

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
January 15, 2020**

Ocotillo Springs Apartments located at 1615 I Street in Brawley, requested and is being recommended for a reservation of \$818,981 in annual federal tax credits and \$6,600,000 in total state tax credits to finance the new construction of 74 units of housing serving large families with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 40 and Assembly District 56.

The project financing includes state funding from the SGC-AHSC program of HCD.

Project Number CA-20-408

Project Name Ocotillo Springs Apartments
Site Address: 1615 I Street
Brawley, CA 92227 County: Imperial
Census Tract: 107.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$818,981	\$6,600,000
Recommended:	\$818,981	\$6,600,000

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Applicant Information

Applicant: Central Valley Coalition for Affordable Housing
Contact: Christina Alley
Address: 3351 M Street, Suite 100
Merced, CA 95348
Phone: 209.388.0782
Email: chris@centralvalleycoalition.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: 4
 Total # of Units: 75
 No. / % of Low Income Units: 74 100.00%
 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: May 1, 2020

Information

Housing Type: Large Family
 Geographic Area: Inland Empire Region
 TCAC Project Analyst: Jack Waegell

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 15	20%
50% AMI: 34	46%
60% AMI: 25	34%

Unit Mix

52 2-Bedroom Units
 23 3-Bedroom Units

 75 Total Units

<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>
10 2 Bedrooms	30%	30%	\$438
28 2 Bedrooms	50%	50%	\$730
14 2 Bedrooms	60%	60%	\$876
5 3 Bedrooms	30%	30%	\$505
6 3 Bedrooms	50%	50%	\$842
11 3 Bedrooms	60%	60%	\$1,011
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$750,000
Construction Costs	\$17,569,302
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$870,000
Soft Cost Contingency	\$425,000
Relocation	\$0
Architectural/Engineering	\$640,000
Const. Interest, Perm. Financing	\$1,306,000
Legal Fees	\$70,000
Reserves	\$248,791
Other Costs	\$1,652,458
Developer Fee	\$3,006,538
Commercial Costs	\$0
Total	\$26,538,089

Residential

Construction Cost Per Square Foot:	\$253
Per Unit Cost:	\$353,841
True Cash Per Unit Cost*:	\$343,087

Construction Financing

Source	Amount
California Bank & Trust**	\$15,000,000
California Bank & Trust***	\$7,000,000
Deferred Costs	\$248,791
Deferred Developer Fee	\$3,006,538
Tax Credit Equity	\$1,282,760

Permanent Financing

Source	Amount
California Bank & Trust**	\$2,600,000
HCD/SGC - AHSC Loan	\$10,350,000
Deferred Developer Fee	\$806,538
Tax Credit Equity	\$12,781,551
TOTAL	\$26,538,089

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

**Tax-Exempt Bonds

***Taxable Bonds

Determination of Credit Amount(s)

Requested Eligible Basis:	\$25,277,192
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$25,277,192
Applicable Rate:	3.24%
Total Maximum Annual Federal Credit:	\$818,981
Total State Credit:	\$6,600,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,006,538
Investor/Consultant:	Boston Capital
Federal Tax Credit Factor:	\$0.89991
State Tax Credit Factor:	\$0.81992

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:	\$25,277,192
Actual Eligible Basis:	\$25,277,192
Unadjusted Threshold Basis Limit:	\$26,907,776
Total Adjusted Threshold Basis Limit:	\$51,015,737

Adjustments to Basis Limit

- Local Development Impact Fees
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 45%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 40%

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 3.24% 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

TCAC approved a waiver for this new construction project under regulation section 10322(h)(10) to submit an application for a project in a rural area when there is a tax credit or other publicly-assisted new construction project housing the same population in the same market area currently under construction.

The applicant has requested the use of a CUAC utility allowance. TCAC staff is in the process of reviewing the CUAC documentation. 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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

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.