

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

Project Number CA-2008-180

Project Name Parkside at City Center
Site Address: 2103 & 2121 W. Capitol Avenue
West Sacramento, CA 95816 County: Yolo
Census Tract: 0102.03

Applicant Information

Applicant: West Sacramento Pacific Associates, a California Limited Partnership
Contact: Caleb Roope
Address: 430 E. State Street, Suite 100
Eagle, ID 83616
Phone: (208) 461-0022 Fax: (208) 461-3267
Email: calebr@tpchousing.com
General Partners(s) Type: Joint Venture

Information

Set-Aside: N/A
Housing Type: Large Family
Geographic Area: Capital/Northern Area (Yolo)

Eligible Basis

Requested: \$18,051,028
Actual: \$18,051,028
Maximum Permitted: \$18,283,785

Adjustments to Threshold Basis Limit:

Required to Pay Prevailing Wages: 20%
Parking Beneath Residential Units: 7%
3 or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features: 4%
Local Development Impact Fees
95% of Upper Floor Units are Elevator-Serviced

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,839,552	\$0
Recommended:	\$1,493,334	\$5,415,308

Project Information

Construction Type: New Construction
Federal Subsidy: N/A
Total # of Units: 62
Total # Residential Buildings: 3

Income/Rent Targeting

Federal Set-Aside Elected: 40%/60%
% & No. of Tax Credit Units: 100% - 61 units
Breakdown by %: 10% @ 30%, 15% @ 45%, 50% @ 50%

Selection Criteria	Max. Possible Points	Requested Points	Points Awarded
Cost Efficiency/Credit Reduction/Public Funds Maximum of 20 points	20	20	20
<input checked="" type="checkbox"/> Credit Reduction	20	2	2
<input checked="" type="checkbox"/> Public Funds	18	18	18
Owner / Management Characteristics Maximum of 9 points	9	9	9
<input checked="" type="checkbox"/> General Partner Experience	6	6	6
<input checked="" type="checkbox"/> Management Experience	3	3	3
Housing Needs Maximum of 10 points	10	10	10
Site Amenities Maximum of 15 points	15	15	15
<input checked="" type="checkbox"/> Within ¼ mile of transit stop with service every 30 minutes & 25 units per acre	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 a full-scale grocery store with staples, fresh meat and fresh produce	3	3	3
<input checked="" type="checkbox"/> Large Family project within ½ mile of public school that project children may attend	2	2	2
<input checked="" type="checkbox"/> Within ½ mile of medical clinic or hospital	3	3	3
<input checked="" type="checkbox"/> Within ½ mile of a pharmacy	1	1	1
Service Amenities Maximum of 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
Neighborhood Revitalization Maximum of 9 points	9	9	9
Sustainable Building Methods Maximum of 8 points	8	8	8
<input checked="" type="checkbox"/> Flow restrictors for kitchen & bath faucets or water-saving fixtures	1	1	1
<input checked="" type="checkbox"/> CRI Green-label, low-VOC carpet and pad	1	1	1
<input checked="" type="checkbox"/> Bathroom fans in all bathrooms w/humidistat, timer and outdoor exhaust	2	2	2
<input checked="" type="checkbox"/> Recycled materials incorporated into: concrete, carpet, road base or landscape	1	1	1
<input checked="" type="checkbox"/> Construction Indoor Air Quality Management plan	2	2	2
<input checked="" type="checkbox"/> Project has nonsmoking buildings or contiguous sections within a building	1	1	1
Lowest Income Maximum of 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
Readiness to Proceed Maximum of 20 points	20	20	20
State credit substitution Maximum of 2 points	2	2	2
Total Points	155	155	155

Tie-Breaker Information

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

First: Housing Type **Large Family**

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

Third: Calculated Ratio per Regulation 10325(c)(12) **82.573%**

2008 Rents for 2nd Round 2008

<u>Unit Type & Number</u>	<u>% of Area Median Income</u>	<u>Proposed Rent</u> (including utilities)
4 Two-Bedroom Units	30%	\$478
5 Two-Bedroom Units	45%	\$718
17 Two-Bedroom Units	50%	\$798
7 Two-Bedroom Units	60%	\$958
3 Three-Bedroom Units	30%	\$553
5 Three-Bedroom Units	45%	\$830
14 Three-Bedroom Units	50%	\$923
6 Three-Bedroom Units	60%	\$1,107
1 Two-Bedroom Units	Manager's Unit	\$0

The general partner(s) or principal owner(s) are Better Opportunities Builder, Inc. and Roope, LLC.

The project developer is Pacific West Communities, Inc.

The management agent is Infinity Management, Inc.

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

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

Project Financing

Estimated Total Project Cost: \$25,338,278 Per Unit Cost: \$404,650 Construction Cost Per Sq. Foot: \$218

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
SunAmerica	\$16,649,360	SunAmerica	\$2,900,000
City of West Sacramento - RDA	\$4,500,000	SunAmerica - Commercial Loan	\$250,000
City of W. Sac. - HUD Main Street	\$1,000,000	City of West Sacramento - RDA	\$4,500,000
SunAmerica - Commercial Loan	\$250,000	City of W. Sac. - HUD Main Street	\$1,000,000
Deferred Developer Fee	\$1,200,000	Deferred Developer Fee	\$500,000
Deferred Costs	\$126,863	Investor Equity	\$16,188,278
Investor Equity	\$1,612,055	TOTAL	\$25,338,278

Determination of Credit Amount(s)

Requested Eligible Basis:	\$18,051,028
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Basis Credit Reduction (2%)	\$469,327
Qualified Basis:	\$22,997,010
Applicable Rate:	8.00%
Total Maximum Annual Federal Credit:	\$1,493,334
Total State Credit:	\$5,415,308
Approved Developer Fee:	\$1,200,000
Tax Credit Factor: SunAmerica Affordable Housing	\$0.88

Applicant requests and staff recommends annual federal credits of \$1,839,552, based on a qualified basis of \$22,997,010 and a funding shortfall of \$16,188,278.

Applicant requested annual federal credits of \$1,839,552 based on a qualified basis of \$22,997,010 and a funding shortfall of \$16,188,278. Staff recommends annual federal credits of \$1,493,334 and total state credit of \$5,514,308 based on a qualified basis of \$22,997,010 and a funding shortfall of \$16,188,278. Please see special issues section of this report.

Cost Analysis and Line Item Review

The requested eligible basis \$18,051,028 is below TCAC’s threshold basis limit \$18,283,785. The basis limit was increased by the following extraordinary features: required to pay state or federal prevailing wages; required to provide parking beneath the residential units; local development impact fees; include 95% of upper floor units are elevator-serviced; 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; at least 75% of the construction and demolition waste, measured by either weight or volume, will be recycled; using at least four recycled products listed in the Construction, Flooring, or Recreation section of the California Integrated Waste Management Board's Recycled Content Products Database). 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 8.00% of the qualified basis, or, in the case of acquisition Credit or Credit combined with federal subsidies, 3.50%. 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: TCAC requested and the applicant agreed to exchange \$346,218 in annual federal credit for \$5,415,308 in total state credit

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
\$1,493,334	\$5,415,308

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 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: Velia Martinez