

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2015 Second Round

September 23, 2015

Land Park Woods, located at 2814 5th Street in Sacramento, CA, requested and is being recommended for a reservation of \$706,258 in annual federal tax credits to finance the rehabilitation of 74 units of housing serving large families with rents affordable to households earning 30-50% of area median income (AMI). The project will be developed by Mercy Housing California and will be located in Senate District 6 and Assembly District 7.

Land Park Woods is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, Land Park Woods (CA-95-105).

Project Number CA-15-112

Project Name Land Park Woods
Site Address: 2814 5th Street
Sacramento, CA 95818 County: Sacramento
Census Tract: 22.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$706,258	\$0
Recommended:	\$706,258	\$0

Applicant Information

Applicant: Mercy Housing California
Contact: Jesse Ozanian
Address: 2512 River Plaza Drive, Suite 200
Sacramento, CA 95818
Phone: (916) 414-4425 Fax: (916) 414-4490
Email: jozanian@mercyhousing.org

General Partner(s) / Principal Owner(s): Mercy Housing Calwest
General Partner Type: Nonprofit
Parent Company(ies): Mercy Housing, Inc.
Developer: Mercy Housing California
Investor/Consultant: California Housing Partnership Corporation
Management Agent(s): Mercy Housing Management Group

Project Information

Construction Type: Rehabilitation-Only
 Total # Residential Buildings: 11
 Total # of Units: 75
 No. & % of Tax Credit Units: 74 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: HOME
 Affordability Breakdown by Units and % (Lowest Income Points):
 30% AMI: 8 10 %
 40% AMI: 32 40 %
 50% AMI: 34 40 %

Information

Set-Aside: N/A
 Housing Type: Large Family
 Geographic Area: Capital and Northern Region
 TCAC Project Analyst: Mayra Lozano

Unit Mix

25 1-Bedroom Units
 25 2-Bedroom Units
 25 3-Bedroom Units

 75 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>
2 1 Bedroom	30%	30%	\$402
3 2 Bedrooms	30%	30%	\$483
3 3 Bedrooms	30%	30%	\$558
13 1 Bedroom	40%	40%	\$536
12 2 Bedrooms	40%	40%	\$644
7 3 Bedrooms	40%	40%	\$744
10 1 Bedroom	50%	50%	\$670
9 2 Bedrooms	50%	50%	\$805
15 3 Bedrooms	50%	50%	\$930
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,410,590
Construction Costs	\$0
Rehabilitation Costs	\$5,137,167
Construction Contingency	\$779,099
Relocation	\$415,000
Architectural/Engineering	\$295,000
Construction Interest, Perm Financing	\$454,637
Legal Fees, Appraisals	\$80,000
Reserves	\$121,103
Other Costs	\$508,090
Developer Fee	\$1,117,664
Commercial Costs	\$0
Total	\$13,318,350

Project Financing

Estimated Total Project Cost:	\$13,318,350
Estimated Residential Project Cost:	\$13,318,350

Residential

Construction Cost Per Square Foot:	\$80
Per Unit Cost:	\$177,578

Construction Financing

Source	Amount
Bank of America	\$5,955,000
SHRA-HTF (Assumed)	\$1,847,000
SHRA-HTF (Assumed Interest)	\$1,165,746
SHRA-HOME (Assumed)	\$400,000
SHRA-HOME (Assumed Interest)	\$230,039
SHRA-HOME	\$1,825,000
Deferred Costs	\$690,041
Deferred Developer Fee	\$150,000
Tax Credit Equity	\$1,055,524

Permanent Financing

Source	Amount
SHRA-HTF (Assumed)	\$1,847,000
SHRA-HTF (Assumed Interest)	\$1,165,746
SHRA-HOME (Assumed)	\$400,000
SHRA-HOME (Assumed Interest)	\$230,039
SHRA-HOME	\$1,825,000
AHP	\$500,000
Deferred Developer Fee	\$150,000
Tax Credit Equity	\$7,200,565
TOTAL	\$13,318,350

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$7,064,695
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$9,184,104
Applicable Rate:	7.69%
Total Maximum Annual Federal Credit:	\$706,258
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,117,664
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$1.01954

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:	\$7,064,695
Actual Eligible Basis:	\$8,568,759
Unadjusted Threshold Basis Limit:	\$16,477,700
Total Adjusted Threshold Basis Limit:	\$16,477,700

Adjustments to Basis Limit: None.

Tie-Breaker Information

First:	Large Family
Second:	46.226%

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:

This project is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, Land Park Woods (CA-95-105).

The applicant requested and was granted a waiver for the square footage requirements for two-bedroom units as allowed in TCAC Regulation Section 10325(g)(1)(B). The square footage for two-bedroom units at this project shall be at least 744 square feet.

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, Sacramento Housing and Redevelopment Agency, 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
\$706,258

State Tax Credits/Total
\$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 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
Within .75 of a public elementary	2	2	2
Within 1 mile of medical clinic or hospital	2	2	2
In-unit high speed internet service	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
REHABILITATION			
Rehabilitate to improve energy efficiency (change in HERS II rating): 30%	10	10	10
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.