

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
March 26, 2008

Project Number CA-2008-813

Project Name Palisades Apartments
Address: 40 & 42 Brannan Street
Calistoga, CA 94515 County: Napa

Applicant Information

Applicant: Calistoga Affordable Housing, Inc. and Burbank Housing Development Corporation.
Contact: Erica Roetman Sklar
Address: 1332 Lincoln Avenue
Calistoga, CA 94515
Phone: (707) 942-5920 Fax: (707) 942-1201
Sponsors Type: Nonprofit

Bond Information

Issuer: California Municipal Finance Agency
Expected Date of Issuance: April 2008
Credit Enhancement: N/A

Eligible Basis

Actual: \$7,139,610
Requested: \$7,139,610
Maximum Permitted: \$11,314,770

Extra Feature Adjustments:

Required to Pay Prevailing Wages: 20%

Local Development Impact Fees:

55-Year Use/Affordability Restriction - Each 1% of Low-Income Units are Income Targeted Between 50% AMI & 36% AMI: Up to 100%

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$334,134	\$0
Recommended:	\$334,134	\$0

Project Information

Construction Type: New Construction
Federal Subsidy: Tax-Exempt/HOME
HCD MHP Funding: No
Total # of Units: 24
Total # Residential Buildings: 2

Income/Rent Targeting

Federal Setaside Elected: 40%/60%
% & No. of Targeted Units: 100% - 23 units
55-Year Use/Affordability Restriction: Yes
Number of Units @ or below 50% of area median income: 14
Number of Units @ or below 60% of area median income: 9

<u>Unit Type & Number</u>	<u>2008 Rents % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 One-Bedroom	40%	\$568
3 Two-Bedroom	40%	\$681
4 One-Bedroom	50%	\$710
2 Two-Bedroom	50%	\$852
5 One-Bedroom	60%	\$852
4 Two-Bedroom	60%	\$1,022
1 Two-Bedroom	Manager's Unit	\$0

The general partners or principal owners are Calistoga Affordable Housing, Inc. and Burbank Housing Development Corporation.

The project developer is Calistoga Affordable Housing, Inc. and Burbank Housing Development Corporation.

The management services will be provided by Burbank Housing Management Corporation.

The market analysis was provided by Vogt, Williams & Bowen LLC.

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: \$7,542,178 Per Unit Cost: \$314,257 Construction Cost Per Sq. Foot: \$184

<u>Construction Financing</u>		<u>Permanent Financing</u>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Silicon Valley Bank – T.E. Bonds	\$4,096,000	Silicon Valley Bank – T.E. Bonds	\$423,000
HCD-HOME	\$2,695,661	HCD-HOME	\$3,197,184
ANV Grant	\$199,899	AHP	\$212,545
Costs Deferred until Permanent	\$322,611	ANV Grant	\$199,899
Deferred Developer Fee	\$228,007	Deferred Developer Fee	\$228,007
		Investor Equity	\$3,281,543
		TOTAL	\$7,542,178

Determination of Credit Amount(s)

Requested Eligible Basis:	\$7,139,610
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Basis:	\$9,281,493
Applicable Rate:	3.60%
Total Maximum Annual Federal Credit:	\$334,134
Approved Developer Fee:	\$931,253
Tax Credit Factor:	\$0.98210

Applicant requests and staff recommends annual federal credits of \$334,134 based on a qualified basis of \$9,281,493 and a funding shortfall of \$3,281,543.

Cost Analysis and Line Item Review

The requested eligible basis \$7,139,610 is below TCAC's adjusted threshold basis limit \$11,314,770. The basis limit includes the adjustment for extraordinary features for projects that are required to pay state or federal prevailing wages, local development impact fees, and 55-year use/affordability restriction for projects where each 1% of low-income units are income targeted between 50% AMI & 36% AMI. 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
\$334,134	\$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) after school program of an ongoing nature on-site and 2) educational classes (such as English as a Second Language classes, computer training, etc.) on-site 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