

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

August 11, 2021

Heritage Park, located at 8685 Old Redwood Highway in Windsor, requested and is being recommended for a reservation of \$891,200 in annual federal tax credits to finance the new construction of 32 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 W&J Investments and will be located in Senate District 2 and Assembly District 2.

Heritage Park will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers and VASH Project-based Vouchers. The project financing includes state funding from the MIP program through CalHFA.

Project Number CA-21-565

Project Name Heritage Park
Site Address: 8685 Old Redwood Highway
Windsor, CA 95492 County: Sonoma
Census Tract: 1538.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$891,200	\$0
Recommended:	\$891,200	\$0

Applicant Information

Applicant: Heritage Park LP
Contact: Michael Weyrick
Address: 3911 N. Ventura Ave.
Ventura, CA 93001
Phone: (805) 628-9584
Email: Michael@wjinvestments.net

General Partner(s) or Principal Owner(s): W&J Tax Credit Investments, LLC
IH MW Development Partnerships LLC
General Partner Type: Joint Venture
Parent Company(ies): W&J Investments LLC
IH MW Development Partnerships LLC
Developer: W&J Investments
Bond Issuer: CalHFA
Investor/Consultant: RBC Capital Markets
Management Agent: Hyder & Company

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Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 33
 No. / % of Low Income Units: 32 100.00%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (8 units - 27%)
 HUD-VASH Project-based Vouchers (10 units - 31%)

Information

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

55-Year Use / Affordability

Aggregate Targeting Number of Units	Percentage of Affordable Units
30% AMI: 4	13%
40% AMI: 8	25%
50% AMI: 6	19%
70% AMI: 4	13%
80% AMI: 10	31%

Unit Mix

4 1-Bedroom Units
21 2-Bedroom Units
8 3-Bedroom Units
33 Total Units

Unit Type & Number	2021 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
2 1 Bedroom	30%	\$654
2 1 Bedroom	30%	\$654
4 2 Bedrooms	40%	\$1,046
6 2 Bedrooms	50%	\$1,308
3 2 Bedrooms	80%	\$2,094
7 2 Bedrooms	80%	\$2,094
2 3 Bedrooms	40%	\$1,210
2 3 Bedrooms	40%	\$1,210
4 3 Bedrooms	70%	\$2,116
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$858,000
Construction Costs	\$11,129,813
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$745,190
Soft Cost Contingency	\$170,931
Relocation	\$0
Architectural/Engineering	\$350,000
Const. Interest, Perm. Financing	\$1,083,810
Legal Fees	\$200,000
Reserves	\$177,606
Other Costs	\$1,447,332
Developer Fee	\$2,235,451
Commercial Costs	\$0
Total	\$18,398,133

Residential

Construction Cost Per Square Foot:	\$230
Per Unit Cost:	\$557,519
True Cash Per Unit Cost*:	\$550,692

Construction Financing

Source	Amount
Chase Tax-Exempt	\$9,512,000
Chase Taxable	\$6,488,000
Town of Windsor	\$565,000
Deferred Developer Fee	\$371,565
Tax Credit Equity	\$1,461,568

Permanent Financing

Source	Amount
CalHFA	\$8,900,000
CalHFA MIP	\$1,400,000
Town of Windsor	\$565,000
Deferred Developer Fee	\$225,293
Tax Credit Equity	\$7,307,840
TOTAL	\$18,398,133

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$17,138,455
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$22,279,992
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$891,200
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,235,451
Investor/Consultant:	RBC Capital Markets
Federal Tax Credit Factor:	\$0.82000

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.

Significant Information / Additional Conditions

Staff noted a per unit development cost of \$550,692, The applicant noted that the cost is attributed to impact fees and payment of prevailing wages.

The proposed rent does not include a 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.

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.

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.

