

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report  
Tax-Exempt Bond Project  
December 16, 2015**

Ethan Terrace Apartments, located at 1820-1824 Ethan Way in Sacramento, requested and is being recommended for a reservation of \$504,709 in annual federal tax credits to finance the acquisition and rehabilitation of 91 units of housing serving tenants with rents affordable to households earning 50-60% of area median income (AMI). The project will be developed by MRK Partners, Inc. and is located in Senate District 6 and Assembly District 8.

**Project Number** CA-15-948

**Project Name** Ethan Terrace Apartments  
Site Address: 1820-1824 Ethan Way  
Sacramento, CA 95825 County: Sacramento  
Census Tract: 55.020

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$504,709	\$0
Recommended:	\$504,709	\$0

**Applicant Information**

Applicant: Ethan Terrace Venture LP  
Contact: Sydne Garchik  
Address: 10100 Santa Monica Blvd., Suite 300  
Los Angeles, CA 90067  
Phone: 310-651-9907  
Email: sgarchik@mrkpartners.com

General Partner(s) or Principal Owner(s): Ethan Terrace GP LLC  
Pacific Southwest Community Development Corporation  
General Partner Type: Joint Venture  
Parent Company(ies): Ethan Terrace GP LLC  
Pacific Southwest Community Development Corporation  
Developer: MRK Partners, Inc.  
Investor/Consultant: RBC Capital Markets  
Management Agent: Apartment Management Consultants, LLC

**Project Information**

Construction Type: Acquisition & Rehabilitation  
 Total # Residential Buildings: 2  
 Total # of Units: 92  
 No. & % of Tax Credit Units: 91 100.00%  
 Federal Set-Aside Elected: 40%/60%  
 Federal Subsidy: Tax-Exempt / HOME  
 HCD MHP Funding: No  
 55-Year Use/Affordability: Yes  
 Number of Units @ or below 50% of area median income: 20  
 Number of Units @ or below 60% of area median income: 71

**Bond Information**

Issuer: Sacramento Housing Redevelopment Agency  
 Expected Date of Issuance: December 18, 2015  
 Credit Enhancement: N/A

**Information**

Housing Type: Non-Targeted  
 Geographic Area: Capital and Northern Region  
 TCAC Project Analyst: Zhuo Chen

**Unit Mix**

65 1-Bedroom Units  
 27 2-Bedroom Units  


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 92 Total Units

<u>Unit Type &amp; 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>
14 1 Bedroom	50%	50%	\$670
50 1 Bedroom	60%	60%	\$804
6 2 Bedrooms	50%	50%	\$805
21 2 Bedrooms	60%	59%	\$948
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$6,675,000
Construction Costs	\$0
Rehabilitation Costs	\$5,348,846
Construction Contingency	\$0
Relocation	\$165,000
Architectural/Engineering	\$97,300
Construction Interest, Perm Financing	\$748,305
Legal Fees, Appraisals	\$280,500
Reserves	\$189,010
Other Costs	\$149,390
Developer Fee	\$1,807,718
Commercial Costs	\$0
<b>Total</b>	<b>\$15,461,069</b>

**Project Financing**

Estimated Total Project Cost:	\$15,461,069
Estimated Residential Project Cost:	\$15,461,069

**Residential**

Construction Cost Per Square Foot:	\$68
Per Unit Cost:	\$168,055

**Construction Financing**

Source	Amount
Oak Grove Capital - TE Bonds	\$5,700,000
SHRA - HOME / HTF	\$4,000,000
Cash Flow During Construction	\$335,630
Deferred Developer Fee	\$630,702
Tax Credit Equity	\$4,794,737

**Permanent Financing**

Source	Amount
Oak Grove Capital - TE Bonds	\$5,700,000
SHRA - HOME / HTF	\$4,000,000
Cash Flow During Construction	\$335,630
Deferred Developer Fee	\$630,702
Tax Credit Equity	\$4,794,737
<b>TOTAL</b>	<b>\$15,461,069</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis (Rehabilitation):	\$6,366,295
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$7,492,877
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$8,276,184
Qualified Basis (Acquisition):	\$7,492,877
Applicable Rate:	3.30%
Maximum Annual Federal Credit, Rehabilitation:	\$257,444
Maximum Annual Federal Credit, Acquisition:	\$247,265
Total Maximum Annual Federal Credit:	\$504,709
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,807,718
Investor/Consultant:	RBC Capital Markets
Federal Tax Credit Factor:	\$0.95000

Per Regulation Section 10322(h)(9)(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:	\$13,859,172
Actual Eligible Basis:	\$13,859,172
Unadjusted Threshold Basis Limit:	\$19,477,095
Total Adjusted Threshold Basis Limit:	\$23,567,285

**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 3.30% 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 has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

**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>\$504,709</b>	<b>\$0</b>

**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:** The applicant/owner is required to provide the tenants with the following service amenities free of charge for a minimum of ten (10) years in accordance with the bond allocation from CDLAC. These services may be changed to meet the needs of the tenants upon prior approval from CDLAC and written notification to TCAC:

- After school program off-site within 1/2 mile for a minimum of 10 hours per week
- Instructor-led educational classes, health and wellness or skill-building classes off-site within 1/2 mile for a minimum of 84 hours per year

The applicant/owner is required to complete the following sustainable building methods in accordance with the bond allocation from CDLAC and provide the applicable certifications and documentation when the TCAC placed-in-service application is submitted:

- The project commits to improve energy efficiency above the modeled energy consumption of the building(s) by a 15% decrease, based on an estimated annual energy use, in the buildings Home Energy Rating System II (HERSII) post rehabilitation.