CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
August 23, 2023

Casa Nueva, located at 350 17th Street in San Diego, requested and is being recommended for a reservation of $1,105,426 in annual federal tax credits to finance the acquisition and rehabilitation of 51 units of housing serving tenants with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by San Diego Community Housing Corporation and is located in Senate District 39 and Assembly District 77.

Casa Nueva is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, Hacienda Townhomes (CA-1992-58). See Resyndication and Resyndication Transfer Event below for additional information.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-23-531

Project Name Casa Nueva
Site Address: 350 17th Street
San Diego, CA 92101
County: San Diego
Census Tract: 51.01

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$1,105,426	$0
Recommended:	$1,105,426	$0

Applicant Information
Applicant: Casa Nueva II LP
Contact: Theodore T. Miyahara
Address: 4725 Mercury Street, Suite 202
San Diego, CA 92111
Phone: 619-876-4222
Email: tmiyahara@ots-sdchc.org

General Partner(s) or Principal Owner(s): Casa Nueva II LLC
General Partner Type: Nonprofit
Parent Company(ies): San Diego Community Housing Corporation
Developer: San Diego Community Housing Corporation
Bond Issuer: Housing Authority of the City of San Diego
Investor/Consultant: California Housing Partnership Corporation
Management Agent: Solari Enterprises, Inc.

Project Information
Construction Type: Acquisition and Rehabilitation
Total # Residential Buildings: 2
Total # of Units: 52
No. / % of Low Income Units: 51 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (11 Units - 21%)

Information

Housing Type:	Non-Targeted
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:	34	67%
50% AMI:	11	22%
60% AMI:	6	12%

Unit Mix

1	1-Bedroom Units
27	2-Bedroom Units
24	3-Bedroom Units
52	Total Units

Unit Type & Number		2022 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1	2 Bedrooms	30%	$727
4	2 Bedrooms	30%	$845
8	2 Bedrooms	30%	$878
2	3 Bedrooms	30%	$946
8	3 Bedrooms	30%	$1,015
2	2 Bedrooms	50%	$845
1	2 Bedrooms	50%	$1,190
2	2 Bedrooms	50%	$1,421
2	2 Bedrooms	50%	$1,463
1	3 Bedrooms	50%	$946
3	3 Bedrooms	50%	$1,586
1	3 Bedrooms	60%	$946
2	3 Bedrooms	60%	$1,330
3	3 Bedrooms	60%	$1,586
1	1 Bedroom	30%	$732
6	2 Bedrooms	30%	$878
4	3 Bedrooms	30%	$1,015
1	2 Bedrooms	Manager’s Unit	$0

Project Cost Summary at Application

Land and Acquisition	$11,040,300
Construction Costs	$0
Rehabilitation Costs	$8,147,881
Construction Hard Cost Contingency	$814,788
Soft Cost Contingency	$150,000
Relocation	$575,000
Architectural/Engineering	$495,000
Const. Interest, Perm. Financing	$1,671,000
Legal Fees	$162,500
Reserves	$310,312
Other Costs	$386,855
Developer Fee	$2,000,000
Commercial Costs	$0
Total	**$25,753,636**

Residential

Construction Cost Per Square Foot:	$166
Per Unit Cost:	$495,262
True Cash Per Unit Cost[1]:	$358,887

Construction Financing

Source	Amount
JPMorgan Chase	$12,968,761
SDHC[2]: Existing Debt	$2,962,000
SDHC[2]	$302,810
Successor Agency: Existing Debt	$701,000
Seller Carryback	$6,374,300
Deferred Costs	$978,018
Deferred Developer Fee	$717,228
Tax Credit Equity	$749,519

Permanent Financing

Source	Amount
JPMorgan Chase	$3,593,920
SDHC[2]: Existing Debt	$2,962,000
SDHC[2]	$2,200,000
Successor Agency: Existing Debt	$701,000
Seller Carryback	$6,374,300
Deferred Developer Fee	$717,228
Tax Credit Equity	$9,205,188
TOTAL	**$25,753,636**

[1]Less Fee Waivers, Seller Carryback Loans and Deferred Developer Fee

[2]San Diego Housing Commission

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	$12,891,086
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	$10,877,260
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	$16,758,411
Qualified Basis (Acquisition):	$10,877,260
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	$670,336
Maximum Annual Federal Credit, Acquisition:	$435,090
Total Maximum Annual Federal Credit:	$1,105,426
Approved Developer Fee (in Project Cost & Eligible Basis):	$2,000,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	$0.83273

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

In accordance with CTCAC Regulation Section 10325(f)(7)(A), the applicant has requested and been granted a waiver of the requirement to replace water heaters. The project's central boiler was replaced in January of 2023 as described in the prepared CTCAC Multifamily Assessment Report dated May 1, 2023.

Resyndication and Resyndication Transfer Event

Prior to closing, the applicant or its assignee shall obtain CTCAC's consent to assign and assume the existing Regulatory Agreement (CA-92-058). To be eligible for a new award of tax credits, the owner must provide documentation with the Form 8609 request (the placed in service submission) that the acquisition date and the placed in service date both occurred after the existing federal 15 year compliance period was completed. For resyndications that were originally rehabilitation and acquisition, the resyndication acquisition date cannot occur before the last rehabilitation credit year of the original credit period.

As required by the IRS, the newly resyndicated project will continue to use the originally assigned Building Identification Numbers (BINs).

The newly resyndicated project shall continue to meet the rents and income targeting levels in the existing regulatory agreement(s) and any deeper targeting levels in the new regulatory agreement(s) for the duration of the new regulatory agreement(s). Existing households determined to be income-qualified for purposes of IRC §42 credit during the 15-year compliance period are concurrently income-qualified households for purposes of the extended use agreement. As a result, any household determined to be income qualified at the time of move-in under the existing regulatory agreement (CA-92-058) is a qualified low-income household for the subsequent allocation (existing household eligibility is "grandfathered").

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).