

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2011 First Round
June 22, 2011

Project Number CA-2011-003

Project Name Bakersfield Seniors
Site Address: 1601 E. California Avenue
Bakersfield, CA 93307 County: Kern
Census Tract: 23.020

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$741,664	\$0
Recommended:	\$741,664	\$0

Applicant Information

Applicant: Cesar Chavez Foundation
Contact: Sandra Santana
Address: 316 W. 2nd Street
Los Angeles CA 90012
Phone: 213-362-0260 Fax: 213-362-0265
Email: ssantana@nfwsc.org

General partner(s) or principal owner(s): Kern County Housing Development Corporation
General Partner Type: Nonprofit
Developer: Cesar Chavez Foundation
Investor/Consultant: Enterprise Community Partners
Management Agent: Cesar Chavez Foundation

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 49
No. & % of Tax Credit Units: 48 100%
Federal Set-Aside Elected: 20%/50%
Federal Subsidy: HUD 202 / Rental Assistance (100% - 48 units)
Affordability Breakdown by % (Lowest Income Points):
30% AMI: 10 %
40% AMI: 20 %
50% AMI: 40 %

Information

Set-Aside: N/A
 Housing Type: Seniors
 Geographic Area: Central Region
 TCAC Project Analyst: Benjamin Schwartz

Unit Mix

48 1-Bedroom Units
1 2-Bedroom Units
 49 Total Units

<u>Unit Type & Number</u>	<u>2010 Rents Targeted % of Area Median Income</u>	<u>2010 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
5 1 Bedroom	30%	30%	\$317
10 1 Bedroom	40%	40%	\$423
33 1 Bedroom	50%	50%	\$528
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$13,803,410
 Estimated Residential Project Cost: \$13,803,410

Residential

Construction Cost Per Square Foot: \$190
 Per Unit Cost: \$281,702

Construction Financing

<u>Source</u>	<u>Amount</u>
HUD Section 202	\$400,000
HUD Section 202	\$7,460,100
LP Equity	\$10,000

Permanent Financing

<u>Source</u>	<u>Amount</u>
HUD Section 202	\$7,460,100
HUD Section 202	\$400,000
LP Equity	\$10,000
Tax Credit Equity	\$5,933,310
TOTAL	\$13,803,410

Determination of Credit Amount(s)

Requested Eligible Basis: \$6,339,006
 130% High Cost Adjustment: Yes
 Applicable Fraction: 100.00%
 Qualified Basis: \$8,240,708
 Applicable Rate: 9.00%
 Total Maximum Annual Federal Credit: \$741,664
 Approved Developer Fee in Project Cost: \$1,405,037
 Approved Developer Fee in Eligible Basis: \$1,400,000
 Investor/Consultant: Enterprise Community Partners
 Federal Tax Credit Factor: \$0.80000

Per Regulation Section 10322(i)(4)(A), The “as if vacant” land value and the existing improvement value established at application, as well as the eligible basis amount derived from those values, will be used during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits.

Per Regulation Section 10327(c)(2)(C), Once established at the initial funded application, the developer fee cannot be increased, but may be decreased, in the event of a modification in basis.

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$6,339,006
Actual Eligible Basis:	\$10,366,916
Unadjusted Threshold Basis Limit:	\$7,146,768
Total Adjusted Threshold Basis Limit:	\$9,290,799

Adjustments to Basis Limit:

Required to Pay Prevailing Wages
95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Seniors
Second:	88.192%

Cost Analysis and Line Item Review

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 9.00% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.40%. 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 Developer Fee included in eligible basis of \$1,405,037 exceeded the TCAC limit of \$1,400,000. Staff reduced the Developer Fee included in eligible basis accordingly. Staff has also adjusted the voluntary reduction of basis by the amount necessary to get to the same requested unadjusted eligible basis figure. As a result, there was no net affect to the requested unadjusted eligible basis figure or the tax credits requested.

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.

Local Reviewing Agency:

The Local Reviewing Agency, Housing Authority of the County of Kern, has completed a site review of this project and supports this project.

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 Tax Credits/Annual
\$741,664

State Tax Credits/Total
\$0

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness 180-Day Requirements elected, and a Final Reservation. 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. 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.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. 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)(6) 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) at project completion.

Additional Conditions: None

Points System	Max. Possible Points	Requested Points	Points Awarded
Cost Efficiency / Credit Reduction / Public Funds	20	20	20
Public Funds	20	20	20
Owner / Management Characteristics	9	9	9
General Partner Experience	6	6	6
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ¼ mile of transit stop, service every 30 minutes in rush hours	6	6	6
Within ½ mile of public park or community center open to general public	2	2	2
Within ¼ mile of a neighborhood market of at least 5,000 sf	4	4	4
Within ½ mile of medical clinic or hospital	3	3	3
In-unit high speed internet service	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, minimum 60 hrs/yr instruction	5	5	5
Sustainable Building Methods	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: Green Communities	5	5	5
Energy efficiency beyond CA Building Code Title 24 requirements: 25%	5	5	5
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
Readiness to Proceed	20	20	20
Miscellaneous Federal and State Policies	2	2	2
Universal Design	1	1	1
Smoke Free Residence	1	1	1
Total Points	148	148	148

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.