

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
December 10, 2014**

Project Number CA-14-906

Project Name Pilgrim Terrace
Site Address: 649 Pilgrim Terrace Drive
Santa Barbara, CA 93101 County: Santa Barbara
Census Tract: 13.040

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$701,283	\$0
Recommended:	\$701,283	\$0

Applicant Information

Applicant: Pilgrim Terrace Affordable, LP
Contact: Sean Burrowes
Address: 8105 Irvine Center Drive, Suite 830
Irvine, CA 92618
Phone: 949-753-0555 Fax: 949-753-7590
Email: sburrowes@reinercommunities.com

General Partner(s) or Principal Owner(s): PTCH, LLC
Pilgrim Terrace AGP, LP
General Partner Type: Joint Venture
Parent Company(ies): Pilgrim Terrace Cooperative Homes, Inc.
Pilgrim Terrace GP, LLC
Developer: Reiner Communities, LP
Investor/Consultant: Union Bank, NA
Management Agent: John Stewart Company

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 26
Total # of Units: 84
No. & % of Tax Credit Units: 83 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / HUD Section 8 Project-Based Contract (83 units - 100%)
HCD MHP Funding: No
55-Year Use/Affordability: Yes
Number of Units @ or below 50% of area median income: 18
Number of Units @ or below 60% of area median income: 65

Bond Information

Issuer: CSCDA
 Expected Date of Issuance: December 1, 2014
 Credit Enhancement: None

Information

Housing Type: Seniors
 Geographic Area: Central Coast Region
 TCAC Project Analyst: Benjamin Schwartz

Unit Mix

76 1-Bedroom Units
 8 2-Bedroom Units

 84 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>
16 1 Bedroom	50%	50%	\$710
2 2 Bedrooms	50%	50%	\$852
60 1 Bedroom	60%	60%	\$852
5 2 Bedrooms	60%	60%	\$1,023
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$23,110,533
 Estimated Residential Project Cost: \$23,110,533

Residential

Construction Cost Per Square Foot: \$74
 Per Unit Cost: \$275,125

Construction Financing

<u>Source</u>	<u>Amount</u>
FHA Tax Exempt Bond Loan	\$13,088,000
FHA Taxable Loan	\$1,500,000
Seller Carryback Note	\$2,500,000
Purchase Reserves	\$250,000
Developer Equity	\$115,585
Tax Credit Equity	\$6,043,579

Permanent Financing

<u>Source</u>	<u>Amount</u>
FHA Taxable Bond Loan	\$14,588,000
Seller Carryback Note	\$1,250,000
Purchase Reserves	\$250,000
Developer Equity	\$115,585
Tax Credit Equity	\$6,906,948
TOTAL	\$23,110,533

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$6,148,592
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$13,584,799
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$7,993,170
Qualified Basis (Acquisition):	\$13,584,799
Applicable Rate:	3.36%
Maximum Annual Federal Credit, Rehabilitation:	\$244,834
Maximum Annual Federal Credit, Acquisition:	\$456,449
Total Maximum Annual Federal Credit:	\$701,283
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Investor/Consultant:	Union Bank, NA
Federal Tax Credit Factor:	\$0.98490

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:	\$19,733,391
Actual Eligible Basis:	\$19,733,391
Unadjusted Threshold Basis Limit:	\$18,858,632
Total Adjusted Threshold Basis Limit:	\$22,818,945

Adjustments to Basis Limit:

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 21%

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 3.36% 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, Housing Authority of the City of Santa Barbara, 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
\$701,283	\$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: None