

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2013 Second Round

September 25, 2013

Project Number CA-13-871

Project Name Strawberry Creek Lodge
Site Address: 1320 Addison Street
Berkeley, CA 94702 County: Alameda
Census Tract: 4231.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$452,796	\$931,205
Recommended:	\$452,796	\$931,205

Applicant Information

Applicant: Strawberry Creek Lodge, L.P.
Contact: Susan Friedland
Address: 1320 Addison Street
Berkeley, CA 94702
Phone: 510-647-0700 Fax: 510-647-0820
Email: sfriedland@sahahomes.org

General Partner(s) or Principal Owner(s): Satellite AHA Development, Inc.
General Partner Type: Nonprofit
Parent Company(ies): Satellite AHA Development, Inc.
Developer: Satellite Affordable Housing Associates
Investor/Consultant: California Housing Partnership Corporation
Management Agent: Satellite Affordable Housing Associates,
Property Management

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 3
Total # of Units: 150
No. & % of Tax Credit Units: 119 79.87%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / HUD Section 8 Project-based Vouchers (23 units - 15%)
HUD Section 8 Project-based Contract (53 units - 35%)
Affordability Breakdown by Units and % (Lowest Income Points):
30% AMI: 78 65 %
40% AMI: 13 10 %

Affordability Breakdown by % (Basis Limit Increase):
Number of Units @ or below 35% of area median income: 78
Number of Units @ or below 50% of area median income: 13
Number of Units @ or below 60% of area median income: 28

Bond Information

Issuer: California Municipal Finance Authority
 Expected Date of Issuance: December 1, 2013
 Credit Enhancement: N/A

Information

Set-Aside: N/A
 Housing Type: Non-Targeted
 Geographic Area: North and East Bay Region
 TCAC Project Analyst: Connie Harina

Unit Mix

120 SRO/Studio Units
 30 1-Bedroom Units

 150 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>
63 SRO/Studio	30%	30%	\$469
15 1 Bedroom	30%	30%	\$502
5 SRO/Studio	40%	34%	\$534
7 SRO/Studio	40%	36%	\$559
1 1 Bedroom	40%	40%	\$669
1 SRO/Studio	60%	32%	\$506
8 SRO/Studio	60%	35%	\$543
4 SRO/Studio	60%	37%	\$580
5 SRO/Studio	60%	40%	\$620
3 SRO/Studio	60%	51%	\$799
1 1 Bedroom	60%	52%	\$864
3 1 Bedroom	60%	52%	\$865
1 1 Bedroom	60%	52%	\$876
2 1 Bedroom	60%	53%	\$880
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0
24 SRO/Studio	Market Rate Unit	Market Rate Unit	\$570
6 1 Bedroom	Market Rate Unit	Market Rate Unit	\$898

Project Financing

Estimated Total Project Cost:	\$21,148,318
Estimated Residential Project Cost:	\$21,148,318

Residential

Construction Cost Per Square Foot:	\$84
Per Unit Cost:	\$140,989

Construction Financing

Source	Amount
Citibank	\$11,325,000
Seller Take Back	\$7,158,308
Costs Deferred Unitl Permanent	\$594,300
Existing Reserves	\$700,000
Deferred Developer Fee	\$1,122,321
Tax Credit Equity	\$248,388

Permanent Financing

Source	Amount
Citibank	\$3,614,032
Citibank Tranche B	\$2,337,268
Seller Take Back	\$7,158,308
Seller Permanent Loan	\$1,000,000
Existing Reserves	\$700,000
Deferred Developer Fee	\$1,122,321
Tax Credit Equity	\$5,216,389
TOTAL	\$21,148,318

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$8,968,945
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	\$8,748,115
Applicable Fraction:	79.87%
Qualified Basis (Rehabilitation):	\$7,163,117
Applicable Rate:	3.20%
Qualified Basis (Acquisition):	\$6,986,750
Applicable Rate:	3.20%
Maximum Annual Federal Credit, Rehabilitation:	\$229,220
Maximum Annual Federal Credit, Acquisition:	\$223,576
Total Maximum Annual Federal Credit:	\$452,796
Total State Credit:	\$931,205
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,310,921
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$1.02000
State Tax Credit Factor:	\$0.64204

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: \$17,717,060
Actual Eligible Basis: \$17,717,060
Unadjusted Threshold Basis Limit: \$33,789,600
Total Adjusted Threshold Basis Limit: \$81,770,832

Adjustments to Basis Limit:

Required to Pay Prevailing Wages
95% of Upper Floor Units are Elevator-Serviced
55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 10%
55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income Units are Income Targeted at 35% AMI or Below: 130%

Tie-Breaker Information

Final: N/A

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 meet 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: 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, the City of Berkeley Department of Health, Housing & Community Services, 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
\$452,796	\$931,205

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.

The applicant must submit all documentation required for any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation.

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 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.

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
Owner / Management Characteristics	9	9	9
General Partner Experience	6	6	6
Management Experience	3	3	3
Housing Needs	10	0	0
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 a neighborhood market of at least 5,000 sf	3	3	3
Within 1 mile of medical clinic or hospital	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5
Sustainable Building Methods	10	3	3
REHABILITATION			
Rehabilitate to improve energy efficiency (change in HERS II rating): 15%	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	15	10
Total Points	126	104	99

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.