

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**2007 Second Round Cycle**  
**September 26, 2007**

**Project Number** CA-2007-115

**Project Name** Turk/Eddy Preservation Project  
**Site Address:** 161-165 Turk Street & 249 Eddy Street  
San Francisco, CA 94102 County: San Francisco Census Tract: 0125

**Applicant Information**

**Applicant:** Tenderloin Neighborhood Development Corporation  
**Contact:** Adhi Nagraj & Diep Do  
**Address:** 201 Eddy Street  
San Francisco, CA 94102  
**Phone:** (415) 776-2151 **Fax:** (415) 614-9654 **email:** [anagraj@tndc.org](mailto:anagraj@tndc.org) & [diepdo@tndc.org](mailto:diepdo@tndc.org)  
**General Partners(s)Type:** Nonprofit

**Information**

**Set-Aside:** N/A  
**Housing Type:** SRO  
**Geographic Area:** San Francisco County

**Eligible Basis**

**Requested:** \$13,324,138  
**Actual:** \$15,495,204  
**Maximum Permitted:** \$13,324,138

**Adjustments to Threshold Basis Limit:**

Required to Pay Prevailing Wages   
Seismic Upgrading  Environmental Mitigation   
3 or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features   
Region Where Development Costs Frequently Exceed Published Limit

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,308,331	\$0
Recommended:	\$1,308,331	\$0

**Project Information**

**Construction Type:** Acquisition and Rehabilitation  
**Federal Subsidy:** U.S. Department of Housing & Urban Development  
**Total # of Units:** 82  
**Total # Residential Buildings:** 2

**Income/Rent Targeting**

**Federal Set-Aside Elected:** 40%/60%  
**% & No. of Tax Credit Units:** 100% - 80 units  
**Breakdown by %:** 50% @ 40%, 50% @ 35%

<b>Selection Criteria</b>	<b>Max. Possible Points</b>	<b>Requested Points</b>	<b>Points Awarded</b>
<b><i>Cost Efficiency/Credit Reduction/Public Funds</i> Maximum of 20 points</b>	<b>20</b>	<b>20</b>	<b>20</b>
<input checked="" type="checkbox"/> Public Funds	18	18	18
<b><i>Owner / Management Characteristics</i> Maximum of 9 points</b>	<b>9</b>	<b>9</b>	<b>9</b>
<input checked="" type="checkbox"/> General Partner Experience	6	5	5
<input checked="" type="checkbox"/> Management Experience	3	3	3
<b>Negative Points</b>			
<b><i>Housing Needs</i> Maximum of 10 points</b>	<b>10</b>	10	<b>10</b>
<b><i>Site Amenities</i> Maximum of 15 points</b>	<b>15</b>	15	<b>15</b>
<input checked="" type="checkbox"/> Within ¼ mile of transit stop with service every 30 minutes & 25 units per acre density	7	7	7
<input checked="" type="checkbox"/> Within ¼ mile of public park or community center open to general public	3	3	3
<input checked="" type="checkbox"/> Within ½ mile of public library	2	2	2
<input checked="" type="checkbox"/> Within ½ mile of a full-scale grocery store with staples, fresh meat and fresh produce	3	3	3
<input checked="" type="checkbox"/> Special Needs or SRO project within ½ mile of a facility operated to serve population	3	3	3
<input checked="" type="checkbox"/> Within ½ mile of medical clinic or hospital	3	3	3
<input checked="" type="checkbox"/> Within ¼ mile of a pharmacy	2	2	2
<b><i>Service Amenities</i> Maximum of 10 points</b>	<b>10</b>	10	<b>10</b>
<input checked="" type="checkbox"/> Contract for services or provision of senior counseling services, with contract in place	5	5	5
<input checked="" type="checkbox"/> Bona fide service coordinator available	5	5	5
<b><i>Neighborhood Revitalization</i> Maximum of 9 points</b>	<b>9</b>	9	<b>9</b>
<b><i>Sustainable Building Methods</i> Maximum of 8 points</b>	<b>8</b>	8	<b>8</b>
<input checked="" type="checkbox"/> Rehabilitation, not subject to Title 24, w/75% fluorescent or comparable	2	2	2
<input checked="" type="checkbox"/> Flow restrictors for kitchen & bath faucets or water-saving fixtures	1	1	1
<input checked="" type="checkbox"/> No-VOC interior paint	1	1	1
<input checked="" type="checkbox"/> CRI Green-label, low-VOC carpet and pad	1	1	1
<input checked="" type="checkbox"/> Formaldehyde-free insulation	1	1	1
<input checked="" type="checkbox"/> Construction Indoor Air Quality Management plan	2	2	2
<b><i>Lowest Income</i> Maximum of 52 points</b>	<b>52</b>	50	<b>50</b>
<input checked="" type="checkbox"/> Basic Targeting	50	50	50
<b><i>Readiness to Proceed</i> Maximum of 20 points</b>	<b>20</b>	5	<b>5</b>
<b><i>State credit substitution</i> Maximum of 2 points</b>	<b>2</b>	2	<b>2</b>
<b>Total Points</b>	<b>155</b>	135	<b>135</b>

**Tie-Breaker Information**

Tie-Breaker Categories Apply to this Project: No

First: Housing Type **SRO**

Second: Maximum Neighborhood Revitalization Points/Federal Designated Area **Yes**

Third: Calculated Ratio per Regulation 10325(c)(12) **81.152%**

<b><u>Unit Type &amp; Number</u></b>	<b><u>2007 Rents % of Area Median Income</u></b>	<b><u>Proposed Rent (including utilities)</u></b>
38 SRO	35%	\$693
2 1 Bedroom	35%	\$742
38 SRO	40%	\$757
2 1 Bedroom	40%	\$848
1 SRO	Manager's Unit	\$0
1 1 Bedroom	Manager's Unit	\$0

The general partner or principal owner is Tenderloin Neighborhood Development Corporation.

The project developer is Tenderloin Neighborhood Development Corporation.

The management agent is Tenderloin Neighborhood Development Corporation.

The market analyst is M.E. Shay & Co.

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

**Project Financing**

Estimated Total Project Cost: \$18,236,630 Per Unit Cost: \$222,398 Construction Cost Per Sq. Foot: \$179

<b>Construction Financing</b>		<b>Permanent Financing</b>	
Source	Amount	Source	Amount
California Housing Finance Agency	\$12,875,000	California Housing Finance Agency	\$3,412,700
SF RDA	\$3,336,260	SF RDA	\$809,918
HUD Existing Residual Receipts	\$298,197	HUD Existing Residual Receipts	\$298,197
Costs Deferred to Permanent Period	\$1,348,522	AHP	\$405,000
Investor Equity	\$378,649	Investor Equity	\$13,310,813
		<b>TOTAL</b>	<b>\$18,236,628</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis (Rehabilitation):	\$11,525,207
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$1,798,931
Applicable Fraction:	100%
Qualified Basis (Rehabilitation):	\$14,982,769
Applicable Rate:	8.30%
Qualified Basis (Acquisition):	\$1,798,931
Applicable Rate:	3.60%
Maximum Annual Federal Credit, Rehabilitation:	\$1,243,570
Maximum Annual Federal Credit, Acquisition:	\$64,761
Total Maximum Annual Federal Credit:	\$1,308,331
Total State Credit:	\$0
Approved Developer Fee in Project Cost	\$1,732,697
Approved Developer Fee in Eligible Basis:	\$1,400,000
Tax Credit Factor:	\$1.01

Applicant requests and staff recommends annual federal credits of \$1,308,331 and total state credits of \$0, based on a qualified basis of \$16,781,700 and a funding shortfall of \$13,310,813 .

**Cost Analysis and Line Item Review**

The requested eligible basis \$13,324,138 is at TCAC’s threshold basis limit \$13,324,138. The basis limit was increased by the following extraordinary features: projects that are located in regions where development costs frequently exceed the published limit, projects that are required to pay state or federal prevailing wages, projects requiring seismic upgrading of existing structures, and/or requiring toxic or other environmental mitigation as certified by the project architect, the adjustment for projects with 3 or more energy efficiency/resource conservation/indoor air quality items, using a Minimum Efficiency Report Value (MERV) 8 or higher air filter for HVAC systems that introduce outside air, installing bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all living rooms or 50% or all common areas, using CRI Green Label Plus Carpet or no carpet in all bedrooms. Staff analysis of project costs to determine reasonableness found all fees to be within TCAC’s underwriting guidelines and TCAC limitations.

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 8.30% of the qualified basis, or, in the case of acquisition Credit or Credit combined with federal subsidies, 3.60%. Applicants are cautioned to consider the expected federal rate when negotiating with investors. TCAC's financial evaluation at project completion will determine the final allocation.

**Special Issues/Other Significant Information:** None

**Legal Status:** Staff has reviewed the Applicant's responses to the questions contained in the Legal Status portion of the Application. No information was disclosed that raised any question regarding the financial viability or legal integrity of the applicant.

**Recommendation:** Staff recommends that the Committee make a preliminary 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
\$1,308,331	\$0

### Standard Conditions

An application for a carryover allocation must be submitted by October 31, 2007, as required by regulation section 10328(d), together with the applicable allocation fee and all required documentation. The time for meeting the "10%" test and submitting related documentation will be no later than six (6) months after the date of the executed carryover allocation (as defined by IRC Section 42 and IRS Notices). The applicant must ensure the project meets all Additional Threshold Requirements for the housing type of the proposed project.

The applicant must submit all documentation required for a Final Reservation no later than February 1 of the year that the building(s) must be placed in service pursuant to Section 42(h)(E)(i) of the Internal Revenue Code of 1986, as amended. The applicant shall provide the Committee a Final Reservation application providing the documentation for the project set forth in Section 10322(i)(1) of these regulations. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

TCAC 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 TCAC.

The applicant must pay TCAC a performance deposit and allocation fee calculated in accordance with regulation. The performance deposit must be paid by cashier's check within 20 calendar days of any preliminary reservation. The allocation fee must be paid within a time period specified in the preliminary reservation letter. The allocation fee will be due prior to execution of a carryover allocation or issuance of tax forms, whichever comes first. Additionally, TCAC 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 TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit 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.

If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of ten years and at no cost to the tenants.

Applicants that received points for sustainable building methods (energy efficiency) must submit the certification required by Section 10325(c)(8) at project completion.

Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i)(2)(P) at project completion.

**Additional Conditions:**

Applicants that received 20 points for readiness to proceed must meet ALL of the following requirements. The applicant must be ready to begin construction within 150 days of the Credit Reservation which is February 22, 2008, as evidenced by submission, within that time of, recorded deeds of trust for all construction financing, payment of all construction lender fees, issuance of building permits and notice to proceed delivered to the contractor. Failure to meet this timeline will result in rescission of the Credit Reservation.

**Project Analyst:** Elaine Johnson