

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report**

**2020 Second Round**

**October 14, 2020**

Senator Conness Apartments, located at South East corner of Bruce Road and Deer Creek Highway in Chico, requested and is being recommended for a reservation of \$5,000,000 in annual federal tax credits to finance the new construction of 160 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 CRP Affordable Housing and Community Development LLC and will be located in Senate District 4 and Assembly District 3.

**Project Number** CA-20-132

**Project Name** Senator Conness Apartments

Site Address: South East corner of Bruce Road and Deer Creek Highway  
Chico, CA 95928 County: Butte

Census Tract: 16.000

<b>Tax Credit Amounts</b>	<b>Federal/Annual *</b>	<b>State/Total</b>
Requested:	\$5,000,000	\$0
Recommended:	\$5,000,000	\$0

\* Further Consolidated Appropriations Act, 2020 (FCAA) Credits

**Applicant Information**

Applicant: CRP Senator Conness Apartments AGP LLC

Contact: Paul Salib

Address: 4455 Morena Boulevard  
San Diego, CA 92117

Phone: (212) 776-1914

Email: psalib@crpaffordable.com

General Partner(s) / Principal Owner(s): Central Valley Coalition for Affordable Housing  
CRP Senator Conness Apartments AGP LLC

General Partner Type: Joint Venture

Parent Company(ies): Central Valley Coalition for Affordable Housing  
CRP Affordable Housing and Community Development LLC

Developer: CRP Affordable Housing and Community Development LLC

Investor/Consultant: CREA

Management Agent(s): Hyder Property Management Professionals, LLC

**Project Information**

Construction Type: New Construction

Total # Residential Buildings: 8

Total # of Units: 162

Total # of Tax Credit Units: 162

No. & % of Low Income Units: 160 100%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: N/A

**Information**

County Allocation: Butte  
Housing Type: Large Family  
TCAC Project Analyst: Jonghyun (Tommy) Shim

**55-Year Use / Affordability**

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
At or Below 30% AMI:	17 10%
At or Below 40% AMI:	57 35%
At or Below 60% AMI:	86 50%

**Unit Mix**

36 1-Bedroom Units
84 2-Bedroom Units
42 3-Bedroom Units
<u>162 Total Units</u>

<u>Unit Type &amp; 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>
19 1 Bedroom	60%	60%	\$795
13 1 Bedroom	40%	40%	\$530
4 1 Bedroom	30%	30%	\$397
45 2 Bedrooms	60%	60%	\$955
30 2 Bedrooms	40%	40%	\$637
9 2 Bedrooms	30%	30%	\$477
22 3 Bedrooms	60%	60%	\$1,103
14 3 Bedrooms	40%	40%	\$735
4 3 Bedrooms	30%	30%	\$551
2 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$4,680,934
Construction Costs	\$32,982,794
Rehabilitation Costs	\$0
Construction Contingency	\$2,066,803
Relocation	\$0
Architectural/Engineering	\$1,301,000
Const. Interest, Perm. Financing	\$3,613,667
Legal Fees	\$232,500
Reserves	\$412,515
Other Costs	\$3,731,567
Developer Fee	\$2,200,000
Commercial Costs	\$0
<b>Total</b>	<b>\$51,221,780</b>

**Residential**

Construction Cost Per Square Foot:	\$242
Per Unit Cost:	\$316,184
True Cash Per Unit Cost*:	\$315,188

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank	\$43,623,595	Citibank	\$6,064,875
Deferred Costs	\$1,748,770	Deferred Developer Fee	\$161,405
Tax Credit Equity	\$5,849,415	Tax Credit Equity	\$44,995,500
		<b>TOTAL</b>	<b>\$51,221,780</b>

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

#### Determination of Credit Amount(s)

Requested Eligible Basis:	\$45,087,125
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$58,613,262
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$5,000,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,200,000
Investor/Consultant:	CREA
Federal Tax Credit Factor:	\$0.89991

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:	\$45,087,125
Actual Eligible Basis:	\$45,087,125
Unadjusted Threshold Basis Limit:	\$55,644,528
Total Adjusted Threshold Basis Limit:	\$64,064,948

#### Adjustments to Basis Limit

Local Development Impact Fees  
Highest or High Resource Opportunity Area

#### Tie-Breaker Information

First:	<b>Letter of Support</b>
Second:	<b>\$30,864.20</b>

#### 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, has completed a site review of this project and 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.

<b>Points System</b>	<b>Max. Possible Points</b>	<b>Requested Points</b>	<b>Points Awarded</b>
<b>Owner / Management Characteristics</b>	<b>9</b>	<b>9</b>	<b>9</b>
General Partner Experience	6	6	6
Management Experience	3	3	3
<b>Housing Needs</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
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
<b>Lowest Income</b>	<b>52</b>	<b>52</b>	<b>52</b>
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
<b>Total Points</b>	<b>81</b>	<b>81</b>	<b>81</b>

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