

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2021 Second Round

October 20, 2021

Sonora Garden Apartments, located at Sonora Garden Apartments in Sonora, requested and is being recommended for a reservation of \$530,235 in annual federal tax credits to finance the acquisition and rehabilitation of 33 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 Dawson Holdings, Inc. and is located in Senate District 8 and Assembly District 5.

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

Project Number CA-21-110

Project Name Sonora Garden Apartments
Site Address: 100 Greenley Road
Sonora CA, 95370 County: Tuolumne
Census Tract: 12.000

| Tax Credit Amounts | Federal/Annual | State/Total |
|---------------------------|-----------------------|--------------------|
| Requested: | \$530,235 | \$0 |
| Recommended: | \$530,235 | \$0 |

Applicant Information

Applicant: DHI Sonora Garden Apartments, LP
Contact: Justin Solomon
Address: 7250 Redwood Boulevard, Suite 214
Novato CA, 94945
Phone: (415) 609-5357
Email: jsolomon@d-h-i.net

General Partner(s) / Principal Owner(s): DHI Sonora Garden Associates, LLC
Community Resident Services, Inc.
General Partner Type: Joint Venture
Parent Company(ies): Dawson Holdings, Inc.
Community Resident Services, Inc.
Developer: Dawson Holdings, Inc.
Investor/Consultant: R4 Capital LLC
Management Agent(s): AWI Management Corporation

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 9
Total # of Units: 34
No. & % of Tax Credit Units: 33 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: USDA 521 Rural Development (31 Units - 93.94%) / USDA 515

Information

Set-Aside: Rural
Housing Type: Large Family
Geographic Area: N/A
TCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

| <u>Aggregate Targeting Number of Units</u> | <u>Percentage of Affordable Units</u> |
|--|---------------------------------------|
| At or Below 30% AMI: 5 | 15% |
| At or Below 45% AMI: 7 | 20% |
| At or Below 50% AMI (Rural): 9 | 25% |

Unit Mix

| |
|-----------------------|
| 12 1-Bedroom Units |
| 12 2-Bedroom Units |
| 10 3-Bedroom Units |
| <u>34 Total Units</u> |

| <u>Unit Type & Number</u> | <u>2021 Rents Targeted % of Area Median Income</u> | <u>Proposed Rent (including utilities)</u> |
|-------------------------------|--|--|
| 2 1 Bedroom | 30% | \$418 |
| 3 1 Bedroom | 45% | \$628 |
| 3 1 Bedroom | 50% | \$698 |
| 4 1 Bedroom | 60% | \$837 |
| 2 2 Bedrooms | 30% | \$502 |
| 2 2 Bedrooms | 45% | \$753 |
| 4 2 Bedrooms | 50% | \$837 |
| 3 2 Bedrooms | 60% | \$1,005 |
| 1 3 Bedrooms | 30% | \$580 |
| 2 3 Bedrooms | 45% | \$870 |
| 2 3 Bedrooms | 50% | \$967 |
| 5 3 Bedrooms | 60% | \$1,161 |
| 1 2 Bedrooms | Manager's Unit | \$0 |

Project Cost Summary at Application

| | |
|----------------------------------|--------------------|
| Land and Acquisition | \$2,003,472 |
| Construction Costs | \$0 |
| Rehabilitation Costs | \$2,563,600 |
| Construction Contingency | \$326,940 |
| Relocation | \$166,895 |
| Architectural/Engineering | \$125,000 |
| Const. Interest, Perm. Financing | \$370,048 |
| Legal Fees | \$165,000 |
| Reserves | \$106,637 |
| Other Costs | \$265,000 |
| Developer Fee | \$593,790 |
| Commercial Costs | \$0 |
| Total | \$6,686,382 |

Residential

| | |
|------------------------------------|-----------|
| Construction Cost Per Square Foot: | \$91 |
| Per Unit Cost: | \$196,658 |
| True Cash Per Unit Cost*: | \$188,936 |

Construction Financing

| Source | Amount |
|--------------------------------|-------------|
| Bonneville Multifamily Capital | \$3,100,000 |
| USDA 515 | \$1,107,434 |
| Cash Flow From Operations | \$64,285 |
| Deferred Costs | \$267,211 |
| Tax Credit Equity | \$2,147,452 |

Permanent Financing

| Source | Amount |
|--------------------------------|--------------------|
| Bonneville Multifamily Capital | \$480,000 |
| USDA 515 | \$1,107,434 |
| Cash Flow From Operations | \$64,285 |
| Deferred Developer Fee | \$262,548 |
| Tax Credit Equity | \$4,772,115 |
| TOTAL | \$6,686,382 |

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

Determination of Credit Amount(s)

| | |
|--|----------------|
| Requested Eligible Basis (Rehabilitation): | \$4,230,170 |
| 130% High Cost Adjustment: | Yes |
| Requested Eligible Basis (Acquisition): | \$882,616 |
| Applicable Fraction: | 100.00% |
| Qualified Basis (Rehabilitation): | \$5,499,221 |
| Applicable Rate: | 9.00% |
| Qualified Basis (Acquisition): | \$882,616 |
| Applicable Rate: | 4.00% |
| Maximum Annual Federal Credit, Rehabilitation: | \$494,930 |
| Maximum Annual Federal Credit, Acquisition: | \$35,305 |
| Total Maximum Annual Federal Credit: | \$530,235 |
| Approved Developer Fee (in Project Cost & Eligible Basis): | \$593,790 |
| Investor/Consultant: | R4 Capital LLC |
| Federal Tax Credit Factor: | \$0.90000 |

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: | 45.515% |

Significant Information / Additional Conditions: None.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

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 1/4 mile of transit station or public bus stop | 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 | 4 | 4 | 4 |
| Within 3/4 mile of a public elementary school | 3 | 3 | 3 |
| 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.