

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2020 Second Round

October 14, 2020

Olive Ranch Apartments Phase I, located at the Corner of Table Mountain Boulevard & Grand Avenue in Oroville, California, requested and is being recommended for a reservation of \$2,812,960 in annual federal tax credits to finance the new construction of 80 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 ADK Properties LLC and will be located in Senate District 4 and Assembly District 3.

Project Number CA-20-102

Project Name Olive Ranch Apartments Phase I
Site Address: Corner of Table Mountain Blvd & Grand Ave.
Oroville, CA 95965 County: Butte
Census Tract: 25.000

Tax Credit Amounts	Federal/Annual *	State/Total
Requested:	\$2,812,960	\$0
Recommended:	\$2,812,960	\$0

* Further Consolidated Appropriations Act, 2020 (FCAA) Credits

Applicant Information

Applicant: K&M Butte Developers LLC
Contact: Daniel Knott
Address: 1011 Parkview Avenue, Suite A
Redding, CA 96001
Phone: (530) 244-0596
Email: dknott@k2dci.com

General Partner(s) / Principal Owner(s): Community Revitalization & Development Corp.
ADK Properties LLC
General Partner Type: Joint Venture
Parent Company(ies): Community Revitalization & Development Corp.
ADK Properties LLC
Developer: ADK Properties LLC
Investor/Consultant: RBC Community Investments
Management Agent(s): FPI Management

Project Information

Construction Type: New Construction
Total # Residential Buildings: 3
Total # of Units: 81
Total # of Tax Credit Units: 81
No. & % of Low Income Units: 80 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: N/A

Information

County Allocation: Butte
 Housing Type: Large Family
 TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>	
At or Below 30% AMI:	10	10%
At or Below 40% AMI:	14	15%
At or Below 50% AMI:	34	40%
At or Below 60% AMI:	22	25%

Unit Mix

24 1-Bedroom Units
36 2-Bedroom Units
21 3-Bedroom Units
<u>81 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>
7 1 Bedroom	60%	60%	\$795
10 1 Bedroom	50%	50%	\$663
4 1 Bedroom	40%	40%	\$530
3 1 Bedroom	30%	30%	\$397
10 2 Bedrooms	60%	60%	\$955
15 2 Bedrooms	50%	50%	\$796
6 2 Bedrooms	40%	40%	\$637
4 2 Bedrooms	30%	30%	\$477
5 3 Bedrooms	60%	60%	\$1,103
9 3 Bedrooms	50%	50%	\$919
4 3 Bedrooms	40%	40%	\$735
3 3 Bedrooms	30%	30%	\$551
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,120,000
Construction Costs	\$21,261,340
Rehabilitation Costs	\$0
Construction Contingency	\$1,113,317
Relocation	\$0
Architectural/Engineering	\$665,000
Const. Interest, Perm. Financing	\$1,724,195
Legal Fees	\$172,500
Reserves	\$149,475
Other Costs	\$2,244,753
Developer Fee	\$2,200,000
Commercial Costs	\$0
Total	\$30,650,580

Residential

Construction Cost Per Square Foot:	\$281
Per Unit Cost:	\$378,402
True Cash Per Unit Cost*:	\$366,374

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank, N.A.	\$26,143,268	Citibank, N.A.	\$2,953,134
Tax Credit Equity	\$2,672,312	Deferred Developer Fee	\$974,326
Deferred Developer Fee	\$1,835,000	Tax Credit Equity	\$26,723,120
		TOTAL	\$30,650,580

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$24,042,393
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$31,255,111
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,812,960
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,200,000
Investor/Consultant:	RBC Community Investments
Federal Tax Credit Factor:	\$0.95000

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:	\$24,042,393
Actual Eligible Basis:	\$28,442,393
Unadjusted Threshold Basis Limit:	\$27,481,632
Total Adjusted Threshold Basis Limit:	\$30,772,555

Adjustments to Basis Limit

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

- Project has onsite renewable generation estimated to produce 75% or more of annual common area electricity use as indicated in TCAC Regulations.
- Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all interior floor space other than units (where no VOC adhesives or backing is also used)
- For new construction projects, meet all requirements of US EPA Indoor Air Plus Program.

Local Development Impact Fees

Tie-Breaker Information

First:	Letter of Support
Second:	\$34,727.90

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

This project, Olive Ranch Apartments Phase I, CA-20-102, will share community space/facilities and services with adjacent Olive Ranch Apartments Phase II, CA-20-103, which will be constructed by the same developer. Prior to the start of construction all agreements necessary to ensure access to, and the free use of, the shared community space/facilities, parking, and services shall be in place. A joint use agreement must be provided as part of the placed-in-service submission. In addition, the shared space and use must comply with the requirements for multi-phase projects: <https://www.treasurer.ca.gov/ctcac/2020/applications/2020-Application-Guidance.pdf>.

Phase I and Phase II are adjacent and have the same team members, including the developer, applicant, general partners, and management company. Construction start and completion are planned to be greater than six months apart and so are not required to comply with the simultaneous developer fee limit of TCAC regulation section 10327(c)(2)(C). However, if the actual construction periods of the phases as evidenced in the placed in service application are within six months, the simultaneous phase developer fee limit of TCAC regulation section 10327(c)(2)(C) will apply to both Phase I and Phase II and the developer fees shall be reduced to comply with the maximum developer fee for simultaneous phases. Construction start date evidence will be provided by the general contractor and construction completion date evidence will be all certificates of occupancy, including any temporary certificates of occupancy.

The applicant's estimate of builder/contractor overhead, profit, and general requirement costs exceeds the 14% limit under regulation section 10327(c)(1). The applicant is cautioned that at final review, prior to the issuance of the IRS 8609 tax forms, any costs or eligible basis that exceeds the limit will not be allowed.

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, City of Oroville, 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.

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 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
Other Services Specialist, minimum ratio of 1 FTE to 1,000 bedrooms	3	0	3
Health & wellness services and programs, minimum 100 hrs per 100 bdms	5	0	5
After school program for school age children, minimum of 4 hours/week	2	0	2
After school program for school age children, minimum of 4 hours/week	2	0	2
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 REAPPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.