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

Park Crest Apartments, located at 4531 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:	4531 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:	858-824-641:
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

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

Unit Mix

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

Unit Type & Number		2020 Rents Targeted % of Area Median Income	2020 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
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.