

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2015 Second Round

September 23, 2015

Kottinger Gardens Phase 1, located at 240 Kottinger Drive, 4138 Vineyard Avenue, and 4133 Regalia Court in Pleasanton, CA, requested and is being recommended for a reservation of \$1,685,956 in annual federal tax credits to finance the new construction of 130 units of housing serving seniors with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by MidPen Housing Corporation and will be located in Senate District 7 and Assembly District 16.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-15-108

Project Name Kottinger Gardens Phase 1
Site Address: 240 Kottinger Drive, 4138 Vineyard Avenue, 4133 Regalia Court
Pleasanton, CA 94566 County: Alameda
Census Tract: 4507.410

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,685,956	\$0
Recommended:	\$1,685,956	\$0

Applicant Information

Applicant: MidPen Housing Corporation
Contact: Jan M. Lindenthal
Address: 303 Vintage Park Drive, Suite 250
Foster City, CA 94404
Phone: 650-356-2919 Fax: 650-357-9766
Email: jlindenthal@midpen-housing.org

General Partner(s) / Principal Owner(s): Kottinger Gardens Phase 1 LLC
General Partner Type: Nonprofit
Parent Company(ies): MidPen Housing Corporation
Developer: MidPen Housing Corporation
Investor/Consultant: California Housing Partnership Corporation
Management Agent(s): MidPen Property Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 10
 Total # of Units: 131
 No. & % of Tax Credit Units: 130 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: HOME / HUD Section 8 Project-based Vouchers (50 units - 38%)
 Affordability Breakdown by Units and % (Lowest Income Points):
 30% AMI: 13 10 %
 40% AMI: 45 30 %
 50% AMI: 62 40 %

Information

Set-Aside: N/A
 Housing Type: Seniors
 Geographic Area: North and East Bay Region
 TCAC Project Analyst: Connie Harina

Unit Mix

127 1-Bedroom Units
 4 2-Bedroom Units

 131 Total Units

<u>Unit Type & Number</u>	<u>2015 Rents Targeted % of Area Median Income</u>	<u>2015 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
7 1 Bedroom	30%	29%	\$512
5 1 Bedroom	30%	30%	\$523
36 1 Bedroom	40%	39%	\$686
8 1 Bedroom	40%	40%	\$697
29 1 Bedroom	50%	49%	\$860
32 1 Bedroom	50%	50%	\$871
5 1 Bedroom	60%	59%	\$1,035
5 1 Bedroom	60%	60%	\$1,046
1 2 Bedrooms	30%	30%	\$619
1 2 Bedrooms	40%	40%	\$828
1 2 Bedrooms	50%	50%	\$1,037
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$7,863,668
Construction Costs	\$30,331,888
Rehabilitation Costs	\$0
Construction Contingency	\$1,571,428
Relocation	\$2,500,000
Architectural/Engineering	\$1,434,590
Construction Interest, Perm Financing	\$1,463,255
Legal Fees, Appraisals	\$103,000
Reserves	\$347,949
Other Costs	\$3,769,654
Developer Fee	\$1,400,000
Commercial Costs	\$0
Total	\$50,785,432

Project Financing

Estimated Total Project Cost:	\$50,785,432
Estimated Residential Project Cost:	\$50,785,432

Residential

Construction Cost Per Square Foot:	\$356
Per Unit Cost:	\$387,675

Construction Financing

Source	Amount
Union Bank	\$24,789,000
City of Pleasanton	\$13,750,000
City of Pleasanton - Land Value	\$6,812,000
City of Pleasanton - HOME	\$450,000
Alameda County - HOME	\$629,489
Alameda County - AHTF	\$676,000
Accrued/Deferred Interest	\$297,463
Impact Fee Waiver	\$1,145,988
Tax Credit Equity	\$934,423

Permanent Financing

Source	Amount
Union Bank	\$2,388,000
Union Bank - Tranche B	\$3,859,000
City of Pleasanton	\$13,750,000
City of Pleasanton - Land Value	\$6,812,000
City of Pleasanton - HOME	\$450,000
Alameda County - HOME	\$629,489
Alameda County - AHTF	\$676,000
Accrued/Deferred Interest	\$297,463
Impact Fee Waiver	\$1,145,988
Income from Operations	\$94,039
PV Credit Equity	\$219,782
Tax Credit Equity	\$20,463,671
TOTAL	\$50,785,432

Determination of Credit Amount(s)

Requested Eligible Basis:	\$16,864,626
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$21,924,014
Applicable Rate:	7.69%
Total Maximum Annual Federal Credit:	\$1,685,956
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,400,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$1.21377

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:	\$16,864,626
Actual Eligible Basis:	\$38,456,041
Unadjusted Threshold Basis Limit:	\$28,938,113
Total Adjusted Threshold Basis Limit:	\$38,696,680

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:	Seniors
Second:	78.023%

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 7.69% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.30%. 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:

Kottinger Gardens is the redevelopment of Kottinger Place and Pleasanton Gardens, two existing senior communities that will be demolished then integrated into one affordable housing community.

The application proposed to use both the California Utility Allowance Calculator (CUAC) and the Housing Authority of the County of Alameda Utility Allowance. However, the applicable utility allowance would be the Housing Authority of the County of Alameda Utility Allowance for units assisted by HUD Section 8 rental assistance. All remaining Low Income Housing Tax Credit units in the project not assisted with HUD Section 8 Project-based Vouchers are required to use local PHA utility allowance schedule.

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 Pleasanton, 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
\$1,685,956	\$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 transit stop, service every 30 min, 25 units/acre density	7	7	7
Within ¼ mile of public park or community center open to general public	3	3	3
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
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 to 600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5
Sustainable Building Methods	10	10	10
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
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.