

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

**Project Number** CA-14-157

**Project Name** Almond Village  
 Site Address: Both sides of Badger St., North of Inyo St. between Orlando Ave. & Lamberson Ave.; 1/4 mile south of Hwy 46 on East Side of Lamberson Ave.  
 Lost Hills, CA 93249 County: Kern  
 Census Tract: 45.000

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,056,957	\$4,116,393
Recommended:	\$1,056,957	\$4,116,393

**Applicant Information**

Applicant: Wasco Affordable Housing, Inc  
 Contact: Patrick Newman  
 Address: 1406 7th Street  
 Wasco, CA 93280  
 Phone: 661-758-0566 Fax: 661-758-0555  
 Email: ewascoaffordabl@bak.rr.com

General Partner(s) / Principal Owner(s): Housing Authority of the County of Kern  
 Wasco Affordable Housing, Inc.  
 General Partner Type: Nonprofit  
 Parent Company(ies): Housing Authority of the County of Kern  
 Wasco Affordable Housing, Inc.  
 Developer: Wasco Affordable Housing, Inc.  
 Investor/Consultant: Fred Consulting Associates  
 Management Agent(s): Housing Authority of the County of Kern

**Project Information**

Construction Type: New Construction  
 Total # Residential Buildings: 41  
 Total # of Units: 81  
 No. & % of Tax Credit Units: 80 100%  
 Federal Set-Aside Elected: 40%/60%  
 Federal Subsidy: USDA RHS 514 / RHS 521 (24% - 20 units) / RHS 538  
 Affordability Breakdown by Units and % (Lowest Income Points):  
 30% AMI: 9 10 %  
 45% AMI: 20 25 %  
 50% AMI (Rural): 32 40 %

**Information**

Set-Aside: Rural / RHS 514  
 Housing Type: Large Family  
 Geographic Area: N/A  
 TCAC Project Analyst: Daniel Tran

**Unit Mix**

20 2-Bedroom Units  
 61 3-Bedroom Units  


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 81 Total Units

<u>Unit Type &amp; 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>
2 2 Bedrooms	30%	30%	\$369
5 2 Bedrooms	45%	45%	\$554
8 2 Bedrooms	50%	50%	\$616
4 2 Bedrooms	60%	52%	\$641
3 3 Bedrooms	30%	30%	\$426
5 3 Bedrooms	45%	45%	\$640
8 3 Bedrooms	50%	50%	\$711
4 3 Bedrooms	60%	60%	\$853
1 3 Bedrooms	60%	58%	\$820
4 3 Bedrooms	30%	30%	\$426
10 3 Bedrooms	45%	45%	\$640
16 3 Bedrooms	50%	50%	\$711
10 3 Bedrooms	60%	53%	\$747
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

**Project Financing**

Estimated Total Project Cost: \$19,613,233  
 Estimated Residential Project Cost: \$19,613,233

**Residential**

Construction Cost Per Square Foot: \$140  
 Per Unit Cost: \$242,139

**Construction Financing**

<u>Source</u>	<u>Amount</u>
Rabobank, N.A.	\$12,900,000
HA of the County of Kern	\$2,100,000
Paramount Land Donation	\$550,000
GP Loan	\$400,000
Post Construction Sources	\$1,834,157
Tax Credit Equity	\$1,829,076

**Permanent Financing**

<u>Source</u>	<u>Amount</u>
Bank Loan - USDA RHS 538	\$1,900,000
USDA RHS 514	\$2,000,000
HA of the County of Kern	\$2,100,000
Paramount Land Donation	\$550,000
GP Loan	\$400,000
Deferred Developer Fee	\$469,394
Tax Credit Equity	\$12,193,839
<b>TOTAL</b>	<b>\$19,613,233</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$13,726,713
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$13,726,713
Applicable Rate:	7.70%
Maximum Annual Federal Credit:	\$1,056,957
Total State Credit:	\$4,116,393
Approved Developer Fee in Project Cost:	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Fred Consulting Associates
Federal Tax Credit Factor:	\$0.92000
State Tax Credit Factor:	\$0.60000

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:	\$13,726,713
Actual Eligible Basis:	\$16,926,713
Unadjusted Threshold Basis Limit:	\$19,772,928
Total Adjusted Threshold Basis Limit:	\$19,772,928

**Adjustments to Basis Limit:** None

**Tie-Breaker Information**

First:	<b>Large Family</b>
Second:	<b>31.665%</b>

**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:** None

**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, Housing Authority of the County of Kern, 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:

<b>Federal Tax Credits/Annual</b>	<b>State Tax Credits/Total</b>
<b>\$1,056,957</b>	<b>\$4,116,393</b>

**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

<b>Points System</b>	<b>Max. Possible Points</b>	<b>Requested Points</b>	<b>Points Awarded</b>
<b>Cost Efficiency / Credit Reduction / Public Funds</b>	<b>20</b>	<b>20</b>	<b>20</b>
Public Funds	20	20	20
<b>Owner / Management Characteristics</b>	<b>9</b>	<b>9</b>	<b>9</b>
General Partner Experience	6	6	6
Management Experience	3	3	3
<b>Housing Needs</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>Site Amenities</b>	<b>15</b>	<b>15</b>	<b>15</b>
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 ½ mile of a neighborhood market of at least 5,000 sf	4	4	4
Within 1 mile of a public middle school (Rural)	3	3	3
Within 1 mile of medical clinic or hospital	3	3	3
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr instruction	7	7	7
After school program for school age children, minimum of 10 hours/week	5	5	5
<b>Sustainable Building Methods</b>	<b>10</b>	<b>10</b>	<b>10</b>
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: LEED	5	5	5
Develop project to requirements of: LEED Gold	5	5	5
<b>Lowest Income</b>	<b>52</b>	<b>52</b>	<b>52</b>
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
<b>Readiness to Proceed</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>Miscellaneous Federal and State Policies</b>	<b>2</b>	<b>2</b>	<b>2</b>
Smoke Free Residence	2	2	2
<b>Total Points</b>	<b>148</b>	<b>148</b>	<b>148</b>

**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.**