

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2019 Second Round

September 25, 2019

Walnut Grove Villa, located at 1446 E. Sumner Avenue in Fowler, requested and is being recommended for a reservation of \$517,697 in annual federal tax credits and \$1,760,349 in total state tax credits to finance the acquisition and rehabilitation of 39 units of housing serving tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Micon Real Estate and is located in Senate District 12 and Assembly District 31.

The project will be receiving rental assistance in the form of USDA RHS 521.

Project Number	CA-19-073	
Project Name	Walnut Grove Villa	
Site Address:	1446 E. Sumner Avenue	
	Fowler, CA 93625	County: Fresno
Census Tract:	16.000	

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$517,697	\$1,760,349
Recommended:	\$517,697	\$1,760,349

* The applicant made an irrevocable election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant:	Fowler Walnut Grove Villa, LP
Contact:	Christina Alley
Address:	3351 M Street, Suite 100
	Merced, CA 95348
Phone:	(209) 388-0782
Email:	chris@centralvalleycoalition.com

General Partner(s) / Principal Owner(s):	Central Valley Coalition for Affordable Housing CVCAH, LLC
General Partner Type:	Nonprofit
Parent Company(ies):	Central Valley Coalition for Affordable Housing Central Valley Coalition for Affordable Housing
Developer:	Micon Real Estate
Investor/Consultant:	Boston Financial
Management Agent(s):	Buckingham Property Management

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 7
 Total # of Units: 40
 No. & % of Tax Credit Units: 39 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: USDA 515 / USDA RHS 521 Rental Subsidy (27 units / 69%)

Information

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

55-Year Use / Affordability

Aggregate Targeting Number of Units		Percentage of Affordable Units
At or Below 30% AMI:	4	10%
At or Below 45% AMI:	4	10%
At or Below 50% AMI (Rural):	20	50%
At or Below 55% AMI (Rural):	4	10%
At or Below 60% AMI:	7	15%

Unit Mix

12 1-Bedroom Units
24 2-Bedroom Units
4 3-Bedroom Units
40 Total Units

Unit Type & Number	2019 Rents Targeted % of Area Median Income	2019 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
6 1 Bedroom	50%	50%	\$608
1 1 Bedroom	55%	55%	\$668
5 1 Bedroom	60%	60%	\$729
3 2 Bedrooms	30%	30%	\$438
3 2 Bedrooms	45%	45%	\$657
13 2 Bedrooms	50%	50%	\$730
3 2 Bedrooms	55%	55%	\$803
2 2 Bedrooms	60%	60%	\$876
1 3 Bedrooms	30%	30%	\$505
1 3 Bedrooms	45%	45%	\$758
1 3 Bedrooms	50%	50%	\$842
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,000,000
Construction Costs	\$0
Rehabilitation Costs	\$3,094,166
Construction Contingency	\$363,017
Relocation	\$300,000
Architectural/Engineering	\$145,000
Const. Interest, Perm. Financing	\$363,761
Legal Fees	\$230,000
Reserves	\$600,171
Other Costs	\$248,198
Developer Fee	\$749,926
Commercial Costs	\$0
Total	\$8,094,239

Residential

Construction Cost Per Square Foot:	\$96
Per Unit Cost:	\$202,356
True Cash Per Unit Cost*:	\$201,136

Construction Financing

Source	Amount
Rabobank	\$3,566,295
USDA Section 515 Loan Assumption	\$1,199,271
USDA Section 515 Incentive Loan	\$815,889
Deferred Costs	\$78,545
Deferred Developer Fee	\$749,926
Tax Credit Equity	\$1,684,313

Permanent Financing

Source	Amount
USDA 515 Loan Assumption	\$1,199,271
USDA 515 Incentive Loan	\$815,889
Deferred Developer Fee	\$48,815
Tax Credit Equity	\$6,030,264
TOTAL	\$8,094,239

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$5,116,170
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	\$1,734,600
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$5,116,170
Applicable Rate:	9.00%
Qualified Basis (Acquisition):	\$1,734,600
Applicable Rate:	3.30%
Maximum Annual Federal Credit, Rehabilitation:	\$460,455
Maximum Annual Federal Credit, Acquisition:	\$57,242
Total Maximum Annual Federal Credit:	\$517,697
Total State Credit:	\$1,760,349
Approved Developer Fee (in Project Cost & Eligible Basis):	\$749,926
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.92000
State Tax Credit Factor:	\$0.72000

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:	\$6,850,770
Actual Eligible Basis:	\$6,850,770
Unadjusted Threshold Basis Limit:	\$11,282,836
Total Adjusted Threshold Basis Limit:	\$12,411,120

Adjustments to Basis Limit

Highest or High Resource Opportunity Area

Tie-Breaker Information

First:	At-Risk
Final:	39.419%

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 or 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, 3.30%. 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: None.

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 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.

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 (van or dial-a-ride service for rural set-aside)	4	4	4
Within 1 mile of public park or community center open to general public	3	3	3
Within 1 mile of public library	3	3	3
Within ½ mile of a neighborhood market of at least 5,000 sf	4	4	4
Within 1 mile of medical clinic or hospital	3	3	3
Within 1 mile of a pharmacy	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
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
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.**