

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
January 19, 2022

Aspen Wood Apartments, located at 9000 Alcosta Boulevard in San Ramon, requested and is being recommended for a reservation of \$2,623,803 in annual federal tax credits to finance the new construction of 122 units of housing serving seniors with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by Standard Property Company, Inc. and is located in Senate District 7 and Assembly District 16.

Project Number CA-21-683

Project Name Aspen Wood Apartments
Site Address: 9000 Alcosta Boulevard
 San Ramon, CA 94583 County: Contra Costa
Census Tract: 3451.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$2,623,803	\$0
Recommended:	\$2,623,803	\$0

Applicant Information

Applicant: Standard Aspen Wood Venture, LP
Contact: Brian Yang
Address: 1901 Avenue of the Stars, Suite 395
 Los Angeles, CA 90067 County: Los Angeles
Phone: (310)553-5711
Email: byang@standard-companies.com

General Partner(s) or Principal Owner(s): Standard Aspen Wood Manager LP
 Housing On Merit XXII LLC

General Partner Type: Joint Venture

Parent Company(ies): Standard Property Company, Inc.
 Housing On Merit

Developer: Standard Property Company, Inc.

Bond Issuer: California Municipal Finance Authority

Investor/Consultant: Alliant Capital

Management Agent: AMC-CA, Inc.

Project Information

Construction Type: New Construction

Total # Residential Buildings: 1

Total # of Units: 123

No. / % of Low Income Units: 122 100.00%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: Tax-Exempt

Information

Housing Type: Seniors
 Geographic Area: East Bay Region
 TCAC Project Analyst: Cynthia Compton

55-Year Use / Affordability

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 13	11%
50% AMI: 13	11%
60% AMI: 96	79%

Unit Mix

42 SRO/Studio Units
81 1-Bedroom Units
<u>123 Total Units</u>

<u>Unit Type & Number</u>	<u>2021 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
6 SRO/Studio	30%	\$719
6 SRO/Studio	50%	\$1,198
30 SRO/Studio	60%	\$1,438
7 1 Bedroom	30%	\$770
7 1 Bedroom	50%	\$1,284
66 1 Bedroom	60%	\$1,541
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$200,000
Construction Costs	\$34,890,000
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$3,110,000
Soft Cost Contingency	\$0
Relocation	\$0
Architectural/Engineering	\$3,025,058
Const. Interest, Perm. Financing	\$1,544,791
Legal Fees	\$316,500
Reserves	\$450,949
Other Costs	\$3,764,434
Developer Fee	\$5,163,540
Commercial Costs	\$0
Total	<u>\$52,465,273</u>

Residential

Construction Cost Per Square Foot:	\$306
Per Unit Cost:	\$426,547
True Cash Per Unit Cost*:	\$390,441

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank - TE	\$26,342,943	Citibank - TE	\$20,910,000
San Ramon Aff. Housing Trust	\$3,500,000	San Ramon Aff. Housing Trust	\$3,500,000
Developer Fee	\$4,647,186	Deferred Developer Fee	\$4,441,046
Tax Credit Equity	\$23,614,227	Tax Credit Equity	\$23,614,227
		TOTAL	\$52,465,273

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$50,457,752
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$65,595,078
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,623,803
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,163,540
Investor/Consultant:	Alliant Capital
Federal Tax Credit Factor:	\$0.90000

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: None.

Resyndication and Resyndication Transfer Event: None.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

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.