

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
June 15, 2022

The project, 2350 S. Bascom, located at 2350 S. Bascom Avenue in San Jose, requested and is being recommended for a reservation of \$3,218,752 in annual federal tax credits and \$18,680,000 in total state tax credits to finance the new construction of 122 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 Pacific West Communities, Inc. and will be located in Senate District 15 and Assembly District 28.

Project Number CA-2022-425

Project Name 2350 S. Bascom
Site Address: 2350 S. Bascom Avenue
 San Jose, CA 95008 County: Santa Clara
Census Tract: 5026.03

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$3,218,752	\$18,680,000
Recommended:	\$3,218,752	\$18,680,000

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Applicant Information

Applicant: Central Valley Coalition for Affordable Housing,
 a California Nonprofit Public Benefit Corp.

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

General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
 TPC Holdings IX, LLC
 San Jose - Bascom, LLC

General Partner Type: Joint Venture

Parent Company(ies): Central Valley Coalition for Affordable Housing
 The Pacific Companies
 Maracor Development, Inc.

Developer: Pacific West Communities, Inc.

Bond Issuer: California Municipal Finance Authority (CMFA)

Investor/Consultant: Boston Financial

Management Agent: Buckingham Property Management

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% Average Income

Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: South and West Bay Region
 CTCAC Project Analyst: Jonghyun(Tommy), Shim

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:	71	58%
80% AMI:	25	20%

Unit Mix

50 SRO/Studio Units
5 1-Bedroom Units
31 2-Bedroom Units
37 3-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%	\$870
6 SRO/Studio	50%	\$1,450
32 SRO/Studio	60%	\$1,740
6 SRO/Studio	80%	\$2,086
1 1 Bedroom	30%	\$932
1 1 Bedroom	50%	\$1,553
2 1 Bedroom	60%	\$1,864
1 1 Bedroom	80%	\$2,223
3 2 Bedrooms	30%	\$1,119
3 2 Bedrooms	50%	\$1,865
22 2 Bedrooms	60%	\$2,238
3 2 Bedrooms	80%	\$2,608
3 3 Bedrooms	30%	\$1,292
3 3 Bedrooms	50%	\$2,154
15 3 Bedrooms	60%	\$2,585
15 3 Bedrooms	80%	\$3,204
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$9,436,151
Construction Costs	\$55,897,525
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$4,000,000
Soft Cost Contingency	\$850,000
Relocation	\$0
Architectural/Engineering	\$1,490,000
Const. Interest, Perm. Financing	\$5,751,250
Legal Fees	\$100,000
Reserves	\$891,274
Other Costs	\$3,135,616
Developer Fee	\$9,800,000
Commercial Costs	\$0
Total	\$91,351,816

Residential

Construction Cost Per Square Foot:	\$448
Per Unit Cost:	\$742,698
True Cash Per Unit Cost*:	\$687,088

Construction Financing

Source	Amount
Citibank - T.E. (Series A)	\$48,000,000
Citibank - Taxable	\$20,500,000
Bonneville - Recycled T.E. (Series B)	\$8,000,000
Deferred Developer Fee	\$9,800,000
Deferred Costs	\$891,274
Tax Credit Equity	\$4,160,542

Permanent Financing

Source	Amount
Citibank - T.E. (Series A)	\$32,500,000
Bonneville - Recycled (Series B)	\$8,000,000
Deferred Developer Fee	\$6,840,000
Tax Credit Equity	\$44,011,816
TOTAL	\$91,351,816

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$80,468,812
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$80,468,812
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,218,752
Total State Credit:	\$18,680,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,800,000
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.87991
State Tax Credit Factor:	\$0.83992

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:

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$6,800. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$5,830 on agreement of the permanent lender and equity

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.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC 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, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, 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 CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.