

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
March 21, 2007

Project Number CA-2007-809

Project Name Point Natomas Apartments
Address: 801 San Juan Road
Sacramento, CA 95834 County: Sacramento

Applicant Information

Applicant: Point Natomas Apartments, LLC
Contact Tony Hladek
Address: 26522 La Alameda, Suite 260
Mission Viejo, CA 92691
Phone: (949) 367-1393 Fax: (949) 367-0244
Sponsors Type: Joint Venture

Bond Information

Issuer: SHRA
Date of Issuance: December 1, 2006
Credit Enhancement: N/A

Eligible Basis

Actual: \$32,883,269
Requested: \$32,883,269
Maximum Permitted: \$78,484,714

Extra Feature Adjustments:
55-Year Use/Rent Restriction Adjustment: 60%

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,220,268	\$0
Recommended:	\$1,220,268	\$0

Project Information

Construction Type: Acquisition and Rehabilitation
Federal Subsidy: Tax-Exempt
HCD MHP Funding: No
Total # of Units: 337
Total # Residential Buildings: 33

Income/Rent Targeting

Federal Setaside Elected: 40%/60%
% & No. of Targeted Units: 100% - 336 units
55-Year Use/Affordability Restriction: Yes
Number of Units @ or below 50% of area median income: 145
Number of Units @ or below 60% of area median income: 191

<u>Unit Type & Number</u>	<u>2007 Rents % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
8 One-Bedroom	50%	\$613
74 One-Bedroom	60%	\$735
47 Two-Bedroom	50%	\$736
77 Two-Bedroom	60%	\$799
13 Two-Bedroom	50%	\$736
117 Two-Bedroom	60%	\$844
1 Two-Bedroom	Manager's Unit	\$0

The general partners or principal owners are Point Natomas Apartments, LLC and Western Community Housing, Inc.

The project developer is Wasatch Advantage Group, LLC.

The management services will be provided by Wasatch Property Management Group and FPI Management, Inc.

The market analysis was provided by Prior & Associates.

The Local Reviewing Agency, the Sacramento Housing and Redevelopment Agency, has completed a site review of this project and strongly supports this project.

Project Financing

Estimated Total Project Cost: \$37,386,949 Per Unit Cost: \$110,941 Construction Cost Per Sq. Foot: \$23

<u>Construction Financing</u>		<u>Permanent Financing</u>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citibank/Construction Loan	\$22,654,000	Citibank/Permanent Loan	\$22,654,000
Point Natomas Holdings/Seller Note	\$2,000,000	Seller Note	\$2,000,000
Costs Paid at Perm Closing	\$2,481,189	Developer Note	\$774,324
Investor Equity	\$10,251,760	Investor Equity	\$11,958,625
		TOTAL	\$37,386,949

Determination of Credit Amount(s)

Requested Rehabilitation Eligible Basis:	\$7,783,884
Requested Acquisition Eligible Basis:	\$25,099,385
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Rehabilitation Basis:	\$10,119,049
Qualified Acquisition Basis:	\$25,099,385
Applicable Rate:	3.60%
Maximum Annual Federal Rehabilitation Credit:	\$316,690
Maximum Annual Federal Acquisition Credit:	\$903,578
Total Maximum Annual Federal Credit:	\$1,220,268
Approved Developer Fee:	\$2,500,000
Tax Credit Factor:	\$0.9800

Applicant requests and staff recommends annual federal credits of \$1,220,268, based on a qualified rehabilitation basis of \$10,119,049, a qualified acquisition basis of \$25,099,385, and a funding shortfall of \$11,958,625.

Cost Analysis and Line Item Review

The requested eligible basis \$32,883,269 is below TCAC's adjusted threshold basis limit \$78,484,714. The basis limit includes the adjustment for extraordinary features for the 60% adjustment for the 55-year use/affordability restriction for projects that have 50% or less tax-credit units and are located in a DDA/QCT. Staff analysis of project costs to determine reasonableness found all fees to be within TCAC's underwriting guidelines and TCAC limitation.

Annual operating expenses exceed the minimum operating expenses established in the Regulations, and the project pro forma shows a positive cash flow from year one.

Staff has calculated federal tax credits based on 3.60% of the qualified basis. Unless the applicant fixed the rate at bond issuance, the Federal Rate applicable to the month the project is placed-in-service will be used to determine the final allocation.

Special Issues/Other Significant Information: 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.

The IRS has advised TCAC that the amount of tax-exempt bonds issued, equivalent to at least 50% of aggregate basis, must remain in place through the first year of the credit period or until eligible basis is finally determined.

Recommendation: Staff recommends that the Committee make a reservation of tax credits in the following amount(s) contingent upon standard conditions and any additional conditions imposed by the Committee:

Federal/Annual	State/Total
\$1,220,268	\$0

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.

TCAC makes the 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 will be permitted without the express approval of TCAC.

The applicant must pay TCAC an allocation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are anticipated to be the final project costs, staff recommends that a reservation be made in the amount of federal credit shown above on condition that the final project costs be supported by itemized lender approved costs, and certified costs of the buildings as completed.

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 TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credits when the project is placed-in-service.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC 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 TCAC in its final feasibility analysis.

Additional Conditions: The applicant/owner is required to provide the tenants with 1) on-going after school programs and 2) educational classes that are not the same as after school programs (such as English as a Second Language classes, computer training, etc.) for a minimum of ten (10) years in accordance with the bond allocation from CDLAC. These services may be changed to meet the needs of the tenants upon prior approval from CDLAC and written notification to TCAC.

Project Analyst: Anthony Zeto