

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
May 10, 2023**

Seaward Affordable Apartments, located at 158 W Seaward Avenue in San Ysidro, requested and is being recommended for a reservation of \$1,675,134 in annual federal tax credits and \$1,975,117 in total state tax credits to finance the new construction of 84 units of housing serving families with rents affordable to households earning 30%-80% of area median income (AMI). The project will be developed by MirKa Investments, LLC and will be located in Senate District 40 and Assembly District 80.

Project Number CA-23-468

Project Name Seaward Affordable Apartments
Site Address: 158 W Seaward Avenue
San Ysidro, CA 92173
County: San Diego
Census Tract: 10013.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,675,134	\$1,975,117
Recommended:	\$1,675,134	\$1,975,117

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

Applicant Information

Applicant: St. Stephens Retirement Center, Inc.
Contact: George McKinney
Address: 5625 Imperial Avenue
San Diego, CA 92114
Phone: (619) 517-6729
Email: kursatm@mirkainvest.com

General Partner(s) or Principal Owner(s): St. Stephens Retirement Center, Inc.
MirKa Investments, LLC

General Partner Type: Joint Venture
Parent Company(ies): St. Stephens Retirement Center, Inc.
MirKa Investments, LLC

Developer: MirKa Investments, LLC
Bond Issuer: CalHFA
Investor/Consultant: Hunt Capital Partners, LLC
Management Agent: Hyder & Company

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 85
No. / % of Low Income Units: 84 100.00%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
 Geographic Area: San Diego County
 CTCAC Project Analyst: Ruben Barcelo

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	9	11%
50% AMI:	9	11%
60% AMI:	49	58%
80% AMI:	17	20%

Unit Mix

40 2-Bedroom Units
 45 3-Bedroom Units

 85 Total Units

Unit Type & Number	2022 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1 2 Bedrooms	80%	\$2,342
30 2 Bedrooms	60%	\$1,756
4 2 Bedrooms	50%	\$1,463
4 2 Bedrooms	30%	\$878
16 3 Bedrooms	80%	\$2,707
19 3 Bedrooms	60%	\$2,030
5 3 Bedrooms	50%	\$1,691
5 3 Bedrooms	30%	\$1,015
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,937,150
Construction Costs	\$20,143,611
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$1,035,181
Soft Cost Contingency	\$217,723
Relocation	\$60,000
Architectural/Engineering	\$720,000
Const. Interest, Perm. Financing	\$4,051,891
Legal Fees	\$280,000
Reserves	\$390,495
Other Costs	\$2,373,279
Developer Fee	\$4,201,841
Commercial Costs	\$0
Total	\$38,411,171

Residential

Construction Cost Per Square Foot:	\$256
Per Unit Cost:	\$451,896
True Cash Per Unit Cost*:	\$407,061

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank Tax-Exempt	\$18,494,698	Citibank Tax-Exempt	\$17,033,071
Citibank Recycled TE	\$3,841,117	Net Operating Income	\$902,050
Citibank Taxable	\$5,501,382	Deferred Developer Fee	\$3,810,995
Deferred Costs	\$96,957	Tax Credit Equity	\$16,665,055
Deferred Developer Fee	\$3,810,995	TOTAL	\$38,411,171
Tax Credit Equity	\$6,666,022		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$32,214,114
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$41,878,348
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,675,134
Total State Credit:	\$1,975,117
Approved Developer Fee (in Project Cost & Eligible Basis):	\$4,201,841
Investor/Consultant:	Hunt Capital Partners, LLC
Federal Tax Credit Factor:	\$0.88991
State Tax Credit Factor:	\$0.89000

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.

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 reservation 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.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).