

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**Tax-Exempt Bond Project**  
**September 26, 2007**

**Project Number** CA-2007-880

**Project Name** Descanso Place  
**Address:** 850 Descanso Place  
Bakersfield, CA 93306 County: Kern

**Applicant Information**

**Applicant:** 850 Descanso Pl., L.P.  
**Contact** David Sclafani  
**Address:** 15303 Ventura Blvd., Suite 1100  
Sherman Oaks, CA 91403  
**Phone:** (818) 905-2430 **Fax:** (818) 905-2440  
**Sponsors Type:** Nonprofit

**Bond Information**

**Issuer:** California Statewide Communities Development Authority  
**Expected Date of Issuance:** December 2007  
**Credit Enhancement:** None

**Eligible Basis**

**Actual:** \$15,228,214  
**Requested:** \$15,228,214  
**Maximum Permitted:** \$27,575,380

**Extra Feature Adjustments:**  
**Required to Pay Prevailing Wages:** 20%   
**55-Year Use/Rent Restriction Adjustment:** 120%

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$712,680	\$0
Recommended:	\$712,680	\$0

**Project Information**

**Construction Type:** New Construction  
**Federal Subsidy:** Tax-Exempt/HOME  
**HCD MHP Funding:** Yes  
**Total # of Units:** 54  
**Total # Residential Buildings:** 54

**Income/Rent Targeting**

**Federal Setaside Elected:** 40%/60%  
**% & No. of Targeted Units:** 100% - 54 units  
**55-Year Use/Affordability Restriction:** Yes  
**Number of Units @ or below 30% of area median income:** 4  
**Number of Units @ or below 35% of area median income:** 4  
**Number of Units @ or below 40% of area median income:** 8  
**Number of Units @ or below 45% of area median income:** 10  
**Number of Units @ or below 50% of area median income:** 20  
**Number of Units @ or below 60% of area median income:** 8

<u>Unit Type &amp; Number</u>	<u>2007 Rents % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 Three-Bedroom	30%	\$401
2 Four-Bedroom	30%	\$447
2 Three-Bedroom	35%	\$468
2 Four-Bedroom	35%	\$522
4 Three-Bedroom	40%	\$535
4 Four-Bedroom	40%	\$596
5 Three-Bedroom	45%	\$602
5 Four-Bedroom	45%	\$671
10 Three-Bedroom	50%	\$669
10 Four-Bedroom	50%	\$746
3 Three-Bedroom	60%	\$802
4 Four-Bedroom	60%	\$895
1 Three-Bedroom	Manager's unit	\$749

The general partner or principal owner is the Corporation for Better Housing.

The project developer is Corporation for Better Housing.

The management services will be provided by Beacon Property Management.

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

The Local Reviewing Agency, the Housing Authority of the County of Kern, has completed a site review of this project and strongly supports this project.

**Project Financing**

Estimated Total Project Cost: \$16,481,310 Per Unit Cost: \$305,209 Construction Cost Per Sq. Foot: \$125

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank/Bonds	\$13,000,000	Citibank/Bonds	\$1,725,000
HCD/JSJFHG Program	\$2,700,000	HCD/MHP	\$3,840,000
Investor Equity	\$248,188	HCD/JSJFHG Program	\$3,000,000
		Kern County - HOME	\$850,000
		Deferred Developer Fee	\$296,527
		Investor Equity	\$6,769,783
		<b>TOTAL</b>	<b>\$16,481,310</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$15,228,214
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Basis:	\$19,796,678
Applicable Rate:	3.60%
Total Maximum Annual Federal Credit:	\$712,680
Approved Developer Fee:	\$859,000
Tax Credit Factor:	\$0.94990

Applicant requests and staff recommends annual federal credits of \$712,680 based on a qualified basis of \$19,796,678 and a funding shortfall of \$6,769,783.

**Cost Analysis and Line Item Review**

The requested eligible basis \$15,228,214 is below TCAC's adjusted threshold basis limit \$27,575,380. The basis limit includes the adjustment for extraordinary features for the 120% adjustment for the 55-year use/affordability restriction for projects that have more than 50% tax-credit units and projects that are required to pay state or federal prevailing wages. 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
<b>\$712,680</b>	<b>\$0</b>

**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:** None

**Project Analyst:** Anthony Zeto