

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
August 21, 2013**

Project Number CA-13-861

Project Name Villa Solimar & Cypress Court Rehabilitation & Resyndication
Site Address: 904, 910, 920 Donlon Ave., 490 Pleasant Valley Rd.
Oxnard, CA 93030 & 93033 County: Ventura
Census Tract: 0091.0 & 0045.03

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$273,684	\$0
Recommended:	\$273,684	\$0

Applicant Information

Applicant: Villa Solimar LLC
Contact: Karen Flock
Address: 702 County Square Drive
Ventura, CA 93003
Phone: 805 672-2576 Fax: 805 620-9298
Email: kflock@cabrilloedc.org

General Partner(s) or Principal Owner(s): Cabrillo Economic Development Corporation
General Partner Type: Nonprofit
Parent Company(ies): Cabrillo Economic Development Corporation
Developer: Cabrillo Economic Development Corporation
Investor/Consultant: California Community Reinvestment Corporation
Management Agent: Cabrillo Economic Development Corporation

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 6
Total # of Units: 36
No. & % of Tax Credit Units: 35 100.00%
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: 11
Number of Units @ or below 60% of area median income: 24

Bond Information

Issuer: California Municipal Finance Authority
 Date of Issuance: July 17, 2013
 Credit Enhancement: None

Information

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

Unit Mix

2 1-Bedroom Units
 2 2-Bedroom Units
32 3-Bedroom Units
 36 Total Units

<u>Unit Type & Number</u>	<u>2013 Rents Targeted % of Area Median Income</u>	<u>2013 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
9 3 Bedrooms	50%	50%	\$1,136
22 3 Bedrooms	60%	51%	\$1,165
1 1 Bedroom	50%	48%	\$790
1 1 Bedroom	60%	48%	\$790
1 2 Bedrooms	50%	50%	\$983
1 2 Bedrooms	60%	59%	\$1,164
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$8,735,663
 Estimated Residential Project Cost: \$8,735,663

Residential

Construction Cost Per Square Foot: \$27
 Per Unit Cost: \$242,657

Construction Financing

Permanent Financing

<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Wells Fargo Bank	\$4,227,948	CCRC	\$2,385,000
City of Oxnard - Recast Loan	\$805,000	City of Oxnard - Recast Loan	\$805,000
City of Oxnard - Recast Loan	\$382,000	City of Oxnard - Recast Loan	\$382,000
Seller Note	\$2,288,619	Seller Note	\$2,288,619
AHP	\$160,000	AHP	\$160,000
Cash Reserves from Seller	\$129,448	Cash Reserve from Seller	\$129,448
Cost Deferred Until Conversion	\$560,648	Tax Credit Equity	\$2,585,596
Tax Credit Equity	\$182,000	TOTAL	\$8,735,663

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$2,652,057
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$5,104,926
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$3,447,674
Applicable Rate:	3.20%
Qualified Basis (Acquisition):	\$5,104,926
Applicable Rate:	3.20%
Maximum Annual Federal Credit, Rehabilitation:	\$110,326
Maximum Annual Federal Credit, Acquisition:	\$163,358
Total Maximum Annual Federal Credit:	\$273,684
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,011,700
Investor/Consultant:	California Community Reinvestment Corporation
Federal Tax Credit Factor:	\$0.94474

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:	\$7,756,983
Actual Eligible Basis:	\$7,756,983
Unadjusted Threshold Basis Limit:	\$11,529,292
Total Adjusted Threshold Basis Limit:	\$15,103,373

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: 31%

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: This project is a re-syndication of an existing Low Income Housing Tax Credit (LIHTC) project, Villa Solimar (CA-93-038), and a rehabilitation of Cypress Court.

Local Reviewing Agency:

The Local Reviewing Agency, Oxnard Housing Department, 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
\$273,684	\$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: None