

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
December 6, 2023**

Rio Urbana, located at 2714 East Vineyard Avenue in Oxnard, requested and is being recommended for a reservation of \$4,863,097 in annual federal tax credits to finance the new construction of 165 units of housing serving families with rents affordable to households earning 30%-80% of area median income (AMI). The project will be developed by Pacific West Communities, Inc. and will be located in Senate District 19 and Assembly District 38.

Project Number CA-23-607

Project Name Rio Urbana
Site Address: 2714 East Vineyard Avenue
Oxnard, CA 93036
County: Ventura
Census Tract: 50.05

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$4,863,097	\$0
Recommended:	\$4,863,097	\$0

Applicant Information

Applicant: Oxnard Rio Urbana Associates, a California Limited Partnership
Contact: Caleb Roope
Address: 430 E. State Street, Suite 100
Eagle, ID 83616
Phone: 208.461.0022
Email: calebr@tpchousing.com

General Partner(s) or Principal Owner(s): Central Valley Coalition for Affordable Housing
TPC Holdings IX, LLC
General Partner Type: Joint Venture
Parent Company(ies): Central Valley Coalition for Affordable Housing
The Pacific Companies
Developer: Pacific West Communities, Inc.
Bond Issuer: California Municipal Finance Authority (CMFA)
Investor/Consultant: Boston Financial
Management Agent: ConAm Management Corporation

Project Information

Construction Type: New Construction
Total # Residential Buildings: 8
Total # of Units: 167
No. / % of Low Income Units: 165 100.00%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: Tax-Exempt

Information

Housing Type: Large Family
Geographic Area: Central Coast Region
CTCAC Project Analyst: Dylan Hervey

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	17	10%
50% AMI:	17	10%
60% AMI:	98	59%
80% AMI:	33	20%

Unit Mix

5 1-Bedroom Units
115 2-Bedroom Units
47 3-Bedroom Units
<u>167 Total Units</u>

Unit Type & Number	2023 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1 1 Bedroom	30%	\$747
1 1 Bedroom	50%	\$1,245
2 1 Bedroom	60%	\$1,494
1 1 Bedroom	80%	\$1,993
14 2 Bedrooms	30%	\$897
14 2 Bedrooms	50%	\$1,495
80 2 Bedrooms	60%	\$1,794
5 2 Bedrooms	80%	\$2,392
2 3 Bedrooms	30%	\$1,036
2 3 Bedrooms	50%	\$1,726
16 3 Bedrooms	60%	\$2,072
27 3 Bedrooms	80%	\$2,763
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$12,055,721
Construction Costs	\$55,111,311
Construction Hard Cost Contingency	\$2,800,000
Soft Cost Contingency	\$800,000
Architectural/Engineering	\$1,075,000
Const. Interest, Perm. Financing	\$11,579,950
Legal Fees	\$115,000
Reserves	\$1,224,825
Other Costs	\$10,144,123
Developer Fee	\$12,198,404
Total	\$107,104,334

Residential

Construction Cost Per Square Foot:	\$252
Per Unit Cost:	\$641,343
True Cash Per Unit Cost*:	\$591,293

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank - Tax-Exempt	\$55,500,000	Citibank - Tax-Exempt	\$30,300,000
Citibank - Taxable	\$2,411,919	Bonneville - Tax-Exempt	\$27,600,000
Bonneville - Tax-Exempt	\$27,600,000	Deferred Developer Fee	\$8,358,404
Deferred Developer Fee	\$12,198,404	Tax Credit Equity	\$40,845,930
Deferred Costs	\$1,224,825	TOTAL	\$107,104,334
Tax Credit Equity	\$8,169,186		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$93,521,102
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$121,577,433
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$4,863,097
Approved Developer Fee (in Project Cost & Eligible Basis):	\$12,198,404
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.83992

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.

This Project's annual per unit operating expense total is below the CTCAC published per unit operating minimums of \$5,040. As allowed by CTCAC Regulation Section 10327(g)(1), CTCAC approves an annual per unit operating expense total of \$4,397 on agreement of the permanent lender and equity investor.

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).