

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

Project Number CA-2007-812

Project Name Cape Cod Senior Villas
Address: 1710 Maxson Street
 Oceanside, CA 92054 County: San Diego

Applicant Information

Applicant: Oceanside Senior Housing Partners, L.P.
Contact Lesley Edwards
Address: 9065 Haven Avenue, Suite 100
 Rancho Cucamonga, CA 91730
Phone: (909) 291-1400, x. 116 **Fax:** (909) 291-0302
Sponsors Type: Nonprofit

Bond Information

Issuer: CSCDA
Expected Date of Issuance: June 2007
Credit Enhancement: N/A

Eligible Basis

Actual: \$5,775,925
Requested: \$5,775,925
Maximum Permitted: \$8,537,594

Extra Feature Adjustments:
 55-Year Use/Rent Restriction Adjustment: 80%

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$215,452	\$0
Recommended:	\$215,452	\$0

Project Information

Construction Type: Acquisition and Rehabilitation
Federal Subsidy: Tax-Exempt
HCD MHP Funding: No
Total # of Units: 36
Total # Residential Buildings: 1

Income/Rent Targeting

Federal Setaside Elected: 40%/60%
% & No. of Targeted Units: 100% - 35 units
55-Year Use/Affordability Restriction: Yes
Number of Units @ or below 50% of area median income: 24
Number of Units @ or below 60% of area median income: 11

<u>Unit Type & Number</u>	<u>2007 Rents</u> <u>% of Area Median Income</u>	<u>Proposed Rent</u> (including utilities)
7 One-Bedroom	45%	\$582
17 One-Bedroom	50%	\$647
11 One-Bedroom	60%	\$752
1 One-Bedroom	Manager's Unit	\$0

The general partner(s) or principal owner(s) are the Southern California Housing Development Corporation and Corporation of Orange.

The project developer is Southern California Housing Development Corporation.

The management services will be provided by Southern California Housing Development Corporation.

The market analysis was provided by Novogradac & Company, LLP.

The Local Reviewing Agency, the City of Oceanside, has completed a site review of this project and strongly supports this project.

Project Financing

Estimated Total Project Cost: \$6,706,293 Per Unit Cost: \$3,866 Construction Cost Per Sq. Foot: \$45

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Washington Mutual Bank	\$3,500,000	Washington Mutual Bank	\$914,826
City of Oceanside	\$2,127,846	City of Oceanside	\$3,744,877
Investor Equity	\$818,753	Investor Equity	\$2,046,590
		TOTAL	\$6,706,293

Determination of Credit Amount(s)

Requested Rehabilitation Eligible Basis:	\$1,149,936
Requested Acquisition Eligible Basis:	\$4,625,989
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Rehabilitation Basis:	\$1,494,917
Qualified Acquisition Basis:	\$4,625,989
Applicable Rate:	3.60%
Maximum Annual Federal Rehabilitation Credit:	\$48,916
Maximum Annual Federal Acquisition Credit:	\$166,536
Total Maximum Annual Federal Credit:	\$215,452
Approved Developer Fee:	\$325,000
Tax Credit Factor:	\$.95000

Applicant requests and staff recommends annual federal credits of \$215,452, based on a qualified rehabilitation basis of \$1,494,917, a qualified acquisition basis of \$4,625,989, and a funding shortfall of \$2,046,590.

Cost Analysis and Line Item Review

The requested eligible basis \$5,775,925 is below TCAC's adjusted threshold basis limit \$8,537,594. The basis limit includes the adjustment for extraordinary features for the 80% adjustment for the 55-year use/affordability restriction for projects that have more than 50% 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
\$215,452	\$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 **contracts for services (such as assistance with daily living activities or provision of senior counseling services)** 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.