



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

CTCAC

Wednesday, April 28, 2021

**Upon adjournment of the
CDLAC Meeting or 11:15 a.m.**



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

915 Capitol Mall, Suite 485
Sacramento, CA 95814
p (916) 654-6340
f (916) 654-6033
www.treasurer.ca.gov/ctcac

MEMBERS

FIONA MA, CPA, CHAIR
State Treasurer

BETTY YEE
State Controller

KEELY MARTIN BOSLER
Director of Finance

GUSTAVO VELASQUEZ
Director of HCD

DONALD CAVIER
Acting Executive Director of CalHFA

EXECUTIVE DIRECTOR
Nancee Robles

MEETING NOTICE

MEETING DATE: April 28, 2021
TIME: Upon adjournment of the CDLAC Meeting or 11:15 a.m.
LOCATION: State Treasurer's Office
915 Capitol Mall, Room 110
Sacramento, CA 95814

Public Participation Call-In Number**
(888) 557-8511
Participant Code: 5651115

AGENDA

1. Roll Call

Action Item: 2. Approval of the Minutes of the March 8, 2021 Meeting

3. Executive Director's Report

Action Item: 4. Recommendation of 2021 Applications for Reservation of Federal Four Percent (4%) and State Low Income Housing Tax Credits (LIHTCs) for Tax-Exempt Bond Financed Projects

Table with 4 columns: Project Number, Project Name, Project Number, Project Name. Lists various housing projects like Park Crest, Broadway 2, Pasadena Studios, etc.

<u>Project Number</u>	<u>Project Name</u>	<u>Project Number</u>	<u>Project Name</u>
CA-21-495	The Salvation Army Pasadena	CA-20-519	Junction Crossing Apartments
CA-21-497	803 E 5th St	CA-21-529	619 Westlake
CA-21-500	West Carson Villas	CA-21-530	The Brine Residential
CA-21-501	Villa Jardin/Coral Gables	CA-21-531	McDaniel House
CA-21-502	Columba Apartments (fka Millenia II)	CA-21-532	NoHo 5050 Apartments
CA-21-504	Depot Community Apartments	CA-21-534	Pointe on La Brea
CA-21-507	Fair Oaks Senior Apartments	CA-21-535	The Quincy
CA-21-510	Vermont Manchester Senior	CA-21-536	The Wilcox
CA-21-511	Mutual Housing on the Blvd.	CA-21-537	Washington Arts Collective
CA-21-512	Hecker Pass Apartments	CA-21-538	Thatcher Yard Housing
CA-21-513	Aquila Apts. f.k.a. 3Roots		

Action Item: 5. Recommendation of a Resolution Authorizing the Executive Director of the California Tax Credit Allocation Committee to Sign Contracts and Interagency Agreements

Action Item: 6. Recommendation of a Resolution Authorizing the Executive Director of the California Tax Credit Allocation Committee to sign an Interagency Agreement with the State Treasurer’s Office on behalf of the Committee for reimbursement of annual building rent, security expenses, and other related costs incurred by State Treasurer’s Office for the California Tax Credit Allocation Committee

Action Item: 7. Recommendation to establish end date of COVID related extensions

8. Discussion of Disaster Credits established by the Consolidated Appropriations Act, 2021

9. Public Comment

10. Adjournment

There will be an opportunity for public comment at the end of each item, prior to any action.

Note: Agenda items may be taken out of order.

FOR ADDITIONAL INFORMATION

Nancee Robles, Executive Director, CTCAC
915 Capitol Mall, Room 485, Sacramento, CA 95814
(916) 654-6340

This notice may also be found on the following Internet site:

www.treasurer.ca.gov/ctcac

** Interested members of the public may use this number to call in to listen to and/or comment on items before the California Tax Credit Allocation Committee. Additional instructions will be provided to callers once they call the indicated number. This call-in number is provided as an option for public participation but the Committee is not responsible for unforeseen technical difficulties that may occur. The Committee is under no obligation to postpone or delay its meeting in the event such technical difficulties occur during or before the meeting.

The California Tax Credit Allocation Committee (CTCAC) complies with the Americans with Disabilities Act (ADA) by ensuring that the facilities are accessible to persons with disabilities, and providing this notice and information given to the members of the CTCAC in appropriate alternative formats when requested. If you need further assistance, including disability-related modifications or accommodations, you may contact Sertan Usanmaz of the CTCAC no later than five calendar days before the meeting at (916) 654-6340 and Telecommunication Device for the Deaf (TDD) at (916) 654-9922.

AGENDA ITEM 2

Approval of the Minutes of the
March 8, 2021 Meeting

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Minutes of the March 8, 2021 Meeting

1. Roll Call.

State Treasurer Fiona Ma chaired the meeting of the California Tax Credit Allocation Committee (CTCAC). Treasurer Ma called the meeting to order at 11:21 a.m. Also, present Anthony Sertich for State Controller Betty Yee; Gayle Miller for Department of Finance (DOF) Director Keely Martin Bosler; California Department of Housing and Community Development (HCD) Director Gustavo Velasquez; Kate Ferguson for California Housing Finance Agency (CalHFA) Acting Executive Director Donald Cavier; City Representative Vivian Moreno and County Representative Terra Lawson-Remer.

2. Approval of the Minutes of the February 17, 2021 Meeting.

MOTION: Ms. Miller moved to approve the February 17, 2021 Meeting Minutes. Mr. Sertich seconded, and the motion passed unanimously via a roll call vote.

3. Discussion and Consideration of a Resolution Appointing the Executive Director of the California Tax Credit Allocation Committee.

Deputy Director, Anthony Zeto formally welcomed Nancee Robles to CTCAC as the agency's new Executive Director. He requested Committee approval of the Resolution Appointing Nancee Robles as the Executive Director of the California Tax Credit Allocation Committee.

MOTION: Mr. Sertich moved to approve the Resolution. Mr. Velasquez seconded and the motion passed unanimously via a roll call vote.

CTCAC Executive Director, Nancee Robles thanked the Committee and the CTCAC staff.

4. Discussion and Consideration of a Resolution Authorizing the Executive Director of the California Tax Credit Allocation Committee to sign an Interagency Agreement with the State Treasurer's Office on behalf of the Committee for Administrative Support Services.

Mr. Zeto stated the interagency agreement amount currently exceeds the amount authorized to the Executive Director. He requested Committee approval of the Resolution authorizing the Executive Director of the California Tax Credit Allocation Committee to sign the interagency agreement with the State Treasurer's Office on behalf of the Committee.

MOTION: Mr. Sertich moved to approve the Resolution. Ms. Miller seconded and the motion passed unanimously via a roll call vote.

5. Public Comment.

Treasurer Ma asked staff for an update of the timeline for the disaster credits.

Mr. Zeto stated staff is meeting with HCD to align the timing and stated staff has been in contact with CalFIRE for fire data on the impacted areas. He stated these disaster credits would be available to 22 counties and discussion has commenced about possibly grouping counties in to regions since the amount per county may be too small. Mr. Zeto anticipates the other regulatory changes will be similar to how the disaster credits were allocated last year with some minor changes. He noted the proposed regulations are anticipated to be released in the next couple of weeks and ultimately adopted in advance of the second 9% round.

Mr. Zeto and Treasurer Ma briefly discussed the timetable of proposed regulation changes process.

Treasurer Ma stated there will be \$80 million in annual 9% federal disaster credits available for 22 counties for 2021 whereas last year there was \$98 million available for 13 counties. She added that staff will come up with an equitable way to allocate these funds to the impacted counties and directed any suggestions or comments to Mr. Zeto.

6. Adjournment.

Treasurer Ma adjourned the meeting at 11:28 a.m.

MOTION: Ms. Miller moved to approve the project. Mr. Sertich seconded and the motion passed unanimously via a roll call vote.

5. Public Comment.

None.

6. Adjournment.

Treasurer Ma adjourned the meeting at 1:07 p.m.

AGENDA ITEM 3

Executive Director's Report

AGENDA ITEM 4

Discussion and Consideration of a
2021 Application for Reservation of
Federal Four Percent (4%) Low
Income Housing Tax Credits
(LIHTCs) for Tax-Exempt Bond
Financed Projects

Application Number	Project Name Address City, State Zip Code County	Applicant/Owner Applicant/Owner Contact(s)	General Partner(s) General Partner(s) Contact(s)	Developer(s) Developer(s) Contact(s)	Seller(s) Signatory of Seller(s)	Bond Issuer	Credit Enhancement Provider	Lender(s) (First Lender is Primary Construction Lender)
CA-21-400	Park Crest Apartments 4531 Logan Avenue San Diego, CA 92113 San Diego County	Fairfield Park Crest LP Tim Wray	FRH Park Crest, LLC Tim Wray RCC MGP LLC Ken Robertson	Fairfield Affordable Housing Fund Tranc Paul Kudirka	Investment Property Advisors Larry Gough	CSCDA	N/A	Citibank Fairfield Affordable Housing Trust
CA-21-424	Broadway 2 849 N 3rd St El Cajon, CA 92021 San Diego County	Broadway 2 Preservation LP Bryon Gongaware	Broadway 2 Preservation GP LLC Brian Fulbright Las Palmas Housing and Development Corporation Noami Pines	Security Properties Bryon Gongaware	The Broadway Apartments Tom Sellers	CSCDA	N/A	PNC
CA-21-425	Broadway 1 1562 E Main St El Cajon, CA 92021 San Diego County	Broadway 1 Preservation LP Bryon Gongaware	Broadway 2 Preservation GP LLC Brian Fulbright Las Palmas Housing and Development Corporation Noami Pines	Security Properties/Las Palmas Housing Bryon Gongaware	The Broadway Apartments Tom Sellers	CSCDA	N/A	PNC
CA-21-430	Pasadena Studios 274 & 282 N. Oakland Ave. Pasadena, CA 91101 Los Angeles County	Maria Seager	Central Valley Coalition for Affordable housing Christina Alley Pasadena Studios, LLC Maria Seager	Community Builders Group, LLC Joseph Seager	Josefina Torres Miller Trust Grete Karen Miller Crawford	CSCDA	N/A	Citi Community
CA-21-431	Finca Serena 358 South E Street Porterville, CA 95203 Tulare County	UPH Porterville, LP Kiel Lopez-Schmidt	Finca Serena SHE, LLC Betsy McGovern-Garcia UPH Porterville, LLC Kiel Lopez-Schmidt	UP Holdings California, LLC Kiel Lopez-Schmidt	Silvas Investments LLC John Silvas	CMFA	N/A	US Bank HCD NPLH HCD HOME
CA-21-436	Plymouth Place 1320 N. Monroe Street Stockton, CA 95203 San Joaquin County	Plymouth Place RHF Partners Kevin Gilchrist	Plymouth Place, Inc Deborah Stouff	Retirement Housing Foundation Anders Plett	Plymouth Place, Inc. Laverne R Joseph	CMFA	N/A	BBVA
CA-21-437	Anaheim & Walnut 1500 East Anaheim St. Long Beach, CA 90813 Los Angeles County	Anaheim & Walnut Housing LP Jeff Williams	Anaheim & Walnut GP LLC Jeff Williams	BRIDGE Housing Corporation Jeff Williams	City of Long Beach Tom Modica	CMFA	N/A	US Bank Long Beach Community Investment Los Angeles County Development HCD- MHP
CA-21-439	Maison's Village I SE Corner of Palmdale Blvd East & 52nd Street East Palmdale CA, 93552 Los Angeles County	Ravello MODS Palmdale Blvd 170, LLC Matt Avital	Ravello MODS Palmdale Blvd 170 LLC Phil Ram AHA High Desert MGP, LLC Hilda Jusuf	Ravello Holdings, Inc. Phil Ram	Ravello Holdings, Inc. Phil Ram	CMFA	N/A	Merchants Capital
CA-21-443	Sage at Folsom 89 Scholar Way Folsom, CA 95630 Sacramento County	USA Properties Fund, Inc. Geoffrey C. Brown	USA Folsom 670, Inc. Geoffrey C. Brown Riverside Charitable Corp. Kenneth S. Robertson	USA Multi-Family Development Geoffrey C. Brown	The Church of LDS Terry Rudd	CMFA	N/A	Citibank City of Folsom
CA-21-452	Allegheny Apartments (FKA Beaumont 2) Allegheny Street North of 6th Ave Beaumont, CA 92223 Riverside County	LINC-Beaumont 2 APTS, LLC Jordan Johnson	LINC-Beaumont 2 APTS, LLC Jordan Johnson Riverside Community Housing Mike Walsh	Line Housing Corporation Jordan Johnson	Vincent Leo Danise	CMFA	N/A	BBVA HCD - MHP
CA-21-453	Sunnyvale Block 15 365 South Mathilda Avenue, 402 & 388 Charles Street, 365 & 377-9 S. Mathilda Ave., 396 Charles Street, 397 & 403 S. Mathilda Avenue, 406 Charles Street, 407 S. Mathilda Avenue Sunnyvale, CA 94086 Santa Clara County	Sunnyvale Block 15 Housing Partners LP Ann Silverberg	Related/Sunnyvale Development Co LLC Ann Silverberg AHA Norcal MHP, LLC Bill Salamandrakis	Related Irvine Development Company, LLC Ann Silverberg	City of Sunnyvale Teri Silva	CMFA	N/A	US Bank City of Sunnyvale County of Santa Clara DDS/ San Andreas Regional Center
CA-21-456	Brentwood Crossings 7350 Willis Avenue Bakersfield, CA 93006 Kern County	Bakersfield Brentwood LP Chris Dart	Johnson & Johnson Investments, LLC Chris Dart Valley Initiative for Affordable Housing Emily Haden	Danco Communities Chris Dart	Bakersfield Brentwood Development Travis Campbell	CMFA	N/A	Pacific Western Bank USDA

Application Number	Project Name Address City, State Zip Code County	Applicant/Owner Applicant/Owner Contact(s)	General Partner(s) General Partner(s) Contact(s)	Developer(s) Developer(s) Contact(s)	Seller(s) Signatory of Seller(s)	Bond Issuer	Credit Enhancement Provider	Lender(s) (First Lender is Primary Construction Lender)
CA-21-465	Pismo Terrace 855 N 4th Street Pismo Beach, CA 93449 San Luis Obispo County	Peoples' Self-Help Housing Corporation Michael Hopkins	Pismo Terrace, LLC Michael Hopkins	Peoples' Self-Help Housing Corporation Michael Hopkins	Cal Bay Investments LLC Parimal Naran	CMFA	N/A	JP Morgan Chase Bank San Luis Obispo Housing Trust City of Pismo Beach San Luis Obispo County HCD-NPLH
CA-21-468	Sacramento Street Apartments 2118 Sacramento Street Vallejo, CA 94590 Solano County	Eden Housing, Inc. Andrea Osgood	Eden Development, Inc. Andrea Osgood	Eden Housing, Inc. Max Heninger	City of Vallejo Greg Nyhoff	CMFA	N/A	Chase City of Vallejo- HOME and LMIHAF Community Action Partnership Solano County Solano Joint Powers Authority
CA-21-474	The Monarch Apartment Homes 3130 N Indian Canyon Drive Palm Springs, CA 92262 Riverside County	Community Housing Opportunities Corporation Vincent Nicholas	SCHOC I LLC Peter Lundberg	Community Housing Opportunities Corporation Vincent Nicholas	City of Palm Springs David Ready	CMFA	N/A	Wells Fargo City of Palm Springs Riverside County - HOME
CA-21-476	Depot Willows 17145 Depot Street and 50 W. Edmunson Avenue Morgan Hill, CA 95037 Santa Clara County	Eden Housing, Inc. Andrea Osgood	Depot Willows LLC Andrea Osgood	Eden Housing, Inc. Teddy Newmyer	Edmundson Associates Andre H Madeira Depot Commons LLC Andre H Madeira	CMFA	N/A	BBVA HCD- RHCP HCD- FHDP Santa Clara County- Home Santa Clara County- CDBG
CA-21-477	Centertown Apartments 855 C St. San Rafael, CA 94901 Marin County	Centertown II, LLC Sarah White	Centertown II, LLC Sarah White EAH Inc Marianne Lim	BRIDGE Housing Corporation Sarah White	Centertown Associates, Ltd. Susan Johnson	CMFA	N/A	Umpqua Bank HCD RHCP County of Marin - HOME County of Marin - CDBG City of San Rafael
CA-21-478	Oasis Senior Villas 2340 14th Street Riverside, CA 92507 Riverside County	Riverside Supportive Housing, L.P. Dora Leong Gallo	Supportive Housing LLC Dora Leong Gallo	A Community of Friends Mec Heh Risdon	Urbanform, LLC Mark Vaghei	CMFA	N/A	Citi Bank City of Riverside HCD - VHPH HCD - NPLH
CA-21-479	Barrett Terrace Apartments 700 Barrett Avenue Richmond, CA 94801 Contra Costa County	Barrett Terrace Housing, L.P. Donald Gilmore	CHDC Barrett Terrace, LLC Donald Gilmore	CHDC of North Richmond Joanna Griffith	Barrett Terrace Housing Corp Donald Gilmore	CMFA	N/A	Citibank
CA-21-484	Mojave View Apartments 600 N. Norma Street Ridgecrest, CA 93555 Kern County	Central Valley Coalition for Affordable Housing, a California Nonprofit Public Benefit Corporation Christina Alley	TPC Holdings IX, LLC Caleb Roope Central Valley Coalition for Affordable Housing Christina Alley	Pacific West Communities, Inc. Caleb Roope	City of Ridgecrest Ronald Strand	CMFA	N/A	California Bank & Trust HCD/SGC- AHSC
CA-21-488	Kristen Court Apartments III 9027 N Street Live Oak, CA 95953 Sutter County	Sutter Community Affordable Housing Brynda Stranix	TPC Holdings IX, LLC Caleb Roope Sutter Community Affordable Housing Brynda Stranix	Pacific West Communities, Inc. Caleb Roope	AMG & Associates Retirement Trust Alexis Gevorgian	CMFA	N/A	California Bank & Trust HCD- MHP
CA-21-489	Arroyo Crossing 47555 Jefferson Street Indio, CA 92201 Riverside County	Central Valley Coalition for Affordable Housing Christina Alley	TPC Holdings IX, LLC Caleb Roope Central Valley Coalition for Affordable Housing Christina Alley	Pacific West Communities, Inc. Caleb Roope	United State Department of Justice Asset Forfeiture Division Wesley Newbold	CMFA	N/A	Citibank Cochella Valley Association of Governments
CA-21-491	The Gardens at Quail Run II Elk Grove, CA 95757 Sacramento County	Elk Grove Pacific Associates V Caleb Roope	TPC Holdings IX, LLC Caleb Roope Kelley Ventures, LLC Mike Kelley	Pacific West Communities, Inc. Caleb Roope	Circle K Ranch LLC Norman Alfred Kuhn	CMFA	N/A	Cal Bank & Trust Bonneville
CA-21-492	El Dorado Family Apartments II South East Corner 8th Street & Bradshaw Avenue El Centro, CA 92243 Imperial County	Central Valley Coalition for Affordable Housing Christina Alley	TPC Holdings IX, LLC Caleb Roope Central Valley Coalition for Affordable Housing Christina Alley	Pacific West Communities, Inc. Caleb Roope	AMG & Associates, LLC Alexis Gevorgian	CMFA	N/A	California Bank & Trust HCD-Joe Serna Loan
CA-21-494	Perris Sterling Villas III Nuevo Rd at Murrieta Rd Perris, CA 92571 Riverside County	SRE Perris Sterling, LLC Richard Schindler	American Covenant Senior Housing Foundation, Inc Gerald Fritts Schindler Real Estate Services Richard Schindler	American Covenant Senior Housing Foundation Gerald Fritts	Perris Sterling Villas III, LLC Richard Schindler	CALPFA	N/A	ATAX

Application Number	Project Name Address City, State Zip Code County	Applicant/Owner Applicant/Owner Contact(s)	General Partner(s) General Partner(s) Contact(s)	Developer(s) Developer(s) Contact(s)	Seller(s) Signatory of Seller(s)	Bond Issuer	Credit Enhancement Provider	Lender(s) (First Lender is Primary Construction Lender)
CA-21-495	The Salvation Army Pasadena Hope Center Apartments 1000 E. Walnut Street Pasadena, CA91106 Los Angeles County	The Salvation Army Westwood Village J Koebel	The Salvation Army Westwood Village J Koebel	The Salvation Army, a California Corporation J Koebel	The Salvation Army California Corporation Kelly Igleheart	LACDA	N/A	Bank of America LACDA City of Pasadena AHP
CA-21-497	803 E 5th St 801-813 E 5th St Los Angeles, CA 90013 Los Angeles County	CRCD 5th Street LP Alejandro Martinez	CRCD LLC Alejandro Martinez LBC Development, LLC Allen W. Sands	Coalition for Responsible Community Development Alejandro Martinez	LJ 801, LLC Jung Hwa Kim	City of Los Angeles	N/A	Citibank LACDA-NPLH HCIDLA-HHH
CA-21-500	West Carson Villas 22801-22905 South Vermont Avenue Torrance, CA 90502 Los Angeles County	WCV MGP, LLC Lois Starr	WCV MGP, LLC Lois Starr	PATH Ventures Lois Starr	Eldon Griffith, Jr & Vicki Thompson Thompson	Los Angeles County Development Authority	N/A	Chase Bank LACDA - NPLH HCD - MHP
CA-21-501	Villa Jardin/Coral Gables 63 Coral Gables Court Sacramento, CA 95822 Sacramento County	Villa Jardin/Coral Gables, L.P. Jack D. Gardner	JSCo Villa Jardin/Coral Gables Jack D. Gardner PacH Lancaster Holdings LLC Mark A. Wiese	Villa Jardin/Coral Gables, L.P. Jack D. Gardner	Villa Jardin Housing, Inc. Mae McNeil	Housing Authority of City of Sacramento	N/A	US Bank SHRA - HOME HCD - MHP
CA-21-502	Columba Apartments (fka Millenia II) Transit Guideway between Orian Avenue & Solstice Avenue Chula Vista, CA 91915 San Diego County	Pacific Southwest Community Development Corp. Robert W. Laing	CIC Millenia II, LLC Cheri Hoffman Pacific Southwest Community Development Corp. Robert W. Laing	Chelsea Investment Corporation Cheri Hoffman	SLF IV- Millenia, LLC Kimberly Barnes	Chula Vista Housing Authority	N/A	Citi Community
CA-21-504	Depot Community Apartments 2595 Depot Road Hayward, CA 94545 Alameda County	Allied Housing, Inc Jon White, Director of Real Estate Estate Development	Allied 2595 Depot LLC Louis Chicoine	Allied Housing Inc. Jon White	Horizon Services, Inc. Christy Hayes	County of Alameda	N/A	JPMorgan Chase Bank HCD - MHP County of Alameda City of Hayward
CA-21-507	Fair Oaks Senior Apartment 12057 Fair Oaks Boulevard Fair Oaks, CA 95628 Sacramento County	Ionic Enterprises, Inc. Paul Z. Stamas	Ionic Enterprises, Inc. Paul Z. Stamas Greek Orthodox Housing Corporation Makis Stathopoulos	Ionic Enterprises, Inc. Paul Stamas	Christian Engel 2004 Revocable Trust Gitta Rita Vaughan, Trustee	CHFA	N/A	KeyBank
CA-21-510	Vermont Manchester Senior 8500 S. Vermont Ave. Los Angeles, CA 90044 Los Angeles County	VM Senior LP Kimberly McKay	VM Senior LLC Kimberly McKay	BRIDGE Housing Corporation Kimberly McKay	Community Development Commission of County of Los Angeles Monique King-Viehland	CMFA	N/A	US Bank FHLB-AHP HHH HCIDLA HCD AHSC LACDA
CA-21-511	Mutual Housing on the Boulevard 7351 Stockton Boulevard Sacramento, CA 95823 Sacramento County	Mutual Housing California Roberto Jimenez	Stockton Boulevard Mutual Housing LLC Roberto Jimenez	Mutual Housing California Holly Wunder Stiles	Beazer Homes Holding Corp. Troy Radelat	Sacramento Housing and Redevelopment Agency	N/A	US Bank SHRA HCD-NPLH
CA-21-512	Hecker Pass Apartments 1520 Hecker Pass Highway Gilroy 95020 Santa Clara County	JEMCOR Development Partners, LLC Jonathan Emami	To Be Formed, LLC - Affiliate of JEMCOR Jonathan Emami Pacific Housing, Inc. Mark Wiese	JEMCOR Development Partners, LLC Jonathan Emami	Village Green Custom Home Linda Andreini	CMFA	N/A	Align Finance
CA-21-513	Aquila Apartments f.k.a. 3Roots South of 9900 Camino Santa Fe San Diego CA, 92126 San Diego County	3Roots CIC, LP. Cheri Hoffman	CIC 3Roots, LLC. Cheri Hoffman Pacific Southwest Community Development Corporation Robert W. Laing	Chelsea Investment Corporation Cheri Hoffman	Mesa Canyon Community Partners, LLC. Ryan Green	San Diego Housing Commission	N/A	Citi Community Capital Mesa Canyon Community
CA-21-519	Junction Crossing Apartments 120 Pacific Street Roseville, CA 95678 Placer County	Junction Station, LP Sahar Soltani	St. Anton Junction Station, LLC Sahar Soltani PacH Anton South Holdings LLC Mark A. Wiese	St. Anton Communities, LLC Sahar Soltani	Placer Equity Loans City of Roseville Dominick Casey	CalPFA	N/A	Banner Bank City of Roseville

Application Number	Project Name Address City, State Zip Code County	Applicant/Owner Applicant/Owner Contact(s)	General Partner(s) General Partner(s) Contact(s)	Developer(s) Developer(s) Contact(s)	Seller(s) Signatory of Seller(s)	Bond Issuer	Credit Enhancement Provider	Lender(s) (First Lender is Primary Construction Lender)
CA-21-529	619 Westlake 619, 623, 627, and 629 South Westlake Avenue Los Angeles, CA 90057 Los Angeles County	619 Westlake, LP Chris Maffris	619 Westlake, LLC Chris Maffris Westlake Affordable Housing, LLC Paul S. Park	Meta Housing Corporation Chris Maffris	City of Los Angeles Sean L. Spear	City of Los Angeles	N/A	Wells Fargo LACDA- NPLH HCD-IIG & AHSC CCRC
CA-21-530	The Brine Residential 3016 N Main Street Los Angeles, CA 90031 Los Angeles County	Brine Residential, LP Laura Vandeweghe	Brine PSH LLC Laura Vandeweghe Decro Brine Residential, LLC Laura Vandeweghe	Decro Corporation Laura Vandeweghe	The Brine, LP Ted Handel	HCIDLA	N/A	US Bank Berkadia LACDA - NPLH HCIDLA - HHH
CA-21-531	McDaniel House 1043 & 1049 Harvard Boulevard Los Angeles, CA 9006 Los Angeles County	1043 Harvard, L.P. Greg Comanor	Decro Harvard LLC Ted M. Handel Daylight Harvard, LLC Greg Comanor	Decro Corporation / Daylight Community Development LLC Ted M. Handel Gregory Comanor	Lux Hoover LLC Brian Chun	City of Los Angeles	N/A	Citi Community Capital HCIDLA - HHH
CA-21-532	NoHo 5050 Apartments 5050 Bakman Avenue Los Angeles, CA 91601 Los Angeles County	NoHo 5050, L.P. Greg Comanor	Decro NoHo 5050, LLC Ted M. Handel NoHo 5050 PSH, LLC Ted M. Handel	Decro Corporation / Daylight Community Development LLC Ted M. Handel Gregory Comanor	Jesus Juan Gonzales and Gladys Maria Gonzalez Trust Jesus Gonzalez Gladys Gonzalez	City of Los Angeles	N/A	ATAX ACIDLA HHH LACDA NPLH
CA-21-534	Pointe on La Brea 843 N. La Brea Avenue Los Angeles, CA 90038 Los Angeles County	Pointe on La Brea, L.P. Welton Jordan	Pointe on La Brea EAH, LLC Welton Jordan	EAH Housing Lisa Haddon	Manouchekian Family Trust Bedros and Seta Manouchekian	City of Los Angeles	N/A	Union Bank LACDA-NPLH LACDA AHTF HCIDLA-HHH
CA-21-535	The Quincy 2652 & 2662 West Pico Blvd. Los Angeles, CA 90006 Los Angeles County	Wakeland Quincy LP Dani McMillin	Wakeland Quincy LLC Dani McMillin	Wakeland Housing & Development Dani McMillin	1999 Bradley A Luster Revocable Trust Bradley Luster	City of Los Angeles	N/A	Wells Fargo LACDA -NPLH HCD-IIG HCIDLA HHH FHLBSF AHP
CA-21-536	The Wilcox 4904-4926 Santa Monica Blvd & 1040 N Kenmore Ave Los Angeles, CA 90029 Los Angeles County	Wakeland Wilcox LP Taylor Holland	Wakeland Wilcox LLC Ken Sauder	Wakeland Housing & Development Ken Sauder	4906-4910 Santa Monica LLC William Hulies	City of Los Angeles	N/A	Wells Fargo HCIDLA HHH HCD MHP CCRC
CA-21-537	Washington Arts Collective 4600 & 4601 W. Washington Blvd. & 1915 Vineyard Avenue Los Angeles, CA 90016 Los Angeles County	WAC, L.P. Chris Maffris	WCH Affordable XXXIII, LLC Graham Espley-Jones WAC, LLC Chris Maffris	Meta Housing Corporation Chris Maffris	Baywest3, LLC Bryson Yorkstetter	City of Los Angeles	N/A	Pacific Western Bank HCD- AHSC LACDA NPLH HCIDLA HHH HCD IIG
CA-21-538	Thatcher Yard Housing 3233 S Thatcher Ave Marina del Rey, CA 90292 Los Angeles County	Thatcher Yard Housing LP Blake Coddington	Thatcher Yard Housing, LLC Blake Coddington Housing Corp. of America Carol Cromar	Thomas Safran & Associates Julia Morris	City of Los Angeles Sean L. Spear	City of Los Angeles	N/A	CCRC HCIDLA HHH HCD AHSC

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Park Crest Apartments, located at 4351 Logan Avenue in San Diego, requested and is being recommended for a reservation of \$2,075,399 in annual federal tax credits to finance the acquisition and rehabilitation of 139 units of housing serving large families with rents affordable to households earning 50-60% of area median income (AMI). The project will be developed by Fairfield Affordable Housing Fund Tranche V, LLC and is located in Senate District 80 and Assembly District 40.

Park Crest Apartments is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, North Park (CA-99-852). See **Resyndication and Resyndication Transfer Event** below for additional information.

Project Number CA-21-400

Project Name Park Crest Apartments
Site Address: 4351 Logan Avenue
San Diego, CA 92113 County: San Diego
Census Tract: 33.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,075,399	\$0
Recommended:	\$2,075,399	\$0

Applicant Information

Applicant: Fairfield Park Crest LP
Contact: Tim Wray
Address: 5355 Mira Sorrento Place, Suite 100
San Diego, C CA
Phone: 858-824-6411
Email: twray@ffres.com

General Partner(s) or Principal Owner(s): FRH Park Crest, LLC
RCC MGP LLC

General Partner Type: Joint Venture

Parent Company(ies): Fairfield Residential Holdings, LLC
Riverside Charitable Corporation

Developer: Fairfield Affordable Housing Fund Tranche V, LLC

Investor/Consultant: Raymond James Tax Credit Funds, Inc.

Management Agent: Fairfield Properties, LP

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 12
 Total # of Units: 140
 No. / % of Low Income Units: 139 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt
 Utility Allowance: CUAC

Bond Information

Issuer: CSCDA
 Expected Date of Issuance: April 29, 2021
 Credit Enhancement: No

Information

Housing Type: Large Family
 Geographic Area: San Diego County
 TCAC Project Analyst: Ruiben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
50% AMI: 42	30%
60% AMI: 97	70%

Unit Mix

104 2-Bedroom Units
36 3-Bedroom Units
 140 Total Units

<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>
31 2 Bedrooms	50%	50%	\$1,309
73 2 Bedrooms	60%	60%	\$1,569
11 3 Bedrooms	50%	50%	\$1,511
24 3 Bedrooms	60%	60%	\$1,812
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$34,555,000
Construction Costs	\$0
Rehabilitation Costs	\$9,770,004
Construction Hard Cost Contingency	\$965,706
Soft Cost Contingency	\$250,000
Relocation	\$420,000
Architectural/Engineering	\$330,000
Const. Interest, Perm. Financing	\$3,716,316
Legal Fees	\$305,000
Reserves	\$549,033
Other Costs	\$581,137
Developer Fee	\$7,174,054
Commercial Costs	\$0
Total	\$58,616,250

Residential

Construction Cost Per Square Foot:	\$75
Per Unit Cost:	\$418,688
True Cash Per Unit Cost*:	\$367,444

Construction Financing

Source	Amount
Citibank Tax-Exempt Loan	\$31,500,000
Citibank Taxable Loan	\$10,800,000
CalSTRS Loan	\$4,552,635
Deferred Developer Fee	\$7,174,054
Developer Equity	\$1,900,000
Tax Credit Equity	\$2,689,561

Permanent Financing

Source	Amount
Citibank Tax-Exempt Loan	\$20,485,120
Citibank Taxable Loan	\$10,800,000
NOI	\$408,645
Deferred Developer Fee	\$7,174,054
Developer Equity	\$1,900,000
Tax Credit Equity	\$17,848,431
TOTAL	\$58,616,250

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$17,907,830
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$37,093,250
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$23,280,179
Qualified Basis (Acquisition):	\$37,093,250
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$929,218
Maximum Annual Federal Credit, Acquisition:	\$1,146,181
Total Maximum Annual Federal Credit:	\$2,075,399
Approved Developer Fee (in Project Cost & Eligible Basis)	\$7,174,054
Investor/Consultant:	Raymond James Tax Credit Funds, Inc.
Federal Tax Credit Factor:	\$0.86000

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:	\$55,001,080
Actual Eligible Basis:	\$55,001,080
Unadjusted Threshold Basis Limit:	\$54,388,992
Total Adjusted Threshold Basis Limit:	\$70,705,690

Adjustments to Basis Limit

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% 30%

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 4.00% 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 will review the CUAC documentation for this existing project prior to placed in service. 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

Prior to closing, the applicant or its assignee shall obtain TCAC's consent to assign and assume the existing Regulatory Agreement (CA-99-852). To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed-in-service submission) that the acquisition date and the placed-in-service date both occurred after the existing federal 15-year compliance period was completed. For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original credit period.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement(s) and any deeper targeting levels in the new regulatory agreement(s) for the duration of the new regulatory agreement(s). Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreement (CA-99-852) is a qualified low-income household for the subsequent allocation (existing household eligibility is “grandfathered”).

The project is a resyndication occurring concurrently with a Transfer Event with distribution of Net Project Equity. The rehabilitation scope of work shall include all of the Short Term Work in the amount of \$1,739,055. In consideration of the Short Term Work requirement, the seller of the existing property reduced the combined purchase price to \$34,250,000, which is \$1,140,000 less than the appraised value of \$35,390,000. There is a general partner equity contribution of \$1,900,000, allowing the applicant to receive eligible basis for the entire Short Term Work amount.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

Broadway 2, located at 849 N. 3rd Street in El Cajon, requested and is being recommended for a reservation of \$704,156 in annual federal tax credits to finance the acquisition and rehabilitation of 50 units of housing serving tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Security Properties and is located in Senate District 38 and Assembly District 71.

The project is currently at-risk, but is being recommended for a reservation of tax credits that will be preserve affordability for an additional 55 years. The project will be receiving rental assistance in the form of a HUD Section 8 Project-based Contract.

Project Number CA-21-424

Project Name Broadway 2
Site Address: 849 N. 3rd Street
El Cajon, CA 92021 County: San Diego
Census Tract: 060730164.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$704,156	\$0
Recommended:	\$704,156	\$0

Applicant Information

Applicant: Broadway 2 Preservation LP
Contact: Bryon Gongaware
Address: 701 Fifth Avenue, Suite 5700
Seattle, WA 98104
Phone: (206) 628-8010
Email: bryong@secprop.com

General Partner(s) or Principal Owner(s): Broadway 2 Preservation GP LLC
Las Palmas Housing and Development Corp.

General Partner Type: Joint Venture
Parent Company(ies): Security Properties
Las Palmas Housing

Developer: Security Properties
Investor/Consultant: PNC Real Estate
Management Agent: The John Stewart Company

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 6
 Total # of Units: 52
 No. / % of Low Income Units: 50 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Contract (50 units - 100%)

Bond Information

Issuer: CSCDA
 Expected Date of Issuance: September 1, 2021

Information

Housing Type: At-Risk
 Geographic Area: San Diego County
 TCAC Project Analyst: Tiffani Negrete

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 6	12%
50% AMI: 6	12%
60% AMI: 38	76%

Unit Mix

44 1-Bedroom Units
8 2-Bedroom Units
<u>52 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>
5 1 Bedroom	30%	30%	\$649
5 1 Bedroom	50%	50%	\$1,083
33 1 Bedroom	60%	60%	\$1,299
1 2 Bedrooms	30%	30%	\$780
1 2 Bedrooms	50%	50%	\$1,300
5 2 Bedrooms	60%	60%	\$1,560
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$10,641,689
Construction Costs	\$0
Rehabilitation Costs	\$3,677,200
Construction Hard Cost Contingency	\$360,520
Soft Cost Contingency	\$12,000
Relocation	\$0
Architectural/Engineering	\$100,000
Const. Interest, Perm. Financing	\$929,277
Legal Fees	\$226,240
Reserves	\$279,125
Other Costs	\$654,988
Developer Fee	\$2,077,733
Commercial Costs	\$0
Total	\$18,958,772

Residential

Construction Cost Per Square Foot:	\$111
Per Unit Cost:	\$364,592
True Cash Per Unit Cost*:	\$358,807

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
PNC - T.E. Bonds	\$9,615,000	PNC - T.E. Bonds	\$9,615,000
PNC - Taxable Loan	\$2,847,000	PNC - Taxable Loan	\$2,847,000
PNC - Bridge Loan	\$3,849,627	Deferred Developer Fee	\$300,819
Tax Credit Equity	\$929,393	Tax Credit Equity	\$6,195,953
		TOTAL	\$18,958,772

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$5,582,065
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$10,347,222
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$7,256,685
Qualified Basis (Acquisition):	\$10,347,222
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$290,267
Maximum Annual Federal Credit, Acquisition:	\$413,889
Total Maximum Annual Federal Credit:	\$704,156
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,077,733
Investor/Consultant:	PNC Real Estate
Federal Tax Credit Factor:	\$0.87991

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:	\$15,929,287
Actual Eligible Basis:	\$15,929,287
Unadjusted Threshold Basis Limit:	\$16,118,120
Total Adjusted Threshold Basis Limit:	\$21,920,643

Adjustments to Basis Limit

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 12%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 24%

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 4.00% 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 reservation of tax credits is contingent upon verification by HUD of the contract renewal amounts within 180 days of the date of reservation.

This project is the second phase of a concurrent four percent (4%) application, Broadway 1 (CA-21-425). Broadway 1 and Broadway 2 are being developed as multiple simultaneous phases using the same credit type pursuant to TCAC Regulation Section 10327(c)(2)(C). The developer fees for Broadway 1 and Broadway 2 comply with the requirements for simultaneous phases.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Broadway 1, located at 1562 E Main Street in El Cajon, requested and is being recommended for a reservation of \$2,773,809 in annual federal tax credits to finance the acquisition and rehabilitation of 160 units of housing serving tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Security Properties and Las Palmas Housing and is located in Senate District 38 and Assembly District 71.

The project is currently at-risk, but is being recommended for a reservation of tax credits that will be preserve affordability for an additional 55 years. The project will be receiving rental assistance in the form of HUD Section 8 Project-based Contract.

Project Number CA-21-425

Project Name Broadway 1
Site Address: 1562 E Main Street
 El Cajon, CA 92021 County: San Diego
Census Tract: 164.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,773,809	\$0
Recommended:	\$2,773,809	\$0

Applicant Information

Applicant: Broadway 1 Preservation LP
Contact: Bryon Gongaware
Address: 701 Fifth Avenue, Suite 5700
 Seattle, WA 98104
Phone: (206) 628-8010
Email: bryong@secprop.com

General Partner(s) or Principal Owner(s): Broadway 1 Preservation GP LLC
 Las Palmas Housing and Development Corp.

General Partner Type: Joint Venture
Parent Company(ies): Security Properties
 Las Palmas Housing

Developer: Security Properties/ Las Palmas Housing
Investor/Consultant: PNC Real Estate
Management Agent: The John Stewart Company

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 15
 Total # of Units: 161
 No. / % of Low Income Units: 160 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Contract (128 units - 80%)

Bond Information

Issuer: CSCDA
 Expected Date of Issuance: September 1, 2021

Information

Housing Type: At-Risk
 Geographic Area: San Diego County
 TCAC Project Analyst: Tiffani Negrete

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 17	11%
50% AMI: 17	11%
60% AMI: 126	79%

Unit Mix

28 1-Bedroom Units
 91 2-Bedroom Units
 42 3-Bedroom Units

 161 Total Units

<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>
4 1 Bedroom	30%	30%	\$649
4 1 Bedroom	50%	50%	\$1,083
20 1 Bedroom	60%	60%	\$1,299
9 2 Bedrooms	30%	30%	\$780
9 2 Bedrooms	50%	50%	\$1,300
72 2 Bedrooms	60%	60%	\$1,560
4 3 Bedrooms	30%	30%	\$901
4 3 Bedrooms	50%	50%	\$1,501
34 3 Bedrooms	60%	60%	\$1,802
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$46,775,900
Construction Costs	\$0
Rehabilitation Costs	\$11,290,850
Construction Hard Cost Contingency	\$1,110,985
Soft Cost Contingency	\$20,000
Relocation	\$0
Architectural/Engineering	\$200,000
Const. Interest, Perm. Financing	\$3,051,128
Legal Fees	\$239,320
Reserves	\$833,051
Other Costs	\$1,368,156
Developer Fee	\$8,408,177
Commercial Costs	\$0
Total	\$73,297,567

Residential

Construction Cost Per Square Foot:	\$83
Per Unit Cost:	\$455,264
True Cash Per Unit Cost*:	\$420,994

Construction Financing

Source	Amount
PNC - Tax Exempt	\$37,765,000
PNC - Taxable	\$5,192,000
PNC - Bridge Loan	\$18,187,688
Tax Credit Equity	\$3,723,466

Permanent Financing

Source	Amount
PNC - Tax Exempt	\$37,765,000
PNC - Taxable	\$5,192,000
Deferred Developer Fee	\$5,517,459
Tax Credit Equity	\$24,823,108
TOTAL	\$73,297,567

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$16,275,106
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$48,187,580
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$21,157,638
Applicable Rate:	4.00%
Qualified Basis (Acquisition):	\$48,187,580
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$846,306
Maximum Annual Federal Credit, Acquisition:	\$1,927,503
Total Maximum Annual Federal Credit:	\$2,773,809
Approved Developer Fee (in Project Cost & Eligible Basis):	\$8,408,177
Investor/Consultant:	PNC Real Estate
Federal Tax Credit Factor:	\$0.89491

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:	\$64,462,686
Actual Eligible Basis:	\$64,462,686
Unadjusted Threshold Basis Limit:	\$60,873,064
Total Adjusted Threshold Basis Limit:	\$79,134,983

Adjustments to Basis Limit

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 10%
55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 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 4.00% 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 reservation of tax credits is contingent upon verification by HUD of the contract renewal amounts within 180 days of the date of reservation.

This project is the first phase of a concurrent four percent (4%) application, Broadway 2 (CA-21-424). Broadway 1 and Broadway 2 are being developed as multiple simultaneous phases using the same credit type pursuant to TCAC Regulation Section 10327(c)(2)(C). The developer fees for Broadway 1 and Broadway 2 comply with the requirements for simultaneous phases.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

Pasadena Studios, located at 274 & 282 N. Oakland Avenue in Pasadena, requested and is being recommended for a reservation of \$1,990,057 in annual federal tax credits and \$7,462,713 in total state tax credits to finance the new construction of 179 units of housing serving tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Community Builders Group, LLC and will be located in Senate District 25 and Assembly District 41.

Project Number CA-21-430

Project Name Pasadena Studios
Site Address: 274 & 282 N. Oakland Avenue
Pasadena, CA 91101 County: Los Angeles
Census Tract: 4622.02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,990,057	\$7,462,713
Recommended:	\$1,990,057	\$7,462,713

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant: Community Builders Group, LLC
Contact: Maria Seager
Address: 424 N. Lake Ave., Suite 305
Pasadena, CA 91101
Phone: (626) 797-3888
Email: mseager@thecbg.com

General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
Pasadena Studios, LLC

General Partner Type: Joint Venture

Parent Company(ies): Central Valley Coalition for Affordable Housing
Community Builders Group

Developer: Community Builders Group, LLC

Investor/Consultant: WNC & Associates

Management Agent: WinnResidential California L.P.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 181
No. / % of Low Income Units: 179 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt

Bond Information

Issuer: CA Statewide Communities Development Authority
 Expected Date of Issuance: October 28, 2021

Information

Housing Type: Non-Targeted
 Geographic Area: Balance of Los Angeles County
 TCAC Project Analyst: Tiffani Negrete

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 18	10%
50% AMI: 18	10%
60% AMI: 143	80%

Unit Mix

180 SRO/Studio Units
1 1-Bedroom Units
<u>181 Total Units</u>

<u>Unit Type & Number</u>	<u>2021 Rents Targeted % of Area Median Income</u>	<u>2021 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
18 SRO/Studio	30%	30%	\$591
18 SRO/Studio	50%	50%	\$986
143 SRO/Studio	60%	60%	\$1,183
1 SRO/Studio	Manager's Unit	Manager's Unit	\$0
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,525,000
Construction Costs	\$26,384,017
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,319,201
Soft Cost Contingency	\$400,000
Relocation	\$0
Architectural/Engineering	\$1,300,983
Const. Interest, Perm. Financing	\$2,458,695
Legal Fees	\$185,000
Reserves	\$484,396
Other Costs	\$1,556,558
Developer Fee	\$4,991,781
Commercial Costs	\$0
Total	\$44,605,631

Residential

Construction Cost Per Square Foot:	\$598
Per Unit Cost:	\$246,440
True Cash Per Unit Cost*:	\$237,278

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank - T.E. Bonds	\$24,073,678	Citibank - T.E. Bonds	\$19,638,776
Citibank - CSCDA Bond Loan	\$4,000,000	Deferred Developer Fee	\$1,658,313
Citibank	\$6,394,067	Tax Credit Equity	\$23,308,542
Deferred Reserves	\$484,396	TOTAL	\$44,605,631
Deferred Developer Fee	\$4,991,781		
Tax Credit Equity	\$4,661,708		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$38,270,324
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$49,751,421
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,990,057
Total State Credit:	\$7,462,713
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,991,781
Investor/Consultant:	WNC & Associates
Federal Tax Credit Factor:	\$0.89000
State Tax Credit Factor:	\$0.75000

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:	\$38,270,324
Actual Eligible Basis:	\$38,270,324
Unadjusted Threshold Basis Limit:	\$59,289,381
Total Adjusted Threshold Basis Limit:	\$83,878,580

Adjustments to Basis Limit

- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 10%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 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 are below the minimum operating expenses established in the Regulations (See "Significant Information / Additional Conditions" Section below), and the project pro forma shows a positive cash flow from year one. Staff has calculated federal tax credits based on 4.00% 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:

This Project's annual per unit operating expense total is below the TCAC published per unit operating minimums of \$6,000. As allowed by TCAC Regulation Section 10327(g)(1), TCAC approves an annual per unit operating expense total of \$5,185 on agreement of the permanent lender and equity investor.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Finca Serena, located at 358 South E Street in Porterville, requested and is being recommended for a reservation of \$1,506,693 in annual federal tax credits to finance the new construction of 78 units of housing serving special needs tenants with rents affordable to households earning 15-60% of area median income (AMI). The project will be developed by UP Holdings California, LLC and will be located in Senate District 14 and Assembly District 26.

Finca Serena will be receiving rental assistance in the form of Kings/Tulare Homeless Alliance and HUD Section 8 Project-based Vouchers. The project financing includes state funding from the NPLH program of HCD.

Project Number CA-20-431

Project Name Finca Serena
Site Address: 358 South E Street
Porterville, CA 93257 County: Tulare
Census Tract: 42.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,506,693	\$0
Recommended:	\$1,506,693	\$0

Applicant Information

Applicant: UPH Porterville, LP
Contact: Kiel Lopez-Schmidt
Address: 2670 W. Beechwood Ave.
Fresno, CA 93711
Phone: (559) 492-7249
Email: kiel@upholdings.net

General Partner(s) or Principal Owner(s): Finca Serena SHE, LLC
UPH Porterville, LLC

General Partner Type: Joint Venture

Parent Company(ies): Finca Serena SHE, LLC
UPH Porterville, LLC

Developer: UP Holdings California, LLC

Investor/Consultant: Enterprise Housing Credit Investment, Inc.

Management Agent: AWI Property Management
UPA

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 80
 No. / % of Low Income Units: 78 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (14 units - 18%) / HOME

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: October 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: Central Valley Region
 TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting		Percentage of
Number of Units		Affordable Units
30% AMI:	39	50%
60% AMI:	39	50%

Unit Mix

44	1-Bedroom Units
18	2-Bedroom Units
18	3-Bedroom Units
80	Total Units

Unit Type & Number	2020 Rents Targeted % of Area Median Income	2020 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
19 1 Bedroom	15%	15%	\$196
8 1 Bedroom	15%	15%	\$196
5 2 Bedrooms	15%	15%	\$236
1 3 Bedrooms	15%	15%	\$272
1 1 Bedroom	30%	30%	\$393
5 1 Bedroom	30%	30%	\$393
11 1 Bedroom	60%	60%	\$787
12 2 Bedrooms	60%	60%	\$945
16 3 Bedrooms	60%	60%	\$1,090
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$330,130
Construction Costs	\$20,125,272
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,030,040
Soft Cost Contingency	\$254,232
Relocation	\$0
Architectural/Engineering	\$748,500
Const. Interest, Perm. Financing	\$1,944,014
Legal Fees	\$170,000
Reserves	\$590,167
Other Costs	\$1,418,647
Developer Fee	\$3,500,000
Commercial Costs	\$0
Total	\$31,111,001

Residential

Construction Cost Per Square Foot:	\$289
Per Unit Cost:	\$388,888
True Cash Per Unit Cost*:	\$380,763

Construction Financing

Source	Amount
US Bank - Tax Exempt	\$15,971,225
US Bank - Taxable	\$10,372,553
LP equity available during construct	\$1,307,056

Permanent Financing

Source	Amount
US Bank - Tax Exempt	\$2,596,000
HCD NPLH	\$8,484,962
HCD HOME	\$6,000,000
Deferred Developer Fee	\$650,000
GP Equity	\$459,475
Tax Credit Equity	\$12,920,564
TOTAL	\$31,111,001

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$28,974,871
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$37,667,332
Applicable Rate:	3.24%
Total Maximum Annual Federal Credit:	\$1,506,693
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,500,000
Investor/Consultant:	Enterprise Housing Credit Investment, Inc.
Federal Tax Credit Factor:	\$0.85754

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

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$28,974,871
Actual Eligible Basis:	\$28,974,871
Unadjusted Threshold Basis Limit:	\$25,673,308
Total Adjusted Threshold Basis Limit:	\$59,999,150

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

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 100%

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:

The proposed rents do not include any utility allowance. The owner will pay for all utilities.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

Plymouth Place, located at 1320 N. Monroe Street in Stockton, requested and is being recommended for a reservation of \$941,630 in annual federal tax credits to finance the acquisition and rehabilitation of 64 units of housing serving seniors with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Retirement Housing Foundation and is located in Senate District 5 and Assembly District 13.

The project is currently at-risk, but is being recommended for a reservation of tax credits that will preserve affordability for an additional 55 years. The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-21-436

Project Name Plymouth Place
Site Address: 1320 N. Monroe Street
Stockton, CA 95203 County: San Joaquin
Census Tract: 4.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$941,630	\$0
Recommended:	\$941,630	\$0

Applicant Information

Applicant: Plymouth Place RHF Partners, LP
Contact: Kevin Gilchrist
Address: 911 N. Studebaker Road
Long Beach, CA 90815
Phone: 562-257-5146
Email: kevin.gilchrist@rhf.org

General Partner(s) or Principal Owner(s): Plymouth Place RHS Housing, LLC
General Partner Type: Nonprofit
Parent Company(ies): Retirement Housing Foundation
Developer: Retirement Housing Foundation
Investor/Consultant: National Affordable Housing Trust
Management Agent: Foundation Property Management

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 1
 Total # of Units: 65
 No. / % of Low Income Units: 64 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt/HUD Section 8 Project-based Vouchers (64 units-100%)

Bond Information

Issuer: CMFA
 Expected Date of Issuance: August 1, 2021

Information

Housing Type: At-Risk
 Geographic Area: Central Valley Region
 TCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 7	11%
50% AMI: 7	11%
60% AMI: 50	78%

Unit Mix

65 1-Bedroom Units
 65 Total Units

<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	30%	30%	\$421
7 1 Bedroom	50%	50%	\$703
50 1 Bedroom	60%	60%	\$843
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$9,400,000
Construction Costs	\$0
Rehabilitation Costs	\$6,171,289
Construction Hard Cost Contingency	\$617,129
Soft Cost Contingency	\$220,000
Relocation	\$793,491
Architectural/Engineering	\$587,500
Const. Interest, Perm. Financing	\$1,349,047
Legal Fees	\$260,000
Reserves	\$546,739
Other Costs	\$566,082
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$23,011,277

Residential

Construction Cost Per Square Foot:	\$99
Per Unit Cost:	\$354,020
True Cash Per Unit Cost*:	\$227,154

Construction Financing

Source	Amount
BBVA Loan	\$10,748,059
Seller Carryback Loan	\$8,734,196
Reserves	\$894,442
Deferred Operating Reserve	\$481,739
GP Equity	\$904
Deferred Developer Fee	\$1,700,000
Tax Credit Equity	\$451,937

Permanent Financing

Source	Amount
BBVA Loan	\$4,830,921
Seller Carryback Loan	\$8,246,266
Reserves	\$894,442
Tax Credit Equity	\$9,039,648
TOTAL	\$23,011,277

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$10,482,694
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$9,913,250
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$13,627,502
Qualified Basis (Acquisition):	\$9,913,250
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$545,100
Maximum Annual Federal Credit, Acquisition:	\$396,530
Total Maximum Annual Federal Credit:	\$941,630
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Investor/Consultant:	National Affordable Housing Trust
Federal Tax Credit Factor:	\$0.96000

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:	\$20,395,944
Actual Eligible Basis:	\$20,395,944
Unadjusted Threshold Basis Limit:	\$17,846,725
Total Adjusted Threshold Basis Limit:	\$24,985,416

Adjustments to Basis Limit

- 95% of Upper Floor Units are Elevator-Serviced.
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 10%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 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 4.00% 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: 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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Anaheim & Walnut, located at 1500 East Anaheim Street in Long Beach, requested and is being recommended for a reservation of \$2,485,263 in annual federal tax credits to finance the new construction of 87 units of housing serving tenants with rents affordable to households earning 20-60% of area median income (AMI). The project will be developed by Bridge Housing Corporation and will be located in Senate District 33 and Assembly District 70.

Anaheim & Walnut will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the MHP program of HCD.

Project Number CA-21-437

Project Name Anaheim & Walnut
Site Address: 1500 East Anaheim St.
 Long Beach, CA 90813 County: Los Angeles
Census Tract: 5764.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,485,263	\$0
Recommended:	\$2,485,263	\$0

Applicant Information

Applicant: Anaheim & Walnut Housing LP
Contact: Jeff Williams
Address: 600 California Street, Suite 900
 San Francisco, CA 94108
Phone: 619.814.1281
Email: jwilliams@bridgehousing.com

General Partner(s) or Principal Owner(s): Anaheim & Walnut GP LLC
General Partner Type: Nonprofit
Parent Company(ies): BRIDGE Housing Corporation
Developer: BRIDGE Housing Corporation
Investor/Consultant: California Housing Partnership Corporation
Management Agent: BRIDGE Property Management Company

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 88
No. / % of Low Income Units: 87 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (40 units - 46%)

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: June 15, 2021

Information

Housing Type: Non-Targeted
 Geographic Area: Balance of Los Angeles County
 TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting		Percentage of
Number of Units		Affordable Units
20% AMI:	20	23%
30% AMI:	20	23%
40% AMI:	27	31%
50% AMI:	16	18%
60% AMI:	4	5%

Unit Mix

32	1-Bedroom Units
32	2-Bedroom Units
24	3-Bedroom Units
<u>88</u>	Total Units

Unit Type & Number	2020 Rents Targeted % of Area Median Income	2020 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
20 1 Bedroom	20%	20%	\$422
7 1 Bedroom	40%	40%	\$845
5 1 Bedroom	50%	50%	\$1,056
12 2 Bedrooms	30%	30%	\$760
11 2 Bedrooms	40%	40%	\$1,014
6 2 Bedrooms	50%	50%	\$1,267
2 2 Bedrooms	60%	60%	\$1,519
8 3 Bedrooms	30%	30%	\$878
9 3 Bedrooms	40%	40%	\$1,171
5 3 Bedrooms	50%	50%	\$1,464
2 3 Bedrooms	60%	60%	\$1,757
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,875,000
Construction Costs	\$34,200,406
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,420,041
Soft Cost Contingency	\$226,795
Relocation	\$0
Architectural/Engineering	\$1,900,850
Const. Interest, Perm. Financing	\$3,649,692
Legal Fees	\$222,500
Reserves	\$1,403,035
Other Costs	\$3,720,746
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$53,119,065

Residential

Construction Cost Per Square Foot:	\$341
Per Unit Cost:	\$603,626
True Cash Per Unit Cost*:	\$602,713

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
US Bank - Tax Exempt	\$27,341,062	US Bank	\$4,030,000
US Bank - Taxable Tail	\$12,640,776	HCD - MHP Loan	\$20,000,000
LBCIC (City of Long Beach)	\$4,000,000	LBCIC (City of Long Beach)	\$3,210,048
Los Angeles County Development	\$5,150,000	Los Angeles County Development	\$4,173,063
Costs Deferred Until Conversion	\$1,962,491	Deferred Developer Fee	\$80,326
Deferred Developer Fee	\$80,326	Tax Credit Equity	\$21,625,628
Tax Credit Equity	\$1,944,410	TOTAL	\$53,119,065

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$47,793,521
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$62,131,577
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,485,263
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$0.87015

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:	\$47,793,521
Actual Eligible Basis:	\$47,793,521
Unadjusted Threshold Basis Limit:	\$40,625,696
Total Adjusted Threshold Basis Limit:	\$113,345,692

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
- 95% of Upper Floor Units are Elevator-Serviced
- Type III Construction
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 49%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 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 4.00% 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 project's cost per unit is currently estimated at \$602,713 per unit. The applicant noted the cost is attributed to it location in an infill area, the requirement to pay prevailing wages, and City parking requirements.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28,2021**

Maison's Village I, located at the Southeast Corner of Palmdale Boulevard East and 52nd Street East in Palmdale, requested and is being recommended for a reservation of \$2,446,280 in annual federal tax credits and \$11,043,171 in total state tax credits to finance the new construction of 168 units of housing serving large families with rents affordable to households earning 30-80% of area median income (AMI). The project will be developed by Ravello Holdings, Inc. and will be located in Senate District 21 and Assembly District 36.

Project Number CA-20-439
Project Name Maison's Village I
Site Address: Palmdale Boulevard East and 52nd Street East
Palmdale, CA 93552 County: Los Angeles
Census Tract: 9107.13

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,446,280	\$11,043,171
Recommended:	\$2,446,280	\$11,043,171

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant: Ravello MODs Palmdale Blvd 170, LLC
Contact: Matt Avital
Address: 12424 Wilshire Blvd., Suite 670
Los Angeles, CA 90025
Phone: 310-295-1755
Email: matt@ascendacap.com

General Partner(s) or Principal Owner(s): Ravello MODs Palmdale Blvd 170, LLC
AHA High Desert MGP, LLC
General Partner Type: Joint Venture
Parent Company(ies): Ravello Holdings, Inc.
Affordable Housing Access, Inc.
Developer: Ravello Holdings, Inc.
Investor/Consultant: WNC
Management Agent: Aperto Property Management, Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 170
Total # of Units: 170
No. / % of Low Income Units: 168 100.00%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: Tax-Exempt

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: September 30, 2021

Information

Housing Type: Large Family
 Geographic Area: Balance of Los Angeles County
 TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting Number of Units	Percentage of Affordable Units
30% AMI: 18	11%
50% AMI: 28	17%
60% AMI: 89	53%
70% AMI: 17	10%
80% AMI: 16	10%

Unit Mix

27 1-Bedroom Units
 71 2-Bedroom Units
 72 3-Bedroom Units
 170 Total Units

Unit Type & Number	2020 Rents Targeted % of Area Median Income	2020 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
3 1 Bedroom	30%	30%	\$633
5 1 Bedroom	50%	50%	\$1,056
18 1 Bedroom	60%	60%	\$1,267
7 2 Bedrooms	30%	30%	\$760
11 2 Bedrooms	50%	50%	\$1,267
37 2 Bedrooms	60%	60%	\$1,521
7 2 Bedrooms	70%	70%	\$1,774
8 2 Bedrooms	80%	80%	\$2,028
8 3 Bedrooms	30%	30%	\$878
12 3 Bedrooms	50%	50%	\$1,464
34 3 Bedrooms	60%	60%	\$1,757
10 3 Bedrooms	70%	70%	\$2,050
8 3 Bedrooms	80%	80%	\$2,342
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,140,000
Construction Costs	\$31,407,072
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,589,357
Soft Cost Contingency	\$80,801
Relocation	\$0
Architectural/Engineering	\$857,900
Const. Interest, Perm. Financing	\$4,780,748
Legal Fees	\$252,589
Reserves	\$670,142
Other Costs	\$5,907,894
Developer Fee	\$5,089,272
Commercial Costs	\$0
Total	\$53,775,775

Residential

Construction Cost Per Square Foot:	\$179
Per Unit Cost:	\$316,328
True Cash Per Unit Cost*:	\$286,391

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Merchants Capital Tax-Exempt	\$27,535,000	Merchants Capital Tax-Exempt	\$19,000,000
Merchants Capital Recycled Bonds	\$5,000,000	Merchants Capital Recycled Bonds	\$5,000,000
Deferred Hard Costs & Reserves	\$10,434,202	Deferred Developer Fee	\$1,189,272
Deferred Developer Fee	\$5,089,272	Tax Credit Equity	\$28,586,503
Tax Credit Equity	\$5,717,301	TOTAL	\$53,775,775

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$47,043,842
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$47,043,842
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,446,280
Total State Credit:	\$14,113,153
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,089,272
Investor/Consultant:	WNC
Federal Tax Credit Factor:	\$0.83000
State Tax Credit Factor:	\$0.75000

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:	\$47,043,842
Actual Eligible Basis:	\$47,043,842
Unadjusted Threshold Basis Limit:	\$84,459,179
Total Adjusted Threshold Basis Limit:	\$114,864,483

Adjustments to Basis Limit

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI:	16%
55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below:	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 3.24% 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: None.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Sage at Folsom, located at 89 Scholar Way in Folsom, requested and is being recommended for a reservation of \$1,491,735 in annual federal tax credits and \$2,796,991 in total state tax credits to finance the new construction of 109 units of housing serving tenants with rents affordable to households earning 30-80% of area median income (AMI). The project will be developed by USA Multi-Family Development and will be located in Senate District 1 and Assembly District 6.

Project Number CA-21-443

Project Name Sage at Folsom
Site Address: 89 Scholar Way
Folsom CA, 95630 County: Sacramento
Census Tract: 85.10

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,491,735	\$2,796,991
Recommended:	\$1,491,735	\$2,796,991

Applicant Information

Applicant: USA Properties Fund, Inc.
Contact: Geoffrey C. Brown
Address: 3200 Douglas Blvd., Suite 200
Roseville CA, 95661
Phone: (916) 773-6060
Email: gbrown@usapropfund.com

General Partner(s) or Principal Owner(s): USA Properties Fund, Inc.
Riverside Charitable Corporation

General Partner Type: Joint Venture

Parent Company(ies): USA Properties Fund, Inc.
Riverside Charitable Corporation

Developer: USA Multi-Family Development

Investor/Consultant: WNC & Associates

Management Agent: USA Multifamily Management, Inc.

Project Information

Construction Type: New Construction

Total # Residential Buildings: 2

Total # of Units: 110

No. / % of Low Income Units: 109 100.00%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt

Bond Information

Issuer: California Municipal Finance Agency
 Expected Date of Issuance: October 15, 2021

Information

Housing Type: Non-Targeted
 Geographic Area: Capital Region
 TCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 11	10%
50% AMI: 61	56%
80% AMI: 37	34%

Unit Mix

<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>
110 1-Bedroom Units			
110 Total Units			
11 1 Bedroom	30%	30%	\$486
61 1 Bedroom	50%	50%	\$810
37 1 Bedroom	80%	80%	\$1,296
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,205,000
Construction Costs	\$18,376,885
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,576,008
Soft Cost Contingency	\$134,577
Relocation	\$0
Architectural/Engineering	\$1,185,072
Const. Interest, Perm. Financing	\$1,887,855
Legal Fees	\$0
Reserves	\$265,367
Other Costs	\$3,260,819
Developer Fee	\$3,741,810
Commercial Costs	\$0
Total	\$31,633,393

Residential

Construction Cost Per Square Foot:	\$242
Per Unit Cost:	\$287,576
True Cash Per Unit Cost*:	\$269,810

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank, N.A. - Tax Exempt	\$15,875,000	Citibank, N.A. - Tax Exempt	\$10,330,000
Citibank, N.A. - Taxable Bridge Loan	\$4,000,000	City of Folsom Loan	\$3,500,000
City of Folsom Loan	\$3,500,000	NOI Prior to conversion	\$624,045
Deferred Costs	\$3,741,601	Deferred Developer Fee	\$1,954,337
Tax Credit Equity	\$3,045,002	Tax Credit Equity	\$15,225,011
		TOTAL	\$31,633,393

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$28,687,208
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,491,735
Total State Credit:	\$2,796,991
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,741,810
Investor/Consultant:	WNC & Associates
Federal Tax Credit Factor:	\$0.88000
State Tax Credit Factor:	\$0.75000

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

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$28,687,208
Actual Eligible Basis:	\$28,687,208
Unadjusted Threshold Basis Limit:	\$35,308,790
Total Adjusted Threshold Basis Limit:	\$67,799,948

Adjustments to Basis Limit

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units ar
Income Targeted between 50% AMI & 36% AMI: 55%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units ar
Income Targeted at 35% AMI or Below: 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 4.00% 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: None.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

Allegheny Apartments (FKA Beaumont 2), located at Allegheny Street, North of 6th Avenue in Beaumont, requested and is being recommended for a reservation of \$909,509 in annual federal tax credits to finance the new construction of 47 units of housing serving large families with rents affordable to households earning 30% of area median income (AMI). The project will be developed by Linc Housing Corporation and will be located in Senate District 23 and Assembly District 42.

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

Project Number CA-21-452

Project Name Allegheny Apartments (FKA Beaumont 2)
Site Address: Allegheny Street, North of 6th Avenue
Beaumont, CA 92223 County: Riverside
Census Tract: 438.18

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$909,509	\$0
Recommended:	\$909,509	\$0

Applicant Information

Applicant: LINC-Beaumont 2 APTS, LLC
Contact: Jordan Johnson
Address: 3590 Elm Avenue
Long Beach, CA 90807
Phone: 562-684-1121
Email: jjohnson@linchousing.org

General Partner(s) or Principal Owner(s): LINC-Beaumont 2 APTS, LLC
Riverside Community Housing Corporation
General Partner Type: Nonprofit
Parent Company(ies): Linc Housing Corporation
County of Riverside
Developer: Linc Housing Corporation
Investor/Consultant: Raymond James
Management Agent: John Steward Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 48
 No. / % of Low Income Units: 47 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (47 Units - 100%)

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: October 20, 2021
 Credit Enhancement: N/A

Information

Housing Type: Large Family
 Geographic Area: Inland Empire Region
 TCAC Project Analyst: Jonghyun(Tommy), Shim

55-Year Use / Affordability

Aggregate Targeting		Percentage of
Number of Units		Affordable Units
30% AMI:	47	100%

Unit Mix

24 2-Bedroom Units
24 3-Bedroom Units
 48 Total Units

Unit Type & Number	2020 Rents Targeted % of Area Median Income	2020 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
24 2 Bedrooms	30%	30%	\$508
23 3 Bedrooms	30%	30%	\$587
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$680,676
Construction Costs	\$13,872,210
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$709,942
Soft Cost Contingency	\$277,001
Relocation	\$0
Architectural/Engineering	\$1,215,000
Const. Interest, Perm. Financing	\$2,098,674
Legal Fees	\$70,483
Reserves	\$709,739
Other Costs	\$2,357,766
Developer Fee	\$2,934,462
Commercial Costs	\$0
Total	\$24,925,953

Residential

Construction Cost Per Square Foot:	\$216
Per Unit Cost:	\$519,291
True Cash Per Unit Cost*:	\$510,239

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
BBVA - Tax Exempt	\$12,735,866	BBVA	\$4,853,000
BBVA	\$9,336,023	HCD - MHP	\$11,970,030
Costs Deferred Until Conversion	\$1,796,667	Deferred Developer Fee	\$434,462
Deferred Developer Fee	\$434,462	Tax Credit Equity	\$7,668,461
Tax Credit Equity	\$622,935	TOTAL	\$24,925,953

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$22,737,732
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$22,737,732
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$909,509
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,934,462
Investor/Consultant:	Raymond James
Federal Tax Credit Factor:	\$0.84314

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:	\$22,737,732
Actual Eligible Basis:	\$22,737,732
Unadjusted Threshold Basis Limit:	\$17,422,848
Total Adjusted Threshold Basis Limit:	\$59,028,914

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
- Highest or High Resource Opportunity Area
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 200%

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 4.00% 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: None.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Sunnyvale Block 15, located at 388, 396, 402 and 406 Charles Street and 365, 397 and 403 S. Mathilda Avenue in Sunnyvale, requested and is being recommended for a reservation of \$3,830,322 in annual federal tax credits and \$3,915,371 in total state tax credits to finance the new construction of 89 units of housing serving large families with rents affordable to households earning 30-80% of area median income (AMI). The project will be developed by Related Irvine Development Company, LLC and will be located in Senate District 13 and Assembly District 24.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the California Department of Development Services (DDS) through the San Andreas Regional Center (SARC) program.

Project Number	CA-21-453	
Project Name	Sunnyvale Block 15	
Site Addresses:	388, 396, 402 and 406 Charles Street Sunnyvale, CA 94086	365, 397 and 403 S. Mathilda Avenue Sunnyvale, CA 94086
County:	Santa Clara	
Census Tract:	5086.01	
Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$3,830,322	\$3,915,371
Recommended:	\$3,830,322	\$3,915,371

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant:	Sunnyvale Block 15 Housing Partners, L.P.
Contact:	Ann Silverberg
Address:	44 Montgomery Street #1300 San Francisco, CA 94104
Phone:	(415) 677-9000
Email:	asilverberg@related.com
General Partner(s) or Principal Owner(s):	Related/Sunnyvale Development Co., LLC AHA Norcal MHP, LLC
General Partner Type:	Joint Venture
Parent Company(ies):	The Related Companies of California, LLC Affordable Housing Access, Inc.
Developer:	Related Irvine Development Company, LLC
Investor/Consultant:	U.S. Bancorp Community Development Corp.
Management Agent:	Related Management Company, L.P.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 3
 Total # of Units: 90
 No. / % of Low Income Units: 89 100.00%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt/HUD Section 8 Project-based Vouchers (22 units-24%)

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: October 1, 2021
 Credit Enhancement: None

Information

Housing Type: Large Family
 Geographic Area: South and West Bay Region
 TCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 23	26%
50% AMI: 40	45%
60% AMI: 17	19%
80% AMI: 9	10%

Unit Mix

12 SRO/Studio Units
32 1-Bedroom Units
23 2-Bedroom Units
23 3-Bedroom Units
90 Total Units

<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 SRO/Studio	30%	30%	\$829
3 SRO/Studio	50%	50%	\$1,382
2 SRO/Studio	60%	60%	\$1,659
11 1 Bedroom	30%	30%	\$888
11 1 Bedroom	50%	50%	\$1,481
9 1 Bedroom	60%	60%	\$1,777
3 2 Bedrooms	30%	30%	\$1,066
11 2 Bedrooms	50%	50%	\$1,777
2 2 Bedrooms	50%	50%	\$1,777
3 2 Bedrooms	60%	60%	\$2,133
4 2 Bedrooms	80%	60%	\$2,133
2 3 Bedrooms	30%	30%	\$1,231
11 3 Bedrooms	50%	50%	\$2,053
2 3 Bedrooms	50%	50%	\$2,053
3 3 Bedrooms	60%	60%	\$2,463
5 3 Bedrooms	80%	60%	\$2,463
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$270,000
Construction Costs	\$52,522,993
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$7,878,449
Soft Cost Contingency	\$500,000
Relocation	\$0
Architectural/Engineering	\$3,170,000
Const. Interest, Perm. Financing	\$4,458,000
Legal Fees	\$200,000
Reserves	\$601,332
Other Costs	\$3,704,990
Developer Fee	\$4,250,000
Commercial Costs	\$0
Total	\$77,555,764

Residential

Construction Cost Per Square Foot:	\$646
Per Unit Cost:	\$861,731
True Cash Per Unit Cost*:	\$842,286

Construction Financing**Permanent Financing**

<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
US Bank Tax Exempt Loan	\$40,500,000	US Bank Loan Tranche A	\$9,744,000
US Bank Taxable Loan	\$7,142,879	US Bank Loan Tranche B	\$5,290,000
DDS/SARC Loan	\$1,000,000	DDS/SARC Loan	\$1,000,000
County of Santa Clara Loan	\$4,000,000	County of Santa Clara Loan	\$4,000,000
City of Sunnyvale Loan 1	\$12,500,000	City of Sunnyvale Loan 1	\$12,500,000
City of Sunnyvale Loan 2	\$4,500,000	City of Sunnyvale Loan 2	\$4,500,000
City of Sunnyvale Loan 3	\$482,641	City of Sunnyvale Loan 3	\$482,641
Deferred Costs	\$601,332	Deferred Developer Fee	\$1,750,000
Deferred Developer Fee	\$3,000,000	Tax Credit Equity	\$38,289,123
Tax Credit Equity	\$3,828,912	TOTAL	\$77,555,764

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$73,660,042
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$95,758,055
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,830,322
Total State Credit:	\$3,915,371
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,250,000
Investor/Consultant:	U.S. Bancorp Community Development Corp.
Federal Tax Credit Factor:	\$0.91991
State Tax Credit Factor:	\$0.77992

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:	\$73,660,042
Actual Eligible Basis:	\$73,660,042
Unadjusted Threshold Basis Limit:	\$53,608,752
Total Adjusted Threshold Basis Limit:	\$120,244,890

Adjustments to Basis Limit

Parking Beneath Residential Units or On-Site Parking Structure of Two or More Levels.

Local Development Impact Fees.

95% of Upper Floor Units are Elevator-Serviced.

Highest or High Resource Opportunity Area.

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 44%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 50%

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 4.00% 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

Staff noted that the project plans to demolish 6 existing residential units located on the project sites. Staff adjusted the project’s state tax credit applicable fraction from 100% to 93.3% to reflect net new housing units to be produced by the project.

The development cost exceeds \$840,000 per unit. Factors driving this include the continuing escalation of construction costs in the San Francisco Bay region, the project’s requirement to pay prevailing wages, the cost associated with permanently relocating two tenant households, and the cost to satisfy the city’s green certification code requirements.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Brentwood Crossing, located at 7350 Willis Avenue in Bakersfield, requested and is being recommended for a reservation of \$847,891 in annual federal tax credits and \$6,359,186 in total state tax credits to finance the new construction of 57 units of housing serving large families with rents affordable to households earning 30-50% of area median income (AMI). The project will be developed by Danco Communities and will be located in Senate District 16 and Assembly District 34.

The project will be receiving rental assistance in the form of USDA RHS 521 Rental Assistance.

Project Number CA-21-456

Project Name Brentwood Crossings
Site Address: 7350 Willis Avenue
Bakersfield, CA 93006 County: Kern
Census Tract: 9.07

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$847,891	\$6,359,186
Recommended:	\$847,891	\$6,359,186

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

Applicant Information

Applicant: Danco Communities
Contact: Chris Dart
Address: 5251 Ericson Way
Arcata, CA 95521
Phone: 707-822-9000
Email: cdart@danco-group.com

General Partner(s) or Principal Owner(s): Johnson & Johnson Investments, LLC
Valley Initiative for Affordable Housing
General Partner Type: Joint Venture
Parent Company(ies): Danco Communities
Valley Initiative for Affordable Housing
Developer: Danco Communities
Investor/Consultant: Red Stone Equity Partners, LLC
Management Agent: Danco Property Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 58
 Total # of Units: 58
 No. / % of Low Income Units: 57 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt/USDA Section 514 Farm Labor Housing Loan/
 USDA Section 521 Rental Assistance (57 units - 100%)
 Utility Allowance: CUAC

Bond Information

Issuer: CMFA
 Expected Date of Issuance: October 25, 2021
 Credit Enhancement: No

Information

Housing Type: Large Family
 Geographic Area: Central Valley Region
 TCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 10	18%
40% AMI: 23	40%
50% AMI: 24	42%

Unit Mix

30 2-Bedroom Units
20 3-Bedroom Units
8 4-Bedroom Units
<u>58 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>
5 2 Bedrooms	30%	30%	\$472
12 2 Bedrooms	40%	40%	\$630
13 2 Bedrooms	50%	50%	\$787
3 3 Bedrooms	30%	30%	\$545
8 3 Bedrooms	40%	40%	\$727
8 3 Bedrooms	50%	50%	\$908
2 4 Bedrooms	30%	30%	\$608
3 4 Bedrooms	40%	40%	\$811
3 4 Bedrooms	50%	50%	\$1,013
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,200,000
Construction Costs	\$13,889,384
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$694,469
Soft Cost Contingency	\$153,465
Relocation	\$0
Architectural/Engineering	\$698,554
Const. Interest, Perm. Financing	\$1,102,686
Legal Fees	\$100,000
Reserves	\$174,934
Other Costs	\$2,363,739
Developer Fee	\$2,774,698
Commercial Costs	\$0
Total	\$23,151,929

Residential

Construction Cost Per Square Foot:	\$146
Per Unit Cost:	\$399,171
True Cash Per Unit Cost*:	\$373,666

Construction Financing

Source	Amount
Pacific Western Bank Tax-Exempt	\$12,200,000
Pacific Western Bank Taxable	\$5,917,209
Tax Credit Equity	\$5,034,720

Permanent Financing

Source	Amount
Pacific Western Bank	\$3,700,000
USDA Section 514 Loan	\$3,000,000
Danco Communities Loan	\$2,550,000
Deferred Developer Fee	\$1,479,326
Solar Tax Credit	\$128,180
Tax Credit Equity	\$12,294,423
TOTAL	\$23,151,929

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$21,197,287
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$21,197,287
Applicable Rate:	4.00%
Maximum Annual Federal Credit:	\$847,891
Total State Credit:	\$6,359,186
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,774,698
Investor/Consultant:	Red Stone Equity Partners, LLC
Federal Tax Credit Factor:	\$0.85000
State Tax Credit Factor:	\$0.80000

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:	\$21,197,287
Actual Eligible Basis:	\$21,197,287
Unadjusted Threshold Basis Limit:	\$22,193,048
Total Adjusted Threshold Basis Limit:	\$50,156,288

Adjustments to Basis Limit

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

- Project has onsite renewable generation estimated to produce 50% or more of annual tenant electricity use as indicated in TCAC Regulations.
- Project has onsite renewable generation estimated to produce 75% or more of annual common area electricity use as indicated in TCAC Regulations.
- New construction: project shall be more energy efficient than the 2019 Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6) as indicated in TCAC Regulations.

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units
Income Targeted between 50% AMI & 36% AMI: 82%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units
Income Targeted at 35% AMI or Below: 34%

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 4.00% 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

Projects with funding and/or subsidy from USDA are required to use Utility Allowances approved by USDA. The applicant’s use of the CUAC for Brentwood Crossings (CA-21-456) is subject to approval by USDA.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Pismo Terrace, located at 855 N 4th Street in Pismo Beach, requested and is being recommended for a reservation of \$1,105,505 in annual federal tax credits and \$4,100,000 in total state tax credits to finance the new construction of 49 units of housing serving special needs tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Peoples' Self-Help Housing Corporation and will be located in Senate District 17 and Assembly District 35.

Pismo Terrace's financing includes state funding from the NPLH and COSR programs of HCD.

Project Number CA-21-465

Project Name Pismo Terrace
Site Address: 855 N 4th Street
Pismo Beach, CA 93449 County: San Luis Obispo
Census Tract: 117.01

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,105,505	\$4,099,999
Recommended:	\$1,105,505	\$4,100,000

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

Applicant Information

Applicant: Peoples' Self-Help Housing Corporation
Contact: Michael Hopkins
Address: 3533 Empleo Street
San Luis Obispo, CA 93401
Phone: 805-548-2341
Email: mikeh@pshhc.org

General Partner(s) or Principal Owner(s): Pismo Terrace, LLC
General Partner Type: Nonprofit
Parent Company(ies): Pismo Terrace, LLC
Developer: Peoples' Self-Help Housing Corp
Investor/Consultant: Community Economics
Management Agent: Peoples' Self-Help Housing Corp.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 50
 No. / % of Low Income Units: 49 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax Exempt
 Utility Allowance: CUAC

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: September 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: Central Coast Region
 TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 25	51%
60% AMI: 24	49%

Unit Mix

38 1-Bedroom Units
 12 2-Bedroom Units
 50 Total Units

<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>
17 1 Bedroom	30%	15%	\$272
1 1 Bedroom	30%	20%	\$364
20 1 Bedroom	60%	56%	\$1,012
7 2 Bedrooms	30%	15%	\$327
4 2 Bedrooms	60%	60%	\$1,309
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,354,579
Construction Costs	\$14,600,022
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$738,018
Soft Cost Contingency	\$50,000
Relocation	\$0
Architectural/Engineering	\$483,685
Const. Interest, Perm. Financing	\$1,476,123
Legal Fees	\$35,000
Reserves	\$473,409
Other Costs	\$1,964,144
Developer Fee	\$2,528,688
Commercial Costs	\$0
Total	\$25,703,669

Residential

Construction Cost Per Square Foot:	\$422
Per Unit Cost:	\$514,073
True Cash Per Unit Cost*:	\$506,354

Construction Financing

Source	Amount
JP Morgan Chase Bank - Tax Exempt	\$13,414,789
JP Morgan Chase Bank - Taxable Tail	\$3,506,632
SLO Housing Trust Fund	\$350,000
SLO County In-Lieu Fee	\$114,331
City of Pismo Beach	\$2,500,000
City of Pismo Beach Def. Impact Fee	\$419,341
HEAP- Sponsor Loan	\$1,536,654
GP Equity	\$1,000
Tax Credit Equity	\$1,356,120

Permanent Financing

Source	Amount
JP Morgan Chase Bank	\$893,000
HCD- NPLH	\$6,052,160
SLO Housing Trust Fund	\$350,000
SLO County In-Lieu Fee	\$114,331
City of Pismo Beach	\$2,500,000
City of Pismo Beach Def. Impact Fee	\$419,341
HEAP- Sponsor Loan	\$1,536,654
Deferred Developer Fee	\$385,986
GP Equity	\$1,000
Tax Credit Equity	\$13,451,197
TOTAL	\$25,703,669

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$21,259,713
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$27,637,627
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,105,505
Total State Credit:	\$4,099,999
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,528,688
Investor/Consultant:	Community Economics
Federal Tax Credit Factor:	\$0.92005
State Tax Credit Factor:	\$0.80000

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:	\$21,259,713
Actual Eligible Basis:	\$21,259,713
Unadjusted Threshold Basis Limit:	\$18,375,260
Total Adjusted Threshold Basis Limit:	\$44,937,517

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

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

- Project has onsite renewable generation estimated to produce 50% or more of annual tenant electricity use as indicated in TCAC Regulations.

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 102%

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 4.00% 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 will review the CUAC documentation for this existing project prior to placed in service. 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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

Sacramento Street Apartments, located at 2118 Sacramento Street in Vallejo, requested and is being recommended for a reservation of \$2,347,213 in annual federal tax credits and \$13,541,612 in total state tax credits to finance the new construction of 74 units of housing serving special needs tenants with rents affordable to households earning 20-40% of area median income (AMI). The project will be developed by Eden Housing, Inc. and will be located in Senate District 3 and Assembly District 14.

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

Project Number CA-21-468

Project Name Sacramento Street Apartments
Site Address: 2118 Sacramento Street
Vallejo, CA 94590 County: Solano
Census Tract: 2517.01

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,347,213	\$13,541,612
Recommended:	\$2,347,213	\$13,541,612

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

Applicant Information

Applicant: Vallejo PSH, L.P.
Contact: Andrea Osgood
Address: 22645 Grand Street
Hayward, CA 94541
Phone: 510-247-8103
Email: aosgood@edenhousing.org

General Partner(s) or Principal Owner(s): Vallejo PSH, LLC
General Partner Type: Nonprofit
Parent Company(ies): Eden Development, Inc.
Developer: Eden Housing, Inc.
Investor/Consultant: Community Economics, Inc.
Management Agent: Eden Housing Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 75
 No. / % of Low Income Units: 74 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt/HUD Section 8 Project-based Vouchers (74 units-100%)/HOME

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: September 15, 2021
 Credit Enhancement: None

Information

Housing Type: Special Needs
 Geographic Area: Northern Region
 TCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 49	66%
40% AMI: 25	34%

Unit Mix

51 SRO/Studio Units
 18 1-Bedroom Units
 6 2-Bedroom Units

 75 Total Units

<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>
22 SRO/Studio	20%	20%	\$324
12 SRO/Studio	30%	30%	\$486
17 SRO/Studio	40%	40%	\$648
7 1 Bedroom	20%	20%	\$347
5 1 Bedroom	30%	30%	\$520
6 1 Bedroom	40%	40%	\$694
1 2 Bedrooms	20%	20%	\$416
2 2 Bedrooms	30%	30%	\$624
2 2 Bedrooms	40%	40%	\$833
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,932,558
Construction Costs	\$29,145,604
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,469,499
Soft Cost Contingency	\$348,998
Relocation	\$0
Architectural/Engineering	\$1,815,131
Const. Interest, Perm. Financing	\$2,378,933
Legal Fees	\$39,246
Reserves	\$908,851
Other Costs	\$4,798,273
Developer Fee	\$5,887,658
Commercial Costs	\$825,308
Total	\$51,550,058

Residential

Construction Cost Per Square Foot:	\$613
Per Unit Cost:	\$676,330
True Cash Per Unit Cost*:	\$664,418

Construction Financing**Permanent Financing**

Source	Amount	Source	Amount
Chase Bank Tax-Exempt	\$26,854,996	HCD - NPLH	\$6,056,211
Chase Bank Taxable	\$6,616,940	City of Vallejo - Land Donation	\$3,660,000
City of Vallejo - Land Donation	\$3,660,000	City of Vallejo - LMIHAF/HOME	\$3,786,710
City of Vallejo - LMIHAF/HOME	\$3,786,710	Cap Solano JPA - Sponsor Loan	\$1,500,000
Cap Solano JPA - Sponsor Loan	\$1,500,000	Deferred Interest	\$94,632
Deferred Interest	\$94,632	Deferred Developer Fee	\$907,914
Tax Credit Equity	\$3,266,237	GP Equity	\$3,009,221
		Tax Credit Equity	\$32,535,370
		TOTAL	\$51,550,058

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$45,138,709
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$58,680,322
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,347,213
Total State Credit:	\$13,541,612
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,887,658
Investor/Consultant:	Community Economics, Inc.
Federal Tax Credit Factor:	\$0.92459
State Tax Credit Factor:	\$0.80000

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:	\$45,138,709
Actual Eligible Basis:	\$45,138,709
Unadjusted Threshold Basis Limit:	\$23,957,856
Total Adjusted Threshold Basis Limit:	\$74,131,078

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.

100% of the Low Income Units for Special Needs Population.

Local Development Impact Fees.

95% of Upper Floor Units are Elevator-Serviced.

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 33%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 132%

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 4.00% 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 development cost is in excess of \$660,000 per unit. Factors contributing to this include the project’s use of prevailing wages required by public funding sources, as well as design features that include construction of a concrete podium and a city zoning restriction that prohibits construction of residential units on the ground floor.

The proposed rent does not include a utility allowance. The owner will pay for all utilities.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

The Monarch Apartment Homes, located at 3130 North Indian Canyon Drive in Palm Springs, requested and is being recommended for a reservation of \$1,404,114 in annual federal tax credits and \$7,030,000 in total state tax credits to finance the new construction of 59 units of housing serving large families with rents affordable to households earning 30-60% AMI of area median income (AMI). The project will be developed by Community Housing Opportunities Corporation and will be located in Senate District 28 and Assembly District 42.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-21-474

Project Name The Monarch Apartment Homes
Site Address: 3130 North Indian Canyon Drive
Palm Springs, CA 92262 County: Riverside
Census Tract: 9413.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,404,114	\$7,030,000
Recommended:	\$1,404,114	\$7,030,000

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

Applicant Information

Applicant: Community Housing Opportunities Corporation
Contact: Vincent Nicholas
Address: 5030 Business Center Drive, Suite # 260
Fairfield, CA 94534
Phone: (415) 940-9478
Email: vnicholas@chochousing.org

General Partner(s) or Principal Owner(s): SCHOC I LLC
General Partner Type: Nonprofit
Parent Company(ies): Community Housing Opportunities Corporation
Developer: Community Housing Opportunities Corporation
Investor/Consultant: Alliant Capital
Management Agent: Sterling Asset Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 11
 Total # of Units: 60
 No. / % of Low Income Units: 59 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt/HUD Section 8 Project-based Vouchers (15 Units - 25%) / HOME
 Utility Allowance: CUAC

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: October 1, 2021

Information

Housing Type: Large Family
 Geographic Area: Inland Empire Region
 TCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>		<u>Percentage of Affordable Units</u>	
30% AMI:	15	25%	
50% AMI:	14	24%	
60% AMI:	30	51%	

Unit Mix

28 1-Bedroom Units
 16 2-Bedroom Units
16 3-Bedroom Units
 60 Total Units

<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>
5 1 Bedroom	30%	30%	\$424
9 1 Bedroom	50%	50%	\$706
14 1 Bedroom	60%	60%	\$847
5 2 Bedrooms	30%	30%	\$508
3 2 Bedrooms	50%	50%	\$847
7 2 Bedrooms	60%	60%	\$1,016
5 3 Bedrooms	30%	30%	\$587
2 3 Bedrooms	50%	50%	\$979
9 3 Bedrooms	60%	60%	\$1,175
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,512,604
Construction Costs	\$19,313,460
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$997,589
Soft Cost Contingency	\$202,480
Relocation	\$0
Architectural/Engineering	\$1,001,174
Const. Interest, Perm. Financing	\$1,636,190
Legal Fees	\$25,000
Reserves	\$164,531
Other Costs	\$450,231
Developer Fee	\$3,522,000
Commercial Costs	\$0
Total	\$28,825,260

Residential

Construction Cost Per Square Foot:	\$381
Per Unit Cost:	\$480,421
True Cash Per Unit Cost*:	\$439,859

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Wells Fargo - Tax Exempt	\$15,176,717	CCRC Permanent Loan	\$5,031,000
Wells Fargo - Taxable	\$5,497,884	City of Palm Springs - Land Loan	\$840,000
City of Palm Springs - Land Loan	\$840,000	City of Palm Springs	\$1,800,000
City of Palm Springs	\$1,800,000	Riverside County - HOME	\$500,000
Riverside County - HOME	\$500,000	General Partner Equity	\$528,300
Tax Credit Equity	\$1,868,226	Deferred Developer Fee	\$1,593,700
		Tax Credit Equity	\$18,532,260
		TOTAL	\$28,825,260

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$27,002,187
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$35,102,844
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$1,404,114
Total State Credit:	\$7,030,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,522,000
Investor/Consultant:	Alliant Capital
Federal Tax Credit Factor:	\$0.91932
State Tax Credit Factor:	\$0.80000

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:	\$27,002,187
Actual Eligible Basis:	\$27,002,187
Unadjusted Threshold Basis Limit:	\$19,005,944
Total Adjusted Threshold Basis Limit:	\$38,582,066

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

Highest or High Resource Opportunity Area

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 23%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 50%

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 4.00% 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 will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Depot Willows, located at 17145 Depot Street and 50 West Edmunson Avenue in Morgan Hill, requested and is being recommended for a reservation of \$1,039,778 in annual federal tax credits tax credits to finance the acquisition and rehabilitation of 37 units of housing serving tenants with rents affordable to households earning 35-60% of area median income (AMI). The project will be developed by Eden Housing, Inc. and is located in Senate District 17 and Assembly District 30.

Depot Willows is a scattered site project where one site is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, The Willows (CA-90-030). See **Resyndication and Resyndication Transfer Event** below for additional information. The project financing includes state funding from the RHCP and FHDP programs of HCD.

Project Number CA-20-476

Project Name Depot Willows

Site Address:	<u>Depot</u> 17145 Depot Street Morgan Hill, CA 95037	<u>The Willows</u> 50 W. Edmunson Avenue Morgan Hill, CA 95037
Census Tract:	5123.14	5123
County:	Santa Clara	

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,039,778	\$0
Recommended:	\$1,039,778	\$0

Applicant Information

Applicant: Eden Housing, Inc.
Contact: Andrea Osgood
Address: 22645 Grand Street
Hayward, CA 94541
Phone: 510-247-8110
Email: aosgood@edenhousing.org

General Partner(s) or Principal Owner(s):	Depot Willows LLC
General Partner Type:	Nonprofit
Parent Company(ies):	Eden Housing, Inc.
Developer:	Eden Housing, Inc.
Investor/Consultant:	California Housing Partnership
Management Agent:	Eden Housing Management

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 8
Total # of Units: 39
No. / % of Low Income Units: 37 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax Exempt / CDBG / HOME

Bond Information

Issuer: California Municipal Financy Authority
Expected Date of Issuance: October 1, 2021

Information

Housing Type: Non-Targeted
Geographic Area: South and West Bay Region
TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting		Percentage of
Number of Units		Affordable Units
35% AMI:	7	19%
50% AMI:	26	70%
60% AMI:	4	11%

Unit Mix

12 SRO/Studio Units
4 1-Bedroom Units
6 2-Bedroom Units
9 3-Bedroom Units
8 4-Bedroom Units
<hr/>
39 Total Units

Unit Type & Number	2020 Rents Targeted % of Area Median Income	2020 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
1 2 Bedrooms	35%	35%	\$1,244
1 3 Bedrooms	35%	32%	\$1,313
1 2 Bedrooms	50%	26%	\$926
1 2 Bedrooms	50%	50%	\$1,777
5 3 Bedrooms	50%	33%	\$1,373
6 4 Bedrooms	50%	31%	\$1,424
2 3 Bedrooms	60%	29%	\$1,207
2 4 Bedrooms	60%	31%	\$1,424
5 SRO/Studio	35%	27%	\$745
7 SRO/Studio	50%	29%	\$789
3 1 Bedroom	50%	50%	\$1,481
3 2 Bedrooms	50%	50%	\$1,777
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$11,592,214
Construction Costs	\$0
Rehabilitation Costs	\$6,394,450
Construction Hard Cost Contingency	\$639,446
Soft Cost Contingency	\$361,200
Relocation	\$705,000
Architectural/Engineering	\$937,000
Const. Interest, Perm. Financing	\$1,029,259
Legal Fees	\$105,000
Reserves	\$159,736
Other Costs	\$732,798
Developer Fee	\$2,011,322
Commercial Costs	\$0
Total	\$24,667,425

Residential

Construction Cost Per Square Foot:	\$180
Per Unit Cost:	\$632,498
True Cash Per Unit Cost*:	\$577,837

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Tax Exempt Construction Loan	\$12,880,028	Tax-Exempt Perm Loan	\$3,012,000
Recycled Bond Construction Loan	\$2,818,006	Seller Carryback Loan	\$2,131,801
Seller Carryback Loan	\$2,131,801	HCD RHCP	\$1,770,422
HCD RHCP	\$1,770,422	HCD FHDP	\$1,061,850
HCD FHDP	\$1,061,850	County CDBG	\$392,412
County CDBG	\$392,412	County Home	\$320,490
County HOME	\$320,490	Accrued Interest	\$191,910
Accrued Deferred Interest	\$191,910	Sponsor NW Loan	\$400,000
Costs Deferred Until Conversion	\$1,459,805	Income from Operations	\$2,708
Existing Reserves	\$322,903	Sponsor Loan	\$5,500,000
GP Equity	\$590,158	Existing Reserves	\$322,903
Tax Credit Equity	\$727,640	GP Equity	\$590,158
		Tax Credit Equity	\$8,970,771
		TOTAL	\$24,667,425

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$11,286,901
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$11,321,468
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$14,672,971
Qualified Basis (Acquisition):	\$11,321,468
Applicable Rate:	3.24%
Total Maximum Annual Federal Credit:	\$1,039,778
Approved Developer Fee (in Project Cost & Eligible Basis	\$2,011,322
Investor/Consultant:	California Housing Partnership
Federal Tax Credit Factor:	\$0.86276

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

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$22,608,369
Actual Eligible Basis:	\$22,608,369
Unadjusted Threshold Basis Limit:	\$25,013,664
Total Adjusted Threshold Basis Limit:	\$51,528,148

Adjustments to Basis Limit

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units ar
Income Targeted between 50% AMI & 36% AMI: 70%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units ar
Income Targeted at 35% AMI or Below: 36%

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:

This project involves the substantial rehabilitation of two scattered site projects in the city of Morgan Hill that were originally constructed in 1992 and 1994. One of the two scattered site projects is a current tax credit project (CA-90-030).

Resyndication and Resyndication Transfer Event

Prior to closing, the applicant or its assignee shall obtain TCAC's consent to assign and assume the existing Regulatory Agreement (CA-90-030). To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed in service submission) that the acquisition date and the placed in service date both occurred after the existing federal 15 year compliance period was completed. For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original credit period.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement(s) and any deeper targeting levels in the new regulatory agreement(s) for the duration of the new regulatory agreement(s). Existing households at the Willows (CA-90-030) site determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household at the Willows determined to be income qualified at the time of move-in under the existing regulatory agreement (CA-90-030) is a qualified low-income household for the subsequent allocation (existing household eligibility is “grandfathered”).

The project is a resyndication where the existing regulatory agreement requires service amenities. The project shall provide a similar or greater level of services for a period of at least 15 years under the new regulatory agreement. The project is deemed to have met this requirement based on TCAC staff’s review of the commitment in the application. The services documented in the placed in service package will be reviewed by TCAC staff for compliance with this requirement at the time of the placed in service submission.

The project is a resyndication occurring concurrently with a Transfer Event with distribution of Net Project Equity. The rehabilitation scope of work shall include all of the Short Term Work in the amount of \$590,158. There is a general partner equity contribution of at least \$590,158, allowing the applicant to receive eligible basis for the entire Short Term Work amount.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Centertown Apartments, located at 855 C Street in San Rafael, requested and is being recommended for a reservation of \$1,307,260 in annual federal tax credits to finance the acquisition and rehabilitation of 59 units of housing with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by BRIDGE Housing Corporation and is located in Senate District 2 and Assembly District 10.

Centertown Apartments is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, Centertown Apartment (CA-90-151). See **Resyndication and Resyndication Transfer Event** below for additional information. The project financing includes state funding from RHCP program of HCD.

Project Number CA-21-477

Project Name Centertown Apartments
Site Address: 855 C Street
San Rafael, CA 94901 County: Marin
Census Tract: 1110.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,307,260	\$0
Recommended:	\$1,307,260	\$0

Applicant Information

Applicant: Centertown II, LLC
Contact: Sarah White
Address: 600 California Street
San Francisco, CA 94108
Phone: 415-321-4074
Email: swhite@bridgehousing.com

General Partner(s) or Principal Owner(s): Centertown II, LLC
EAH Inc.

General Partner Type: Nonprofit

Parent Company(ies): BRIDGE Housing Corporation
EAH Housing Corporation

Developer: BRIDGE Housing Corporation

Investor/Consultant: Community Economics, Inc.

Management Agent: EAH Inc.

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 1
Total # of Units: 60
No. / % of Low Income Units: 59 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt/HOME/CDBG

Bond Information

Issuer: CMFA
Expected Date of Issuance: October 15, 2021

Information

Housing Type: Non-Targeted
Geographic Area: Northern Region
TCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting</u> <u>Number of Units</u>	<u>Percentage of</u> <u>Affordable Units</u>
30% AMI: 6	10%
50% AMI: 18	31%
60% AMI: 35	59%

Unit Mix

17 1-Bedroom Units
28 2-Bedroom Units
15 3-Bedroom Units
<hr/> 60 Total Units

<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>
1 1 Bedroom	30%	21%	\$679
5 1 Bedroom	30%	21%	\$686
1 1 Bedroom	60%	47%	\$1,535
10 1 Bedroom	60%	60%	\$1,957
1 2 Bedrooms	50%	20%	\$778
1 2 Bedrooms	50%	21%	\$810
1 2 Bedrooms	50%	21%	\$814
6 2 Bedrooms	50%	21%	\$819
1 2 Bedrooms	50%	22%	\$855
1 2 Bedrooms	60%	22%	\$855
1 2 Bedrooms	60%	34%	\$1,336
1 2 Bedrooms	60%	41%	\$1,593
1 2 Bedrooms	60%	41%	\$1,608
4 2 Bedrooms	60%	43%	\$1,699
2 2 Bedrooms	60%	50%	\$1,938
1 2 Bedrooms	60%	51%	\$2,008
6 2 Bedrooms	60%	60%	\$2,349
1 3 Bedrooms	50%	20%	\$924
3 3 Bedrooms	50%	21%	\$928
1 3 Bedrooms	50%	21%	\$962
1 3 Bedrooms	50%	21%	\$968
1 3 Bedrooms	50%	21%	\$970
1 3 Bedrooms	50%	33%	\$1,503
4 3 Bedrooms	60%	33%	\$1,504
3 3 Bedrooms	60%	51%	\$2,296
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$17,161,501
Construction Costs	\$0
Rehabilitation Costs	\$9,803,987
Construction Hard Cost Contingency	\$1,437,598
Soft Cost Contingency	\$326,187
Relocation	\$475,000
Architectural/Engineering	\$893,059
Const. Interest, Perm. Financing	\$1,966,232
Legal Fees	\$148,800
Reserves	\$481,585
Other Costs	\$290,767
Developer Fee	\$2,200,000
Commercial Costs	\$0
Total	\$35,184,716

Residential

Construction Cost Per Square Foot:	\$145
Per Unit Cost:	\$586,412
True Cash Per Unit Cost*:	\$363,865

Construction Financing**Permanent Financing**

Source	Amount	Source	Amount
Umpqua Bank - Tax Exempt	\$18,442,396	Umpqua Bank	\$5,246,800
Umpqua Bank - Taxable	\$1,202,275	Seller Carryback Loan	\$13,352,821
Seller Carryback Loan	\$7,362,062	HCD RHCP	\$3,274,388
HCD RHCP	\$3,274,388	County of Marin HOME	\$950,000
County of Marin HOME	\$950,000	County of Marin CDBG	\$63,732
County of Marin CDBG	\$63,732	County of Marin	\$99,504
County of Marin	\$99,504	City of San Rafael	\$266,781
City of San Rafael	\$266,781	GP Equity	\$100
GP Equity	\$100	Accrued Interest	\$95,001
Tax Credit Equity	\$1,202,559	Tax Credit Equity	\$11,835,589
		TOTAL	\$35,184,716

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$11,048,762
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$18,458,500
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$14,363,391
Qualified Basis (Acquisition):	\$18,458,500
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$568,920
Maximum Annual Federal Credit, Acquisition:	\$738,340
Total Maximum Annual Federal Credit:	\$1,307,260
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,200,000
Investor/Consultant:	Community Economics, Inc.
Federal Tax Credit Factor:	\$0.90537

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:	\$29,507,262
Actual Eligible Basis:	\$33,531,629
Unadjusted Threshold Basis Limit:	\$25,497,888
Total Adjusted Threshold Basis Limit:	\$40,796,621

Adjustments to Basis Limit

95% of Upper Floor Units are Elevator-Serviced	
55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI:	30%
55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below:	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 4.00% 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: None

Resyndication and Resyndication Transfer Event

Prior to closing, the applicant or its assignee shall obtain TCAC's consent to assign and assume the existing Regulatory Agreement (CA-90-151). To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed in service submission) that the acquisition date and the placed in service date both occurred after the existing federal 15 year compliance period was completed. For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original credit period.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement(s) and any deeper targeting levels in the new regulatory agreement(s) for the duration of the new regulatory agreement(s). Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreement (CA-90-151) is a qualified low-income household for the subsequent allocation (existing household eligibility is "grandfathered").

The project is a resyndication where the existing regulatory agreement requires service amenities. The project shall provide a similar or greater level of services for a period of at least 15 years under the new regulatory agreement. The project is deemed to have met this requirement based on TCAC staff's review of the commitment in the application. The services documented in the placed in service package will be reviewed by TCAC staff for compliance with this requirement at the time of the placed in service submission.

The project is a re-syndication occurring concurrently with a Transfer Event without distribution of Net Project Equity and thus is waived from setting aside a Short Term Work Capitalized Replacement Reserve that is otherwise required.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Oasis Senior Villas, located at 2340 14th Street in Riverside, requested and is being recommended for a reservation of \$2,169,260 in annual federal tax credits to finance the new construction of 93 units of housing serving special needs tenants with rents affordable to households earning 30-60% AMI of area median income (AMI). The project will be developed by A Community of Friends and will be located in Senate District 31 and Assembly District 61.

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

Project Number CA-21-478

Project Name Oasis Senior Villas
Site Address: 2340 14th Street
Riverside, CA 92507 County: Riverside
Census Tract: 305.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,169,260	\$0
Recommended:	\$2,169,260	\$0

Applicant Information

Applicant: Riverside Supportive Housing, L.P.
Contact: Dora Leong Gallo
Address: 3701 Wilshire Blvd., Suite 700
Los Angeles CA, 90010
Phone: 213-480-0809
Email: dgallo@acof.org

General Partner(s) or Principal Owner(s): Supportive Housing LLC
General Partner Type: Nonprofit
Parent Company(ies): A Community of Friends
Developer: A Community of Friends
Investor/Consultant: California Housing Partnership
Management Agent: A Community of Friends

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 95
No. / % of Low Income Units: 93 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (68 Units - 73%)

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: October 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: Inland Empire Region
 TCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 68	73%
50% AMI: 5	5%
60% AMI: 20	22%

Unit Mix

82 1-Bedroom Units
<u>13 2-Bedroom Units</u>
95 Total Units

<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>
45 1 Bedroom	30%	30%	\$424
4 2 Bedrooms	30%	30%	\$508
19 1 Bedroom	30%	30%	\$424
5 2 Bedrooms	50%	50%	\$847
18 1 Bedroom	60%	60%	\$848
2 2 Bedrooms	60%	60%	\$1,017
2 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,302,500
Construction Costs	\$31,362,729
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,449,557
Soft Cost Contingency	\$325,355
Relocation	\$0
Architectural/Engineering	\$1,032,980
Const. Interest, Perm. Financing	\$2,176,126
Legal Fees	\$146,000
Reserves	\$667,277
Other Costs	\$1,856,448
Developer Fee	\$2,191,000
Commercial Costs	<u>\$0</u>
Total	\$45,509,972

Residential

Construction Cost Per Square Foot:	\$383
Per Unit Cost:	\$479,052
True Cash Per Unit Cost*:	\$479,052

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank - Tax-Exempt	\$22,760,560	Citibank Conversion Permanent A	\$5,562,000
Citibank - Taxable	\$16,744,087	City of Riverside	\$2,000,000
Deferred Costs	\$3,092,898	HCD - VHHP	\$9,621,970
Tax Credit Equity	\$2,912,427	HCD - NPLH	\$8,302,632
		Tax Credit Equity	\$20,023,370
		TOTAL	\$45,509,972

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$41,716,541
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$54,231,503
Applicable Rate:	4.00%
Maximum Annual Federal Credit:	\$2,169,260
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,191,000
Investor/Consultant:	California Housing Partnership
Federal Tax Credit Factor:	\$0.92305

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:	\$41,716,541
Actual Eligible Basis:	\$41,716,541
Unadjusted Threshold Basis Limit:	\$25,783,428
Total Adjusted Threshold Basis Limit:	\$72,997,628

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

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 5%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 146%

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 4.00% 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: None.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Barrett Terrace Apartments, located at 700 Barrett Avenue in Richmond, requested and is being recommended for a reservation of \$3,262,325 in annual federal tax credits to finance the acquisition and rehabilitation of 114 units of housing serving tenants with rents affordable to households earning 30-80% of area median income (AMI). The project will be developed by CHDC of North Richmond and is located in Senate District 9 and Assembly District 15.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Contract.

Project Number CA-21-479

Project Name Barrett Terrace Apartments
Site Address: 700 Barrett Avenue
 Richmond, CA 94801 County: Contra Costa
Census Tract: 3760.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,262,325	\$0
Recommended:	\$3,262,325	\$0

Applicant Information

Applicant: Barrett Terrace Housing, L.P.
Contact: Donald Gilmore
Address: 1535-A Fred Jackson Way
 Richmond, CA 94801
Phone: (510) 412-9290
Email: dgilmore@communityhcd.org

General Partner(s) or Principal Owner(s): CHDC Barrett Terrace, LLC
General Partner Type: Nonprofit
Developer: CHDC of North Richmond
Investor/Consultant: Community Housing Development Corporation
Management Agent: North Richmond Economic Development Corporation

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 11
Total # of Units: 115
No. / % of Low Income Units: 114 100.00%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: Tax-Exempt / Section 8 Project-based Contract (114 Units - 100%)

Bond Information

Issuer: CMFA
 Expected Date of Issuance: October 1, 2021

Information

Housing Type: Non-Targeted
 Geographic Area: East Bay Region
 TCAC Project Analyst: Franklin Cui

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	13	11%
50% AMI:	74	65%
60% AMI:	7	6%
80% AMI:	20	18%

Unit Mix

30 1-Bedroom Units
60 2-Bedroom Units
19 3-Bedroom Units
6 4-Bedroom Units
<u>115 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>
6 1 Bedroom	30%	30%	\$734
4 2 Bedrooms	30%	30%	\$881
3 3 Bedrooms	30%	30%	\$1,018
20 1 Bedroom	50%	50%	\$1,223
40 2 Bedrooms	50%	50%	\$1,468
10 3 Bedrooms	50%	50%	\$1,696
4 4 Bedrooms	50%	50%	\$1,892
2 1 Bedroom	60%	60%	\$1,468
3 2 Bedrooms	60%	60%	\$1,762
1 3 Bedrooms	60%	60%	\$2,035
1 4 Bedrooms	60%	58%	\$2,197
2 1 Bedroom	80%	60%	\$1,471
9 2 Bedrooms	80%	62%	\$1,832
1 3 Bedrooms	80%	63%	\$2,148
1 4 Bedrooms	80%	58%	\$2,197
3 2 Bedrooms	80%	62%	\$1,832
4 3 Bedrooms	80%	63%	\$2,148
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$29,775,680
Construction Costs	\$0
Rehabilitation Costs	\$27,450,330
Construction Hard Cost Contingency	\$4,117,550
Soft Cost Contingency	\$210,000
Relocation	\$2,000,000
Architectural/Engineering	\$730,000
Const. Interest, Perm. Financing	\$3,587,726
Legal Fees	\$95,000
Reserves	\$1,313,339
Other Costs	\$651,144
Developer Fee	\$8,398,559
Commercial Costs	\$0
Total	\$78,329,328

Residential

Construction Cost Per Square Foot:	\$253
Per Unit Cost:	\$681,125
True Cash Per Unit Cost*:	\$490,702

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank - Tax Exempt	\$40,960,628
Citibank Recycled Bond	\$8,026,276
Seller Carryback	\$16,300,000
Existing Reserves	\$725,840
Accrued/Deferred Interest	\$578,237
Costs Deferred to Conversion	\$3,367,989
Deferred Developer Fee	\$5,598,559
Tax Credit Equity	\$2,771,799

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank - Tax Exempt	\$17,806,000
Seller Carryback	\$11,843,207
Sponsor Loan	\$11,500,000
Income from Operations	\$1,083,497
Existing Reserves	\$725,840
Accrued/Deferred Interest	\$578,237
Deferred Developer Fee	\$5,598,559
Tax Credit Equity	\$29,193,988
TOTAL	\$78,329,328

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$41,462,684
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$27,656,634
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$53,901,489
Qualified Basis (Acquisition):	\$27,656,634
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$2,156,060
Maximum Annual Federal Credit, Acquisition:	\$1,106,265
Total Maximum Annual Federal Credit:	\$3,262,325
Approved Developer Fee (in Project Cost & Eligible Basis):	\$8,398,559
Investor/Consultant:	Community Housing Development Corporation
Federal Tax Credit Factor:	\$0.89488

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:	\$69,119,318
Actual Eligible Basis:	\$69,119,318
Unadjusted Threshold Basis Limit:	\$59,814,968
Total Adjusted Threshold Basis Limit:	\$111,255,840

Adjustments to Basis Limit

- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 64%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 22%

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 4.00% 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: 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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Goodman Street Apartments, located at 915 Goodman Street in Ventura, requested and is being recommended for a reservation of \$2,427,854 in annual federal tax credits and \$11,900,000 in total state tax credits to finance the new construction of 103 units of housing serving large families with rents affordable to households earning 30-80% of area median income (AMI). The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 19 and Assembly District 37.

Project Number CA-21-481

Project Name Goodman Street Apartments
 Site Address: 915 Goodman Street
 Ventura, CA 93003 County: Ventura
 Census Tract: 15.02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,427,854	\$11,900,000
Recommended:	\$2,427,854	\$11,900,000

* 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 IX, 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 Financial
 Management Agent: Buckingham Property Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 4
 Total # of Units: 104
 No. / % of Low Income Units: 103 100.00%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax Exempt

Bond Information

Issuer: California Municipal Finance Authority (CMFA)
 Expected Date of Issuance: October 5, 2021

Information

Housing Type: Large Family
 Geographic Area: Central Coast Region
 TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 11	11%
50% AMI: 11	11%
60% AMI: 60	58%
80% AMI: 21	20%

Unit Mix

24 SRO/Studio Units
27 1-Bedroom Units
27 2-Bedroom Units
<u>26 3-Bedroom Units</u>
104 Total Units

<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>
3 SRO/Studio	30%	30%	\$593
3 SRO/Studio	50%	50%	\$988
14 SRO/Studio	60%	60%	\$1,186
4 SRO/Studio	80%	80%	\$1,582
3 1 Bedroom	30%	30%	\$635
3 1 Bedroom	50%	50%	\$1,059
16 1 Bedroom	60%	60%	\$1,271
5 1 Bedroom	80%	80%	\$1,695
3 2 Bedrooms	30%	30%	\$762
3 2 Bedrooms	50%	50%	\$1,271
15 2 Bedrooms	60%	60%	\$1,525
5 2 Bedrooms	80%	80%	\$2,034
2 3 Bedrooms	30%	30%	\$880
2 3 Bedrooms	50%	50%	\$1,468
15 3 Bedrooms	60%	60%	\$1,761
7 3 Bedrooms	80%	80%	\$2,349
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,008,425
Construction Costs	\$31,213,095
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,100,000
Soft Cost Contingency	\$350,000
Relocation	\$0
Architectural/Engineering	\$795,000
Const. Interest, Perm. Financing	\$2,410,400
Legal Fees	\$70,000
Reserves	\$612,417
Other Costs	\$3,024,099
Developer Fee	\$6,089,934
Commercial Costs	\$0
Total	\$50,673,370

Residential

Construction Cost Per Square Foot:	\$301
Per Unit Cost:	\$487,244
True Cash Per Unit Cost*:	\$453,494.58

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank - T.E. Bonds (Series A)	\$27,200,000	Citibank - T.E. Bonds (Series A)	\$17,500,000
Citibank - Recycled T.E. Bonds (Series B)	\$13,800,000	Deferred Developer Fee	\$3,509,934
Deferred Costs	\$612,417	Tax Credit Equity	\$29,663,436
Deferred Developer Fee	\$6,089,934	TOTAL	\$50,673,370
Tax Credit equity	\$2,971,019		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$46,689,500
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$60,696,350
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,427,854
Total State Credit:	\$11,900,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,089,934
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.81992
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:	\$46,689,500
Actual Eligible Basis:	\$46,689,500
Unadjusted Threshold Basis Limit:	\$42,205,806
Total Adjusted Threshold Basis Limit:	\$61,380,275

Adjustments to Basis Limit

Parking Beneath Residential Units or On-Site Parking Structure of Two or More Levels

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 10%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 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 4.00% 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: None.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

Mojave View Apartments, located at 600 North Norma Street in Ridgecrest, requested and is being recommended for a reservation of \$1,006,056 in annual federal tax credits and \$1,680,000 in total state tax credits to finance the new construction of 75 units of housing serving large families with rents affordable to households earning 30-60% AMI of area median income (AMI). The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 16 and Assembly District 34.

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

Project Number CA-21-484

Project Name Mojave View Apartments
Site Address: 600 North Norma Street
Ridgecrest CA, 93555 County: Kern
Census Tract: 54.02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,006,056	\$1,680,000
Recommended:	\$1,006,056	\$1,680,000

* 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 IX, LLC
Central Valley Coalition for Affordable Housing
General Partner Type: Joint Venture
Parent Company(ies): The Pacific Companies
Developer: Pacific West Communities, Inc.
Investor/Consultant: Boston Financial
Management Agent: Buckingham Property Management

Project Information

Construction Type: New Construction
Total # Residential Buildings: 8
Total # of Units: 76
No. / % of Low Income Units: 75 100.00%
Federal Set-Aside Elected: 40%/60%
Utility Allowance: CUAC

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: October 5, 2021

Information

Housing Type: Large Family
 Geographic Area: Central Valley Region
 TCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 16	21%
50% AMI: 34	45%
60% AMI: 25	33%

Unit Mix

32 2-Bedroom Units
36 3-Bedroom Units
8 4-Bedroom Units
<u>76 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 2 Bedrooms	30%	30%	\$472
14 2 Bedrooms	50%	50%	\$787
11 2 Bedrooms	60%	58%	\$915
7 3 Bedrooms	30%	30%	\$545
15 3 Bedrooms	50%	50%	\$908
13 3 Bedrooms	60%	58%	\$1,057
2 4 Bedrooms	30%	30%	\$608
5 4 Bedrooms	50%	50%	\$1,013
1 4 Bedrooms	60%	57%	\$1,155
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$165,000
Construction Costs	\$17,477,564
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$870,000
Soft Cost Contingency	\$300,000
Relocation	\$0
Architectural/Engineering	\$545,000
Const. Interest, Perm. Financing	\$1,253,000
Legal Fees	\$70,000
Reserves	\$317,072
Other Costs	\$1,578,660
Developer Fee	\$3,280,616
Commercial Costs	\$0
Total	\$25,856,912

Residential

Construction Cost Per Square Foot:	\$231
Per Unit Cost:	\$340,223
True Cash Per Unit Cost*:	\$329,951

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
California Bank & Trust - Tax-Exempt	\$13,900,000	California Bank & Trust	\$4,200,000
California Bank & Trust - Taxable	\$7,400,000	HCD AHSC	\$11,250,000
Deferred Developer Fee	\$3,280,616	Deferred Developer Fee	\$780,616
Deferred Costs	\$317,072	Tax Credit Equity	\$9,626,296
Tax Credit Equity	\$959,224	TOTAL	\$25,856,912

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$25,151,394
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$25,151,394
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,006,056
Total State Credit:	\$1,680,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,280,616
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.81992
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:	\$25,151,394
Actual Eligible Basis:	\$25,151,394
Unadjusted Threshold Basis Limit:	\$29,638,424
Total Adjusted Threshold Basis Limit:	\$59,423,909

Adjustments to Basis Limit

Local Development Impact Fees	
Highest or High Resource Opportunity Area	
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:	42%

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 4.00% 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 will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Kristen Court Apartments III, located at 9027 North Street in Live Oak, requested and is being recommended for a reservation of \$620,116 in annual federal tax credits and \$3,650,000 in total state tax credits to finance the new construction of 32 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 4 and Assembly District 3.

The project financing includes state funding from the MHP program of HCD.

Project Number CA-21-488

Project Name Kristen Court Apartments III
Site Address: 9027 North Street
 Live Oak CA 95953 County: Sutter
Census Tract: 507.02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$620,116	\$3,650,000
Recommended:	\$620,116	\$0

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

Applicant Information

Applicant: Sutter Community Affordable Housing
Contact: Brynda Stranix
Address: 1455 Butte House Road
 Yuba City CA 95993
Phone: 530.671.0220
Email: bstranix@ysedc.org

General Partner(s) or Principal Owner(s): TPC Holdings IX, LLC
 Sutter Community Affordable Housing
General Partner Type: Joint Venture
 Sutter Community Affordable Housing
Parent Company(ies): The Pacific Companies
Developer: Pacific West Communities, Inc.
Investor/Consultant: Boston Financial
Management Agent: Aperto Property Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 3
 Total # of Units: 32
 No. / % of Low Income Units: 32 100.00%
 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: October 5, 2021

Information

Housing Type: Large Family
 Geographic Area: Capital Region
 TCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 7	22%
40% AMI: 1	3%
50% AMI: 14	44%
60% AMI: 10	31%

Unit Mix

8 2-Bedroom Units
16 3-Bedroom Units
8 4-Bedroom Units
<u>32 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>
2 2 Bedrooms	30%	30%	\$472
3 2 Bedrooms	50%	50%	\$787
3 2 Bedrooms	60%	60%	\$945
4 3 Bedrooms	30%	30%	\$545
7 3 Bedrooms	50%	50%	\$908
5 3 Bedrooms	60%	60%	\$1,090
1 4 Bedrooms	30%	30%	\$608
1 4 Bedrooms	40%	40%	\$811
4 4 Bedrooms	50%	50%	\$1,013
2 4 Bedrooms	60%	60%	\$1,216

Project Cost Summary at Application

Land and Acquisition	\$325,000
Construction Costs	\$10,439,061
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$520,000
Soft Cost Contingency	\$200,000
Relocation	\$0
Architectural/Engineering	\$445,000
Const. Interest, Perm. Financing	\$815,000
Legal Fees	\$70,000
Reserves	\$174,481
Other Costs	\$1,161,452
Developer Fee	\$2,022,117
Commercial Costs	\$0
Total	\$16,172,111

Residential

Construction Cost Per Square Foot:	\$313
Per Unit Cost:	\$505,378
True Cash Per Unit Cost*:	\$442,187

Construction Financing

Source	Amount
California Bank & Trust - Tax-Exem	\$8,700,000
California Bank & Trust - Taxable	\$4,460,000
Deferred Developer Fee	\$2,022,117
Deferred Costs	\$174,481
Tax Credit Equity	\$815,513

Permanent Financing

Source	Amount
California Bank & Trust	\$1,600,000
HCD - MHP	\$6,494,968
Tax Credit Equity	\$8,077,143
TOTAL	\$16,172,111

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$15,502,900
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$15,502,900
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$620,116
Total State Credit:	\$3,650,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,022,117
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.81992
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:	\$15,502,900
Actual Eligible Basis:	\$15,502,900
Unadjusted Threshold Basis Limit:	\$15,444,632
Total Adjusted Threshold Basis Limit:	\$34,474,019

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

Highest or High Resource Opportunity Area

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 46%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 42%

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 4.00% 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 will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

Kristen Court Apartments III is phase three of a three-phased development. The first phase, Kristen Court Apartments (CA-15-060), was completed in December 2016 and includes 56 residential units. The second phase, Kristen Court Apartments II (CA-19-703), was completed in July 2020 and includes 24 multifamily units. Kristen Court Apartments III, will include 32 multifamily units. The three phases will share a 2,469 square foot community building and other amenities including a swimming pool and a covered picnic area constructed as part of the first phase. A manager will provide assistance and management for all three phases while residing in a three-bedroom manager’s unit located in Phase I. All phases are subject to a Reciprocal Maintenance and Use Agreement.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Arroyo Crossing, located at 47555 Jefferson Street in Indio, requested and is being recommended for a reservation of \$2,448,870 in annual federal tax credits and \$14,128,099 in total state tax credits to finance the new construction of 182 units of housing serving large families with rents affordable to households earning 30-80% of area median income (AMI). The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 28 and Assembly District 56.

Project Number CA-20-489

Project Name Arroyo Crossing
Site Address: 47555 Jefferson Street
Indio, CA 922CA County: Riverside
Census Tract: 451.21

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,448,870	\$14,128,099
Recommended:	\$2,448,870	\$14,128,099

* 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 IX, LLC
Central Valley Coalition for Affordable Housing
General Partner Type: Joint Venture
Parent Company(ies): TPC Holdings IX, LLC
Central Valley Coalition for Affordable Housing
Developer: Pacific West Communities, Inc.
Investor/Consultant: Boston Financial
Management Agent: ConAm Management Corporation

Project Information

Construction Type: New Construction
Total # Residential Buildings: 7
Total # of Units: 184
No. / % of Low Income Units: 182 100.00%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: Tax Exempt

Bond Information

Issuer: California Municipal Finance Authority (CMFA)
Expected Date of Issuance: October 5, 2021

Information

Housing Type: Large Family
Geographic Area: Inland Empire Region
TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Percentage of</u>
<u>Number of Units</u>	<u>Affordable Units</u>
30% AMI: 19	10%
50% AMI: 19	10%
60% AMI: 107	59%
80% AMI: 37	20%

Unit Mix

22 SRO/Studio Units
51 1-Bedroom Units
56 2-Bedroom Units
55 3-Bedroom Units

184 Total Units

<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>
3 SRO/Studio	30%	30%	\$396
3 SRO/Studio	50%	50%	\$660
13 SRO/Studio	60%	60%	\$792
3 SRO/Studio	80%	80%	\$1,056
5 1 Bedroom	30%	30%	\$422
5 1 Bedroom	50%	50%	\$706
30 1 Bedroom	60%	60%	\$845
11 1 Bedroom	80%	80%	\$1,127
6 2 Bedrooms	30%	30%	\$508
6 2 Bedrooms	50%	50%	\$847
32 2 Bedrooms	60%	60%	\$1,014
10 2 Bedrooms	80%	80%	\$1,352
5 3 Bedrooms	30%	30%	\$587
5 3 Bedrooms	50%	50%	\$979
32 3 Bedrooms	60%	60%	\$1,172
13 3 Bedrooms	80%	80%	\$1,563
2 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,791,940
Construction Costs	\$32,066,151
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,620,000
Soft Cost Contingency	\$300,000
Relocation	\$0
Architectural/Engineering	\$795,000
Const. Interest, Perm. Financing	\$2,202,500
Legal Fees	\$100,000
Reserves	\$643,780
Other Costs	\$4,031,074
Developer Fee	\$6,174,224
Commercial Costs	\$0
Total	\$50,724,669

Residential

Construction Cost Per Square Foot:	\$220
Per Unit Cost:	\$275,678
True Cash Per Unit Cost*:	\$261,753

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank - T.E. Bonds (Series A)	\$27,000,000	Citibank - T.E. Bonds (Series A)	\$16,500,000
Citibank - Recycled T.E. Bonds	\$7,200,000	CVAG - TUMF Fee Waiver	\$242,060
CVAG - TUMF Fee Waiver	\$242,060	Deferred Developer Fee	\$2,320,000
Deferred Costs	\$643,780	Tax Credit Equity	\$31,662,609
Deferred Developer Fee	\$6,174,224	TOTAL	\$50,724,669
Tax Credit Equity	\$9,464,605		

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

Determination of Credit Amount(s)

Requested Eligible Basis :	\$47,093,663
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$61,221,762
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,448,870
Total State Credit:	\$14,128,099
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,174,224
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.81992
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

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$47,093,663
Actual Eligible Basis:	\$47,093,663
Unadjusted Threshold Basis Limit:	\$58,743,874
Total Adjusted Threshold Basis Limit:	\$85,264,711

Adjustments to Basis Limit

Local Development Impact Fees

Highest or High Resource Opportunity Area

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units ar
Income Targeted between 50% AMI & 36% AM 10%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units ar
Income Targeted at 35% AMI or Below: 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 3.24% 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: None.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

The Gardens at Quail Run II, located at South West Corner Quail Run Lane and Bruceville Road in Elk Grove requested and is being recommended for a reservation of \$1,820,661 in annual federal tax credits and \$10,400,000 in total state tax credits to finance the new construction of 107 units of housing serving large families with rents affordable to households earning 30-80% of area median income (AMI). The project will be developed by Elk Grove Pacific Associates V, a California Limited Partnership and will be located in Senate District 6 and Assembly District 9.

Project Number CA-21-491

Project Name The Gardens at Quail Run II
Site Address: South West Corner Quail Run Lane and Bruceville Road
Elk Grove, CA 95757 County: Sacramento
Census Tract: 96.37

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,820,661	\$10,400,000
Recommended:	\$1,820,661	\$10,400,000

Applicant Information

Applicant: Elk Grove Pacific Associates V, 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 IX, LLC
Kelley Ventures, LLC
Pacific Housing, Inc.
General Partner Type: Joint Venture
Parent Company(ies): The Pacific Companies
Kelley Ventures, LLC
Pacific Housing, Inc.
Developer: Pacific West Communities, Inc.
Investor/Consultant: Boston Financial
Management Agent: Aperto Property Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 5
 Total # of Units: 108
 No. / % of Low Income Units: 107 100.00%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Bond Information

Issuer: California Municipal Finance Authority (CMFA)
 Expected Date of Issuance: October 5, 2021

Information

Housing Type: Large Family
 Geographic Area: Capital Region
 TCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 11	10%
50% AMI: 11	10%
60% AMI: 64	60%
80% AMI: 21	20%

Unit Mix

15 1-Bedroom Units
 66 2-Bedroom Units
27 3-Bedroom Units
 108 Total Units

<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>
2 1 Bedroom	30%	30%	\$486
2 1 Bedroom	50%	50%	\$810
9 1 Bedroom	60%	60%	\$972
2 1 Bedroom	80%	80%	\$1,296
6 2 Bedrooms	30%	30%	\$582
6 2 Bedrooms	50%	50%	\$971
40 2 Bedrooms	60%	60%	\$1,165
13 2 Bedrooms	80%	80%	\$1,554
3 3 Bedrooms	30%	30%	\$673
3 3 Bedrooms	50%	50%	\$1,122
15 3 Bedrooms	60%	60%	\$1,347
6 3 Bedrooms	80%	80%	\$1,796
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,355,056
Construction Costs	\$20,666,995
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,030,000
Soft Cost Contingency	\$300,000
Relocation	\$0
Architectural/Engineering	\$795,000
Const. Interest, Perm. Financing	\$2,239,500
Legal Fees	\$100,000
Reserves	\$505,589
Other Costs	\$5,686,976
Developer Fee	\$4,566,875
Commercial Costs	\$0
Total	\$37,245,991

Residential

Construction Cost Per Square Foot:	\$231
Per Unit Cost:	\$344,870
True Cash Per Unit Cost*:	\$344,870

Construction Financing

Permanent Financing

Source	Amount	Source	Amount
Cal Bank & Trust (Series A)	\$20,000,000	Cal Bank & Trust (Series A)	\$10,300,000
Cal Bank & Trust Recycled	\$7,860,000	Bonneville - Recycled (Series B)	\$2,000,000
Bonneville Recycled (Series B)	\$2,000,000	Deferred Developer Fee	\$1,906,875
		Tax Credit Equity	\$23,039,116
		TOTAL	\$37,245,991

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$35,012,710
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$45,516,523
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,820,661
Total State Credit:	\$10,400,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,566,875
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.81992
State Tax Credit Factor:	\$0.77992

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:	\$35,012,710
Actual Eligible Basis:	\$35,012,710
Unadjusted Threshold Basis Limit:	\$43,751,667
Total Adjusted Threshold Basis Limit:	\$66,398,175

Adjustments to Basis Limit

- Local Development Impact Fees
- Highest or High Resource Opportunity Area
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 10%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 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 4% 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: None.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

El Dorado Family Apartments II located at South East Corner 8th and Bradshaw Avenue in El Centro, requested and is being recommended for a reservation of \$915,950 in annual federal tax credits and \$6,100,000 in total state tax credits to finance the new construction of 48 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 Joe Serna program of HCD.

Project Number CA-21-492

Project Name El Dorado Family Apartments II
Site Address: South East Corner 8th and Bradshaw Avenue
El Centro, CA 92243 County: Imperial
Census Tract: 112.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$915,950	\$6,100,000
Recommended:	\$915,950	\$6,100,000 *

* 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 IX, 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 Financial
Management Agent: Buckingham Property Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 6
 Total # of Units: 48
 No. / % of Low Income Units: 48 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Bond Information

Issuer: California Municipal Finance Authority (CMFA)
 Expected Date of Issuance: October 5, 2021

Information

Housing Type: Large Family
 Geographic Area: Inland Empire Region
 TCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 12	25%
50% AMI: 18	38%
60% AMI: 18	38%

Unit Mix

16 2-Bedroom Units
16 3-Bedroom Units
16 4-Bedroom Units
<u>48 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>
4 2 Bedrooms	30%	30%	\$472
6 2 Bedrooms	50%	50%	\$787
6 2 Bedrooms	60%	60%	\$945
4 3 Bedrooms	30%	30%	\$545
6 3 Bedrooms	50%	50%	\$908
6 3 Bedrooms	60%	58%	\$1,061
4 4 Bedrooms	30%	30%	\$608
6 4 Bedrooms	50%	50%	\$1,013
6 4 Bedrooms	60%	60%	\$1,216

Project Cost Summary at Application

Land and Acquisition	\$485,000
Construction Costs	\$15,847,954
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$800,000
Soft Cost Contingency	\$250,000
Relocation	\$0
Architectural/Engineering	\$545,000
Const. Interest, Perm. Financing	\$1,029,750
Legal Fees	\$70,000
Reserves	\$255,000
Other Costs	\$1,609,894
Developer Fee	\$2,986,793
Commercial Costs	\$0
Total	\$23,879,391

Residential

Construction Cost Per Square Foot:	\$301
Per Unit Cost:	\$497,487
True Cash Per Unit Cost*:	\$481,096

Construction Financing

Source	Amount
California Bank & Trust - Tax-Exempt	\$12,861,000
California Bank & Trust - Taxable	\$6,525,000
Deferred Costs	\$255,000
Deferred Developer Fee	\$2,986,793
Tax Credit Equity	\$1,251,598

Permanent Financing

Source	Amount
California Bank & Trust	\$2,250,000
HCD - Joe Serna Loan	\$8,331,059
Deferred Developer Fee	\$786,793
Tax Credit Equity	\$12,511,539
TOTAL	\$23,879,391

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$22,898,749
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$22,898,749
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$915,950
Total State Credit:	\$6,100,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,986,793
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.81992
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:	\$22,898,749
Actual Eligible Basis:	\$22,898,749
Unadjusted Threshold Basis Limit:	\$18,879,840
Total Adjusted Threshold Basis Limit:	\$38,233,787

Adjustments to Basis Limit

- Local Development Impact Fees
- Highest or High Resource Opportunity Area
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units Income Targeted between 50% AMI & 36% AMI: 37%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units Income Targeted at 35% AMI or Below: 50%

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 4.00% 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

This project is in a phase two of a three phase project. TCAC received and allocated CA-19-580 El Dorado Family Apartments (Phase I). In this Phase 2 application, there will be no manager unit. Phase I and Phase II will be managed by an onsite property manager located at CA-19-580 and will share a community room and managers unit. Prior to the start of construction, all necessary agreements shall be in place to ensure that this component has sufficient property management and access to the required community spaces. The Joint Use Agreement shall be provided in the placed in service submission.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

Perris Sterling Villas III, located at Nuevo Road at Murrieta Road in Perris, requested and is being recommended for a reservation of \$1,528,680 in annual federal tax credits and \$8,819,309 in total state tax credits to finance the new construction of 142 units of housing serving seniors with rents affordable to households earning 50% of area median income (AMI). The project will be developed by American Covenant Senior Housing Foundation Inc and will be located in Senate District 31 and Assembly District 61.

Project Number CA-20-494

Project Name Perris Sterling Villas III
Site Address: Nuevo Rd at Murrieta Rd
Perris, CA 92571 County: Riverside
Census Tract: 0426.17

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,528,680	\$8,819,309
Recommended:	\$1,528,680	\$8,819,309

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant: SRE Perris Sterling, LLC
Contact: Richard Schindler
Address: Nuevo Rd at Murrieta Rd
Perris, CA 92571
Phone: (949) 366-0001
Email: richard@schindlerrealestate.com

General Partner(s) or Principal Owner(s): American Covenant Senior Housing Foundation, Inc.
Schindler Real Estate Services, Inc

General Partner Type: Joint Venture

Parent Company(ies): American Covenant Senior Housing Foundation, Inc.
Schindler Real Estate Services, Inc

Developer: American Covenant Senior Housing Foundation, Inc.

Investor/Consultant: Hunt Capital Parnters LLC

Management Agent: Western National Group (WNG)

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 286
 No. / % of Low Income Units: 142 50.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: None

Bond Information

Issuer: CALPFA
 Expected Date of Issuance: July 15, 2021

Information

Housing Type: Seniors
 Geographic Area: Inland Empire Region
 TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting Number of Units	Percentage of Affordable Units
50% AMI: 142	100%

Unit Mix

150 1-Bedroom Units
 136 2-Bedroom Units

 286 Total Units

Unit Type & Number	2020 Rents Targeted % of Area Median Income	2020 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
75 1 Bedroom	50%	50%	\$706
67 2 Bedrooms	50%	50%	\$847
2 1 Bedroom	Manager's Unit	Manager's Unit	\$0
73 1 Bedroom	Market Rate Unit	Market Rate Unit	\$0
69 2 Bedrooms	Market Rate Unit	Market Rate Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$9,650,000
Construction Costs	\$40,784,000
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,039,200
Soft Cost Contingency	\$276,036
Relocation	\$0
Architectural/Engineering	\$2,336,000
Const. Interest, Perm. Financing	\$3,214,661
Legal Fees	\$120,000
Reserves	\$2,532,137
Other Costs	\$2,570,546
Developer Fee	\$7,659,704
Commercial Costs	\$0
Total	\$71,182,284

Residential

Construction Cost Per Square Foot:	\$172
Per Unit Cost:	\$248,889
True Cash Per Unit Cost*:	\$248,737

Construction Financing

Source	Amount
ATAX - Tax Exempt Bond	\$34,192,698
ATAX - Taxable Bond	\$12,326,722
Deferred Developer Fee	\$4,739,704
Sponsor Note	\$956,636
Sponsor Equity	\$43,364
Tax Credit Equity	\$18,504,000

Permanent Financing

Source	Amount
ATAX - Tax Exempt Bond	\$34,192,698
ATAX - Taxable Bond	\$10,689,135
Deferred Developer Fee	\$4,739,704
Sponsor Note	\$956,636
Sponsor Equity	\$43,364
Tax Credit Equity	\$20,560,747
TOTAL	\$71,182,284

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$58,795,397
130% High Cost Adjustment:	Yes
Applicable Fraction:	50.00%
Qualified Basis:	\$38,217,008
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,528,680
Total State Credit:	\$8,819,309
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,659,704
Investor/Consultant:	Hunt Capital Parnters LLC
Federal Tax Credit Factor:	\$0.89500
State Tax Credit Factor:	\$0.78000

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:	\$58,795,397
Actual Eligible Basis:	\$58,795,397
Unadjusted Threshold Basis Limit:	\$82,895,500
Total Adjusted Threshold Basis Limit:	\$137,606,530

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.
- New construction: project shall be more energy efficient than the 2019 Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6) as indicated in TCAC Regulations.

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 50%

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 4.00% 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: 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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

The Salvation Army Pasadena Hope Center Apartments located at 1000 E. Walnut Street in Pasadena, requested and is being recommended for a reservation of \$1,708,098 in annual federal tax credits and \$4,653,298 in total state tax credits to finance the new construction of 66 units of housing serving special needs tenants with rents affordable to households earning 30%-35% of area median income (AMI). The project will be developed by The Salvation Army, a California corporation and will be located in Senate District 25 and Assembly District 41.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers and HUD VASH Vouchers.

Project Number CA-21-495

Project Name The Salvation Army Pasadena Hope Center Apartments
Site Address: 1000 E. Walnut Street
Pasadena, CA 90022 County: Los Angeles
Census Tract: 4623.02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,708,098	\$4,653,298
Recommended:	\$1,708,098	\$4,653,298

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

Applicant Information

Applicant: The Salvation Army Westwood Village, Inc.
Contact: J Koebel
Address: 16941 Keegan Avenue
Carson, CA 90746
Phone: 562-264-3620
Email: J.koebel@usw.salvationarmy.org

General Partner(s) or Principal Owner(s): The Salvation Army Westwood Village, Inc.
General Partner Type: Nonprofit
Parent Company(ies): The Salvation Army, A CA Corp
Developer: The Salvation Army, a California corporation
Investor/Consultant: Enterprise Housing Credit Investments LLC
Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 66
 No. / % of Low Income Units: 65 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / and HUD VASH Vouchers (16 units - 25%)
 HUD Section 8 Project-based Vouchers (49 units - 75%)

Bond Information

Issuer: LACDA
 Expected Date of Issuance: October 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: Balance of Los Angeles County
 TCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting</u>		<u>Percentage of</u>
<u>Number of Units</u>		<u>Affordable Units</u>
30% AMI:	55	85%
35% AMI:	10	15%

Unit Mix

65 SRO/Studio Units
<u>1 1-Bedroom Units</u>
66 Total Units

<u>Unit Type</u>	<u>2020 Rents</u>	<u>2020 Rents Actual</u>	<u>Proposed Rent</u>
<u>& Number</u>	<u>Targeted % of</u>	<u>% of Area Median</u>	<u>(including</u>
	<u>Area Median</u>	<u>Income</u>	<u>utilities)</u>
	<u>Income</u>		
17 SRO/Studio	25%	25%	\$500
22 SRO/Studio	30%	30%	\$598
16 SRO/Studio	30%	30%	\$598
10 SRO/Studio	35%	35%	\$697
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,748,100
Construction Costs	\$21,836,377
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,118,624
Soft Cost Contingency	\$180,000
Relocation	\$885,000
Architectural/Engineering	\$1,649,655
Const. Interest, Perm. Financing	\$1,919,307
Legal Fees	\$344,917
Reserves	\$1,108,896
Other Costs	\$2,257,488
Developer Fee	\$4,280,000
Commercial Costs	\$0
Total	\$38,328,364

Residential

Construction Cost Per Square Foot:	\$412
Per Unit Cost:	\$580,733
True Cash Per Unit Cost*:	\$571,642

Construction Financing

Source	Amount
Bank of America	\$18,700,000
LACDA	\$4,830,000
City of Pasadena	\$2,000,000
The Salvation Army Loan	\$4,000,000
Leased Land Value	\$2,400,000
Deferred Costs	\$842,127
Contributed/Deferred Developer Fee	\$3,650,000
Tax Credit Equity	\$1,906,237

Permanent Financing

Source	Amount
LACDA	\$4,830,000
City of Pasadena	\$2,000,000
The Salvation Army Inc.	\$5,000,000
Leased Land Value	\$2,400,000
AHP	\$747,750
Deferred Developer Fee	\$600,000
Contributed Developer Fee	\$2,863,467
Tax Credit Equity	\$19,887,147
TOTAL	\$38,328,364

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$32,848,040
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$42,702,452
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,708,098
Total State Credit:	\$4,653,298
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,280,000
Investor/Consultant:	Enterprise Housing Credit Investments LLC
Federal Tax Credit Factor:	\$0.93000
State Tax Credit Factor:	\$0.86000

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:	\$32,848,040
Actual Eligible Basis:	\$32,848,040
Unadjusted Threshold Basis Limit:	\$21,651,146
Total Adjusted Threshold Basis Limit:	\$71,881,805

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

100% of the Low Income Units for Special Needs Population

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 200%

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 4.00% 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: 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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

803 E. 5th Street, located at 801-813 E. 5th Street in Los Angeles, requested and is being recommended for a reservation of \$2,028,729 in annual federal tax credits to finance the new construction of 94 units of housing serving special needs tenants with rents affordable to households earning 30% of area median income (AMI). The project will be developed by Coalition for Responsible Community Development and will be located in Senate District 30 and Assembly District 53.

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

Project Number CA-21-497

Project Name 803 E. 5th Street
Site Address: 801-813 E. 5th Street
Los Angeles, CA 90013 County: Los Angeles
Census Tract: 2062.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,028,729	\$0
Recommended:	\$2,028,729	\$0

Applicant Information

Applicant: CRCDD 5th Street LP
Contact: Alejandro Martinez
Address: 3101 S. Grand Avenue
Los Angeles, CA 90007
Phone: 213-743-6193
Email: amartinez@coalitionrcd.org

General Partner(s) or Principal Owner(s): CRCDD LLC
LBC Development, LLC
Amity Project 5th Street LLC
CRCDD Partners LLC

General Partner Type: Joint Venture
Parent Company(ies): Coalition for Responsible Community Development
IB Partners LLC
EPIDAURUS
Coalition for Responsible Community Development

Developer: Coalition for Responsible Community Development
Investor/Consultant: Boston Financial Investment Management
Management Agent: John Stewart Co.

Project Information

Construction Type: Adaptive Reuse
 Total # Residential Buildings: 1
 Total # of Units: 95
 No. / % of Low Income Units: 94 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
 (47 units - 50%) / HUD VASH Contract (47 units - 50%)

Bond Information

Issuer: City of Los Angeles
 Expected Date of Issuance: October 28, 2021

Information

Housing Type: Special Needs
 Geographic Area: City of Los Angeles
 TCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

Aggregate Targeting		Percentage of
Number of Units		Affordable Units
30% AMI:	94	100%

Unit Mix

94 SRO/Studio Units
 1 2-Bedroom Units

 95 Total Units

Unit Type & Number	2020 Rents Targeted % of Area Median Income	2020 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
47 SRO/Studio	30%	30%	\$591
47 SRO/Studio	30%	30%	\$591
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$15,614,265
Construction Costs	\$27,508,084
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,956,646
Soft Cost Contingency	\$300,000
Relocation	\$0
Architectural/Engineering	\$929,000
Const. Interest, Perm. Financing	\$3,127,800
Legal Fees	\$160,000
Reserves	\$1,171,348
Other Costs	\$706,737
Developer Fee	\$5,088,785
Commercial Costs	\$0
Total	\$57,562,665

Residential

Construction Cost Per Square Foot:	\$573
Per Unit Cost:	\$605,923
True Cash Per Unit Cost*:	\$605,923

Construction Financing

Source	Amount
Citibank	\$28,000,000
LACDA - NPLH	\$14,400,000
HCIDLA - Measure HHH Bond	\$6,800,000
Deferred Costs & Fees	\$5,654,583
Tax Credit Equity	\$2,708,082

Permanent Financing

Source	Amount
Citibank	\$9,100,000
LACDA - NPLH	\$14,500,000
HCIDLA - Measure HHH Bond	\$13,320,000
GP Equity	\$2,588,785
Tax Credit Equity	\$18,053,880
TOTAL	\$57,562,665

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$39,014,015
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$50,718,220
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,028,729
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,088,785
Investor/Consultant:	Boston Financial Investment Management
Federal Tax Credit Factor:	\$0.88991

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:	\$39,014,015
Actual Eligible Basis:	\$39,014,015
Unadjusted Threshold Basis Limit:	\$31,220,366
Total Adjusted Threshold Basis Limit:	\$105,212,633

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 subject to a project labor agreement or Project will use skilled and trained workforce performing within an apprenticeable occupation.

100% of the Low Income Units for Special Needs Population.

95% of Upper Floor Units are Elevator-Serviced.

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 200%

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 4.00% 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

Development cost is over \$605,000 per unit. A factor driving this is the escalating cost of construction labor in Los Angeles due to skilled labor shortages and requirements to pay prevailing wages. Other factors include a requirement for extensive seismic retrofit work on the existing buildings, construction of office space for the planned supportive services, and a requirement to fund an NPLH reserve.

This project is the adaptive reuse of three existing adjacent commercial and historical buildings into 94 studio LIHTC units and 1 two-bedroom manager unit. The ground floor will include three commercial spaces in addition to common areas for tenant use that will include meeting rooms, offices, kitchen and restrooms.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

West Carson Villas, located at 22801-22905 South Vermont Avenue in Torrance, requested and is being recommended for a reservation of \$2,642,619 in annual federal tax credits to finance the new construction of 111 units of housing serving special needs tenants with rents affordable to households earning 15-60% of area median income (AMI). The project will be developed by PATH Ventures and will be located in Senate District 35 and Assembly District 66.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the MHP program of HCD and local funding through NOFA Round 24-A of LACDA.

Project Number CA-21-500

Project Name West Carson Villas
Site Address: 22801-22905 South Vermont Avenue
Torrance, CA 90502 County: Los Angeles
Census Tract: 5436.02

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,642,619	\$0
Recommended:	\$2,642,619	\$0

Applicant Information

Applicant: WCV MGP, LLC
Contact: Lois Starr
Address: 340 North Madison Avenue
Los Angeles, CA 90004
Phone: 310-488-4095
Email: LoisS@pathventures.org

General Partner(s) or Principal Owner(s): WCV MGP, LLC
General Partner Type: Nonprofit
Developer: PATH Ventures
Investor/Consultant: California Housing Partnership Corporation
Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 111
No. / % of Low Income Units: 110 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / HUD Project Based Vouchers (75 Units - 68%)

Bond Information

Issuer: Los Angeles County Development Authority
 Expected Date of Issuance: October 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: Balance of Los Angeles County
 TCAC Project Analyst: Franklin Cui

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
15% AMI: 7	6%
20% AMI: 36	33%
30% AMI: 20	18%
40% AMI: 12	11%
50% AMI: 9	8%
60% AMI: 26	24%

Unit Mix

47 1-Bedroom Units
52 2-Bedroom Units
12 3-Bedroom Units
<u>111 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>
5 1 Bedroom	15%	15%	\$317
2 2 Bedrooms	15%	15%	\$380
23 1 Bedroom	20%	20%	\$422
12 2 Bedrooms	20%	20%	\$507
1 3 Bedrooms	20%	20%	\$586
9 1 Bedroom	30%	30%	\$634
9 2 Bedrooms	30%	30%	\$760
2 3 Bedrooms	30%	30%	\$878
3 1 Bedroom	40%	40%	\$845
7 2 Bedrooms	40%	40%	\$1,014
2 3 Bedrooms	40%	40%	\$1,171
2 1 Bedroom	50%	46%	\$979
6 2 Bedrooms	50%	46%	\$1,175
1 3 Bedrooms	50%	46%	\$1,357
5 1 Bedroom	60%	56%	\$1,175
15 2 Bedrooms	60%	56%	\$1,410
6 3 Bedrooms	60%	56%	\$1,629
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$8,859,385
Construction Costs	\$36,817,038
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,701,774
Soft Cost Contingency	\$253,154
Relocation	\$40,000
Architectural/Engineering	\$2,408,150
Const. Interest, Perm. Financing	\$3,577,635
Legal Fees	\$248,000
Reserves	\$1,081,616
Other Costs	\$3,470,067
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$62,956,819

Residential

Construction Cost Per Square Foot:	\$303
Per Unit Cost:	\$567,179
True Cash Per Unit Cost*:	\$567,179

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Chase Bank - Tax Exempt	\$31,768,000	Chase Bank	\$7,699,000
Chase Bank	\$13,316,185	LACDA	\$12,175,000
LACDA	\$12,175,000	HCD - MHP	\$20,000,000
Cost Deferred Until Conversion	\$2,379,626	General Partner Contribution	\$100
General Partner Contribution	\$100	Tax Credit Equity	\$23,082,719
Tax Credit Equity	\$3,317,908	TOTAL	\$62,956,819

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$50,819,589
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$66,065,466
Applicable Rate:	4.00%
Total Annual Federal Credit:	\$2,642,619
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$0.87348

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:	\$50,819,589
Actual Eligible Basis:	\$50,819,589
Unadjusted Threshold Basis Limit:	\$48,398,239
Total Adjusted Threshold Basis Limit:	\$127,891,838

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
- Parking Beneath Residential Units or On-Site Parking Structure of Two or More Levels
- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 19%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 114%

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 4.00% 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: None

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Villa Jardin/Coral Gables, located at 63 Coral Gables Court in Sacramento, requested and is being recommended for a reservation of \$1,499,630 in annual federal tax credits to finance the new construction and the acquisition and rehabilitation of 82 units of housing serving tenants with rents affordable to households earning 25-50% of area median income (AMI). The project will be developed by Villa Jardin/Coral Gables L.P. and will be located in Senate District 6 and Assembly District 9.

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

Project Number CA-21-501

Project Name Villa Jardin/Coral Gables
Site Address: 63 Coral Gables Court
Sacramento, CA 95822 County: Sacramento
Census Tract: 42.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,499,630	\$0
Recommended:	\$1,499,630	\$0

Applicant Information

Applicant: Villa Jardin/Coral Gables, L.P.
Contact: Jack D. Gardner
Address: 1388 Sutter Street, 11th Floor
San Francisco CA 94109
Phone: 415-345-4400
Email: jgardner@jsco.net

General Partner(s) or Principal Owner(s): JSCo Villa Jardin/Coral Gables LLC
PacH Lancaster Holdings LLC

General Partner Type: Joint Venture

Parent Company(ies): John Stewart Company
Pacific Housing, Inc.

Developer: Villa Jardin/Coral Gables, L.P.

Investor/Consultant: Enterprise Housing Credit Investments, LLC

Management Agent: John Stewart Company

Project Information

Construction Type: New Construction / Acquisition and Rehabilitation
 Total # Residential Buildings: 14
 Total # of Units: 82
 No. / % of Low Income Units: 81 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt/HUD Project-based Section 8 Vouchers (38 units-47%)

Bond Information

Issuer: Housing Authority of the City of Sacramento
 Expected Date of Issuance: October 1, 2021

Information

Housing Type: Non-Targeted
 Geographic Area: Capital Region
 TCAC Project Analyst: Nicholas White

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 65	80%
50% AMI: 16	20%

Unit Mix

18 1-Bedroom Units
 64 2-Bedroom Units

 82 Total Units

<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>
18 1 Bedroom	25%	25%	\$405
20 2 Bedrooms	25%	25%	\$485
27 2 Bedrooms	30%	30%	\$582
16 2 Bedrooms	50%	50%	\$971
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,206,427
Construction Costs	\$12,978,954
Rehabilitation Costs	\$5,900,964
Construction Hard Cost Contingency	\$1,458,235
Soft Cost Contingency	\$215,000
Relocation	\$675,575
Architectural/Engineering	\$1,111,000
Const. Interest, Perm. Financing	\$1,481,682
Legal Fees	\$260,000
Reserves	\$897,972
Other Costs	\$647,973
Developer Fee	\$3,824,202
Commercial Costs	\$0
Total	\$32,657,984

Residential

Construction Cost Per Square Foot:	\$211
Per Unit Cost:	\$398,268
True Cash Per Unit Cost*:	\$394,000

Construction Financing

Source	Amount
US Bank - Tax Exempt Bonds	\$16,500,000
Taxable Tail	\$4,500,000
SHRA	\$3,300,000
SHRA - HOME	\$2,738,355
Deferred Costs	\$1,646,261
GP Equity	\$1,274,302
Tax Credit Equity	\$2,699,065

Permanent Financing

Source	Amount
HCD - MHP	\$11,500,000
SHRA	\$3,300,000
SHRA - HOME	\$2,738,355
GP Equity	\$1,274,302
Deferred Developer Fee	\$350,000
Tax Credit Equity	\$13,495,327
TOTAL	\$32,657,984

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

Determination of Credit Amount(s)

Requested Eligible Basis (NC/Rehabilitation):	\$27,239,601
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$2,079,283
Applicable Fraction:	100.00%
Qualified Basis (NC/Rehabilitation):	\$35,411,481
Qualified Basis (Acquisition):	\$2,079,283
Applicable Rate:	4.00%
Maximum Annual Federal Credit, NC/Rehabilitation:	\$1,416,459
Maximum Annual Federal Credit, Acquisition:	\$83,171
Total Maximum Annual Federal Credit:	\$1,499,630
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,824,202
Investor/Consultant:	Enterprise Housing Credit Investments, LLC
Federal Tax Credit Factor:	\$0.89991

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:	\$29,318,884
Actual Eligible Basis:	\$29,318,884
Unadjusted Threshold Basis Limit:	\$30,558,602
Total Adjusted Threshold Basis Limit:	\$91,370,220

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

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 19%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 160%

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 4.00% 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: 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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Columba Apartments (Fka Millenia II), located at Transit Guideway in between Orion Avenue & Solstice Avenue in Chula Vista, requested and is being recommended for a reservation of \$4,830,308 in annual federal tax credits and \$4,999,996 in total state tax credits to finance the new construction of 198 units of housing serving large families with rents affordable to households earning 30-70% of area median income (AMI). The project will be developed by Chelsea Investment Corporation and will be located in Senate District 40 and Assembly District 79.

Project Number CA-21-502

Project Name Columba Apartments (fka Millenia II)
Site Address: Transit Guide Way in between Orion Avenue & Solstice Avenue
Chula Vista, CA 91915 County: San Diego
Census Tract: 133.14

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$4,830,308	\$4,999,996
Recommended:	\$4,830,308	\$4,999,996

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

Applicant Information

Applicant: Millenia II CIC, LP
Contact: Robert W. Laing
Address: 16935 West Bernardo Drive, Suite 238
San Diego, CA 92127
Phone: 858-675-0506
Email: robertlaing@pswcdc.org

General Partner(s) or Principal Owner(s): CIC Millenia II, LLC
Pacific Southwest Community Development Corp.
General Partner Type: Joint Venture
Parent Company(ies): Chelsea Investment Corporation
Pacific Southwest Community Development Corp.
Developer: Chelsea Investment Corporation
Investor/Consultant: Raymond James
Management Agent: CIC Management, Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 2
Total # of Units: 200
No. / % of Low Income Units: 198 100.00%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: Tax-Exempt

Bond Information

Issuer: Chula Vista Housing Authority
Expected Date of Issuance: 10/2021

Information

Housing Type: Large Family
Geographic Area: San Diego County
TCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting</u> <u>Number of Units</u>	<u>Percentage of</u> <u>Affordable Units</u>
30% AMI: 21	11%
50% AMI: 21	11%
60% AMI: 76	38%
70% AMI: 80	40%

Unit Mix

56	1-Bedroom Units
86	2-Bedroom Units
58	3-Bedroom Units
<u>200</u>	Total Units

<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>
22 1 Bedroom	70%	70%	\$1,516
22 1 Bedroom	60%	60%	\$1,299
6 1 Bedroom	50%	50%	\$1,083
6 1 Bedroom	30%	30%	\$650
35 2 Bedrooms	70%	70%	\$1,820
32 2 Bedrooms	60%	60%	\$1,560
9 2 Bedrooms	50%	50%	\$1,300
9 2 Bedrooms	30%	30%	\$780
23 3 Bedrooms	70%	70%	\$2,102
22 3 Bedrooms	60%	60%	\$1,802
6 3 Bedrooms	50%	50%	\$1,501
6 3 Bedrooms	30%	30%	\$901
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$14,500,000
Construction Costs	\$47,126,375
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,356,319
Soft Cost Contingency	\$640,982
Relocation	\$0
Architectural/Engineering	\$884,050
Const. Interest, Perm. Financing	\$7,418,467
Legal Fees	\$262,500
Reserves	\$785,545
Other Costs	\$14,755,876
Developer Fee	\$11,159,635
Commercial Costs	\$0
Total	\$99,889,749

Residential

Construction Cost Per Square Foot:	\$219
Per Unit Cost:	\$499,449
True Cash Per Unit Cost*:	\$477,901

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citi Community Capital - Tax Exempt	\$52,100,000	Citi Community Capital	\$33,310,000
Citi Community Capital - Taxable	\$21,993,097	CIC Opportunities Fund II	\$2,000,000
Master Developer Note	\$9,500,000	Master Developer Note	\$9,500,000
Residual Receipt Loan Accrued Interest	\$712,500	Deferred Developer Fee	\$4,309,635
Deferred Costs, Reserves, and Fees	\$11,078,390	Contributed Developer Fee	\$5,000,000
Tax Credit Equity	\$4,505,761	Residual Receipt Accrued Interest	\$712,500
		Tax Credit Equity	\$45,057,615
		TOTAL	\$99,889,749

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$92,890,532
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$120,757,691
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,830,308
Total State Credit:	\$4,999,996
Approved Developer Fee (in Project Cost & Eligible Basis):	\$11,159,635
Investor/Consultant:	Raymond James
Federal Tax Credit Factor:	\$0.85000
State Tax Credit Factor:	\$0.80000

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:	\$92,890,532
Actual Eligible Basis:	\$92,890,532
Unadjusted Threshold Basis Limit:	\$74,895,056
Total Adjusted Threshold Basis Limit:	\$133,401,957

Adjustments to Basis Limit

- Parking Beneath Residential Units or On-Site Parking Structure of Two or More Levels
- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced
- Highest or High Resource Opportunity Area
- Type II Construction
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units Income Targeted between 50% AMI & 36% AMI 10%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units Income Targeted at 35% AMI or Below: 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 4.00% 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: None.

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

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

Depot Community Apartments, located at 2595 Depot Road in Hayward, requested and is being recommended for a reservation of \$2,958,491 in annual federal tax credits and \$4,245,343 in total state tax credits to finance the new construction of 124 units of housing serving special needs tenants with rents affordable to households earning 20-70% AMI of area median income (AMI). The project will be developed by Allied Housing Inc. and will be located in Senate District 10 and Assembly District 20.

The project financing includes state funding from the California HCD Multifamily Housing Program.

Project Number CA-21-504

Project Name Depot Community Apartments
Site Address: 2595 Depot Road
Hayward CA, 94545 County: Alameda
Census Tract: 4372.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,958,491	\$4,245,343
Recommended:	\$2,958,491	\$4,245,343

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

Applicant Information

Applicant: Allied Housing, Inc
Contact: Jon White, Director of Real Estate Development
Address: 40849 Fremont Boulevard
Fremont CA, 94538
Phone: (408)941-1851
Email: jwhite@abodeservices.org

General Partner(s) or Principal Owner(s): Allied 2595 Depot LLC
General Partner Type: Nonprofit
Developer: Allied Housing Inc.
Investor/Consultant: Community Economics
Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 125
No. / % of Low Income Units: 124 100.00%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: Tax-Exempt / CDBG

Bond Information

Issuer: County of Alameda
 Expected Date of Issuance: September 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: East Bay Region
 TCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 67	54%
40% AMI: 11	9%
50% AMI: 16	13%
60% AMI: 14	11%
70% AMI: 16	13%

Unit Mix

124 SRO/Studio Units
 1 1-Bedroom Units

 125 Total Units

<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>
45 SRO/Studio	20%	14%	\$326
22 SRO/Studio	30%	29%	\$651
11 SRO/Studio	40%	38%	\$868
16 SRO/Studio	50%	48%	\$1,085
14 SRO/Studio	60%	57%	\$1,302
16 SRO/Studio	70%	57%	\$1,302
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,788,400
Construction Costs	\$40,894,309
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,030,967
Soft Cost Contingency	\$293,686
Relocation	\$0
Architectural/Engineering	\$1,925,326
Const. Interest, Perm. Financing	\$2,469,276
Legal Fees	\$68,527
Reserves	\$14,008,469
Other Costs	\$3,613,287
Developer Fee	\$6,970,108
Commercial Costs	\$1,353,161
Total	\$79,415,515

Residential

Construction Cost Per Square Foot:	\$583
Per Unit Cost:	\$622,875
True Cash Per Unit Cost*:	\$622,875

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
JPMorgan Chase Bank	\$32,593,689	HCD Multifamily Housing Program	\$20,000,000
County of Alameda Measure A-1	\$18,268,465	County of Alameda A-1	\$18,268,465
City of Hayward CDBG	\$371,400	City of Hayward Housing Authority	\$4,200,000
City of Hayward Housing Authority	\$4,200,000	City of Hayward Inclusionary Housing	\$1,610,000
General Partner Equity	\$1,000	City of Hayward CDBG	\$371,400
Tax Credit Equity	\$3,061,439	Sponsor Loan	\$4,480,260
		General Partner Equity	\$1,000
		Tax Credit Equity	\$30,484,390
		TOTAL	\$79,415,515

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$56,894,053
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$73,962,268
Applicable Rate:	4.00%
Maximum Annual Federal Credit:	\$2,958,491
Total State Credit:	\$4,245,343
Approved Developer Fee in Project Cost:	\$6,970,108
Approved Developer Fee in Eligible Basis:	\$6,767,134
Investor/Consultant:	Community Economics
Federal Tax Credit Factor:	\$0.91561
State Tax Credit Factor:	\$0.80000

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:	\$56,894,053
Actual Eligible Basis:	\$56,894,053
Unadjusted Threshold Basis Limit:	\$45,712,380
Total Adjusted Threshold Basis Limit:	\$120,680,683

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 subject to a project labor agreement or Project will use skilled and trained workforce performing within an apprenticeable occupation.

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 21%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 108%

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 4.00% 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 projects estimated cost per unit is \$622,875. The applicant noted this cost is due to the need for a capitalized operating reserve to maintain positive operating income for this special needs population. In addition, the applicant will be required to pay prevailing wages and will be subject to a project labor agreement.

The proposed rents do not include any utility allowance. The owner will pay for all utilities.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Fair Oaks Senior Apartments, located at 12057 Fair Oaks Boulevard in Fair Oaks, requested and is being recommended for a reservation of \$1,306,601 in annual federal tax credits and \$4,899,751 in total state tax credits to finance the new construction of 107 units of housing serving tenants with rents affordable to households earning 30-80% of area median income (AMI). The project will be developed by Ionic Enterprises, Inc. and will be located in Senate District 4 and Assembly District 8.

Project Number CA-21-507

Project Name Fair Oaks Senior Apartments
Site Address: 12057 Fair Oaks Boulevard
Fair Oaks, CA 95628 County: Sacramento
Census Tract: 81.39

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,306,601	\$4,899,751
Recommended:	\$1,306,601	\$4,899,751

Applicant Information

Applicant: Ionic Enterprises, Inc.
Contact: Paul Z. Stamas
Address: 3007 Douglas Blvd., Ste. 170
Roseville, CA 95661
Phone: (916) 783-0330
Email: pzstamas@surewest.net

General Partner(s) or Principal Owner(s): Ionic Enterprises, Inc.
Greek Orthodox Housing Corporation
General Partner Type: Joint Venture
Parent Company(ies): Ionic Enterprises, Inc.
Greek Orthodox Housing Corporation
Developer: Ionic Enterprises, Inc.
Investor/Consultant: WNC & Associates
Management Agent: FPI Management Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 9
 Total # of Units: 108
 No. / % of Low Income Units: 107 100.00%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt
 Utility Allowance: CUAC

Bond Information

Issuer: California Housing Finance Agency
 Expected Date of Issuance: October 28, 2021

Information

Housing Type: Non-Targeted
 Geographic Area: Capital Region
 TCAC Project Analyst: Nick White

55-Year Use / Affordability

Aggregate Targeting Number of Units	Percentage of Affordable Units
30% AMI: 11	10%
50% AMI: 11	10%
60% AMI: 74	69%
80% AMI: 11	10%

Unit Mix

40 1-Bedroom Units
68 2-Bedroom Units
108 Total Units

Unit Type & Number	2020 Rents Targeted % of Area Median Income	2020 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
4 1 Bedroom	30%	30%	\$486
4 1 Bedroom	50%	50%	\$810
29 1 Bedroom	60%	60%	\$972
3 1 Bedroom	80%	80%	\$1,296
7 2 Bedrooms	30%	30%	\$582
7 2 Bedrooms	50%	50%	\$971
45 2 Bedrooms	60%	60%	\$1,165
8 2 Bedrooms	80%	80%	\$1,554
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,000,000
Construction Costs	\$18,058,046
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$845,233
Soft Cost Contingency	\$194,566
Relocation	\$0
Architectural/Engineering	\$345,000
Const. Interest, Perm. Financing	\$1,638,609
Legal Fees	\$175,000
Reserves	\$544,907
Other Costs	\$1,180,954
Developer Fee	\$3,277,427
Commercial Costs	\$0
Total	\$28,259,742

Residential

Construction Cost Per Square Foot:	\$221
Per Unit Cost:	\$261,664
True Cash Per Unit Cost*:	\$252,939

Construction Financing

Source	Amount
KeyBank Tax Exempt Bonds	\$14,919,817
KeyBank Re-Cycled Bonds	\$2,500,000
KeyBank Taxable Tail	\$4,005,876
Deferred Developer Fee	\$3,277,427
Deferred Reserves	\$544,907
Tax Credit Equity	\$3,011,715

Permanent Financing

Source	Amount
KeyBank Real Estate Capital	\$12,258,855
Deferred Developer Fee	\$942,312
Tax Credit Equity	\$15,058,575
TOTAL	\$28,259,742

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$25,126,940
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$32,665,022
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,306,601
Total State Credit:	\$4,899,751
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,277,427
Investor/Consultant:	WNC & Associates
Federal Tax Credit Factor:	\$0.89000
State Tax Credit Factor:	\$0.70000

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:	\$25,126,940
Actual Eligible Basis:	\$25,126,940
Unadjusted Threshold Basis Limit:	\$39,169,160
Total Adjusted Threshold Basis Limit:	\$51,925,342

Adjustments to Basis Limit

Local Development Impact Fees

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units
Income Targeted between 50% AMI & 36% AMI: 10%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units
Income Targeted at 35% AMI or Below: 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 4.00% 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 will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Vermont Manchester Senior, located at 8500 South Vermont Avenue in Los Angeles, requested and is being recommended for a reservation of \$2,442,268 in annual federal tax credits to finance the new construction of 60 units of housing serving special needs tenants with rents affordable to households earning 30% of area median income (AMI). The project will be developed by BRIDGE Housing Corporation and will be located in Senate District 30 and Assembly District 30.

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

Project Number CA-21-510

Project Name Vermont Manchester Senior
Site Address: 8500 S. Vermont Ave.
 Los Angeles, CA 90044 County: Los Angeles
Census Tract: 60372383.20

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,442,268	\$0
Recommended:	\$2,442,268	\$0

Applicant Information

Applicant: VM Senior LP
Contact: Kimberly McKay
Address: 600 California St., Suite 900
 San Francisco, CA 94108
Phone: 415-989-1111
Email: kmckay@bridgehousing.com

General Partner(s) or Principal Owner(s): VM Senior LLC
General Partner Type: Nonprofit
Parent Company(ies): BRIDGE Housing Corporation
Developer: BRIDGE Housing Corporation
Investor/Consultant: California Housing Partnership Corporation
Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 62
No. / % of Low Income Units: 60 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (60 units - 100%)

Bond Information

Issuer: CMFA
 Expected Date of Issuance: October 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: Balance of Los Angeles County
 TCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 60	100%

Unit Mix

60 1-Bedroom Units
2 2-Bedroom Units
<u>62 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>
60 1 Bedroom	30%	30%	\$633
2 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$210,000
Construction Costs	\$32,021,030
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,601,052
Soft Cost Contingency	\$307,797
Relocation	\$0
Architectural/Engineering	\$420,000
Const. Interest, Perm. Financing	\$4,205,224
Legal Fees	\$921,150
Reserves	\$943,472
Other Costs	\$3,095,015
Developer Fee	\$6,126,090
Commercial Costs	\$0
Total	\$49,850,830

Residential

Construction Cost Per Square Foot:	\$776
Per Unit Cost:	\$804,046
True Cash Per Unit Cost*:	\$737,760

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
US Bank	\$25,978,399	US Bank	\$3,735,500
HCIDLA - HHH	\$7,513,309	HCIDLA - HHH	\$12,000,000
LACDA	\$7,000,000	LACDA	\$7,000,000
AHP	\$870,000	HCD AHSC	\$1,000,000
Cost Deferred Until Conversion	\$5,990,927	AHP	\$870,000
Deferred Developer Fee	\$483,634	Deferred Developer Fee	\$4,109,724
Tax Credit Equity	\$2,014,561	Tax Credit Equity	\$21,135,606
		TOTAL	\$49,850,830

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$47,018,452
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$61,123,988
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,442,268
Approved Developer Fee (in Project Cost & Eligible Basis):	\$6,126,090
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$0.86541

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:	\$47,018,452
Actual Eligible Basis:	\$47,018,452
Unadjusted Threshold Basis Limit:	\$23,552,060
Total Adjusted Threshold Basis Limit:	\$81,889,284

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 subject to a project labor agreement or Project will use skilled and trained workforce performing within an apprenticeable occupation.

100% of the Low Income Units for Special Needs Population

Local Development Impact Fees

Type III Construction

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 200%

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 4.00% 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 project's residential units are located on the 4th through the 7th floor of the building. There are two separate projects that will be constructed simultaneously along with a commercial component. Each component will have an air rights subdivision. All components will have individual ownerships and limited

This project's cost is currently estimated at \$737,760 per unit. The applicant noted the costs are attributed to the location of this infill site, the projects requirement to pay prevailing wage and the fact that its subject to a project labor agreement. In addition, the project will have subterranean parking.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Mutual Housing on the Boulevard, located at 7351 Stockton Boulevard in Sacramento, requested and is being recommended for a reservation of \$2,823,924 in annual federal tax credits and \$1,855,688 in total state tax credits to finance the new construction of 126 units of housing serving special needs tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Mutual Housing California and will be located in Senate District 6 and Assembly District 9.

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

Project Number CA-21-511

Project Name Mutual Housing on the Boulevard
Site Address: 7351 Stockton Boulevard
 Sacramento, CA 95823 County: Sacramento
Census Tract: 50.01

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,823,924	\$1,855,688
Recommended:	\$2,823,924	\$1,855,688

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

Applicant Information

Applicant: Mutual Housing California
Contact: Roberto Jimenez
Address: 3321 Power Inn Road, Suite 320
 Sacramento, CA 95826
Phone: 916-453-8400
Email: roberto@mutualhousing.com

General Partner(s) or Principal Owner(s): Stockton Boulevard Mutual Housing LLC
General Partner Type: Nonprofit
Parent Company(ies): Mutual Housing California
Developer: Mutual Housing California
Investor/Consultant: California Housing Partnership
Management Agent: Mutual Housing Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 7
 Total # of Units: 127
 No. / % of Low Income Units: 126 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (67 Units - 53%)

Bond Information

Issuer: Sacramento Housing & Redevelopment Agency
 Expected Date of Issuance: September 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: Capital Region
 TCAC Project Analyst: Sarah Gullikson

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 67	53%
40% AMI: 18	14%
50% AMI: 18	14%
60% AMI: 23	18%

Unit Mix

65 1-Bedroom Units
 44 2-Bedroom Units
18 3-Bedroom Units
 127 Total Units

Unit Type & Number	2020 Rents Targeted % of Area Median Income	2020 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
32 1 Bedroom	30%	30%	\$486
7 2 Bedrooms	30%	30%	\$582
1 3 Bedrooms	30%	30%	\$673
14 1 Bedroom	30%	30%	\$486
8 2 Bedrooms	30%	30%	\$582
5 3 Bedrooms	30%	30%	\$673
3 1 Bedroom	40%	40%	\$648
5 2 Bedrooms	40%	40%	\$777
1 3 Bedrooms	40%	40%	\$898
3 1 Bedroom	40%	40%	\$648
4 2 Bedrooms	40%	40%	\$777
2 3 Bedrooms	40%	40%	\$898
3 1 Bedroom	50%	50%	\$810
4 2 Bedrooms	50%	50%	\$971
1 3 Bedrooms	50%	50%	\$1,122
3 1 Bedroom	50%	50%	\$810
5 2 Bedrooms	50%	50%	\$971
2 3 Bedrooms	50%	50%	\$1,122
4 1 Bedroom	60%	60%	\$972
5 2 Bedrooms	60%	60%	\$1,165
2 3 Bedrooms	60%	60%	\$1,346
3 1 Bedroom	60%	60%	\$972
5 2 Bedrooms	60%	60%	\$1,165
4 3 Bedrooms	60%	60%	\$1,346
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,195,904
Construction Costs	\$38,238,053
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,936,025
Soft Cost Contingency	\$250,000
Relocation	\$0
Architectural/Engineering	\$1,850,620
Const. Interest, Perm. Financing	\$2,828,015
Legal Fees	\$185,000
Reserves	\$1,519,663
Other Costs	\$3,040,744
Developer Fee	\$7,083,423
Commercial Costs	\$0
Total	\$58,127,447

Residential

Construction Cost Per Square Foot:	\$301
Per Unit Cost:	\$457,696
True Cash Per Unit Cost*:	\$445,407

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
US Bank Tax-Exempt	\$29,940,491	US Bank Tax-Exempt	\$7,724,000
US Bank Taxable Tail	\$11,666,759	HCD - NPLH	\$12,302,774
SHRA	\$6,210,000	SHRA	\$6,900,000
Deferred Costs	\$3,304,233	Deferred Developer Fee	\$1,560,777
Deferred Developer Fee	\$1,560,777	General Partner Equity	\$3,072,646
General Partner Equity	\$3,072,646	Tax Credit Equity	\$26,567,250
Tax Credit Equity	\$2,372,541	TOTAL	\$58,127,447

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$54,306,240
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$70,598,112
Applicable Rate:	4.00%
Maximum Annual Federal Credit:	\$2,823,924
Total Annual Federal Credit:	\$2,823,924
Total State Credit:	\$1,855,688
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,083,423
Investor/Consultant:	California Housing Partnership
Federal Tax Credit Factor:	\$0.88494
State Tax Credit Factor:	\$0.85000

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:	\$54,306,240
Actual Eligible Basis:	\$54,306,240
Unadjusted Threshold Basis Limit:	\$46,822,173
Total Adjusted Threshold Basis Limit:	\$121,297,755

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

Income Targeted between 50% AMI & 36% AMI: 28%

Income Targeted at 35% AMI or Below: 106%

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 4% 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: None.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Hecker Pass Apartments, located at 1520 Hecker Pass Highway in Gilroy, requested and is being recommended for a reservation of \$1,470,942 in annual federal tax credits to finance the new construction of 99 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 JEMCOR Development Partners, LLC and will be located in Senate District 30 and Assembly District 17.

Project Number CA-21-512

Project Name Hecker Pass Apartments
Site Address: 1520 Hecker Pass Highway
 Gilroy, CA 95020 County: Santa Clara
Census Tract: 5125.10

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,470,942	\$0
Recommended:	\$1,470,942	\$0

Applicant Information

Applicant: JEMCOR Development Partners, LLC
Contact: Jonathan Emami
Address: 1700 South El Camino Real, Suite 400
 San Mateo, CA 94402
Phone: 415-941-5832
Email: jemami@jemcorparkers.com

General Partner(s) or Principal Owner(s): JEMCOR
 Pacific Housing, Inc.

General Partner Type: Joint Venture
Parent Company: JEMCOR
 Pacific Housing, Inc.

Developer: JEMCOR Development Partners, LLC
Investor/Consultant: Boston Financial
Management Agent: FPI Management

Project Information

Construction Type: New Construction
Total # Residential Buildings: 5
Total # of Units: 100
No. / % of Low Income Units: 99 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: September 1, 2021

Information

Housing Type: Large Family
 Geographic Area: South and West Bay Region
 TCAC Project Analyst: Sarah Gullikson

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 10	10%
50% AMI: 10	10%
60% AMI: 79	80%

Unit Mix

55 2-Bedroom Units
45 3-Bedroom Units
<u>100 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>
4 2 Bedrooms	50%	50%	\$1,777
36 2 Bedrooms	60%	59%	\$2,087
1 2 Bedrooms	50%	50%	\$1,777
8 2 Bedrooms	60%	59%	\$2,087
3 3 Bedrooms	50%	50%	\$2,053
19 3 Bedrooms	60%	60%	\$2,463
2 3 Bedrooms	50%	50%	\$2,053
16 3 Bedrooms	60%	60%	\$2,463
4 2 Bedrooms	30%	30%	\$1,066
1 2 Bedrooms	30%	30%	\$1,066
3 3 Bedrooms	30%	30%	\$1,231
2 3 Bedrooms	30%	30%	\$1,231
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,000,000
Construction Costs	\$25,172,034
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,234,371
Soft Cost Contingency	\$253,597
Relocation	\$0
Architectural/Engineering	\$1,558,525
Const. Interest, Perm. Financing	\$3,835,937
Legal Fees	\$355,000
Reserves	\$1,127,063
Other Costs	\$4,982,389
Developer Fee	\$5,336,022
Commercial Costs	\$0
Total	\$48,854,938

Residential

Construction Cost Per Square Foot:	\$263
Per Unit Cost:	\$488,549
True Cash Per Unit Cost*:	\$458,968

Construction Financing

Source	Amount
Align Finance - Tax Exempt	\$25,000,000
Align Finance	\$9,000,000
Lease Up Income	\$358,333
Deferred Reserve Funding	\$1,127,064
Deferred Developer Fee	\$4,147,074
Tax Credit Equity	\$9,222,467

Permanent Financing

Source	Amount
Align Finance Tax Exempt	\$32,300,000
Deferred Developer Fee	\$2,958,126
Lease Up Income	\$358,333
Tax Credit Equity	\$13,238,479
TOTAL	\$48,854,938

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$40,909,503
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$40,909,503
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,470,942
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,336,022
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.90000

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:	\$40,909,503
Actual Eligible Basis:	\$40,909,503
Unadjusted Threshold Basis Limit:	\$68,911,200
Total Adjusted Threshold Basis Limit:	\$89,584,560

Adjustments to Basis Limit

Income Targeted between 50% AMI & 36% AMI:	10%
Income Targeted at 35% AMI or Below:	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 4.00% 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: None.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Aquila Apartments f.k.a. 3Roots, located south of 9900 Camino Santa Fe in San Diego, requested and is being recommended for a reservation of \$3,852,698 in annual federal tax credits and \$1,560,000 in total state tax credits to finance the new construction of 178 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 Chelsea Investment Corporation and will be located in Senate District 39 and Assembly District 77.

Project Number	CA-21-513	
Project Name	Aquila Apartments f.k.a. 3Roots	
Site Address:	South of 9900 Camino Santa Fe San Diego, CA 92126 County: San Diego	
Census Tract:	83.50	
Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$3,852,698	\$1,560,000
Recommended:	\$3,852,698	\$1,560,000

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant:	3Roots CIC, LP.
Contact:	Cheri Hoffman
Address:	6339 Paseo Del Lago Carlsbad, CA 92011
Phone:	760-456-6000
Email:	cherihoffman@chelseainvestco.com

General Partner(s) or Principal Owner(s):	CIC 3Roots, LLC. Pacific Southwest Community Development Corporatior
General Partner Type:	Joint Venture
Parent Company(ies):	Chelsea Investment Corporation Pacific Southwest Community Development Corporatior
Developer:	Chelsea Investment Corporation
Investor/Consultant:	The Richman Group
Management Agent:	CIC Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 180
 No. / % of Low Income Units: 178 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Bond Information

Issuer: San Diego Housing Commission
 Expected Date of Issuance: 10/2021

Information

Housing Type: Large Family
 Geographic Area: San Diego County
 TCAC Project Analyst: Sarah Gullikson

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 18	10%
50% AMI: 18	10%
60% AMI: 142	80%

Unit Mix

24 1-Bedroom Units
79 2-Bedroom Units
77 3-Bedroom Units
<u>180 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>
20 1 Bedroom	60%	60%	\$1,299
2 1 Bedroom	50%	50%	\$1,082
2 1 Bedroom	30%	30%	\$649
62 2 Bedrooms	60%	60%	\$1,560
8 2 Bedrooms	50%	50%	\$1,300
8 2 Bedrooms	30%	30%	\$779
60 3 Bedrooms	60%	60%	\$1,800
8 3 Bedrooms	50%	50%	\$1,500
8 3 Bedrooms	30%	30%	\$900
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$6,030,501
Construction Costs	\$43,427,228
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,171,361
Soft Cost Contingency	\$387,343
Relocation	\$0
Architectural/Engineering	\$1,798,000
Const. Interest, Perm. Financing	\$4,299,047
Legal Fees	\$267,500
Reserves	\$671,490
Other Costs	\$8,036,690
Developer Fee	\$9,142,219
Commercial Costs	\$0
Total	\$76,231,379

Residential

Construction Cost Per Square Foot:	\$178
Per Unit Cost:	\$423,508
True Cash Per Unit Cost*:	\$382,995

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citi Community Capital -T.E.	\$40,000,000	Citi Community Capital	\$27,440,000
Citi Community Capital	\$15,151,828	Land Donation	\$1
Land Donation	\$1	CIC Opportunities Fund II	\$2,200,000
Mesa Canyon Community Partners	\$6,000,000	Mesa Canyon Community Partners	\$6,000,000
Accrued Interest	\$360,000	Accrued Interest	\$360,000
Deferred Costs	\$11,425,633	Deferred Developer Fee	\$2,642,219
Tax Credit Equity	\$3,293,916	General Partner Contribution	\$4,650,000
		Tax Credit Equity	\$32,939,159
		TOTAL	\$76,231,379

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$74,090,345
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$96,317,449
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,852,698
Total State Credit:	\$1,560,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,142,219
Investor/Consultant:	The Richman Group
Federal Tax Credit Factor:	\$0.82500
State Tax Credit Factor:	\$0.74000

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:	\$74,090,345
Actual Eligible Basis:	\$74,090,345
Unadjusted Threshold Basis Limit:	\$71,558,064
Total Adjusted Threshold Basis Limit:	\$121,513,744

Adjustments to Basis Limit

- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced
- Highest or High Resource Opportunity Area
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 10%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 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 4.00% 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: None.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Junction Crossing Apartments, located at 120 Pacific Street in Roseville, requested and is being recommended for a reservation of \$1,088,931 in annual federal tax credits to finance the new construction of 79 units of housing serving tenants with rents affordable to households earning 30-70% of area median income (AMI). The project will be developed by St. Anton Communities, LLC and will be located in Senate District 4 and Assembly District 6.

Project Number CA-21-519

Project Name Junction Crossing Apartments
Site Address: 120 Pacific Street
 Roseville CA, 95678 County: Placer
Census Tract: 210.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,088,931	\$0
Recommended:	\$1,088,931	\$0

Applicant Information

Applicant: Junction Station, LP
Contact: Sahar Soltani
Address: 1801 I Street, Suite 200
 Sacramento CA, 95811
Phone: (916) 471-3000
Email: ss@antoncap.com

General Partner(s) or Principal Owner(s): St. Anton Junction Station, LLC
 PacH Anton South Holdings, LLC

General Partner Type: Joint Venture

Parent Company(ies): Blue Bronco, LLC
 Pacific Housing, Inc.

Developer: St. Anton Communities, LLC

Investor/Consultant: Boston Financial

Management Agent: St. Anton Multifamily, Inc

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 80

No. / % of Low Income Units: 79 100.00%

Federal Set-Aside Elected: 40%/60% Average Income

Federal Subsidy: Tax-Exempt

Bond Information

Issuer: CalPFA
 Expected Date of Issuance: May 26, 2021

Information

Housing Type: Non-Targeted
 Geographic Area: Capital Region
 TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting		Percentage of
Number of Units		Affordable Units
30% AMI:	8	10%
50% AMI:	8	10%
60% AMI:	40	51%
70% AMI:	23	29%

Unit Mix

20 SRO/Studio Units
 60 1-Bedroom Units
 80 Total Units

Unit Type & Number	2020 Rents Targeted % of Area Median Income	2020 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
2 SRO/Studio	30%	30%	\$453
6 1 Bedroom	30%	30%	\$486
2 SRO/Studio	50%	50%	\$756
6 1 Bedroom	50%	50%	\$810
10 SRO/Studio	60%	60%	\$907
30 1 Bedroom	60%	60%	\$972
6 SRO/Studio	70%	70%	\$1,058
17 1 Bedroom	70%	70%	\$1,134
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,413,492
Construction Costs	\$12,976,211
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$641,286
Soft Cost Contingency	\$167,962
Relocation	\$0
Architectural/Engineering	\$633,326
Const. Interest, Perm. Financing	\$968,571
Legal Fees	\$220,885
Reserves	\$196,144
Other Costs	\$3,431,420
Developer Fee	\$2,730,000
Commercial Costs	\$0
Total	\$23,379,297

Residential

Construction Cost Per Square Foot:	\$257
Per Unit Cost:	\$292,241
True Cash Per Unit Cost*:	\$286,164

Construction Financing

<u>Source</u>	<u>Amount</u>
Banner Bank	\$15,700,000
City of Roseville Subordinate Loan	\$4,360,000
Tax Credit Equity	\$1,067,000

Permanent Financing

<u>Source</u>	<u>Amount</u>
Banner Bank	\$7,600,000
City of Roseville Subordinate Loan	\$4,360,000
Deferred Interest	\$261,600
Deferred Developer Fee	\$486,175
Tax Credit Equity	\$10,671,522
TOTAL	\$23,379,297

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$20,943,072
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$27,225,994
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,088,931
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,730,000
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.98000

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:	\$20,943,072
Actual Eligible Basis:	\$20,943,072
Unadjusted Threshold Basis Limit:	\$24,827,280
Total Adjusted Threshold Basis Limit:	\$37,304,910

Adjustments to Basis Limit

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 10%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 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 are below the minimum operating expenses established in the Regulations (See "Significant Information / Additional Conditions" Section below), and the project pro forma shows a positive cash flow from year one. Staff has calculated federal tax credits based on 4.00% 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

This Project's annual per unit operating expense total is below the TCAC published per unit operating minimums of \$5,300. As allowed by TCAC Regulation Section 10327(g)(1), TCAC approves an annual per unit operating expense total of \$4,535 on agreement of the permanent lender and equity investor.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

619 Westlake, located at 619, 623, 627, and 629 South Westlake Avenue in Los Angeles, requested and is being recommended for a reservation of \$2,497,429 in annual federal tax credits and \$4,884,046 in total state tax credits to finance the new construction of 77 units of housing serving special needs tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Meta Housing Corporation and will be located in Senate District 24 and Assembly District 53.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the NPLH/IIG/AHSC programs of HCD.

Project Number CA-21-529

Project Name 619 Westlake
Site Address: 619, 623, 627, and 629 South Westlake Avenue
Los Angeles, CA 90057 County: Los Angeles
Census Tract: 2089.03

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,497,429	\$4,884,046
Recommended:	\$2,497,429	\$4,884,046

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant: 619 Westlake, LP
Contact: Chris Maffris
Address: 11150 West Olympic Boulevard, Suite 620
Los Angeles, CA 90064
Phone: 310-575-3543
Email: cmaffris@metahousing.com

General Partner(s) or Principal Owner(s): 619 Westlake, LLC
Westlake Affordable Housing, LLC

General Partner Type: Joint Venture
Parent Company(ies): Meta Housing Corporation
Ceasar Chavez Foundation

Developer: Meta Housing Corporation
Investor/Consultant: Red Stone Equity Partners
Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 78
 No. / % of Low Income Units: 77 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt/HUD Section 8 Project-based Vouchers (39 Units - 50%)

Bond Information

Issuer: City of Los Angeles
 Expected Date of Issuance: September 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: City of Los Angeles
 TCAC Project Analyst: Sarah Gullikson

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 39	51%
60% AMI: 38	49%

Unit Mix

38 1-Bedroom Units
20 2-Bedroom Units
20 3-Bedroom Units
<u>78 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>
8 1 Bedroom	30%	22%	\$464
27 1 Bedroom	30%	30%	\$633
3 1 Bedroom	60%	60%	\$1,267
2 2 Bedrooms	30%	30%	\$760
17 2 Bedrooms	60%	60%	\$1,520
2 3 Bedrooms	30%	29%	\$845
18 3 Bedrooms	60%	58%	\$1,689
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$314,250
Construction Costs	\$34,046,287
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,404,629
Soft Cost Contingency	\$315,898
Relocation	\$0
Architectural/Engineering	\$2,287,110
Const. Interest, Perm. Financing	\$3,211,999
Legal Fees	\$418,500
Reserves	\$1,057,842
Other Costs	\$2,288,772
Developer Fee	\$3,500,000
Commercial Costs	\$0
Total	\$50,845,286

Residential

Construction Cost Per Square Foot:	\$410
Per Unit Cost:	\$651,863
True Cash Per Unit Cost*:	\$634,297

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Wells Fargo - Tax Exempt	\$26,300,000	CCRC	\$9,689,000
Wells Fargo Taxable Tail	\$9,700,000	HCD - AHSC	\$9,000,000
LACDA - NPLH	\$4,600,000	LACDA - NPLH	\$4,600,000
HCD - IIG	\$1,800,000	HCD - IIG	\$1,800,000
Deferred Operating Reserve	\$320,028	Deferred Developer Fee	\$1,370,132
Deferred Developer Fee	\$3,248,027	Tax Credit Equity	\$24,386,155
State Tax Credit Equity	\$781,857	TOTAL	\$50,845,286
Federal Tax Credit Equity	\$4,095,374		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$48,027,484
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$62,435,729
Applicable Rate:	4.00%
Maximum Annual Federal Credit:	\$2,497,429
Total Maximum Annual Federal Credit:	\$2,497,429
Total State Credit:	\$4,884,046
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,500,000
Investor/Consultant:	Red Stone Equity Partners
Federal Tax Credit Factor:	\$0.82000
State Tax Credit Factor:	\$0.80000

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:	\$48,027,484
Actual Eligible Basis:	\$48,027,484
Unadjusted Threshold Basis Limit:	\$35,096,838
Total Adjusted Threshold Basis Limit:	\$82,038,183

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

Parking Beneath Residential Units or On-Site Parking Structure of Two or More Levels

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.

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 100%

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 4.00% 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:

Staff noted a per unit development cost of \$634,297 per unit. The applicant noted that the per unit cost is attributed to the project paying prevailing wage, the project incorporating Green Point Rated Gold energy efficiency features, and escalating material and labor costs.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

The Brine Residential, located at 3016 North Main Street in Los Angeles, requested and is being recommended for a reservation of \$2,320,555 in annual federal tax credits to finance the new construction of 96 units of housing serving special needs tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Decro Corporation and will be located in Senate District 24 and Assembly District 45.

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

Project Number CA-21-530

Project Name The Brine Residential
Site Address: 3016 North Main Street
Los Angeles, CA 90031 County: Los Angeles
Census Tract: 1999.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,320,555	\$0
Recommended:	\$2,320,555	\$0

Applicant Information

Applicant: Brine Residential, LP
Contact: Laura Vandeweghe
Address: 3431 Wesley Street, Suite F
Culver City, CA 90232
Phone: 424-603-4568
Email: lvandeweghe@decro.org

General Partner(s) or Principal Owner(s): Brine PSH LLC
Decro Brine Residential, LLC
Decro Corporation
General Partner Type: Nonprofit
Parent Company(ies): Decro
Developer: Decro Corporation
Investor/Consultant: National Equity Fund, INC
Management Agent: FPI Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 97
 No. / % of Low Income Units: 96 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt/HUD Section 8 Project-based Vouchers (49 Units - 51%)

Bond Information

Issuer: HCIDLA
 Expected Date of Issuance: October 25, 2021

Information

Housing Type: Special Needs
 Geographic Area: City of Los Angeles
 TCAC Project Analyst: Sarah Gullikson

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 49	51%
60% AMI: 47	49%

Unit Mix

56 SRO/Studio Units
 35 1-Bedroom Units
 5 2-Bedroom Units
 1 4-Bedroom Units

 97 Total Units

<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>
28 SRO/Studio	30%	30%	\$591
18 1 Bedroom	30%	30%	\$633
2 2 Bedrooms	30%	30%	\$760
1 4 Bedrooms	30%	30%	\$980
28 SRO/Studio	60%	60%	\$1,183
17 1 Bedroom	60%	60%	\$1,267
2 2 Bedrooms	60%	60%	\$1,521
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$7,707,334
Construction Costs	\$32,088,127
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,222,977
Soft Cost Contingency	\$624,201
Relocation	\$600,000
Architectural/Engineering	\$1,160,311
Const. Interest, Perm. Financing	\$2,022,452
Legal Fees	\$370,000
Reserves	\$1,243,224
Other Costs	\$1,580,471
Developer Fee	\$5,820,791
Commercial Costs	\$0
Total	\$55,439,888

Residential

Construction Cost Per Square Foot:	\$447
Per Unit Cost:	\$571,545
True Cash Per Unit Cost*:	\$536,552

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
US Bank Tax Exempt	\$26,072,770	Berkadia	\$11,381,511
HCD - NPLH	\$10,570,000	HCD - NPLH	\$10,570,000
HCIDLA - HHH	\$8,971,278	HCIDLA - HHH	\$10,000,000
Deferred Cost	\$6,289,297	General Partner Equity	\$3,394,380
Tax Credit Equity	\$3,536,543	Tax Credit Equity	\$20,093,997
		TOTAL	\$55,439,888

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$44,626,063
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$58,013,882
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,320,555
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,820,791
Investor/Consultant:	National Equity Fund, INC
Federal Tax Credit Factor:	\$0.86591

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:	\$44,626,063
Actual Eligible Basis:	\$44,626,063
Unadjusted Threshold Basis Limit:	\$34,460,934
Total Adjusted Threshold Basis Limit:	\$82,624,075

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 subject to a project labor agreement or Project will use skilled and trained workforce performing within an apprenticeable occupation.

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

- Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less.

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 102%

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 4.00% 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

Staff noted a per unit cost of \$536,552. The applicant noted the per unit cost is attributed to higher than typical land acquisition costs, carrying costs, the cost to underground utilities unique to the site, and Davis Bacon prevailing wage.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

McDaniel House, located at 1043 & 1049 Harvard Boulevard in Los Angeles, requested and is being recommended for a reservation of \$892,161 in annual federal tax credits and \$2,177,055 in total state tax credits to finance the new construction of 46 units of housing serving tenants with rents affordable to households earning 30-50% of area median income (AMI). The project will be developed by Decro Corporation and Daylight Community Development, LLC and will be located in Senate District 24 and Assembly District 53.

The project will be receiving rental assistance in the form of Department of Health Services (DHS) of Los Angeles County Rental Assistance.

Project Number CA-21-531

Project Name McDaniel House
Site Address: 1043 & 1049 Harvard Boulevard
 Los Angeles, CA 90006 County: Los Angeles
Census Tract: 2132.01

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$892,161	\$2,177,055
Recommended:	\$892,161	\$2,177,055

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant: 1043 Harvard, L.P.
Contact: Greg Comanor
Address: 3431 Wesley Street, Suite F
 Culver City, CA 90232
Phone: 818-400-1510
Email: greg@daylight.la

General Partner(s) or Principal Owner(s): Decro Harvard LLC
 Daylight Harvard, LLC
 Angelino Supportive Housing Partners, LLC

General Partner Type: Joint Venture

Parent Company(ies): Decro Corporation
 Daylight Community Development, LLC
 Angelino Supportive Housing Partners, LLC

Developer: Decro Corporation / Daylight Community Development,
Investor/Consultant: R4 Capital
Management Agent: FPI Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 47
 No. / % of Low Income Units: 46 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Bond Information

Issuer: City of Los Angeles
 Expected Date of Issuance: September 15, 2021

Information

Housing Type: Non-Targeted
 Geographic Area: City of Los Angeles
 TCAC Project Analyst: Sarah Gullikson

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 1	2%
50% AMI: 45	98%

Unit Mix

38 SRO/Studio Units
7 1-Bedroom Units
2 2-Bedroom Units
<u>47 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>
38 SRO/Studio	50%	50%	\$986
7 1 Bedroom	50%	50%	\$1,056
1 2 Bedrooms	30%	30%	\$760
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,020,583
Construction Costs	\$11,252,325
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$675,000
Soft Cost Contingency	\$98,538
Relocation	\$123,604
Architectural/Engineering	\$685,700
Const. Interest, Perm. Financing	\$1,510,000
Legal Fees	\$200,000
Reserves	\$256,356
Other Costs	\$982,912
Developer Fee	\$2,237,863
Commercial Costs	\$0
Total	\$22,042,881

Residential

Construction Cost Per Square Foot:	\$451
Per Unit Cost:	\$468,997
True Cash Per Unit Cost*:	\$468,997

Construction Financing

Source	Amount
Citi Community Capital - T.E.	\$10,750,000
Citi Community Capital	\$1,969,059
Prop HHH	\$6,440,000
Deferred Costs	\$331,356
Deferred Developer Fee	\$1,118,118
Tax Credit Equity	\$1,434,348

Permanent Financing

Source	Amount
Citi Community Capital	\$6,040,563
Prop HHH	\$6,440,000
Tax Credit Equity	\$9,562,318
TOTAL	\$22,042,881

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$17,156,947
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$22,304,031
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$892,161
Total State Credit:	\$2,177,055
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,237,863
Investor/Consultant:	R4 Capital
Federal Tax Credit Factor:	\$0.88880
State Tax Credit Factor:	\$0.75000

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:	\$17,156,947
Actual Eligible Basis:	\$17,156,947
Unadjusted Threshold Basis Limit:	\$15,988,909
Total Adjusted Threshold Basis Limit:	\$37,359,639

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

100% of the Low Income Units for Special Needs Population

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 97%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 4%

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 4.00% 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: 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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

NoHo 5050 Apartments, located at 5050 Bakman Avenue in Los Angeles, requested and is being recommended for a reservation of \$1,045,432 in annual federal tax credits and \$1,863,168 in total state tax credits to finance the new construction of 39 units of housing serving special needs tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Decro Corporation & Daylight Community Development, LLC and will be located in Senate District 46 and Assembly District 18.

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

Project Number CA-21-532

Project Name NoHo 5050 Apartments
Site Address: 5050 Bakman Avenue
Los Angeles, CA 91601 County: Los Angeles
Census Tract: 1254.01

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,045,432	\$1,735,835
Recommended:	\$1,045,432	\$1,735,835

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant: NoHo 5050, L.P.
Contact: Greg Comanor
Address: 3431 Wesley Street, Suite F
Culver City, CA 90232
Phone: 818-400-1510
Email: greg@daylight.la

General Partner(s) or Principal Owner(s): Decro NoHo 5050, LLC
NoHo 5050 PSH, LLC
Daylight Community Development, LLC

General Partner Type: Joint Venture

Parent Company(ies): Decro Corporation
Downtown Women's Center

Developer: Decro Corporation
Daylight Community Development, LLC

Investor/Consultant: Hudson Housing Capital

Management Agent: FPI Management

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 40
 No. / % of Low Income Units: 39 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt/HUD Section 8 Project-based Vouchers (32 Units - 82%)

Bond Information

Issuer: City of Los Angeles
 Expected Date of Issuance: October 15, 2021

Information

Housing Type: Special Needs
 Geographic Area: City of Los Angeles
 TCAC Project Analyst: Sarah Gullikson

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 32	82%
60% AMI: 7	18%

Unit Mix

4 SRO/Studio Units
28 1-Bedroom Units
8 2-Bedroom Units
<u>40 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>
4 SRO/Studio	30%	20%	\$391
28 1 Bedroom	30%	21%	\$447
7 2 Bedrooms	60%	40%	\$1,006
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,284,890
Construction Costs	\$14,117,472
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$845,040
Soft Cost Contingency	\$113,828
Relocation	\$395,000
Architectural/Engineering	\$694,386
Const. Interest, Perm. Financing	\$1,277,171
Legal Fees	\$225,000
Reserves	\$356,640
Other Costs	\$978,267
Developer Fee	\$2,622,321
Commercial Costs	\$0
Total	\$23,910,015

Residential

Construction Cost Per Square Foot:	\$550
Per Unit Cost:	\$597,750
True Cash Per Unit Cost*:	\$594,692

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
ATAX - Tax Exempt	\$11,250,000	ATAX	\$5,551,184
ATAX	\$1,642,196	HCIDLA - HHH	\$3,364,832
HCIDLA - HHH	\$3,364,832	LACDA - NPLH	\$4,370,000
LACDA - NPLH	\$4,304,450	General Partner Contribution	\$122,321
Deferred Costs	\$482,140	Tax Credit Equity	\$10,501,678
Developer Fee Deferred	\$1,250,000	TOTAL	\$23,910,015
General Partner Contribution	\$122,321		
Tax Credit Equity	\$1,494,076		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$20,104,459
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$26,135,797
Applicable Rate:	4.00%
Maximum Annual Federal Credit:	\$1,045,432
Total Maximum Annual Federal Credit:	\$1,045,432
Total State Credit:	\$1,735,835
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,622,321
Investor/Consultant:	Hudson Housing Capital
Federal Tax Credit Factor:	\$0.88000
State Tax Credit Factor:	\$0.75000

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:	\$20,104,459
Actual Eligible Basis:	\$20,104,459
Unadjusted Threshold Basis Limit:	\$15,516,864
Total Adjusted Threshold Basis Limit:	\$45,748,618

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
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 164%

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 4.00% 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

Staff noted a per unit development cost of \$594,692. The applicant noted that the high per unit cost is attributed to commercial prevailing wage, which is estimated to be 13% more expensive than a traditional Residential Prevailing Wage, the high cost region, and the cost of building on a narrow infill site.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

Pointe on La Brea, located at 843 N. La Brea Avenue in Los Angeles, requested and is being recommended for a reservation of \$1,287,828 in annual federal tax credits to finance the new construction of 49 units of housing serving special needs tenants with rents affordable to households earning 30% of area median income (AMI). The project will be developed by EAH Housing and will be located in Senate District 26 and Assembly District 50.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-21-534

Project Name Pointe on La Brea
Site Address: 843 N. La Brea Avenue
Los Angeles, CA 90038 County: Los Angeles
Census Tract: 1920.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,287,828	\$0
Recommended:	\$1,287,828	\$0

Applicant Information

Applicant: Pointe on La Brea, L.P.
Contact: Welton Jordan
Address: 22 Pelican Way
San Rafael, CA 94901
Phone: 415-295-8876
Email: welton.jordan@eahhousing.org

General Partner(s) or Principal Owner(s): Pointe on La Brea EAH, LLC
General Partner Type: Nonprofit
Parent Company(ies): EAH Inc.
Developer: EAH Housing
Investor/Consultant: Union Bank
Management Agent: EAH Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 50
No. / % of Low Income Units: 49 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt/HUD Section 8 Project-based Vouchers (49 units-100%)

Bond Information

Issuer: City of Los Angeles
 Expected Date of Issuance: October 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: City of Los Angeles
 TCAC Project Analyst: Jonghyun (Tommy) Shim / Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 49	100%

Unit Mix

49 Studio Units
1 2-Bedroom Unit
<u>50 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>
49 Studio	30%	30%	\$592
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,743,775
Construction Costs	\$16,962,853
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,723,242
Soft Cost Contingency	\$292,226
Relocation	\$0
Architectural/Engineering	\$731,900
Const. Interest, Perm. Financing	\$2,031,972
Legal Fees	\$140,400
Reserves	\$705,058
Other Costs	\$1,268,854
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	<u>\$32,100,280</u>

Residential

Construction Cost Per Square Foot:	\$622
Per Unit Cost:	\$642,006
True Cash Per Unit Cost*:	\$642,006

Construction Financing**Permanent Financing**

Source	Amount	Source	Amount
Union Bank	\$16,517,224	Union Bank	\$3,351,000
LACDA - NPLH	\$5,200,800	LACDA - NPLH	\$5,280,000
LACDA - AHTF	\$4,925,000	LACDA - AHTF	\$5,000,000
HCIDLA - HHH	\$1,843,652	HCIDLA - HHH	\$7,403,758
Deferred Costs	\$2,546,568	Accrued/Deferred Interest	\$30,042
Accrued/Deferred Interest	\$30,042	Tax Credit Equity	\$11,035,480
Tax Credit Equity	\$1,037,094	TOTAL	\$32,100,280

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$24,765,917
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$32,195,692
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,287,828
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Investor/Consultant:	Union Bank
Federal Tax Credit Factor:	\$0.85691

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:	\$24,765,917
Actual Eligible Basis:	\$24,765,917
Unadjusted Threshold Basis Limit:	\$16,492,361
Total Adjusted Threshold Basis Limit:	\$56,673,874

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.

100% of the Low Income Units for Special Needs Population.

Local Development Impact Fees.

95% of Upper Floor Units are Elevator-Serviced.

Highest or High Resource Opportunity Area.

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 200%

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 4.00% 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 estimated cost of the project is over \$640,000 per unit. Factors contributing to this include land acquisition cost of \$5,200,000, the escalating cost of construction materials and labor in Los Angeles, the cost to remediate potentially contaminated soil on the project site, the cost to comply with local transit authority open space requirements, and legal costs associated with a neighborhood group’s appeal of the project.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

The Quincy, located at 2652 & 2662 West Pico Blvd. in Los Angeles, requested and is being recommended for a reservation of \$1,024,325 in annual federal tax credits to finance the new construction of 53 units of housing serving special needs tenants with rents affordable to households earning 30% of area median income (AMI). The project will be developed by Wakeland Housing & Development and will be located in Senate District 24 and Assembly District 53.

The Quincy will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the NPLH and IIG programs of HCD.

Project Number CA-20-535

Project Name The Quincy
 Site Address: 2652 & 2662 West Pico Blvd.
 Los Angeles, CA 90006 County: Los Angeles
 Census Tract: 2212.20

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,024,325	\$0
Recommended:	\$1,024,325	\$0

Applicant Information

Applicant: Wakeland Quincy LP
 Contact: Dani McMillin
 Address: 1230 Columbia Street, #950
 San Diego, CA 92101
 Phone: (607) 227-8898
 Email: dmcmillin@wakelandhdc.com

General Partner(s) or Principal Owner(s): Wakeland Quincy LLC
 General Partner Type: Nonprofit
 Parent Company(ies): Wakeland Housing and Development Corporation
 Developer: Wakeland Housing & Development
 Investor/Consultant: California Housing Partnership
 Management Agent: ConAm Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 54
 No. / % of Low Income Units: 53 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (53 units - 100%)

Bond Information

Issuer: City of Los Angeles
 Expected Date of Issuance: October 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: City of Los Angeles
 TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 53	100%

Unit Mix

53 SRO/Studio Units
<u>1 2-Bedroom Units</u>
54 Total Units

<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>
53 SRO/Studio	30%	30%	\$591
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$5,109,212
Construction Costs	\$15,923,330
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,621,504
Soft Cost Contingency	\$187,249
Relocation	\$255,000
Architectural/Engineering	\$1,478,595
Const. Interest, Perm. Financing	\$2,030,035
Legal Fees	\$150,000
Reserves	\$941,464
Other Costs	\$2,242,888
Developer Fee	\$3,340,190
Commercial Costs	<u>\$0</u>
Total	\$33,279,467

Residential

Construction Cost Per Square Foot:	\$472
Per Unit Cost:	\$616,286
True Cash Per Unit Cost*:	\$616,286

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Wells Fargo Tax-Exempt Constructi	\$16,844,884	CCRC Permanent Loan	\$4,150,000
LACDA No Place Like Home	\$11,660,000	LACDA No Place Like Home	\$11,660,000
HCD IIG (GP Loan)	\$1,970,086	HCIDLA HHH	\$3,550,000
Costs Deferred Until Conversion	\$2,082,604	HCD IIG (GP Loan)	\$3,530,352
Tax Credit Equity	\$721,893	AHP	\$530,000
		Developer Fee Contribution	\$840,190
		Tax Credit Equity	\$9,018,925
		TOTAL	\$33,279,467

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$25,608,120
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$25,608,120
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,024,325
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,340,190
Investor/Consultant:	California Housing Partnership
Federal Tax Credit Factor:	\$0.88047

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:	\$25,608,120
Actual Eligible Basis:	\$25,608,120
Unadjusted Threshold Basis Limit:	\$17,801,517
Total Adjusted Threshold Basis Limit:	\$59,402,989

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

100% of the Low Income Units for Special Needs Population

Seismic Upgrading

Environmental Mitigation

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 200%

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

The proposed rents do not include any utility allowance. The owner will pay for all utilities.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
April 28, 2021**

The Wilcox, located at 4904-4926 Santa Monica Boulevard and 1040 N. Kenmore Avenue in Los Angeles, requested and is being recommended for a reservation of \$1,501,454 in annual federal tax credits and \$454,601 in total state tax credits to finance the new construction of 61 units of housing serving special needs tenants with rents affordable to households earning 30% of area median income (AMI). The project will be developed by Wakeland Housing & Development Corporation and will be located in Senate District 24 and Assembly District 43.

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

Project Number CA-21-536

Project Name The Wilcox

Site Address: 4904-4926 Santa Monica Boulevard and 1040 N. Kenmore Avenue
Los Angeles, CA 90029 County: Los Angeles

Census Tract: 60371915.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,501,454	\$454,601
Recommended:	\$1,501,454	\$454,601

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

Applicant Information

Applicant: Wakeland Wilcox LP
Contact: Taylor Holland
Address: 1230 Columbia Street, #950
San Diego, CA 92101
Phone: (619) 994-7843
Email: tholland@wakelandhdc.com

General Partner(s) or Principal Owner(s): Wakeland Wilcox LLC
General Partner Type: Nonprofit
Parent Company(ies): Wakeland Housing and Development Corporation
Developer: Wakeland Housing and Development Corporation
Investor/Consultant: California Housing Partnership Corporation
Management Agent: ConAm Management Corporation

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 62
 No. / % of Low Income Units: 61 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt/HUD Section 8 Project-based Vouchers (61 units-100%)

Bond Information

Issuer: City of Los Angeles
 Expected Date of Issuance: October 1, 2021
 Credit Enhancement: None

Information

Housing Type: Special Needs
 Geographic Area: City of Los Angeles
 TCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 61	100%

Unit Mix

61 SRO/Studio Units
1 2-Bedroom Units
<u>62 Total Units</u>

<u>Unit Type & Number</u>	<u>2021 Rents Targeted % of Area Median Income</u>	<u>2021 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
61 SRO/Studio	30%	30%	\$591
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$7,896,666
Construction Costs	\$17,038,557
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,733,599
Soft Cost Contingency	\$472,243
Relocation	\$0
Architectural/Engineering	\$1,397,358
Const. Interest, Perm. Financing	\$3,428,078
Legal Fees	\$135,000
Reserves	\$853,417
Other Costs	\$2,620,937
Developer Fee	\$3,766,189
Commercial Costs	\$0
Total	\$39,342,044

Residential

Construction Cost Per Square Foot:	\$386
Per Unit Cost:	\$634,549
True Cash Per Unit Cost*:	\$634,549

Construction Financing

Source	Amount
Wells Fargo Tax-Exempt Loan	\$20,034,276
Wells Fargo Taxable Loan	\$10,744,115
HCIDLA - HHH Loan	\$5,225,000
HCIDLA - HHH Accrued Interest	\$71,469
Deferred Costs	\$1,998,129
Tax Credit Equity	\$1,269,055

Permanent Financing

Source	Amount
CCRC	\$3,622,000
HCD - MHP	\$15,251,836
HCIDLA - HHH Loan	\$5,225,000
HCIDLA - HHH Accrued Interest	\$71,469
GP Equity	\$1,266,189
Tax Credit Equity	\$13,905,550
TOTAL	\$39,342,044

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$28,874,117
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$37,536,352
Applicable Rate:	4.00%
Maximum Annual Federal Credit:	\$1,501,454
Total State Credit:	\$454,601
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,766,189
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$0.90101
State Tax Credit Factor:	\$0.83000

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:	\$28,874,117
Actual Eligible Basis:	\$28,874,117
Unadjusted Threshold Basis Limit:	\$20,419,829
Total Adjusted Threshold Basis Limit:	\$68,087,980

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.

100% of the Low Income Units for Special Needs Population.

Environmental Mitigation.

Local Development Impact Fees.

95% of Upper Floor Units are Elevator-Serviced.

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 200%

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 4.00% of the qualified basis. The applicant’s estimate of contractor profit, overhead and general requirement costs exceeds TCAC limit of 14%. The applicant is cautioned that at final review, prior to the issuance of the IRS 8609 forms, any costs or eligible basis that exceeds the limits will not be allowed. 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

Development cost exceeds \$634,000 per unit. A factor driving this is the escalating cost of construction labor and building materials in the Los Angeles region. Other contributing factors include the project's acquisition cost, special construction methods necessary for an urban infill location, and a requirement to maintain a significant capitalized transition reserve.

The proposed rent does not include a utility allowance. The owner will pay for all utilities.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 28, 2021

Washington Arts Collective, located at 4600 and 4601 W. Washington Boulevard and 1915 Vineyard Avenue in Los Angeles, requested and is being recommended for a reservation of \$1,516,340 in annual federal tax credits and \$2,700,000 in total state tax credits to finance the new construction of 55 units of housing serving large families and special needs tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Meta Housing Corporation and will be located in Senate District 30 and Assembly District 54.

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, IIG, and AHSC programs.

Project Number CA-21-537

Project Name Washington Arts Collective
Site Address: 4600 & 4601 W. Washington Boulevard and 1915 Vineyard Avenue
Los Angeles, CA 90016 County: Los Angeles
Census Tract: 2186.00 & 2182.10

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,516,340	\$2,700,000
Recommended:	\$1,516,340	\$2,700,000

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

Applicant Information

Applicant: WAC, L.P.
Contact: Chris Maffris
Address: 11150 W. Olympic Blvd., Suite 620
Los Angeles, CA 90064
Phone: (310) 575-3543
Email: cmaffris@metahousing.com

General Partner(s) or Principal Owner(s): WCH Affordable XXXIII, LLC
WAC, LLC

General Partner Type: Joint Venture

Parent Company(ies): Western Community Housing
Meta Housing Corporation

Developer: Meta Housing Corporation

Investor/Consultant: Red Stone Equity Partners

Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 56
 No. / % of Low Income Units: 55 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt/HUD Section 8 Project-based Vouchers (28 units - 50%)

Bond Information

Issuer: City of Los Angeles
 Expected Date of Issuance: October 1, 2021

Information

Housing Type: Special Needs
 Geographic Area: City of Los Angeles
 TCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 28	51%
50% AMI: 1	2%
60% AMI: 26	47%

Unit Mix

28 1-Bedroom Units
14 2-Bedroom Units
14 3-Bedroom Units
<u>56 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>
3 1 Bedroom	30%	15%	\$309
14 1 Bedroom	30%	20%	\$422
8 1 Bedroom	30%	30%	\$633
2 1 Bedroom	60%	60%	\$1,267
1 2 Bedrooms	30%	14%	\$348
1 2 Bedrooms	50%	50%	\$1,267
12 2 Bedrooms	60%	60%	\$1,520
2 3 Bedrooms	30%	13%	\$386
12 3 Bedrooms	60%	58%	\$1,690
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,545,595
Construction Costs	\$22,051,346
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,102,567
Soft Cost Contingency	\$450,000
Relocation	\$0
Architectural/Engineering	\$1,894,180
Const. Interest, Perm. Financing	\$2,000,399
Legal Fees	\$205,000
Reserves	\$464,542
Other Costs	\$2,216,348
Developer Fee	\$4,137,730
Commercial Costs	\$0
Total	\$36,067,708

Residential

Construction Cost Per Square Foot:	\$367
Per Unit Cost:	\$644,066
True Cash Per Unit Cost*:	\$608,638

Construction Financing

Source	Amount
Pacific Western Bank Tax-Exempt	\$18,820,000
Pacific Western Bank Taxable	\$3,500,000
HCD - IIG	\$1,574,330
LACDA - NPLH	\$4,660,000
HCIDLA - HHH	\$2,097,200
Deferred Operating Reserve	\$230,042
Deferred Developer Fee & Costs	\$3,730,269
Tax Credit Equity	\$1,455,867

Permanent Financing

Source	Amount
Pacific Western Bank	\$6,091,000
HCD - IIG	\$1,574,330
HCD - AHSC	\$5,102,500
LACDA - NPLH	\$4,660,000
HCIDLA - HHH	\$2,097,200
Deferred Developer Fee	\$1,984,007
Tax Credit Equity	\$14,558,671
TOTAL	\$36,067,708

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$20,619,689
130% High Cost Adjustment:	Yes
Requested Eligible Basis:	\$11,102,909
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$37,908,505
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,516,340
Total State Credit:	\$2,700,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,137,730
Investor/Consultant:	Red Stone Equity Partners
Federal Tax Credit Factor:	\$0.81500
State Tax Credit Factor:	\$0.81500

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:	\$31,722,598
Actual Eligible Basis:	\$31,722,598
Unadjusted Threshold Basis Limit:	\$25,096,092
Total Adjusted Threshold Basis Limit:	\$58,299,603

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.

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 1%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 100%

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 4.00% 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

Development cost is over \$600,000 per unit. Factors driving this cost include a requirement to pay prevailing wages, the escalating cost of building materials, the project's urban infill location, and the cost of green building features incorporated into the project's design.

This application consists of five total parcels which are separated by a road. One side of the road is within a QCT, the other is not. The project's eligible basis was adjusted accordingly.

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.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

April 28, 2021

Thatcher Yard Housing, located at 3233 South Thatcher Ave in Los Angeles, requested and is being recommended for a reservation of \$2,979,575 in annual federal tax credits to finance the new construction of 97 units of housing serving special needs tenants with rents affordable to households earning 30-80% of area median income (AMI). The project will be developed by Thomas Safran & Associates and will be located in Senate District 26 and Assembly District 62.

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

Project Number CA-21-538

Project Name Thatcher Yard Housing
Site Address: 3233 South Thatcher Avenue
Marina del Rey, CA 90292 County: Los Angeles
Census Tract: 2741.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,979,575	\$0
Recommended:	\$2,979,575	\$0

Applicant Information

Applicant: Thatcher Yard Housing LP
Contact: Blake Coddington
Address: 11811 San Vicente Blvd
Los Angeles CA, 90049
Phone: 310-820-2236
Email: blake@tsahousing.com

General Partner(s) or Principal Owner(s): Thatcher Yard Housing, LLC
Housing Corporation of America
General Partner Type: Joint Venture
Parent Company(ies): Thomas Safran & Associates
Housing Corporation of America
Developer: Thomas Safran & Associates
Investor/Consultant: R4 Capital
Management Agent: Thomas Safran & Associates

Project Information

Construction Type: New Construction
Total # Residential Buildings: 8
Total # of Units: 98
No. / % of Low Income Units: 97 100.00%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers
(39 units - 40%)
Utility Allowance: CUAC

Bond Information

Issuer: City of LA
Expected Date of Issuance: October 1, 2021

Information

Housing Type: Special Needs
Geographic Area: City of Los Angeles
TCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting</u> <u>Number of Units</u>	<u>Percentage of</u> <u>Affordable Units</u>
30% AMI: 49	51%
50% AMI: 29	30%
80% AMI: 19	20%

Unit Mix

51 SRO/Studio Units
26 1-Bedroom Units
12 2-Bedroom Units
9 3-Bedroom Units
<hr/> 98 Total Units

<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>
24 SRO/Studio	30%	30%	\$591
8 SRO/Studio	30%	12%	\$239
5 1 Bedroom	30%	30%	\$633
19 SRO/Studio	50%	50%	\$986
7 1 Bedroom	50%	50%	\$1,056
14 1 Bedroom	80%	80%	\$1,690
2 2 Bedrooms	30%	14%	\$357
6 2 Bedrooms	30%	30%	\$760
1 2 Bedrooms	50%	50%	\$1,267
3 2 Bedrooms	80%	80%	\$2,028
4 3 Bedrooms	30%	30%	\$878
2 3 Bedrooms	50%	50%	\$1,464
2 3 Bedrooms	80%	80%	\$2,343
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$828,488
Construction Costs	\$41,613,515
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,961,940
Soft Cost Contingency	\$631,509
Relocation	\$0
Architectural/Engineering	\$2,258,795
Const. Interest, Perm. Financing	\$3,852,700
Legal Fees	\$275,494
Reserves	\$525,440
Other Costs	\$2,944,988
Developer Fee	\$7,473,851
Commercial Costs	\$0
Total	\$63,366,720

Residential

Construction Cost Per Square Foot:	\$641
Per Unit Cost:	\$646,599
True Cash Per Unit Cost*:	\$635,198

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Construction Loan - Tax Exempt	\$33,450,000	CCRC Perm Loan	\$10,100,000
Construction Loan - Taxable Tail	\$4,275,000	HCIDLA-HHH (Senior)	\$8,060,000
HCIDLA-HHH (Senior)	\$8,060,000	HCIDLA-HHH (Family)	\$3,600,000
HCIDLA-HHH (Family)	\$3,600,000	HCD-AHSC	\$9,000,000
Deferred Reserves	\$525,440	Deferred Developer Fee	\$1,117,304
Deferred Fees & Costs	\$1,809,851	GP Contribution	\$4,973,851
Tax Credit Equity	\$11,646,429	Tax Credit Equity	\$26,515,565
		TOTAL	\$63,366,720

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$57,299,526
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$74,489,384
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,979,575
Approved Developer Fee (in Project Cost & Eligible Basis):	\$7,473,851
Investor/Consultant:	R4 Capital
Federal Tax Credit Factor:	\$0.88991

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:	\$57,299,526
Actual Eligible Basis:	\$57,299,526
Unadjusted Threshold Basis Limit:	\$37,209,429
Total Adjusted Threshold Basis Limit:	\$94,511,949

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 subject to a project labor agreement or Project will use skilled and trained workforce performing within an apprenticeable occupation.

Parking Beneath Residential Units or On-Site Parking Structure of Two or More Levels

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units

Income Targeted between 50% AMI & 36% AMI: 29%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units

Income Targeted at 35% AMI or Below: 100%

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 4.00% 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 will review the CUAC documentation for this existing project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

Development costs are roughly \$635,198 per unit. The factors affecting this cost include payment of prevailing wages, mitigation of methane zone construction, high groundwater & mat foundation (which includes potential de-watering during construction and redesign of the foundations from a footing / slab to a mat slab), environmental remediation, and utility undergrounding and/or relocation of power poles that interfere with electrical systems.

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.

AGENDA ITEM 5

Recommendation of a
Resolution Authorizing the
Executive Director of the
California Tax Credit Allocation
Committee to Sign Contracts
and Interagency Agreements

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
RESOLUTION NO. 20/21-09
April 28, 2021**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN
CONTRACTS AND INTERAGENCY AGREEMENTS**

WHEREAS, the California Tax Credit Allocation Committee (“Committee”) was created under the provisions of Chapter 3.6 (commencing with Section 50199.4) of Part 1 of Division 31 of the Health and Safety Code; and

WHEREAS, Section 50199.8 of the Health and Safety Code provides that the Committee may employ an Executive Director to enable it to properly perform the duties imposed upon it by this division; and

WHEREAS, pursuant to Health and Safety Code 50199.8, the Committee may delegate to the Executive Director the power to enter contracts on its behalf; and

WHEREAS, the Executive Director of the Committee has demonstrated the ability to be accountable for the resources of the Committee, and should be delegated the responsibility for

- 1) the signing and execution of contracts and interagency agreements, without specific Committee approval, not to exceed \$300,000 each, and amendments to contracts and interagency agreements which only extend the term of the contract or which provide technical amendments that do not involve expenditures, as long as the total amount of the contract over its full term does not exceed \$300,000.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director, the Committee chair and her designees are hereby authorized by this Resolution to sign and execute all contracts and interagency agreements on behalf of the Committee, as stated herein, and with the following limitations:

- 1) the Executive Director’s delegation authority shall be limited to an amount of \$300,000 per contract or interagency agreement; and
- 2) the Executive Director shall report to the Committee at the next Committee meeting upon the execution of any contract or interagency agreement that exceeds \$50,000.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

Attest:

Chairperson

Date of Adoption: April 28, 2021

AGENDA ITEM 6

Recommendation of a Resolution Authorizing the Executive Director of the California Tax Credit Allocation Committee to sign an Interagency Agreement with the State Treasurer's Office on behalf of the Committee for reimbursement of annual building rent, security expenses, and other related costs incurred by State Treasurer's Office for the California Tax Credit Allocation Committee

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
RESOLUTION NO. 20/21-10
April 28, 2021**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN A
CONTRACT AND INTERAGENCY AGREEMENTS**

WHEREAS, the California Tax Credit Allocation Committee (“Committee”) was created under the provisions of Chapter 3.6 (commencing with Section 50199.4) of Part 1 of Division 31 of the Health and Safety Code; and

WHEREAS, Section 50199.8 of the Health and Safety Code provides that the Committee may employ an Executive Director to enable it to properly perform the duties imposed upon it by this division; and

WHEREAS, pursuant to Health and Safety Code 50199.8, the Committee may delegate to the Executive Director the power to enter contracts on its behalf; and,

WHEREAS, the Executive Director of the Committee has demonstrated the ability to be accountable for the resources of the Committee, and should be delegated the responsibility for

- 1) the signing and execution of an interagency agreement with the State Treasurer’s Office for reimbursement of annual building rent, security expenses, and other related costs incurred by State Treasurer’s Office for the Committee, up to the amount of \$314,336, and amendments to the interagency agreement which only extends the term or which provides technical amendments that do not involve the encumbrance of Committee funds, or involving expenditures, as long as the total amount of the interagency agreement over its full term does not exceed \$314,336; and

NOW, THEREFORE BE IT RESOLVED that the Executive Director, the Committee chair and her designees are hereby authorized by this Resolution to sign and execute the interagency agreement with the State Treasurer’s Office on behalf of the Committee for reimbursement of annual building rent, security expenses, and other related costs incurred,

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

Attest: _____
Chairperson

Date of Adoption: April 28, 2021

AGENDA ITEM 7

Recommendation to establish end date
of COVID related extensions

AGENDA ITEM 8

Discussion of Disaster Credits
established by the Consolidated
Appropriations Act, 2021

AGENDA ITEM 9

Public Comment

AGENDA ITEM 10

Adjournment