

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2021 First Round

June 16, 2021

Sierra Village II, located at 1375 North Crawford Avenue in Dinuba, requested and is being recommended for a reservation of \$1,263,557 in annual federal tax credits to finance the new construction of 63 units of housing serving large families with rents affordable to households earning 20-60% of area median income (AMI). The project will be developed by Self-Help Enterprises and will be located in Senate District 14 and Assembly District 26.

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 program(s) of HCD and MHSA through CalHFA.

Project Number CA-21-054

Project Name Sierra Village II
Site Address: 1375 North Crawford Avenue
Dinuba, CA 93618 County: Tulare
Census Tract: 4.020

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,263,557	\$0
Recommended:	\$1,263,557	\$0

Applicant Information

Applicant: Self-Help Enterprises
Contact: Betsy McGovern-Garcia
Address: 8445 West Elowin Court
Visalia, CA 93291
Phone: (559) 802-1653
Email: BetsyG@selfhelpenterprises.org

General Partner(s) / Principal Owner(s):	Self-Help Enterprises
General Partner Type:	Nonprofit
Parent Company(ies):	Self-Help Enterprises
Developer:	Self-Help Enterprises
Investor/Consultant:	Community Economics, Inc.
Management Agent(s):	AWI Management Corporation

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	11
Total # of Units:	64
No. & % of Tax Credit Units:	63 100%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Section 8 Project-based Vouchers (9 units - 14.29%), NeighborWorks

Information

Set-Aside: Rural
Housing Type: Large Family
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 20% AMI: 9	10%
At or Below 30% AMI: 7	10%
At or Below 50% AMI (Rural): 32	50%

Unit Mix

20 1-Bedroom Units
20 2-Bedroom Units
24 3-Bedroom Units
64 Total Units

Unit Type & Number	2020 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
9 1 Bedroom	20%	\$262
1 1 Bedroom	45%	\$590
6 1 Bedroom	50%	\$656
4 1 Bedroom	60%	\$787
3 2 Bedrooms	30%	\$472
2 2 Bedrooms	45%	\$708
9 2 Bedrooms	50%	\$787
5 2 Bedrooms	60%	\$945
4 3 Bedrooms	30%	\$545
3 3 Bedrooms	45%	\$817
11 3 Bedrooms	50%	\$908
6 3 Bedrooms	60%	\$982
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$267,500
Construction Costs	\$15,071,401
Rehabilitation Costs	\$0
Construction Contingency	\$853,570
Relocation	\$0
Architectural/Engineering	\$600,000
Const. Interest, Perm. Financing	\$785,334
Legal Fees	\$25,000
Reserves	\$316,512
Other Costs	\$1,543,157
Developer Fee	\$2,200,000
Commercial Costs	\$0
Total	\$21,662,474

Residential

Construction Cost Per Square Foot:	\$245
Per Unit Cost:	\$338,476
True Cash Per Unit Cost*:	\$330,143

Construction Financing

Source	Amount
US Bank	\$14,558,042
NeighborWorks Capital	\$1,173,227
HCD IIG	\$1,559,247
City of Dinuba PLHA	\$148,291
City of Dinuba Fee Waiver	\$353,327
AHP	\$640,000
GP Equity	\$100
Tax Credit Equity	\$1,162,356

Permanent Financing

Source	Amount
US Bank	\$2,119,100
Neighborworks Capital	\$1,173,227
HCD IIG	\$1,559,247
HCD PLHA Competitive	\$3,000,000
City of Dinuba PLHA	\$148,291
City of Dinuba - Fee Waiver	\$353,327
Tulare County NPLH	\$925,621
Tulare County HHS - MHSA	\$75,000
AHP	\$640,000
Deferred Developer Fee	\$180,000
GP Equity	\$100
Tax Credit Equity	\$11,488,561
TOTAL	\$21,662,474

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$14,039,521
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$14,039,521
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$1,263,557
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,200,000
Investor/Consultant:	Community Economics, Inc.
Federal Tax Credit Factor:	\$0.90922

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:	Large Family
Final:	62.430%

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

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

Standard Conditions

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

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

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

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

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit 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 ¼ mile of transit station or public bus stop	4	4	4
Within ½ mile of public park or community center open to general public	3	3	3
Within 1 mile of public library	2	2	2
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within ¼ mile of a public elementary school	3	3	3
Within ½ mile of medical clinic or hospital	3	3	3
Within ½ mile of a pharmacy	2	2	2
Highest or High Resources Area	8	8	8
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5
After school program for school age children, minimum of 10 hours/week	5	5	5
SPECIAL NEEDS HOUSING TYPE			
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
State Credit Substitution	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.**