

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report  
Tax-Exempt Bond Project  
June 15, 2022**

Rancho Sierra Senior Apartments, located at 1732 S. Lewis Rd. in Camarillo, requested and is being recommended for a reservation of \$1,732,054 in annual federal tax credits and \$4,764,623 in total state tax credits to finance the new construction of 49 units of housing serving special needs tenants with rents affordable to households earning 30% of area median income (AMI). The project will be developed by Many Mansions and will be located in Senate District 19 and Assembly District 44.

Rancho Sierra Senior Apartments will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the NPLH program of HCD.

**Project Number** CA-22-438

**Project Name** Rancho Sierra Senior Apartments  
**Site Address:** 1732 S. Lewis Rd.  
Camarillo, CA 93012 County: Ventura  
**Census Tract:** 0056.02

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total *</b>
Requested:	\$1,732,054	\$4,764,623
Recommended:	\$1,732,054	\$4,764,623

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

**Applicant Information**

**Applicant:** Many Mansions, a California Nonprofit Corporation  
**Contact:** Rick Schroeder  
**Address:** 1259 E. Thousand Oaks Blvd.  
Thousand Oaks, CA 91362  
**Phone:** (805) 496-4948  
**Email:** rick@manymansions.org

**General Partner(s) or Principal Owner(s):** Many Mansions  
Area Housing Authority of the County of Ventura

**General Partner Type:** Nonprofit  
**Parent Company(ies):** Many Mansions  
Area Housing Authority of the County of Ventura

**Developer:** Many Mansions  
**Bond Issuer:** California Municipal Finance Authority  
**Investor/Consultant:** California Housing Partnership Corporation  
**Management Agent:** Many Mansions

**Project Information**

Construction Type: New Construction  
 Total # Residential Buildings: 1  
 Total # of Units: 50  
 No. / % of Low Income Units: 49 100.00%  
 Federal Set-Aside Elected: 40%/60%  
 Federal Subsidy: Tax-Exempt /HOME/HUD Section 8 Project-based Vouchers  
 (49 units-100%)

**Information**

Housing Type: Special Needs  
 Geographic Area: Central Coast Region  
 TCAC Project Analyst: Jonghyun(Tommy), Shim

**55-Year Use / Affordability**

<u>Aggregate Targeting Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI: 49	100%

**Unit Mix**

49 1-Bedroom Units
<u>1 2-Bedroom Units</u>
50 Total Units

<u>Unit Type &amp; Number</u>	<u>2021 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
49 1 Bedroom	30%	\$630
1 2 Bedrooms	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$297,960
Construction Costs	\$23,857,694
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,195,283
Soft Cost Contingency	\$309,773
Relocation	\$0
Architectural/Engineering	\$2,330,217
Const. Interest, Perm. Financing	\$2,243,343
Legal Fees	\$160,000
Reserves	\$843,271
Other Costs	\$969,675
Developer Fee	\$3,500,000
Commercial Costs	<u>\$0</u>
<b>Total</b>	<b>\$35,707,216</b>

**Residential**

Construction Cost Per Square Foot:	\$689
Per Unit Cost:	\$714,144
True Cash Per Unit Cost*:	\$688,144

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
JP Morgan Chase (Tax Exempt)	\$18,319,798	JP Morgan Chase (Tax Exempt)	\$7,725,000
JP Morgan Chase (Taxable)	\$11,255,948	HCD - No Place Like Home	\$6,398,736
County of Ventura PHLA	\$751,263	County of Ventura PHLA	\$751,263
Accrued/Deferred Interest <sup>1</sup>	\$21,389	Accrued/Deferred Interest <sup>1</sup>	\$21,389
County of Ventura HOME	\$284,391	County of Ventura HOME	\$284,391
Accrued/Deferred Interest <sup>2</sup>	\$8,097	Accrued/Deferred Interest <sup>2</sup>	\$8,097
Deferred Costs	\$2,006,406	General Parter Contribution	\$100
General Parter Contribution	\$100	Deferred Developer Fee	\$1,300,000
Deferred Developer Fee	\$1,300,000	Tax Credit Equity	\$19,218,240
Tax Credit Equity	\$1,759,824	<b>TOTAL</b>	<b>\$35,707,216</b>

<sup>1</sup>County of Ventura PHLA

<sup>2</sup>County of Ventura HOME

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

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$33,308,723
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$43,301,340
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,732,054
Total State Credit:	\$4,764,623
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,500,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$0.88950
State Tax Credit Factor:	\$0.80000

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

**Significant Information / Additional Conditions:** None.

**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.