

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2021 First Round

June 16, 2021

Monte Vista Manor, located at 901 West Tulare Road in Lindsay, requested and is being recommended for a reservation of \$616,522 in annual federal tax credits and \$2,047,229 in total state tax credits to finance the acquisition and rehabilitation of 43 units of housing serving tenants with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Micon Real Estate, Inc. and is located in Senate District 14 and Assembly District 26.

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 USDA RHS 521 Rental Assistance.

Project Number	CA-21-011
Project Name	Monte Vista Manor
Site Address:	901 West Tulare Road
	Lindsay, CA 93247 County: Tulare
Census Tract:	26.010

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$616,522	\$2,047,229
Recommended:	\$616,522	\$2,047,229

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

Applicant Information

Applicant:	Lindsay Monte Vista, LP
Contact:	Christina Alley
Address:	3351 M Street, Suite 100
	Merced, CA 95348
Phone:	(209) 388-0782
Email:	chris@centralvalleycoalition.com

General Partner(s) / Principal Owner(s):	Central Valley Coalition for Affordable Housing
General Partner Type:	Nonprofit
Parent Company(ies):	Central Valley Coalition for Affordable Housing
Developer:	Micon Real Estate, Inc.
Investor/Consultant:	Boston Financial
Management Agent(s):	Buckingham Property Management

Project Information

Construction Type:	Acquisition & Rehabilitation
Total # Residential Buildings:	6
Total # of Units:	44
No. & % of Tax Credit Units:	43 100%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	USDA 538 / USDA 515 / USDA 521 Rental Assistance (43 units - 100%)

Information

Set-Aside:	Rural
Housing Type:	At-Risk
Geographic Area:	N/A
TCAC Project Analyst:	Sarah Gullikson

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
At or Below 30% AMI:	5	10%
At or Below 45% AMI:	5	10%
At or Below 50% AMI (Rural):	22	50%
At or Below 55% AMI (Rural):	5	10%
At or Below 60% AMI:	6	10%

Unit Mix

12 1-Bedroom Units		
28 2-Bedroom Units		
4 3-BedroomUnits		
44 Total Units		
Unit Type & Number	2020 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1 1 Bedroom	30%	\$393
1 1 Bedroom	45%	\$590
6 1 Bedroom	50%	\$656
1 1 Bedroom	55%	\$721
3 1 Bedroom	60%	\$787
3 2 Bedrooms	30%	\$472
3 2 Bedrooms	45%	\$708
14 2 Bedrooms	50%	\$787
4 2 Bedrooms	55%	\$866
3 2 Bedrooms	60%	\$945
1 3 Bedrooms	30%	\$545
1 3 Bedrooms	45%	\$817
2 3 Bedrooms	50%	\$908
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$2,500,000
Construction Costs	\$0
Rehabilitation Costs	\$3,367,719
Construction Contingency	\$430,372
Relocation	\$500,000
Architectural/Engineering	\$187,000
Const. Interest, Perm. Financing	\$399,500
Legal Fees	\$318,000
Reserves	\$527,121
Other Costs	\$257,291
Developer Fee	\$869,146
Commercial Costs	\$0
Total	\$9,356,149

Residential

Construction Cost Per Square Foot:	\$91
Per Unit Cost:	\$212,640
True Cash Per Unit Cost*:	\$212,640

Construction Financing

Source	Amount
Bonneville	\$2,747,951
Bonneville	\$407,537
USDA Section 515 (Assumed)	\$1,073,060
USDA Section 515 Incentive	\$1,387,011
Deferred Operating Reserves	\$94,090
Deferred Reserves & Accounts	\$311,709
Deferred Developer Fee	\$869,146
Tax Credit Equity	\$2,465,645

Permanent Financing

Source	Amount
Bonneville Section 538	\$407,537
USDA Section 515 (Assumed)	\$1,073,060
USDA Section 515 Incentive	\$1,387,011
Tax Credit Equity	\$6,488,541
TOTAL	\$9,356,149

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

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$5,804,269
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$2,353,445
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$5,804,269
Applicable Rate:	9.00%
Qualified Basis (Acquisition):	\$2,353,445
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$522,384
Maximum Annual Federal Credit, Acquisition:	\$94,138
Total Maximum Annual Federal Credit:	\$616,522
Total State Credit:	\$2,047,229
Approved Developer Fee (in Project Cost & Eligible Basis):	\$869,146
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.82000
State Tax Credit Factor:	\$0.70000

The “as if vacant” land value and the existing improvement value established at application, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Tie-Breaker Information

First:	At-Risk
Final:	48.336%

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency, the City of Lindsay, has completed a site review of this project and supports this project.

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a performance deposit and allocation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit 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.

If the applicant has requested the use of a CUAC utility allowance, TCAC's Compliance 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.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of fifteen years and at no cost to the tenants. Applicants that received points for sustainable building methods (energy efficiency) must submit the certification required by Section 10325(c)(5) at project completion. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i)(2) at project completion.

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	10	10	10
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ½ mile of transit (van or dial-a-ride service for rural set-aside)	4	4	4
Within 1 mile of public park or community center open to general public	3	3	3
Within 1 mile of public library	3	3	3
Within 2 miles of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within 1 mile of medical clinic or hospital	3	3	3
Within 1 mile of a pharmacy	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
Smoke Free Residence	2	2	2
Total Points	109	109	109

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

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