

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2020 Second Round

October 14, 2020

Creekside Place, located on Notre Dame Boulevard south of Humboldt Road in Chico, requested and is being recommended for a reservation of \$3,408,514 in annual federal tax credits to finance the new construction of 100 units of housing serving seniors with rents affordable to households earning 30-50% of area median income (AMI). The project will be developed by Community Housing Improvement Program (CHIP) and will be located in Senate District 4 and Assembly District 3.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from HCD's NPLH program.

Project Number CA-20-071

Project Name Creekside Place
Site Address: Notre Dame Boulevard south of Humboldt Road
Chico, CA 95928 County: Butte
Census Tract: 93.000

Tax Credit Amounts	Federal/Annual *	State/Total
Requested:	\$3,408,514	\$0
Recommended:	\$3,408,514	\$0

* Further Consolidated Appropriations Act, 2020 (FCAA) Credits

Applicant Information

Applicant: Creekside Place, L.P.
Contact: Kris Zappetini
Address: 1001 Willow Street
Chico, CA 95928
Phone: 530-893-6118
Email: kzap@chiphousing.org

General Partner(s) / Principal Owner(s): Creekside Place , LLC
General Partner Type: Nonprofit
Parent Company(ies): Community Housing Improvement Program, Inc. (CHIP)
Developer: Community Housing Improvement Program, Inc. (CHIP)
Investor/Consultant: California Housing Partnership Corporation
Management Agent(s): Community Housing Improvement Program, Inc. (CHIP)

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 101
Total # of Tax Credit Units: 101
No. & % of Low Income Units: 100 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Section 8 Project Based Vouchers (100 units - 100%) / HOME / CDBG

Information

County Allocation: Butte
Housing Type: Seniors
TCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
At or Below 30% AMI: 75	75%
At or Below 50% AMI: 25	25%

Unit Mix

85 1-Bedroom Units
15 2-Bedroom Units
1 3-Bedroom Units
<u>101 Total Units</u>

<u>Unit Type & Number</u>	<u>2020 Rents Targeted % of Area Median Income</u>	<u>2020 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
70 1 Bedroom	30%	30%	\$398
5 2 Bedrooms	30%	30%	\$478
15 1 Bedroom	50%	50%	\$663
10 2 Bedrooms	50%	50%	\$796
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,772,318
Construction Costs	\$30,349,259
Rehabilitation Costs	\$0
Construction Contingency	\$2,250,000
Relocation	\$0
Architectural/Engineering	\$642,870
Const. Interest, Perm. Financing	\$3,084,957
Legal Fees	\$75,000
Reserves	\$694,784
Other Costs	\$2,057,627
Developer Fee	\$2,200,000
Commercial Costs	\$0
Total	\$44,126,815

Residential

Construction Cost Per Square Foot:	\$299
Per Unit Cost:	\$436,899
True Cash Per Unit Cost*:	\$412,147

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Banner Bank	\$33,380,713	Banner Bank	\$5,131,000
City of Chico Land Donation	\$2,500,000	City of Chico Land Donation	\$2,500,000
City of Chico - HOME	\$1,822,319	HCD NPLH - Competitive	\$1,023,319
City of Chico - CDBG	\$100,000	HCD NPLH - Non Competitive	\$1,659,786
City of Chico - AHF	\$593,028	City of Chico - HOME	\$2,024,799
Deferred Costs	\$2,702,177	City of Chico - CDBG	\$100,000
General Partner Equity	\$100	City of Chico - AHF	\$593,028
Tax Credit Equity	\$3,028,478	General Partner Equity	\$100
		Tax Credit Equity	\$31,094,783
		TOTAL	\$44,126,815

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$29,132,596
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$37,872,375
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$3,408,514
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,200,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$0.91227

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:	\$29,132,596
Actual Eligible Basis:	\$39,135,805
Unadjusted Threshold Basis Limit:	\$28,799,340
Total Adjusted Threshold Basis Limit:	\$40,522,543

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.

- Project will use skilled and trained workforce performing within an apprenticeable occupation.

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

- Community gardens of at least 60 square feet per unit.

Local Development Impact Fees.

95% of Upper Floor Units are Elevator-Serviced.

Tie-Breaker Information

First:	Letter of Support
Second:	\$33,747.66

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, 3.24%. 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

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, City of Chico Community Development Department, 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. 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 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 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
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. 60 hrs/yr instruction	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
Total Points	81	81	81

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.