CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
December 03, 2008

Project Number CA-2008-955

Project Name Southcrest Apartments
Address: 7390 24th Street
Sacramento, CA 95822 County: Sacramento

Applicant Information
Applicant: Southcrest Associates, L.P.
Contact Monique Hastings
Address: 9 Cushing, Suite 200
Irvine, CA 92618
Phone: (949) 923-7805 Fax: (949) 585-0449
Email:
Sponsors Type: Joint Venture

Information
Housing Type: At-Risk

Bond Information
Issuer: Housing Authority of the City of Sacramento
Expected Date of Issuance: 10/01/2008
Credit Enhancement: None

Eligible Basis
Actual: $3,585,138
Requested: $3,585,138
Maximum Permitted: $6,888,191

Extra Feature Adjustments:
55-Year Use/Affordability Restriction - Each 1% of Low-Income Units are Income Targeted Between 50% AMI & 36% AMI: 21%

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$142,405	$0
Recommended:	$144,142	$0

Project Information
Construction Type: Rehabilitation and Acquisition
Federal Subsidy: Tax-Exempt
HCD MHP Funding: No
Total # of Units: 30
Total # Residential Buildings: 2

Income/Rent Targeting
Federal Setaside Elected: 40%/60%
% & No. of Targeted Units: 100% - 29 units
55-Year Use/Affordability Restriction: Yes
Number of Units @ or below 50% of area median income: 6
Number of Units @ or below 60% of area median income: 23

Unit Type & Number	2008 Rents % of Area Median Income	Proposed Rent (including utilities)
16 One-Bedroom	60%	$767
6 Two-Bedroom	50%	$798
7 Two-Bedroom	60%	$837

The general partner(s) or principal owner(s) are Domus Development, LLC and AHCDC Southcrest LLC.

The project developer is Domus Development.

The management services will be provided by Domus Management Co.

The market analysis was provided by Laurin Associates.

The Local Reviewing Agency, the Sacramento Housing and Redevelopment Agency, has completed a site review of this project and strongly supports this project.

Project Financing

Estimated Total Project Cost: $4,392,463 Per Unit Cost: $4,288 Construction Cost Per Sq. Foot: $57

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
US Bank – Tax Exempt Bonds	$2,200,000	US Bank – Tax Exempt Bonds	$1,389,900
SHRA	$1,500,000	SHRA	$1,500,000
Deferred Developer Fee	$682,463	Cash Flow From Operations	$79,170
Investor Equity	$10,000	Deferred Developer Fee	$241,430
		Investor Equity	$1,181,963
		TOTAL	**$4,392,463**

Determination of Credit Amount(s)

Requested Rehabilitation Eligible Basis:	$1,777,338
Requested Acquisition Eligible Basis:	$1,807,800
130% High Cost Adjustment:	No
Applicable Fraction:	100%
Qualified Rehabilitation Basis:	$2,310,539
Qualified Acquisition Basis:	$1,807,800
Applicable Rate:	3.50%
Maximum Annual Federal Rehabilitation Credit:	$80,869
Maximum Annual Federal Acquisition Credit:	$63,273
Total Maximum Annual Federal Credit:	$144,142
Approved Developer Fee:	$467,627
Tax Credit Factor: *Alliant Capital*	$0.82

Applicant requests and staff recommends annual federal credits of $144,142, based on a qualified rehabilitation basis of $2,310,539, a qualified acquisition basis of $1,807,800, and a funding shortfall of $1,181,963.

Cost Analysis and Line Item Review

The requested eligible basis $3,585,138 is below TCAC's adjusted threshold basis limit $6,888,191. The basis limit includes the adjustment for extraordinary features for 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 3.50% 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: None

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
$144,142	**$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.

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.

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 after school program of an ongoing nature on-site or there must be an after school program available to project residents within 1/4 mile of the project 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: Benjamin Schwartz