

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2019 First Round
June 12, 2019

Mariposa Oaks, located at 5071 Circle Drive in Mariposa, requested \$494,810 and is being recommended for a reservation of \$494,810, in annual federal tax credits to finance the acquisition and rehabilitation of 23 units of housing serving tenants with rents affordable to households earning 30%-70% of area median income (AMI). The project will be developed by Self-Help Enterprises and is located in Senate District 8 and Assembly District 5.

The project is currently at-risk, but is being recommended for a reservation of tax credits that will be preserve affordability for an additional 55 years. The project will be receiving rental assistance in the form of USDA RHS 521 Rental Assistance.

Project Number CA-19-006

Project Name Mariposa Oaks
 Site Address: 5071 Circle Drive
 Mariposa, CA 95338 County: Mariposa
 Census Tract: 1.010

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$494,810	\$0
Recommended:	\$494,810	\$0

Applicant Information

Applicant: Self-Help Enterprises
 Contact: Betsy McGovern-Garcia
 Address: 8445 West Elwin Court (Mailing: PO Box 6520)
 Visalia, CA 93290
 Phone: 559-802-1653
 Email: BetsyG@selfhelpenterprises.org

General Partner(s) / Principal Owner(s): Self-Help Enterprises
 General Partner Type: Nonprofit
 Parent Company(ies): Self-Help Enterprises
 Developer: Self-Help Enterprises
 Investor/Consultant: Community Economics
 Management Agent(s): AWI Management Corporation

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 4
 Total # of Units: 24
 No. & % of Tax Credit Units: 23 100%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: USDA RHS 515 & 521 Rental Subsidy (20 units / 86%)

Information

Set-Aside: Rural
 Housing Type: At-Risk
 Geographic Area: N/A
 TCAC Project Analyst: Carmen Doonan

55-Year Use / Affordability

Aggregate Targeting Number of Units

At or Below 30% AMI:	5
At or Below 50% AMI (Rural):	10
At or Below 60% AMI:	7
At or Below 70% AMI:	1

Average Income Project (70% and/or 80% AMI Units): 50% AMI targeted average or less is required

Unit Mix

8 1-Bedroom Units
16 2-Bedroom Units
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24 Total Units

<u>Unit Type & Number</u>	<u>2018 Rents Targeted % of Area Median Income</u>	<u>2018 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	30%	30%	\$361
3 1 Bedroom	50%	50%	\$602
2 1 Bedroom	60%	60%	\$718
1 1 Bedroom	60%	60%	\$718
3 2 Bedrooms	30%	30%	\$433
7 2 Bedrooms	50%	50%	\$722
3 2 Bedrooms	60%	59%	\$852
1 2 Bedrooms	60%	59%	\$852
1 2 Bedrooms	70%	59%	\$852
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,505,000
Construction Costs	\$0
Rehabilitation Costs	\$2,472,000
Construction Contingency	\$370,000
Relocation	\$50,000
Architectural/Engineering	\$150,000
Const. Interest, Perm. Financing	\$423,103
Legal Fees	\$0
Reserves	\$46,532
Other Costs	\$164,442
Developer Fee	\$713,840
Commercial Costs	\$0
Total	\$5,894,918

Residential

Construction Cost Per Square Foot:	\$136
Per Unit Cost:	\$245,622
True Cash Per Unit Cost*:	\$245,622

Construction Financing

Source	Amount
Wells Fargo Bank	\$3,498,366
USDA RHS 515	\$450,232
General Partner Equity	\$100
Tax Credit Equity	\$1,500,000

Permanent Financing

Source	Amount
USDA RHS 515	\$1,500,000
General Partner Equity	\$100
Tax Credit Equity	\$4,394,818
TOTAL	\$5,894,918

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$3,946,254
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$1,002,969
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$5,130,130
Applicable Rate:	9.00%
Qualified Basis (Acquisition):	\$1,002,969
Applicable Rate:	3.30%
Maximum Annual Federal Credit, Rehabilitation:	\$461,712
Maximum Annual Federal Credit, Acquisition:	\$33,098
Total Maximum Annual Federal Credit:	\$494,810
Approved Developer Fee in Project Cost:	\$713,840
Approved Developer Fee in Eligible Basis:	\$581,099
Investor/Consultant:	Community Economics
Federal Tax Credit Factor:	\$0.88818

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:	\$4,949,223
Actual Eligible Basis:	\$5,340,035
Unadjusted Threshold Basis Limit:	\$6,536,120
Total Adjusted Threshold Basis Limit:	\$6,536,120

Adjustments to Basis Limit: None.

Tie-Breaker Information

First:	At-Risk
Final:	39.847%

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 meet 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, 3.30%. 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.

Significant Information / Additional Conditions

The developer fee exceeded the 5% of the unadjusted eligible acquisition basis limitation outlined in TCAC Regulation Section 10327(c)(2). TCAC has adjusted the amount accordingly.

Resyndication and Resyndication Transfer Event: None.

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, Mariposa County, 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 ¼ mile of transit (van or dial-a-ride service for rural set-aside)	4	4	4
Within 1.5 miles of public park or community center open to general public	2	2	2
Within 2 miles of public library	2	2	2
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within 1 mile of medical clinic or hospital	3	3	3
Within ½ 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. 84 hrs/yr instruction	7	7	7
Sustainable Building Methods	5	5	5
REHABILITATION			
Rehabilitate to improve energy efficiency (change in HERS II rating): 20%	5	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
State Credit Substitution	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.