

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**Tax-Exempt Bond Project**  
**March 25, 2009**

**Project Number** CA-2009-802

**Project Name** Placerville Apartments  
**Address:** 2684 Coloma Court  
Placerville, CA 95667

County: El Dorado

**Applicant Information**

**Applicant:** HPD Placerville LP  
**Contact** Kristoffer Kaufmann  
**Address:** 250 W. Colorado Boulevard, Suite 210  
Arcadia, CA 91007  
**Phone:** (626) 294-9525  
**Email:** [k.kaufmann@highlandcompanies.com](mailto:k.kaufmann@highlandcompanies.com)  
**Sponsors Type:** Joint Venture

Fax: (626) 294-9270

**Information**

**Housing Type:** At-Risk

**Bond Information**

**Issuer:** California Statewide Communities Development Authority  
**Expected Date of Issuance:** April 2009  
**Credit Enhancement:** None

**Eligible Basis**

**Actual:** \$9,315,240  
**Requested:** \$9,315,240  
**Maximum Permitted:** \$21,678,818

**Extra Feature Adjustments:**

55-Year Use/Affordability Restriction - Each 1% of Low-Income Units are Income Targeted  
Between 50% AMI & 36% AMI: 31%

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$361,240	\$0
Recommended:	\$361,240	\$0

**Project Information**

**Construction Type:** Rehabilitation and Acquisition  
**Federal Subsidy:** Tax-Exempt/USDA RD  
**HCD MHP Funding:** No  
**Total # of Units:** 84  
**Total # Residential Buildings:** 6

**Income/Rent Targeting**

Federal Setaside Elected: 40%/60%  
 % & No. of Targeted Units: 100% - 83 units  
 55-Year Use/Affordability Restriction: Yes  
 Number of Units @ or below 50% of area median income: 26  
 Number of Units @ or below 60% of area median income: 57

<u>Unit Type &amp; Number</u>	<u>2009 Rents % of Area Median Income</u>	<u>Proposed Rent</u> (including utilities)
11 One-Bedroom	50%	\$665
23 One-Bedroom	60%	\$798
13 Two-Bedroom	50%	\$798
31 Two-Bedroom	60%	\$955
2 Three-Bedroom	50%	\$923
3 Three-Bedroom	60%	\$1,107
1 Three-Bedroom	Manager's Unit	\$0

The general partner(s) or principal owner(s) are Hearthstone Housing Foundation and HPD Placerville LLC.

The project developer is Highland Property Development LLC.

The management services will be provided by MBS Property Management.

The market analysis was provided by Vogt Williams Bowen.

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

**Project Financing**

Estimated Total Project Cost: \$11,028,672 Per Unit Cost: \$131,294 Construction Cost Per Sq. Foot: \$40

<u>Construction Financing</u>		<u>Permanent Financing</u>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Bank of America - Tax Exempt Bonds	\$5,390,000	Bank of America - Tax Exempt Bonds	\$4,290,000
USDA - Rural Development	\$3,000,000	USDA - Rural Development	\$3,000,000
Investor Equity	\$1,444,816	Deferred Developer Fee	\$849,041
		Investor Equity	\$2,889,631
		<b>TOTAL</b>	<b>\$11,028,672</b>

**Determination of Credit Amount(s)**

Requested Rehabilitation Eligible Basis:	\$3,353,100
Requested Acquisition Eligible Basis:	\$5,962,140
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Rehabilitation Basis:	\$4,359,029
Qualified Acquisition Basis:	\$5,962,140
Applicable Rate:	3.50%
Maximum Annual Federal Rehabilitation Credit:	\$152,565
Maximum Annual Federal Acquisition Credit:	\$208,675
Total Maximum Annual Federal Credit:	\$361,240
Approved Developer Fee:	\$1,215,030
Tax Credit Factor: National Equity Fund	\$0.80

Applicant requests and staff recommends annual federal credits of \$361,240, based on a qualified rehabilitation basis of \$4,359,029, a qualified acquisition basis of \$5,962,140, and a funding shortfall of \$2,889,631.

**Cost Analysis and Line Item Review**

The requested eligible basis \$9,315,240 is below TCAC's adjusted threshold basis limit \$21,678,818. The basis limit includes the adjustment for extraordinary features for 55-year use/affordability restriction 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  
**\$361,240**

State/Total  
**\$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:** None

Project Analyst: Gina Ferguson