

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

Shiloh Crossing, located at 295 Shiloh Road in Windsor, requested and is being recommended for a reservation of \$3,676,102 in annual federal tax credits and \$5,531,759 in total state tax credits to finance the new construction of 172 units of housing serving large families with rents affordable to households earning 30%-80% AMI of area median income (AMI). The project will be developed by Corporation for Better Housing and will be located in Senate District 2 and Assembly District 2.

Project Number CA-22-485

Project Name Shiloh Crossing
 Site Address: 295 Shiloh Road
 Windsor, CA 95492 County: Sonoma
 Census Tract: 1538.09

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$3,676,102	\$5,531,759
Recommended:	\$3,676,102	\$5,531,759

* The applicant made an election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant: 295 Shiloh Rd., L.P.
 Contact: Lori Koester
 Address: 20750 Ventura Boulevard, Suite 155
 Woodland Hills CA 91364 0
 Phone: 818-905-2430
 Email: lkoester@corpoffices.org

General Partner(s) or Principal Owner(s): Corporation for Better Housing
 Integrated Community Development, LLC

General Partner Type: Joint Venture

Parent Company(ies): Corporation for Better Housing
 Integrated Community Development, LLC

Developer: Corporation for Better Housing

Bond Issuer: CalHFA

Investor/Consultant: Alliant Capital, Ltd.

Management Agent: WinnResidential California LP

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 173
 No. / % of Low Income Units: 171 100.00%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: Northern 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: 19	11%
50% AMI: 35	20%
60% AMI: 54	32%
70% AMI: 44	26%
80% AMI: 19	11%

Unit Mix

15 SRO/Studio Units
 70 1-Bedroom Units
 44 2-Bedroom Units
 44 3-Bedroom Units

 173 Total Units

<u>Unit Type & Number</u>	<u>2021 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 SRO/Studio	30%	\$611
3 SRO/Studio	50%	\$1,018
5 SRO/Studio	60%	\$1,222
3 SRO/Studio	70%	\$1,426
2 SRO/Studio	80%	\$1,629
7 1 Bedroom	30%	\$654
14 1 Bedroom	50%	\$1,091
21 1 Bedroom	60%	\$1,309
19 1 Bedroom	70%	\$1,527
7 1 Bedroom	80%	\$1,746
5 2 Bedrooms	30%	\$785
9 2 Bedrooms	50%	\$1,308
14 2 Bedrooms	60%	\$1,570
11 2 Bedrooms	70%	\$1,832
5 2 Bedrooms	80%	\$2,093
5 3 Bedrooms	30%	\$907
9 3 Bedrooms	50%	\$1,512
14 3 Bedrooms	60%	\$1,815
11 3 Bedrooms	70%	\$2,117
5 3 Bedrooms	80%	\$2,419
2 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$3,187,500
Construction Costs	\$45,116,379
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$2,255,819
Soft Cost Contingency	\$719,110
Relocation	\$0
Architectural/Engineering	\$1,583,298
Const. Interest, Perm. Financing	\$6,264,400
Legal Fees	\$232,800
Reserves	\$732,112
Other Costs	\$8,151,472
Developer Fee	\$9,250,000
Commercial Costs	\$1,879,104
Total	\$79,371,994

Residential

Construction Cost Per Square Foot:	\$307
Per Unit Cost:	\$447,936
True Cash Per Unit Cost*:	\$447,936

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Pacific Western Bank - TE Bonds	\$39,880,000	CalHFA Permanent Loan	\$25,897,000
Pacific Western Bank - TE Bonds	\$26,500,000	CalHFA MIP Loan	\$8,000,000
Tax Credit Equity	\$3,806,638	Solar Tax Credit Equity	\$283,374
		Tax Credit Equity	\$37,399,690
		TOTAL	\$79,371,994

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$70,694,269
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$91,902,550
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$3,676,102
Total State Credit:	\$5,531,759
Approved Developer Fee (in Project Cost & Eligible Basis):	\$9,250,000
Investor/Consultant:	Alliant Capital, Ltd.
Federal Tax Credit Factor:	\$0.90000
State Tax Credit Factor:	\$0.78000

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.