County of San Bernardino - Library	\$2,705,000
Tax Credit Equity	\$15,751,880
TOTAL	\$36,157,012

Determination of Credit Amount(s)

Requested Eligible Basis:	\$14,846,903
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$19,300,974
Applicable Rate:	7.70%
Maximum Annual Federal Credit:	\$1,486,175
Approved Developer Fee in Project Cost:	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Union Bank of California
Federal Tax Credit Factor:	\$1.05989

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:	\$14,846,903
Actual Eligible Basis:	\$26,998,014
Unadjusted Threshold Basis Limit:	\$21,101,317
Total Adjusted Threshold Basis Limit:	\$31,772,433

Adjustments to Basis Limit:

- Required to Pay Prevailing Wages
- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Large Family
Second:	65.592%

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 7.70% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.36%. 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's estimate of contractor profit, overhead and general requirement costs slightly exceed TCAC limits. The applicant's estimate of deferred developer cost also exceeds the TCAC limits. The applicant is cautioned that at final review, prior to the issuance of the IRS 8609 forms, any costs or eligible basis that exceeds the limits will not be allowed.

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 has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

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
\$1,486,175	\$0

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. 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	2	2	2
Within ¼ mile of public library	3	3	3
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
Within ¼ mile of a public elementary school	2	2	2
Within 1 mile of medical clinic or hospital	2	2	2
Within ½ mile of a pharmacy	1	1	1
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, minimum 60 hrs/yr	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: GreenPoint	5	5	5
Develop project to requirements of: GreenPoint 125	5	5	5
Energy efficiency beyond CA Building Code Title 24 requirements: 32.5%	2	2	2
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.