

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2008 Second Round Cycle
October 8, 2008

Project Number CA-2008-092

Project Name Parksdale Village
Site Address: NW Corner of Avenue 13 ½ and Road 29
Community of Parksdale, CA 93637 County: Madera
Census Tract: 5.08

Applicant Information

Applicant: Self Help Enterprises
Contact: Doug Pingel
Address: 8445 W. Elowin Court
Visalia, CA 93291
Phone: (559) 651-1000 x651 Fax: (559) 651-3634
Email: dougp@selfhelpenterprises.org
General Partner Type: Nonprofit

Information

Set-Aside: Rural
Housing Type: Large Family
Geographic Area: N/A

Eligible Basis

Requested: \$6,083,140
Actual: \$8,397,877
Maximum Permitted: \$9,049,008

Adjustments to Threshold Basis Limit:

Local Impact Fees
3 or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$476,918	\$1,788,442
Recommended:	\$476,918	\$1,788,442

Project Information

Construction Type: New Construction
Federal Subsidy: HOME
Total # of Units: 48
Total # Residential Buildings: 12

Income/Rent Targeting

Federal Set-Aside Elected: 40%/60%
% & No. of Tax Credit Units: 100% - 47 units
Breakdown by %: 10% @ 30%, 40% @ 50%, 35% @ 55%

Selection Criteria	Max. Possible Points	Requested Points	Points Awarded
<i>Cost Efficiency/Credit Reduction/Public Funds</i> Maximum 20 points	20	20	20
<input checked="" type="checkbox"/> Credit Reduction	20	2	2
<input checked="" type="checkbox"/> Public Funds	18	18	18
<i>Owner / Management Characteristics</i> Maximum 9 points	9	9	9
<input checked="" type="checkbox"/> General Partner Experience	6	6	6
<input checked="" type="checkbox"/> Management Experience	3	3	3
<i>Housing Needs</i> Maximum 10 points	10	10	10
<i>Site Amenities</i> Maximum 15 points	15	15	15
<input checked="" type="checkbox"/> Van or dial-a-ride service is provided to tenants	4	4	4
<input checked="" type="checkbox"/> Rural project within ½ mile of public park or community center open to general public	3	3	3
<input checked="" type="checkbox"/> Rural project within ½ mile of a full-scale grocery store w/staples/fresh meat/produce	4	4	4
<input checked="" type="checkbox"/> Rural Large Family project within 1 mile of public school project children may attend	2	2	2
<input checked="" type="checkbox"/> Rural project within 1 mile of medical clinic or hospital	3	3	3
<i>Service Amenities</i> Maximum 10 points	10	10	10
<input checked="" type="checkbox"/> After school programs of an ongoing nature for school age children	5	5	5
<input checked="" type="checkbox"/> Educational classes (e.g. ESL, Computer training, etc. and aren't same as After School)	5	5	5
<i>Sustainable Building Methods</i> Maximum 8 points	8	8	8
<input checked="" type="checkbox"/> New construction/adaptive reuse increases energy efficiency 10% above Title 24	4	4	4
<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
<i>Lowest Income</i> Maximum 52 points	52	52	52
<input checked="" type="checkbox"/> Basic Targeting	50	50	50
<input checked="" type="checkbox"/> Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
<i>Readiness to Proceed</i> Maximum 20 points	20	20	20
<i>State credit substitution</i> Maximum 2 points	2	2	2
Total Points	146	146	146

Tie-Breaker Information

Tie-Breaker Categories Apply to this Project: **Yes**

First: Housing Type **Large Family**

Second: Calculated Ratio per Regulation 10325(c)(12) **74.586%**

2008 Rents for 2nd Round 2008

<u>Unit Type & Number</u>	<u>% of Area Median Income</u>	<u>Proposed Rent</u> (including utilities)
1 Two-bedroom Units	30%	\$363
11 Two-bedroom Units	50%	\$605
9 Two-bedroom Units	55%	\$665
3 Two-bedroom Units	60%	\$726
3 Three-bedroom Units	30%	\$419
8 Three-bedroom Units	50%	\$699
7 Three-bedroom Units	55%	\$768
3 Three-bedroom Units	60%	\$816
1 Four-bedroom Units	30%	\$468
1 Four-bedroom Units	55%	\$858
1 Three-bedroom Units	Manager's Units	\$0

The general partner or principal owner is Self Help Enterprises.

The project developer is Self Help Enterprises.

The management agent is Professional Apartments Management.

The market analyst is Laurin Associates, Inc.

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: \$8,878,865 Per Unit Cost: \$184,976 Construction Cost Per Sq. Foot: \$116

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Wells Fargo Bank	\$6,346,701	Wells Fargo Bank	\$961,300
HCD – HOME	\$2,000,000	HCD – HOME	\$2,000,000
		Deferred Developer Fee	\$286,367
		Investor Equity	\$5,631,198
		TOTAL	\$8,878,865

Determination of Credit Amount(s)

Requested Eligible Basis:	\$6,083,140
130% High Cost Adjustment:	No
Applicable Fraction:	100%
Qualified Basis Credit Reduction (2%)	\$121,663
Qualified Basis:	\$5,961,477
Applicable Rate:	8.00%
Total Maximum Annual Federal Credit:	\$476,918
Total State Credit:	\$1,788,442
Approved Developer Fee:	\$523,000
Tax Credit Factor: <i>Community Economics</i>	\$0.85873

Applicant requests and staff recommends annual federal credits of \$476,918 and total state credits of \$1,788,442, based on a qualified basis of \$5,961,477 and a funding shortfall of \$5,631,198.

Cost Analysis and Line Item Review

The requested eligible basis \$6,083,140 is below TCAC's threshold basis limit \$9,049,008. The basis limit was increased by the following extraordinary features: local development impact fees, and the adjustment for projects with 3 or more energy efficiency/resource conservation/indoor air quality items, for exceeding Title 24 by at least 15%, using CRI Green Label Plus Carpet or no carpet in all bedrooms, and using vent kitchen range hoods to the exterior of the building in at least 80% of the units. Staff analysis of project costs to determine reasonableness found most fees to be within TCAC's underwriting guidelines and TCAC limitation with the exception of the contractor profit, overhead and general requirement costs and the maximum deferred developer cost as explained in the Special Issues/Other Significant Information section of this report below.

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 8.00% of the qualified basis. 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: The applicant's estimate of contractor profit, overhead and general requirement costs exceed TCAC limits. The applicant's estimate of deferred developer cost also exceeds the TCAC limits. The applicant is cautioned that at final review, prior to the issuance of the IRS 8609 forms, any costs or eligible basis that exceeds the limits will not be allowed.

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
\$476,918	\$1,788,442

Standard Conditions

An application for a carryover allocation must be submitted by **October 31, 2008**, 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)(1)(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 **March 9, 2009**, 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: Anthony Zeto