

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2012 Second Round

October 10, 2012

REVISED

Project Number CA-12-207

Project Name C.L. Dellums Apartments
Site Address: 644-650 14th Street
Oakland, CA 94612 County: Alameda
Census Tract: 4027.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$615,360	\$0
Recommended:	\$615,360	\$0

Applicant Information

Applicant: Alpha Project for the Homeless
Contact: Robert McElroy
Address: 3737 Fifth Avenue
San Diego, CA 92103
Phone: 619-542-1877 Fax: 619-542-0264
Email: bob@alphaproject.org

General partner(s) or principal owner(s): West Coast Affordable Housing
General Partner Type: Nonprofit
Developer: Chelsea Investment Corporation
Investor/Consultant: The Richman Group
Management Agent: John Stewart Company

Project Information

Construction Type: Rehabilitation-Only
Total # Residential Buildings: 1
Total # of Units: 73
No. & % of Tax Credit Units: 72 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HOME / HUD Section 8 project-based contract (72 units / 100%)
Average Targeted Affordability of Special Needs/SRO Project Units: 38.89%
Affordability Breakdown by Units and % (Lowest Income Points):
30% AMI: 8 10 %
40% AMI: 64 80 %

Information

Set-Aside: Special Needs
 Housing Type: Special Needs and Single Room Occupancy
 Type of Special Needs: Homeless Assistance
 % of Special Need Units: 36 units 50%
 Geographic Area: North & East Bay Region
 TCAC Project Analyst: Connie Osorio

Unit Mix

73 SRO/Studio Units
73 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>
64 SRO/Studio	40%	40%	\$655
8 SRO/Studio	30%	30%	\$485
1 SRO/Studio	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$10,059,277
 Estimated Residential Project Cost: \$10,059,277

Residential

Construction Cost Per Square Foot: \$243
 Per Unit Cost: \$137,798

Construction Financing

<u>Source</u>	<u>Amount</u>
JP Morgan Chase - Construction Loan	\$3,668,042
City of Oakland (assumed)	\$2,488,399
City of Oakland (new)	\$1,200,000
Deferred fees and reserves	\$484,686
Tax Credit Equity	\$2,218,150

Permanent Financing

<u>Source</u>	<u>Amount</u>
City of Oakland (assumed)	\$2,488,399
City of Oakland (new)	\$1,200,000
Deferred fees and reserves	\$33,308
Tax Credit Equity	\$6,337,570
TOTAL	\$10,059,277

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation): \$5,259,487
 130% High Cost Adjustment: Yes
 Applicable Fraction: 100.00%
 Qualified Basis (Rehabilitation): \$6,837,333
 Applicable Rate: 9.00%
 Maximum Annual Federal Credit: \$615,360
 Approved Developer Fee (in Project Cost & Eligible Basis): \$846,686
 Investor/Consultant: The Richman Group
 Federal Tax Credit Factor: \$1.02990

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:	\$5,259,487
Actual Eligible Basis:	\$6,491,256
Unadjusted Threshold Basis Limit:	\$13,688,595
Total Adjusted Threshold Basis Limit:	\$13,688,595

Adjustments to Basis Limit: None

Tie-Breaker Information

First:	Special Needs
Second:	61.738%

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:

Staff noted the hard cost contingency to be higher than average for a rehabilitation project. The applicant provided evidence requiring a 25% hard cost contingency for rehabilitation projects in the City of Oakland.

This project involves the re-syndication of an existing tax credit project, C.L.Dellums, CA-93-142, that was rehabilitated using tax credits in 1993. The project was originally built in 1912.

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, City of Oakland, Department of Housing and Community Development, 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
\$615,360	\$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 transit stop, service every 30 min, 25 units/acre density	7	7	7
Within ¼ mile of public park or community center open to general public	3	3	3
Within ½ mile of public library	2	2	2
Within ½ mile of a neighborhood market of at least 5,000 sf	3	3	3
Within ½ mile of a pharmacy	1	1	1
Service Amenities	10	10	10
SPECIAL NEEDS AND SRO HOUSING TYPES			
Case Manager, minimum ratio of 1 FTE to 100 bedrooms	5	5	5
Health/behavioral services provided by licensed org. or individual	5	5	5
Sustainable Building Methods	10	10	10
REHABILITATION			
Rehabilitate to improve energy efficiency (change in HERS II rating): 25%	7	7	7
Additional rehab measures: Sustainable Building Mgmt Practices	3	3	3
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.