

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

Somis Ranch Farmworker Housing Community Phase II, located at 2789 Somis Roas in Somis, requested and is being recommended for a reservation of \$3,304,650 in annual federal tax credits and \$18,843,605 in total state to finance the new construction of 158 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 AMCAL Enterprises Inc., and will be located in Senate District 19 and Assembly District 37.

Project Number CA-22-470

Project Name Somis Ranch Farmworker Housing Community - Phase II
Site Address: 2789 Somis Road
 Somis, CA 93066 County: Ventura
Census Tract: 0052-02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$3,304,650	\$18,843,605
Recommended:	\$3,304,650	\$18,843,605

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

Applicant Information

Applicant: AMCAL Multi-Housing, Inc.
Contact: Alexander Pratt
Address: 30141 Agoura Road, Suite 100
 Agoura CA, 91301
Phone: 818.706.0694
Email: apratt@amcalhousing.com

General Partner(s) or Principal Owner(s): Las Palmas Foundation
 AMCAL Multi-Housing, Inc.

General Partner Type: Joint Venture

Parent Company(ies): Las Palmas Foundation
 AMCAL

Developer: AMCAL Enterprises, Inc.

Bond Issuer: CMFA

Investor/Consultant: Hudson Housing Capital

Management Agent: Cirrus Asset Management, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 12
 Total # of Units: 160
 No. / % of Low Income Units: 158 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: Central Coast Region
 TCAC Project Analyst: Nick White

55-Year Use / Affordability

Aggregate Targeting Number of Units	Percentage of Affordable Units
30% AMI: 16	10%
50% AMI: 48	30%
60% AMI: 94	60%

Unit Mix

40 1-Bedroom Units
80 2-Bedroom Units
40 3-Bedroom Units
160 Total Units

Unit Type & Number	2021 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
4 1 Bedroom	30%	\$630
12 1 Bedroom	50%	\$1,051
24 1 Bedroom	60%	\$1,261
8 2 Bedrooms	30%	\$756
24 2 Bedrooms	50%	\$1,261
46 2 Bedrooms	60%	\$1,513
4 3 Bedrooms	30%	\$874
12 3 Bedrooms	50%	\$1,457
24 3 Bedrooms	60%	\$1,749
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$10,118,709
Construction Costs	\$44,804,397
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,240,220
Soft Cost Contingency	\$629,457
Relocation	\$0
Architectural/Engineering	\$1,385,000
Const. Interest, Perm. Financing	\$4,401,249
Legal Fees	\$50,000
Reserves	\$665,604
Other Costs	\$3,130,955
Developer Fee	\$8,285,076
Commercial Costs	\$0
Total	\$75,710,667

Residential

Construction Cost Per Square Foot:	\$243
Per Unit Cost:	\$473,192
True Cash Per Unit Cost*:	\$438,432

Construction Financing

Source	Amount
Citibank N.A. Tax Exempt	\$40,453,033
Citibank N.A. Taxable Tail	\$15,337,562
CMFA Recycled Bonds	\$3,236,242
Deferred Soft Costs & Operating Res	\$565,604
Deferred Developer Fee	\$7,195,670
Tax Credit Equity	\$8,922,556

Permanent Financing

Source	Amount
Citibank N.A.	\$24,201,757
Deferred Developer Fee	\$5,561,560
Tax Credit Equity	\$45,947,350
TOTAL	\$75,710,667

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$63,550,970
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,304,650
Total State Credit:	\$18,843,605
Approved Developer Fee (in Project Cost & Eligible Basis):	\$8,285,076
Investor/Consultant:	Hudson Housing Capital
Federal Tax Credit Factor:	\$0.90000
State Tax Credit Factor:	\$0.86000

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.