

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
December 6, 2023

Ridge View Commons, located at 5200 Case Avenue in Pleasanton, requested and is being recommended for a reservation of \$3,303,303 in annual federal tax credits to finance the acquisition & rehabilitation of 198 units of housing serving tenants with rents affordable to households earning 30%-80% of area median income (AMI). The project will be developed by Eden Housing, Inc. and is located in Senate District 7 and Assembly District 16.

Project Number CA-23-626

Project Name Ridge View Commons
 Site Address: 5200 Case Avenue
 Pleasanton, CA 94566
 County: Alameda
 Census Tract: 4506.07

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$3,303,303	\$0
Recommended:	\$3,303,303	\$0

Applicant Information

Applicant: Ridge View Commons II Associates, L.P.
 Contact: Andrea Osgood, Chief Real Estate Development Officer
 Address: 22645 Grand Street
 Hayward, CA 94541
 Phone: -
 Email: aosgood@edenhousing.org

General Partner(s) or Principal Owner(s): Ridge View Commons LLC
 Eden Investment, Inc.
 General Partner Type: Nonprofit
 Parent Company(ies): Eden Investment, Inc.
 Eden Housing, Inc.
 Developer: Eden Housing, Inc.
 Bond Issuer: CalHFA
 Investor/Consultant: California Housing Partnership
 Management Agent: Eden Housing Management, Inc

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 6
 Total # of Units: 200
 No. / % of Low Income Units: 198 100.00%
 Federal Set-Aside Elected: 40%/60% Average Income
 Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted
 Geographic Area: East Bay Region
 CTCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	20	10%
50% AMI:	60	30%
60% AMI:	110	56%
80% AMI:	8	4%

Unit Mix

180 1-Bedroom Units
 20 2-Bedroom Units

 200 Total Units

Unit Type & Number	2023 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
1 1 Bedroom	30%	\$355
1 2 Bedrooms	30%	\$768
8 1 Bedroom	30%	\$560
4 1 Bedroom	30%	\$640
1 2 Bedrooms	30%	\$846
5 1 Bedroom	30%	\$818
27 1 Bedroom	50%	\$818
3 2 Bedrooms	50%	\$1,061
10 1 Bedroom	50%	\$1,089
2 2 Bedrooms	50%	\$1,193
18 1 Bedroom	50%	\$1,222
1 2 Bedrooms	60%	\$1,276
102 1 Bedroom	60%	\$1,220
7 2 Bedrooms	60%	\$1,330
5 1 Bedroom	80%	\$1,338
3 2 Bedrooms	80%	\$1,363
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$38,600,000
Rehabilitation Costs	\$22,702,483
Construction Hard Cost Contingency	\$2,270,248
Soft Cost Contingency	\$350,000
Relocation	\$712,000
Architectural/Engineering	\$755,000
Const. Interest, Perm. Financing	\$7,988,941
Legal Fees	\$115,000
Reserves	\$745,770
Other Costs	\$775,088
Developer Fee	\$7,029,917
Total	\$82,044,447

Residential

Construction Cost Per Square Foot:	\$126
Per Unit Cost:	\$410,222
True Cash Per Unit Cost*:	\$354,303

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
JPMorgan Chase - Tax-Exempt	\$39,668,600	JPMorgan Chase	\$7,415,000
City of Pleasanton	\$5,616,051	City of Pleasanton	\$5,616,051
City of Pleasanton: HODAG ¹	\$10,761,916	City of Pleasanton: HODAG ¹	\$10,761,916
City of Pleasanton: Ground Lease	\$5,000,000	City of Pleasanton: Ground Lea:	\$5,000,000
Seller Carryback	\$7,753,853	Sponsor Loan	\$6,048,650
Existing Reserves	\$1,899,665	Seller Carryback	\$7,753,853
Accrued Interest	\$2,212,352	Existing Reserves	\$1,899,665
Deferred Costs	\$2,632,889	Accrued Interest	\$2,212,352
Deferred Developer Fee	\$3,429,917	Deferred Developer Fee	\$3,429,917
Tax Credit Equity	\$3,069,204	Tax Credit Equity	\$31,907,043
		TOTAL	\$82,044,447

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

¹Housing Development Grant

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$34,869,485
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$37,252,254
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$45,330,331
Qualified Basis (Acquisition):	\$37,252,254
Applicable Rate:	4.00%
Maximum Annual Federal Credit, Rehabilitation:	\$1,813,213
Maximum Annual Federal Credit, Acquisition:	\$1,490,090
Total Maximum Annual Federal Credit:	\$3,303,303
Approved Developer Fee in Project Cost:	\$7,029,917
Approved Developer Fee in Eligible Basis:	\$7,029,917
Investor/Consultant:	California Housing Partnership
Federal Tax Credit Factor:	\$0.96591

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).