

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2022 Second Round

September 28, 2022

Cypress & 7th, located at 1401 East Cypress Avenue in Lompoc, requested and is being recommended for a reservation of \$558,451 in annual federal tax credits to finance the new construction of 14 units of housing serving special needs tenants with rents affordable to households earning 30%-50% of area median income (AMI). The project will be developed by Surf Development Company and will be located in Senate District 19 and Assembly District 34.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the No Place Like Home (NPLH), Multifamily Housing Program (MHP) of HCD.

Project Number CA-22-096

Project Name Cypress & 7th
Site Address: 1401 East Cypress Avenue
Lompoc, CA 93436 County: Santa Barbara
Census Tract: 27.080

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$558,451	\$0
Recommended:	\$558,451	\$0

Applicant Information

Applicant: Cypress & 7th, L.P.
Contact: Robert P. Havlicek Jr
Address: 815 West Ocean Avenue
Lompoc, CA 93436
Phone: (805) 736-3423
Email: bobhavlicek@hasbarco.org

General Partner(s) / Principal Owner(s): Surf Development Company
General Partner Type: For Profit
Parent Company(ies): Surf Development Company
Developer: Surf Development Company
Investor/Consultant: RedStone Equity Partners
Management Agent(s): Housing Authority of the County of Santa Barbara

Project Information

Construction Type: New Construction
Total # Residential Buildings: 2
Total # of Units: 15
No. & % of Tax Credit Units: 14 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: None

Information

Set-Aside: Nonprofit (homeless assistance)
Housing Type: Special Needs
Type of Special Needs: Homeless/formerly homeless
Average Targeted Affordability of Special Needs/SRO Project Units: 40.00%
% of Special Need Units: 14 units 100.00%
Geographic Area: Central Coast Region
CTCAC Project Analyst: Nick White

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percent of Required Affordable Units</u>
At or Below 30% AMI:	2	10%
At or Below 40% AMI:	10	70%
At or Below 50% AMI:	2	10%

Unit Mix

<u>15 1-Bedroom Units</u>
15 Total Units

<u>Unit Type & Number</u>	<u>2022 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	30%	\$786
10 1 Bedroom	40%	\$1,048
2 1 Bedroom	50%	\$1,310
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$600,000
Construction Costs	\$6,456,172
Rehabilitation Costs	\$0
Construction Contingency	\$422,809
Relocation	\$0
Architectural/Engineering	\$425,000
Const. Interest, Perm. Financing	\$544,000
Legal Fees	\$110,000
Reserves	\$224,405
Other Costs	\$692,748
Developer Fee	\$1,257,846
Commercial Costs	\$0
Total	\$10,732,980

Residential

Construction Cost Per Square Foot:	\$570
Per Unit Cost:	\$715,532
True Cash Per Unit Cost*:	\$715,325

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Pacific Western Bank	\$9,051,737	Pacific Western Bank	\$1,850,000
Deferred Developer Fee	\$944,161	RedStone Equity Partners	\$67,812
Tax Credit Equity	\$737,082	HCD - NPLH	\$632,696
		HCD - MHP	\$3,265,490
		Deferred Developer Fee	\$3,105
		Tax Credit Equity	\$4,913,877
		TOTAL	\$10,732,980

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$6,205,007
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$6,205,007
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$558,451
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,257,846
Investor/Consultant:	RedStone Equity Partners
Federal Tax Credit Factor:	\$0.87991

The “as if vacant” land value and the existing improvement value established at application, 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, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Tie-Breaker Information

First:	Special Needs
Self Score:	72.185%
Final:	72.185%

Significant Information / Additional Conditions:

Staff noted the hard cost contingency, as reflected in the project’s Application Sources & Uses table, exceeds 5% of the project’s total hard construction costs.

Resyndication and Resyndication Transfer Event: None

Local Reviewing Agency

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

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 performance deposit and allocation 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.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of fifteen years and at no cost to the tenants. Applicants that received points for sustainable building methods (energy efficiency) must submit the certification required by Section 10325(c)(5) at project completion. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i)(2) at project completion.

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	10	10	10
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ½ mile of transit station or public bus stop	4	4	4
Within ½ mile of public park or community center open to general public	3	3	3
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Special Needs project within ½ mile of facility serving tenant population	3	3	3
Within ½ mile of medical clinic or hospital	3	3	3
Service Amenities	10	10	10
Service Coordinator/Other Services Specialist, min. ratio 1 FTE to 360 bdrms	5	5	5
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	109	109	109

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.