

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2012 First Round
July 11, 2012

Project Number CA-12-057

Project Name Carolyn Apartments / Corcoran Garden Apartments
 Site Address: 920 6-1/2 Avenue (Carolyn Apartments)
 1307 Bainum Avenue (Corcoran Garden Apartments)
 Corcoran, CA 93212 County: Kings
 Census Tract: 0013.00; 0014.00

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$627,319	\$0
Recommended:	\$627,319	\$0

Applicant Information

Applicant: Corcoran Apartments, a California Limited Partnership
 Contact: Ronald D. Bettencourt
 Address: 800 Tribute Court
 Auburn, CA 95603
 Phone: (805) 439-0982 Fax: (805) 439-0984
 Email: whitecapcoastal@sbcglobal.net

General partner(s) or principal owner(s): The Beneficial Housing Foundation
 Bettencourt Properties, Inc.
 General Partner Type: Joint Venture
 Developer: Community Preservation Partners, LLC
 Investor/Consultant: WNC & Associates
 Management Agent: DKD Property Management Company

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 15
 Total # of Units: 78
 No. & % of Tax Credit Units: 75 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: USDA Section 515, Section 521 Subsidy (33 units - 44%),
 HUD Section Project-Based Vouchers (38 units - 51%)
 Affordability Breakdown by Units and % (Lowest Income Points):
 30% AMI: 8 10 %
 50% AMI (Rural): 38 50 %
 55% AMI (Rural): 20 25 %

Information

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

Unit Mix

16 1-Bedroom Units
 32 2-Bedroom Units
 30 3-Bedroom Units

 78 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>
1 1 Bedroom	30%	30%	\$326
3 1 Bedroom	50%	50%	\$543
2 2 Bedrooms	30%	30%	\$391
8 2 Bedrooms	50%	50%	\$652
4 2 Bedrooms	55%	53%	\$685
1 2 Bedrooms	60%	53%	\$685
2 3 Bedrooms	30%	30%	\$451
8 3 Bedrooms	50%	50%	\$753
6 3 Bedrooms	55%	53%	\$802
3 3 Bedrooms	60%	53%	\$802
1 1 Bedroom	30%	30%	\$326
5 1 Bedroom	50%	50%	\$543
4 1 Bedroom	55%	55%	\$597
2 1 Bedroom	60%	55%	\$601
2 2 Bedrooms	30%	30%	\$391
8 2 Bedrooms	50%	50%	\$652
4 2 Bedrooms	55%	53%	\$687
2 2 Bedrooms	60%	53%	\$687
1 3 Bedrooms	30%	30%	\$451
6 3 Bedrooms	50%	50%	\$753
2 3 Bedrooms	55%	55%	\$828
1 2 Bedrooms	Manager's Unit	Manager's Unit	0
2 3 Bedrooms	Manager's Unit	Manager's Unit	0

Project Financing

Estimated Total Project Cost: \$9,807,470 Construction Cost Per Square Foot: \$57
Per Unit Cost: \$125,737

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
California Bank & Trust	\$3,550,000	California Bank & Trust	\$775,000
USDA 515 Loan	\$3,135,700	USDA 515 Loan	\$3,135,700
Deferred Developer Fee	\$1,121,672	Deferred Developer Fee	\$219,537
Tax Credit Equity	\$2,000,098	Tax Credit Equity	\$5,677,233
		TOTAL	\$9,807,470

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation): \$5,367,983
 130% High Cost Adjustment: Yes
 Applicable Fraction: 100.00%
 Qualified Basis (Rehabilitation): \$6,978,377
 Applicable Rate: 9.00%
 Maximum Annual Federal Credit, Rehabilitation: \$627,319
 Approved Developer Fee in Project Cost: \$1,199,672
 Approved Developer Fee in Eligible Basis: \$866,922
 Investor/Consultant: WNC & Associates
 Federal Tax Credit Factor: \$0.90500

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: \$5,367,983
 Actual Eligible Basis: \$8,869,733
 Unadjusted Threshold Basis Limit: \$16,264,288
 Total Adjusted Threshold Basis Limit: \$16,264,288

Adjustments to Basis Limit: None

Tie-Breaker Information

First: **Large Family**
 Second: **64.401%**

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, 3.20%. 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: None

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	State Tax Credits/Total
\$627,319	\$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 500 ft 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 1 mile of a full-scale grocery/supermarket of at least 25,000 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
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	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.