

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2016 First Round
June 8, 2016

Loma Linda Veterans' Village, located at 25259-25303 Van Leuven Street in Loma Linda, requested and is being recommended for a reservation of \$2,078,855 in annual federal tax credits to finance the new construction of 86 units of housing serving special needs tenants with rents affordable to households earning 30-50% of area median income (AMI). The project will be developed by Meta Housing Corporation and will be located in Senate District 23 and Assembly District 40.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the VHHP program of HCD.

Project Number CA-16-054

Project Name Loma Linda Veterans' Village ("Loma Linda Vets")
Site Address: 25259-25303 Van Leuven Street
Loma Linda, CA 92354 County: San Bernardino
Census Tract: 73.05, 73.06

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,078,855	\$0
Recommended:	\$2,078,855	\$0

Applicant Information

Applicant: Loma Linda Vets, L.P.
Contact: Chris Maffris
Address: 1640 S. Sepulveda Blvd., Suite 425
Los Angeles, CA 90025
Phone: (310) 575-3542 **Fax:** (310) 575-3563
Email: cmaffris@metahousing.com

General Partner(s) / Principal Owner(s): Loma Linda Vets, LLC
Loma Linda Veteran Partners, LLC

General Partner Type: Joint Venture
Parent Company(ies): Meta Housing Corporation
Housing Partners I, Inc.

Developer: Meta Housing Corporation
Investor/Consultant: Red Stone Equity Partners, LLC
Management Agent(s): John Stewart Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 5
 Total # of Units: 87
 No. & % of Tax Credit Units: 86 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: HUD Section 8 Project-Based Vouchers (86 Units - 100%) / HOME
 Utility Allowance: CUAC
 Average Targeted Affordability of Special Needs/SRO Project Units: 30.00%
 Affordability Breakdown by Units and % (Lowest Income Points):
 30% AMI: 53 60 %
 50% AMI: 33 35 %

Information

Set-Aside: N/A
 Housing Type: Special Needs
 Type of Special Needs: Homeless/Formerly Homeless
 % of Special Need Units: 50 units 58%
 Geographic Area: Inland Empire Region
 TCAC Project Analyst: DC Navarrette

Unit Mix

18 1-Bedroom Units
 51 2-Bedroom Units
 18 3-Bedroom Units

 87 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>
18 1 Bedroom	30%	30%	\$349
32 2 Bedrooms	30%	30%	\$419
18 2 Bedrooms	50%	50%	\$698
3 3 Bedrooms	30%	30%	\$484
15 3 Bedrooms	50%	50%	\$807
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,545,000
Construction Costs	\$17,848,500
Rehabilitation Costs	\$0
Construction Contingency	\$1,263,045
Relocation	\$0
Architectural/Engineering	\$1,893,000
Const. Interest, Perm Financing	\$1,760,332
Legal Fees, Appraisals	\$178,000
Reserves	\$1,156,296
Other Costs	\$4,141,557
Developer Fee	\$2,000,000
Commercial Costs	\$0
Total	\$33,785,730

Project Financing

Estimated Total Project Cost:	\$33,785,730
Estimated Residential Project Cost:	\$33,785,730
Estimated Commercial Project Cost	\$0

Residential

Construction Cost Per Square Foot:	\$178
Per Unit Cost:	\$388,342
Effective Per Unit Cost*:	\$381,445

Construction Financing

Source	Amount
Bank of America	\$26,400,000
San Bernardino County - HOME	\$2,100,000
Deferred Reserves	\$1,156,296
Deferred Developer Fee	\$1,011,151
Tax Credit Equity	\$3,118,283

Permanent Financing

Source	Amount
CCRC	\$6,497,178
HCD - VHHP	\$3,800,000
San Bernardino County - HOME	\$2,100,000
Deferred Developer Fee	\$600,000
Tax Credit Equity	\$20,788,552
TOTAL	\$33,785,730

*Less Donated Land, Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

Determination of Credit Amount(s)

Requested Eligible Basis:	\$17,767,993
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$23,098,391
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,078,855
Approved Developer Fee in Project Cost:	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Red Stone Equity Partners, LLC
Federal Tax Credit Factor:	\$1.00000

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:	\$17,767,993
Actual Eligible Basis:	\$27,190,943
Unadjusted Threshold Basis Limit:	\$20,425,668
Total Adjusted Threshold Basis Limit:	\$26,815,916

Adjustments to Basis Limit

Required to Pay State or Federal Prevailing Wages/Financed by labor-affiliated organization employing construction workers paid at least state or federal prevailing wages
Local Development Impact Fees

Tie-Breaker Information

First:	Special Needs
Final:	53.399%

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 9.0% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.21%. 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 consists of 50 Special Needs units (58%) and 36 Large Family units (42%).

The applicant requested and was granted a waiver to meet the additional unit type requirements for Special Needs Projects as allowed under TCAC Regulation Section 10325(g)(4) since the project was entitled prior to January 1, 2016.

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 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:

Federal Tax Credits/Annual	State Tax Credits/Total
\$2,078,855	\$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 ½ mile of transit station or public bus stop	3	3	3
Within ½ mile of public park or community center open to general public	3	3	3
Within 1 mile of public library	2	2	2
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Special Needs/SRO project within 1 mile of facility serving tenant pop.	2	2	2
Within 1 mile of medical clinic or hospital	2	2	2
Within 1 mile of a pharmacy	1	1	0
In-unit high speed internet service	2	2	2
Service Amenities	10	15	10
SPECIAL NEEDS AND SRO HOUSING TYPES			
Case Manager, minimum ratio of 1 FTE to 100 bedrooms	5	5	0
Service Coordinator/Other Services Specialist, min. ratio 1 FTE to 360 bdrms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	5	5	5
Sustainable Building Methods	5	5	5
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: GreenPoint	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	15	15	15
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	138	138	138

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.