

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2018 First Round

June 13, 2018

REVISED

The Gardens on Hope, located at 251 S. Hope Avenue in Santa Barbara, requested and is being recommended for a reservation of \$1,531,270 in annual federal tax credits to finance the new construction of 89 units of housing serving senior and special needs tenants with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by Santa Barbara Affordable Housing Group and will be located in Senate District 19 and Assembly District 37.

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

Project Number CA-18-055

Project Name The Gardens on Hope
Site Address: 251 S. Hope Avenue
Santa Barbara, CA 93105 County: Santa Barbara
Census Tract: 0002.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,531,270	\$0
Recommended:	\$1,531,270	\$0

Applicant Information

Applicant: 251 South Hope Associates, LP
Contact: Rob Fredericks
Address: 808 Laguna Street
Santa Barbara, CA 93101
Phone: 805-897-1051
Email: rfedericks@hasb.org

General Partner(s) / Principal Owner(s): Garden Court, Inc.
2nd Story Associates
Hearthstone Housing Foundation

General Partner Type: Nonprofit

Parent Company(ies): Housing Authority of the City of Santa Barbara
Housing Authority of the City of Santa Barbara
Hearthstone Housing Foundation

Developer: Santa Barbara Affordable Housing Group

Investor/Consultant: Enterprise Community Investment

Management Agent(s): Housing Authority of the City of Santa Barbara

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 90
 No. & % of Tax Credit Units: 89 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: HUD Section 8 Project-based Vouchers (89 units - 100%)

Information

Set-Aside: Special Needs
 Housing Type: Special Needs / Senior
 Type of Special Needs: Persons with physical, mental, development disabilities
 Average Targeted Affordability of Special Needs/SRO Project Units: 35%
 % of Special Need Units: 41 units 46%
 Geographic Area: Central Coast Region
 TCAC Project Analyst: Carmen Doonan

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
At or Below 30% AMI: 9	10%
At or Below 40% AMI: 32	35%
At or Below 60% AMI: 48	50%

Unit Mix

89 SRO/Studio Units
1 1-Bedroom Units
<u>90 Total Units</u>

<u>Unit Type & Number</u>	<u>2017 Rents Targeted % of Area Median Income</u>
9 SRO/Studio	30%
32 SRO/Studio	40%
48 SRO/Studio	60%
1 1 Bedroom	Manager's Unit

TCAC-confirmed Projected Lifetime Rent Benefit: \$49,261,080

Project Cost Summary at Application

Land and Acquisition	\$5,120,000
Construction Costs	\$15,505,808
Rehabilitation Costs	\$0
Construction Contingency	\$1,440,000
Relocation	\$0
Architectural/Engineering	\$807,516
Const. Interest, Perm. Financing	\$1,459,204
Legal Fees, Appraisals	\$170,000
Reserves	\$466,000
Other Costs	\$855,339
Developer Fee	\$2,200,000
Commercial Costs	\$305,802
Total	\$28,329,669

Residential

Construction Cost Per Square Foot:	\$271
Per Unit Cost:	\$311,376
True Cash Per Unit Cost*:	\$250,577

Construction Financing

Source	Amount
Citi Community Capital	\$17,500,000
HACSB ¹	\$7,250,000
City of Santa Barbara	\$31,959
Deferred Fees	\$1,852,715
Deferred Developer Fee	\$531,674
Tax Credit Equity	\$1,163,321

Permanent Financing

Source	Amount
Citi Community Capital	\$6,000,000
HACSB ¹	\$7,750,000
City of Santa Barbara	\$31,956
Deferred Developer Fee	\$649
Tax Credit Equity	\$14,547,064
TOTAL	#####

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

¹Housing Authority of the City of Santa Barbara

Determination of Credit Amount(s)

Requested Eligible Basis:	\$13,087,779
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$17,014,113
Applicable Rate:	9.00%
Applicable Rate:	3.25%
Total Maximum Annual Federal Credit:	\$1,531,270
Approved Developer Fee in Project Cost:	\$2,200,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Enterprise Community Investment
Federal Tax Credit Factor:	\$0.95000

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, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$13,087,779
Actual Eligible Basis:	\$20,994,084
Unadjusted Threshold Basis Limit:	\$20,172,002
Total Adjusted Threshold Basis Limit:	\$22,996,082

Adjustments to Basis Limit

One or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features:

- New construction: project buildings are at least 15% more energy efficient than 2016 Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6) as indicated in TCAC Regulations.

95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Special Needs
Final:	71.791%

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, 3.25%. 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.

Significant Information / Additional Conditions:

This project will serve 100% seniors tenants with 45% of the units reserved for seniors with special needs.

The proposed rent does not include a utility allowance. The owner will pay for all utilities.

Resyndication and Resyndication Transfer Event

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 Santa Barbara, has completed a site review of this project and strongly supports this project.

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 fifteen 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)(5) 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.

Points System	Max. Possible Points	Requested Points	Points Awarded
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, service every 30 min, 25 units/acre density	7	7	7
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within 1 mile of medical clinic or hospital	2	2	2
Within ½ mile of a pharmacy	2	2	2
Service Amenities	10	10	10
SPECIAL NEEDS HOUSING TYPE			
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			
Energy efficiency beyond CA Building Code Title 24 requirements: 12%	5	5	
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
Smoke Free Residence	2	2	2
Total Points	113	113	113

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.