

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

Mainline North Apartments located at 2310 Calle Del Mundo in Santa Clara, requested and is being recommended for a reservation of \$3,427,750 in annual federal tax credits to finance the new construction of 150 units of housing serving tenants with rents affordable to households earning 30-70% of area median income (AMI). The project will be developed by USA Multi-Family Development, Inc. and will be located in Senate District 10 and Assembly District 25.

Mainline North Apartments' financing includes state funding from the MIP through CalHFA.

Project Number CA-22-462

Project Name Mainline North Apartments
Site Address: 2310 Calle Del Mundo
Santa Clara, CA 95054 County: Santa Clara
Census Tract: 5050.01

| Tax Credit Amounts | Federal/Annual | State/Total |
|---------------------------|-----------------------|--------------------|
| Requested: | \$3,427,750 | \$0 |
| Recommended: | \$3,427,750 | \$0 |

Applicant Information

Applicant: Mainline North 701, L.P.
Contact: Darren Bobrowsky
Address: 3200 Douglas Blvd, Suite 200
Roseville, CA 95661
Phone: 916-865-3981
Email: dbobrowsky@usapropfund.com

General Partner(s) or Principal Owner(s): Mainline North GP 701, LLC
Riverside Charitable Corporation

General Partner Type: Joint Venture

Parent Company(ies): USA Properties Fund, Inc.
Riverside Charitable Corporation

Developer: USA Multi-Family Development, Inc.

Bond Issuer: CalHFA

Investor/Consultant: WNC & Associates Inc.

Management Agent: USA Multifamily Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 151
 No. / % of Low Income Units: 150 100.00%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: South and West Bay Region
 TCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

| Aggregate Targeting Number of Units | Percentage of Affordable Units |
|--|---|
| 30% AMI: 16 | 11% |
| 50% AMI: 58 | 39% |
| 70% AMI: 76 | 51% |

Unit Mix

| |
|------------------------|
| 90 SRO/Studio Units |
| 34 1-Bedroom Units |
| 24 2-Bedroom Units |
| 3 3-Bedroom Units |
| 151 Total Units |

| Unit Type & Number | 2021 Rents Targeted % of Area Median Income | Proposed Rent (including utilities) |
|-----------------------------------|--|--|
| 9 SRO/Studio | 30% | \$870 |
| 32 SRO/Studio | 50% | \$1,450 |
| 49 SRO/Studio | 70% | \$1,836 |
| 4 1 Bedroom | 30% | \$932 |
| 15 1 Bedroom | 50% | \$1,553 |
| 15 1 Bedroom | 70% | \$2,175 |
| 3 2 Bedrooms | 30% | \$1,119 |
| 8 2 Bedrooms | 50% | \$1,865 |
| 12 2 Bedrooms | 70% | \$2,611 |
| 3 3 Bedrooms | 50% | \$2,154 |
| 1 2 Bedrooms | Manager's Unit | \$0 |

Project Cost Summary at Application

| | |
|------------------------------------|---------------------|
| Land and Acquisition | \$2,541,337 |
| Construction Costs | \$42,322,811 |
| Rehabilitation Costs | \$0 |
| Construction Hard Cost Contingency | \$3,253,716 |
| Soft Cost Contingency | \$246,965 |
| Relocation | \$0 |
| Architectural/Engineering | \$3,112,658 |
| Const. Interest, Perm. Financing | \$5,546,701 |
| Legal Fees | \$150,000 |
| Reserves | \$664,834 |
| Other Costs | \$9,222,941 |
| Developer Fee | \$3,500,000 |
| Commercial Costs | \$1,632,430 |
| Total | \$72,194,393 |

Residential

| | |
|------------------------------------|-----------|
| Construction Cost Per Square Foot: | \$472 |
| Per Unit Cost: | \$467,298 |
| True Cash Per Unit Cost*: | \$467,298 |

Construction Financing

| Source | Amount |
|-----------------------------|--------------|
| Citibank - Tax Exempt Bonds | \$36,000,000 |
| Citibank - Taxable Loan | \$18,000,000 |
| City of Santa Clara | \$6,000,000 |
| Deferred Costs | \$4,226,334 |
| WNC - LIHTC equity | \$6,272,783 |

Permanent Financing

| Source | Amount |
|-------------------------|---------------------|
| CalHFA Permanent Loan | \$28,635,000 |
| CalHFA MIP | \$3,000,000 |
| City of Santa Clara | \$6,000,000 |
| NOI prior to Conversion | \$1,395,480 |
| Commerical Space Sale | \$1,800,000 |
| Tax Credit Equity | \$31,363,913 |
| TOTAL | \$72,194,393 |

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

Determination of Credit Amount(s)

| | |
|--|-----------------------|
| Requested Eligible Basis: | \$65,918,267 |
| 130% High Cost Adjustment: | Yes |
| Applicable Fraction: | 100.00% |
| Qualified Basis: | \$85,693,747 |
| Applicable Rate: | 3.36% |
| Applicable Rate: | 4.00% |
| Total Maximum Annual Federal Credit: | \$3,427,750 |
| Approved Developer Fee (in Project Cost & Eligible Basis): | \$3,500,000 |
| Investor/Consultant: | WNC & Associates Inc. |
| Federal Tax Credit Factor: | \$0.91500 |

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.

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.