

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**2014 First Round**  
**June 11, 2014**

**Project Number** CA-14-058

**Project Name** Home Front at Camp Anza  
 Site Address: 5797 Picker Street  
 Riverside, CA 92503 County: Riverside  
 Census Tract: 411.010

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$932,478	\$0
Recommended:	\$932,478	\$0

**Applicant Information**

Applicant: Wakeland Housing & Development Corporation  
 Contact: David Hetherington  
 Address: 1230 Columbia Street, Suite 950  
 San Diego, CA 92101  
 Phone: 619-677-2370 Fax: 619-235-5386  
 Email: dhetherington@wakelandhdc.com

General Partner(s)/Principal Owner(s): Wakeland Camp Anza, LLC  
 General Partner Type: Nonprofit  
 Parent Company(ies): Wakeland Housing & Development Corporation  
 Developer: Wakeland Housing & Development Corporation  
 Investor/Consultant: Wells Fargo  
 Management Agent(s): FPI Management

**Project Information**

Construction Type: New Construction  
 Total # Residential Buildings: 1  
 Total # of Units: 30  
 No. & % of Tax Credit Units: 29 100%  
 Federal Set-Aside Elected: 40%/60%  
 Federal Subsidy: HOME  
 Utility Allowance: CUAC  
 Affordability Breakdown by Units and % (Lowest Income Points):  
 30% AMI: 3 10 %  
 40% AMI: 6 20 %  
 50% AMI: 12 40 %

**Information**

Set-Aside: N/A  
 Housing Type: Large Family  
 Geographic Area: Inland Empire Region  
 TCAC Project Analyst: DC Navarrette

**Unit Mix**

15 2-Bedroom Units  
 15 3-Bedroom Units  


---

 30 Total Units

<u>Unit Type &amp; Number</u>	<u>2014 Rents Targeted % of Area Median Income</u>	<u>2014 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
1 2 Bedrooms	30%	30%	\$410
2 3 Bedrooms	30%	30%	\$473
3 2 Bedrooms	40%	40%	\$547
3 3 Bedrooms	40%	40%	\$631
6 2 Bedrooms	50%	50%	\$683
6 3 Bedrooms	50%	50%	\$789
4 2 Bedrooms	60%	60%	\$820
4 3 Bedrooms	60%	60%	\$947
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

**Project Financing**

Estimated Total Project Cost: \$13,637,680  
 Estimated Residential Project Cost: \$13,637,680

**Residential**

Construction Cost Per Square Foot: \$164  
 Per Unit Cost: \$454,589

**Construction Financing**

<u>Source</u>	<u>Amount</u>
Wells Fargo	\$8,108,430
City of Riverside	\$2,898,992
City Land/Building Donation	\$1,100,000
City Fee Waivers	\$233,079
Deferred Costs	\$499,118
Tax Credit Equity	\$798,061

**Permanent Financing**

<u>Source</u>	<u>Amount</u>
City of Riverside	\$2,898,992
City Land/Building Donation	\$1,100,000
City Fee Waivers	\$233,079
AHP	\$300,000
Tax Credit Equity	\$9,105,609
<b>TOTAL</b>	<b>\$13,637,680</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$9,315,465
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$12,110,105
Applicable Rate:	7.70%
Maximum Annual Federal Credit:	\$932,478
Approved Developer Fee (in Project Cost & Eligible Basis):	\$900,000
Investor/Consultant:	Wells Fargo
Federal Tax Credit Factor:	\$0.97650

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:	\$9,315,465
Actual Eligible Basis:	\$11,921,283
Unadjusted Threshold Basis Limit:	\$7,113,600
Total Adjusted Threshold Basis Limit:	\$9,315,465

**Adjustments to Basis Limit:**

One or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features:

- Project has onsite renewable generation estimated to produce 50% or more of annual electricity use as indicated in TCAC Regulations.
  - Community gardens of at least 60 square feet per unit
  - Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms where no VOC adhesives or backing is used
  - Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas
- Environmental Mitigation  
Local Development Impact Fees  
95% of Upper Floor Units are Elevator-Serviced

**Tie-Breaker Information**

First:	<b>Large Family</b>
Second:	<b>41.597%</b>

**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 7.70% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.36%. 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 a per unit development cost of \$454,589, which is relatively higher than the average in the geographic area. The applicant noted that the high per unit cost is attributed primarily to the City of Riverside's requirement to rehabilitate the existing 15,000 square foot World War II era Officer's Club. The development team will need to comply with the Department of Interior’s standards for the rehabilitation of historic resources. The cost to rehabilitate the Officer's Club is approximately \$2.45 million and will provide a fitness room, computer lab, leasing space, a community kitchen, and additional flexible space for resident activities. In addition, the project has been designed with additional accessibility features due to the intended resident population. Based on the proposed residents, it is important that all units be either elevator served or single story. Finally, the project is relatively low density to be consistent with the surrounding single family neighborhood. The City approved a re-zone of the site to accommodate the 30 units, but would not support even higher density that would allow a more efficient, cost effective project.

**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 Riverside, 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:

<b>Federal Tax Credits/Annual</b>	<b>State Tax Credits/Total</b>
<b>\$932,478</b>	<b>\$0</b>

**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.

<b>Points System</b>	<b>Max. Possible Points</b>	<b>Requested Points</b>	<b>Points Awarded</b>
<b>Cost Efficiency / Credit Reduction / Public Funds</b>	<b>20</b>	<b>20</b>	<b>20</b>
Public Funds	20	20	20
<b>Owner / Management Characteristics</b>	<b>9</b>	<b>9</b>	<b>9</b>
General Partner Experience	6	6	6
Management Experience	3	3	3
<b>Housing Needs</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>Site Amenities</b>	<b>15</b>	<b>15</b>	<b>15</b>
Within ¼ mile of public park or community center open to general public	3	3	3
Within ¼ mile of public library	3	3	3
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
Within ½ mile of a public elementary school resident children may attend	2	2	2
Within ½ mile of medical clinic or hospital	3	3	3
Within ½ mile of a pharmacy	1	1	1
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE/600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, minimum 60 hrs/yr	5	5	5
<b>Sustainable Building Methods</b>	<b>10</b>	<b>10</b>	<b>10</b>
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: GreenPoint	5	5	5
Develop project to requirements of: GreenPoint 100	3	3	3
Energy efficiency beyond CA Building Code Title 24 requirements: 17.5	2	2	2
<b>Lowest Income</b>	<b>52</b>	<b>52</b>	<b>52</b>
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
<b>Readiness to Proceed</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>Miscellaneous Federal and State Policies</b>	<b>2</b>	<b>2</b>	<b>2</b>
State Credit Substitution	2	2	2
<b>Total Points</b>	<b>148</b>	<b>148</b>	<b>148</b>

**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.**