

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
October 19, 2011

Project Number CA-2011-909

Project Name SC Senior Apartments
 Site Address: 2358 S. El Camino Real
 San Clemente, CA 92672 County: Orange
 Census Tract: 421.130

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$937,598	\$0
Recommended:	\$937,598	\$0

Applicant Information

Applicant: SC Senior Apartments, LP
 Contact: Tim Soule
 Address: 1640 S. Sepulveda Blvd., #425
 Los Angeles, CA 90025
 Phone: 310-575-3543 Fax: 310-575-3563
 Email: tsoule@metahousing.com

General partner(s) or principal owner(s): Western Community Housing, Inc.
 SC Senior Apartments, LLC
 General Partner Type: Joint Venture
 Developer: Meta Housing Corporation
 Investor: Wells Fargo Bank
 Management Agent: Western Seniors Housing, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 76
 No. & % of Tax Credit Units: 75 100%
 Federal Set-Aside Elected: 20%/50%
 Federal Subsidy: Tax Exempt / HUD Project-based Section 8 (36% - 27 Units)
 HCD MHP Funding: Yes
 Utility Allowance: CUAC
 55-Year Use/Affordability: Yes
 Number of Units @ or below 35% of area median income: 29
 Number of Units @ or below 50% of area median income: 46

Bond Information

Issuer: County of Orange
 Expected Date of Issuance: 12/27/11
 Credit Enhancement: N/A

Information

Housing Type: Seniors
 Geographic Area: Orange County
 TCAC Project Analyst: DC Navarrette

Unit Mix

61 1-Bedroom Units
15 2-Bedroom Units
 76 Total Units

<u>Unit Type & Number</u>	<u>2011 Rents Targeted % of Area Median Income</u>	<u>2011 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
27 1 Bedroom	30%	30%	\$519
34 1 Bedroom	50%	50%	\$866
2 2 Bedrooms	30%	30%	\$623
12 2 Bedrooms	50%	50%	\$1,038
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$27,188,982
 Estimated Residential Project Cost: \$27,188,982

Residential

Construction Cost Per Square Foot: \$200
 Per Unit Cost: \$357,750

<u>Construction Financing</u>		<u>Permanent Financing</u>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Wells Fargo Bank	\$16,000,000	CCRC	\$2,446,352
City of San Clemente	\$3,016,000	CCRC - Project Based Vouchers	\$2,234,167
County of Orange	\$1,652,400	City of San Clemente	\$3,016,000
MHSA	\$1,622,400	County of Orange	\$1,652,400
AHP	\$750,000	MHSA	\$1,622,400
Deferred Costs	\$1,030,419	MHP	\$5,480,000
Tax Credit Equity	\$3,117,762	AHP	\$750,000
		Deferred Developer Fee	\$539,898
		Tax Credit Equity	\$9,447,765
		TOTAL	\$27,188,982

Determination of Credit Amount(s)

Requested Eligible Basis: \$21,575,033
 130% High Cost Adjustment: Yes
 Applicable Fraction: 100.00%
 Qualified Basis: \$28,047,543
 Applicable Rate: 3.40%
 Maximum Annual Federal Credit: \$937,598
 Approved Developer Fee (in Project Cost & Eligible Basis): \$1,400,000
 Investor: Wells Fargo Bank
 Federal Tax Credit Factor: \$1.00766

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:	\$21,575,033
Actual Eligible Basis:	\$21,575,033
Unadjusted Threshold Basis Limit:	\$14,949,732
Total Adjusted Threshold Basis Limit:	\$43,889,795

Adjustments to Basis Limit:

- Required to Pay Prevailing Wages
- Parking Beneath Residential Units
- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 61%
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income Units are Income Targeted at 35% AMI or Below: 76%

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 3.40% 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: None

Local Reviewing Agency:

The Local Reviewing Agency, the City of San Clemente, has completed a site review of this project and strongly 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	State Tax Credits/Total
\$937,598	\$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 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 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 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.

Additional Conditions: None