

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
May 16, 2012

Project Number CA-2012-820

Project Name Yucca Trails Apartments
Site Address: 61451 Verbena Road
Joshua Tree, CA 92252 County: San Bernardino
Census Tract: 104.200

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$154,450	\$0
Recommended:	\$154,450	\$0

Applicant Information

Applicant: Yucca Trails Community Partners, L.P.
Contact: Michael K. Moore
Address: 973 Featherstone Road, Suite 325
Rockford, IL 61107
Phone: (815) 397-8827 Fax: (815) 397-7565
Email: mikemoore@star-hold.com

General partner(s) or principal owner(s): Yucca Trails GP, LLC
AHDF-Yucca Trails G/P, L.L.C.
General Partner Type: Joint Venture
Developer: WNC Community Preservation Partners, LLC
Investor: WNC & Associates
Management Agent: Professional Property Management, Inc.

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 12
Total # of Units: 50
No. & % of Tax Credit Units: 49 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / USDA 515 /
USDA Rental Assistance Contract (49 Units - 100%)
HCD MHP Funding: No
55-Year Use/Affordability: Yes
Number of Units @ or below 50% of area median income: 16
Number of Units @ or below 60% of area median income: 33

Bond Information

Issuer: California Municipal Finance Authority
Expected Date of Issuance: May, 2012
Credit Enhancement: N/A

Information

Housing Type: Non-Targeted
 Geographic Area: Inland Empire Region
 TCAC Project Analyst: DC Navarrette

Unit Mix

4 1-Bedroom Units
46 2-Bedroom Units
 50 Total Units

<u>Unit Type & Number</u>	<u>2012 Rents Targeted % of Area Median Income</u>	<u>2012 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 1 Bedroom	50%	41%	\$520
2 1 Bedroom	60%	41%	\$520
14 2 Bedrooms	50%	40%	\$600
31 2 Bedrooms	60%	40%	\$600
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$4,937,162
 Estimated Residential Project Cost: \$4,937,162

Residential

Construction Cost Per Square Foot: \$32
 Per Unit Cost: \$98,743

<u>Construction Financing</u>		<u>Permanent Financing</u>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
US Bank	\$2,500,000	US Bank	\$1,275,000
USDA 515	\$2,044,969	USDA 515	\$2,044,969
Replacement Reserves	\$175,139	Replacement Reserves	\$175,139
Deferred Developer Fee	\$97,190	Operating Cash Flow	\$75,000
Tax Credit Equity	\$119,864	Deferred Developer Fee	\$54,360
		Tax Credit Equity	\$1,312,694
		TOTAL	\$4,937,162

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation): \$2,092,302
 130% High Cost Adjustment: Yes
 Requested Eligible Basis (Acquisition): \$2,106,555
 Applicable Fraction: 100.00%
 Qualified Basis (Rehabilitation): \$2,719,993
 Applicable Rate: 3.20%
 Qualified Basis (Acquisition): \$2,106,555
 Applicable Rate: 3.20%
 Maximum Annual Federal Credit, Rehabilitation: \$87,040
 Maximum Annual Federal Credit, Acquisition: \$67,410
 Total Maximum Annual Federal Credit: \$154,450
 Approved Developer Fee (in Project Cost & Eligible Basis): \$547,677
 Investor: WNC & Associates
 Federal Tax Credit Factor: \$0.84992

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:	\$4,198,857
Actual Eligible Basis:	\$4,198,857
Unadjusted Threshold Basis Limit:	\$10,573,352
Total Adjusted Threshold Basis Limit:	\$13,944,199

Adjustments to Basis Limit:

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 32%

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 3.20% 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 has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

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
\$154,450	\$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: The applicant/owner is required to provide the tenants with the following service amenities free of charge 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:

- High-speed Internet or wireless (WiFi)