

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
December 11, 2019

Ukiah Senior Apartments, located at NE Corner of S. Oak Street and W. Gobbi Street in Ukiah, requested and is being recommended for a reservation of \$416,954 in annual federal tax credits to finance the new construction of 30 units of housing serving seniors with rents affordable to households earning 50-60% of area median income (AMI). The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 2 and Assembly District 2.

Project Number CA-19-577

Project Name Ukiah Senior Apartments
Site Address: NE Corner of S. Oak Street & W. Gobbi Street
 Ukiah, CA 95482 County: Mendocino
Census Tract: 116.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$416,954	\$0
Recommended:	\$416,954	\$0

Applicant Information

Applicant: Ukiah Pacific Associates, a California Limited Partnership
Contact: Caleb Roope
Address: 430 E. State Street, Suite 100
 Eagle, ID 83616
Phone: 208.461.0022
Email: calebr@tpchousing.com

General Partner(s) or Principal Owner(s): TPC Holdings VII, LLC
 Central Valley Coalition for Affordable Housing

General Partner Type: Joint Venture

Parent Company(ies): The Pacific Companies
 Central Valley Coalition for Affordable Housing

Developer: Pacific West Communities, Inc.

Investor/Consultant: Boston Capital

Management Agent: Buckingham Property Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 31
 No. / % of Low Income Units: 30 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt
 Utility Allowance: CUAC

Bond Information

Issuer: California Municipal Finance Authority (CMFA)
 Expected Date of Issuance: April 1, 2020

Information

Housing Type: Seniors
 Geographic Area: Rural
 TCAC Project Analyst: Sara Dixon

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
50% AMI: 6	20%
60% AMI: 24	80%

Unit Mix

27 1-Bedroom Units
4 2-Bedroom Units
<u>31 Total Units</u>

<u>Unit Type & Number</u>	<u>2019 Rents Targeted % of Area Median Income</u>	<u>2019 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 1 Bedroom	50%	50%	\$608
22 1 Bedroom	60%	60%	\$729
1 2 Bedrooms	50%	50%	\$730
2 2 Bedrooms	60%	60%	\$876
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$335,000
Construction Costs	\$6,649,747
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$330,000
Soft Cost Contingency	\$100,000
Relocation	\$0
Architectural/Engineering	\$495,000
Const. Interest, Perm. Financing	\$491,000
Legal Fees	\$50,000
Reserves	\$68,538
Other Costs	\$536,585
Developer Fee	\$1,267,723
Commercial Costs	\$0
Total	\$10,323,593

Residential

Construction Cost Per Square Foot:	\$310
Per Unit Cost:	\$333,019
True Cash Per Unit Cost*:	\$320,503

Construction Financing

Permanent Financing

<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
California Bank & Trust	\$6,300,000	California Bank & Trust	\$1,100,000
City of Ukiah - HOME Loan	\$2,000,000	City of Ukiah - HOME Loan	\$5,000,000
Deferred Developer Fee	\$1,267,723	Deferred Developer Fee	\$388,000
Deferred Cost	\$68,538	Tax Credit Equity	\$3,835,593
Tax Credit Equity	\$687,332	TOTAL	\$10,323,593

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$9,719,209
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$12,634,972
Applicable Rate:	3.30%
Maximum Annual Federal Credit:	\$416,954
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,267,723
Investor/Consultant:	Boston Capital
Federal Tax Credit Factor:	\$0.91991

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, 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. 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:	\$9,719,209
Actual Eligible Basis:	\$9,719,209
Unadjusted Threshold Basis Limit:	\$8,716,954
Total Adjusted Threshold Basis Limit:	\$13,413,170

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

95% of Upper Floor Units are Elevator-Serviced

Income Targeted between 50% AMI & 36% AMI: 20%

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 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.

Significant Information / Additional Conditions:

The applicant has requested the use of a CUAC utility allowance. TCAC staff is in the process of reviewing the CUAC documentation for this project. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

Resyndication and Resyndication Transfer Event: None.

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.

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.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the TCAC placed in service review, TCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.