

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2014 Waiting List Project
November 12, 2014

Project Number CA-14-102

Project Name Iowa Street Senior Housing
 Site Address: 3937 Iowa Street
 San Diego, CA 92104 County: San Diego
 Census Tract: 16.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,560,441	\$0
Recommended:	\$1,560,441	\$0

Applicant Information

Applicant: San Diego Interfaith Housing Foundation
 Contact: Matthew Jumper
 Address: 7956 Lester Avenue
 Lemon Grove, CA 91945
 Phone: 619-668-1532 Fax: 619-667-0891
 Email: mjumper@sdihf.org

General Partner(s) / Principal Owner(s): North Park Interfaith Housing Corporation
 General Partner Type: Nonprofit
 Parent Company(ies): San Diego Interfaith Housing Foundation
 Developer: San Diego Interfaith Housing Foundation
 Investor/Consultant: Wells Fargo
 Management Agent(s): Interfaith Housing Assistance Corp.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 120
 No. & % of Tax Credit Units: 117 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: N/A
 Affordability Breakdown by Units and % (Lowest Income Points):

30% AMI:	12	10 %
35% AMI:	12	10 %
40% AMI:	12	10 %
50% AMI:	30	25 %

Information

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

Unit Mix

100 1-Bedroom Units
 20 2-Bedroom Units

 120 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>
10 1 Bedroom	30%	30%	\$444
10 1 Bedroom	35%	35%	\$518
10 1 Bedroom	40%	40%	\$592
26 1 Bedroom	50%	50%	\$740
44 1 Bedroom	60%	60%	\$888
2 2 Bedrooms	30%	30%	\$533
2 2 Bedrooms	35%	35%	\$622
2 2 Bedrooms	40%	40%	\$711
4 2 Bedrooms	50%	50%	\$888
7 2 Bedrooms	60%	60%	\$1,066
3 2 Bedrooms	Manager's Unit	Manager's Unit	\$680

Project Financing

Estimated Total Project Cost: \$30,298,850
 Estimated Residential Project Cost: \$30,298,850

Residential

Construction Cost Per Square Foot: \$131
 Per Unit Cost: \$252,490

Construction Financing

<u>Source</u>	<u>Amount</u>
Wells Fargo	\$17,461,924
AHP	\$1,170,000
Seller Carryback	\$4,740,000
Developer Loan	\$2,000,000
Deferred Costs	\$1,380,000
Tax Credit Equity	\$3,546,926

Permanent Financing

<u>Source</u>	<u>Amount</u>
Wells Fargo	\$5,319,263
AHP	\$1,170,000
Seller Carryback	\$4,740,000
Developer Loan	\$2,000,000
Operating Income	\$89,338
Deferred Developer Fee	\$595,618
Tax Credit Equity	\$16,384,631
TOTAL	\$30,298,850

Determination of Credit Amount(s)

Requested Eligible Basis:	\$15,590,380
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$20,267,494
Applicable Rate:	7.70%
Maximum Annual Federal Credit:	\$1,560,441
Approved Developer Fee in Project Cost:	\$1,800,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Wells Fargo
Federal Tax Credit Factor:	\$1.05000

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:	\$15,590,380
Actual Eligible Basis:	\$24,090,380
Unadjusted Threshold Basis Limit:	\$25,766,200
Total Adjusted Threshold Basis Limit:	\$29,453,822

Adjustments to Basis Limit:

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

Tie-Breaker Information

First:	N/A
Second:	19.290%

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, 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
\$1,560,441	\$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
Cost Efficiency	18	18	18
Public Funds	2	2	2
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 transit stop, service every 30 min, 25 units/acre density	7	7	7
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 ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Within ½ mile of medical clinic or hospital	3	3	3
Within ¼ mile of a pharmacy	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE/600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, minimum 60 hrs/yr	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
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.