CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
May 15, 2013
<u>REVISED</u>

Project Number	CA-13-840

Project Name Jasmine Heights Apartments

Site Address:	851 22nd Avenue			
	Delano,	CA	93215	County: Kern
Census Tract:	49.010			

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$413,881	$0
Recommended:	$413,881	$0

Applicant Information

Applicant:	Golden Empire Affordable Housing, Inc.		
Contact:	Randy Coats		
Address:	601 24th Street, Suite B		
	Bakersfield, CA 93301		
Phone:	661-633-1533	Fax:	661-633-1617
Email:	randy@geahi.org		

General partner(s) or principal owner(s):	Golden Empire Affordable Housing, Inc. (GEAHI)
General Partner Type:	Nonprofit
Developer:	Golden Empire Affordable Housing, Inc. (GEAHI)
Consultant:	Fred Consulting Associates
Management Agent:	GSF Properties, Inc.

Project Information

Construction Type:	Acquisition & Rehabilitation
Total # Residential Buildings:	16
Total # of Units:	128
No. & % of Tax Credit Units:	126 100.00%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt
HCD MHP Funding:	No
55-Year Use/Affordability:	Yes
Number of Units @ or below 50% of area median income:	52
Number of Units @ or below 60% of area median income:	74

Bond Information

Issuer:	Housing Authority of the County of Kern
Expected Date of Issuance:	August 15, 2013
Credit Enhancement:	CBRE HMF, Inc. - HUD/FHA 223(f) Insurance

Information

Housing Type:	Large Family
Geographic Area:	Central Valley Region
TCAC Project Analyst:	Benjamin Schwartz

Unit Mix

64	2-Bedroom Units
40	3-Bedroom Units
24	4-Bedroom Units
128	Total Units

Unit Type & Number		2013 Rents Targeted % of Area Median Income	2013 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
33	2 Bedrooms	50%	50%	$645
3	2 Bedrooms	60%	50%	$645
28	2 Bedrooms	60%	60%	$774
12	3 Bedrooms	50%	50%	$745
2	3 Bedrooms	60%	50%	$745
26	3 Bedrooms	60%	60%	$894
7	4 Bedrooms	50%	50%	$831
15	4 Bedrooms	60%	60%	$997
1	4 Bedrooms	Manager’s Unit	Manager’s Unit	$950
1	4 Bedrooms	Manager’s Unit	Manager’s Unit	$950

Project Financing		**Residential**	
Estimated Total Project Cost:	$14,449,272	Construction Cost Per Square Foot:	$17
Estimated Residential Project Cost:	$14,449,272	Per Unit Cost:	$112,885

Construction Financing		**Permanent Financing**	
Source	Amount	Source	Amount
CBRE HMF, Inc.	$9,000,000	CBRE HMF, Inc.	$9,000,000
City of Delano	$630,000	City of Delano	$630,000
Post Rehab Sources	$1,477,367	Deferred Developer Fee	$887,619
Tax Credit Equity	$3,341,905	Tax Credit Equity	$3,931,653
		TOTAL	**$14,449,272**

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	$3,964,362
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	$8,970,000
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	$3,964,362
Applicable Rate:	3.20%
Qualified Basis (Acquisition):	$8,970,000
Applicable Rate:	3.20%
Maximum Annual Federal Credit, Rehabilitation:	$126,841
Maximum Annual Federal Credit, Acquisition:	$287,040
Total Maximum Annual Federal Credit:	$413,881
Approved Developer Fee (in Project Cost & Eligible Basis):	$1,687,091
Investor/Consultant:	Fred Consulting Associates
Federal Tax Credit Factor:	$0.94995

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:	$12,934,362
Actual Eligible Basis:	$12,934,362
Unadjusted Threshold Basis Limit:	$32,753,736
Total Adjusted Threshold Basis Limit:	$46,182,768

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: 41%

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:
Staff noted that the Sustainable Building Methods and Energy Efficiency Requirements Workbook and accompanying documentation was not provided in the application. The required documentation must be submitted to TCAC within 30 days of the the credit reservation date.

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
$413,881	**$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 a reservation 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 complete the following sustainable building methods in accordance with the bond allocation from CDLAC and provide the applicable certifications and documentation when the TCAC placed-in-service application is submitted:

- The project commits to improve energy efficiency above the modeled energy consumption of the building(s) by a 15% decrease, based on an estimated annual energy use, in the buildings Home Energy Rating System II (HERSII) post rehabilitation.
- The rehabilitation project will implement the following sustainable building management practices:
  (i) Development of a project-specific maintenance manual including replacement specifications and operating information of all energy and green building features; and (ii) Certify building management staff in sustainable building operations per BPI Multifamily Building Operator or equivalent training program; and (iii) Undertaking formal building systems commissioning, retro-commissioning or re-commissioning as appropriate (continuous commissioning is not required).