

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2012 First Round

July 11, 2012

Project Number CA-12-056

Project Name Meadowbrook / Parkview Garden Apartments
Site Address: 555 North Roop St. and 320 Limoneria Avenue
Susanville, CA 96130 County: Lassen
Census Tract: 0403.05, 0403.04

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$678,657	\$0
Recommended:	\$678,657	\$0

Applicant Information

Applicant: Meadowbrook Parkview Community Partners, L.P.
Contact: Michael Moore
Address: 973 Featherstone Road, Suite 325
Rockford, IL 61107
Phone: 815-397-8827 **Fax:** 815-937-9018
Email: mikemoore@star-hold.com

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

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 8
Total # of Units: 90
No. & % of Tax Credit Units: 87 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: USDA RHS 515 and 521 (84 units - 97%)
Affordability Breakdown by Units and % (Lowest Income Points):
30% AMI: 11 10 %
50% AMI (Rural): 45 50 %
55% AMI (Rural): 22 25 %

Information

Set-Aside: Rural
Housing Type: At-Risk
Geographic Area: N/A
TCAC Project Analyst: Nicola Hil

Unit Mix

48 1-Bedroom Units
42 2-Bedroom Units
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90 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	30%	30%	\$347
2 2 Bedrooms	30%	30%	\$417
8 1 Bedroom	50%	50%	\$578
8 2 Bedrooms	50%	50%	\$695
4 1 Bedroom	55%	52%	\$606
4 2 Bedrooms	55%	51%	\$702
2 1 Bedroom	60%	52%	\$606
1 2 Bedrooms	60%	51%	\$702
4 1 Bedroom	30%	30%	\$347
3 2 Bedrooms	30%	30%	\$412
16 1 Bedroom	50%	50%	\$578
13 2 Bedrooms	50%	46%	\$642
8 1 Bedroom	55%	52%	\$598
6 2 Bedrooms	55%	46%	\$642
4 1 Bedroom	60%	52%	\$598
2 2 Bedrooms	60%	46%	\$642
3 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost:	\$9,877,247	Construction Cost Per Square Foot:	\$77
		Per Unit Cost:	\$109,747

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
U.S. Bank	\$5,000,000	U.S. Bank	\$1,400,000
USDA 515 Loan	\$2,136,352	USDA 515 Loan	\$2,136,352
Deferred Developer Fee	\$965,279	Deferred Developer Fee	\$232,979
Tax Credit Equity	\$1,821,616	Tax Credit Equity	\$6,107,916
		TOTAL	\$9,877,247

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$5,801,070
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$7,541,391
Applicable Rate:	9.00%
Maximum Annual Federal Credit, Rehabilitation:	\$678,657
Approved Developer Fee in Project Cost:	\$1,188,661
Approved Developer Fee in Eligible Basis:	\$900,661
Investor/Consultant:	WNC & Associates, Inc.
Federal Tax Credit Factor:	\$0.90000

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:	\$5,801,070
Actual Eligible Basis:	\$8,825,070
Unadjusted Threshold Basis Limit:	\$16,816,416
Total Adjusted Threshold Basis Limit:	\$16,816,416

Adjustments to Basis Limit: None

Tie-Breaker Information

First:	At-Risk
Second:	42.920%

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 are below 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, 3.20%. 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:

This project’s operating expenses of \$4,093 per unit are below TCAC published minimum of \$4,400 per unit on agreement of the permanent lender and equity investor, as allowed by Section 10327(g)(1) of the TCAC Regulations.

The project Sources and Uses includes the value of the purchase price for the two sites in total project costs rather than the appraised values. The appraised value of \$1,254,000 for the Parkview Garden site is \$46,000 lower than the purchase price of \$1,300,000. TCAC revised the project financing accordingly in the Staff Report to meet the requirements of Section 10327(c)(7) of the TCAC Regulations.

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 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
\$678,657

State Tax Credits/Total
\$0

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness to Proceed 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 regular bus stop (or dial-a-ride service for rural set-aside)	4	4	4
Within ½ mile of public park or community center open to general public	3	3	3
Within ½ mile of public library	3	3	3
Within ½ mile of a neighborhood market of at least 5,000 sf	4	4	4
Within 1 mile of medical clinic or hospital	3	3	3
Within 1 mile of a pharmacy	1	1	1
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr instruction	7	7	7
Adult ed/health & wellness/skill bldg classes, minimum 36 hrs/yr instruction	3	3	3
Sustainable Building Methods	10	10	10
REHABILITATION			
Rehabilitate to improve energy efficiency (change in HERS II rating): 30%	10	10	10
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
State Credit Substitution	2	2	2
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.