

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

Project Number CA-14-083

Project Name Donner Lofts
 Site Address: 156 - 160 East Saint John Street
 San Jose, CA 95112-5510 County: Santa Clara
 Census Tract: 5010.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,556,404	\$0
Recommended:	\$1,556,404	\$0

Applicant Information

Applicant: MidPen Housing Corporation
 Contact: Matthew O. Franklin
 Address: 303 Vintage Park Drive, Suite 250
 Foster City, CA 94404
 Phone: (650) 356-2903 Fax: (650) 357-9766
 Email: mfranklin@midpen-housing.org

General Partner(s) or Principal Owner(s): MP Donner Lofts, LLC
 General Partner Type: Nonprofit
 Parent Company(ies): MidPen Housing Corporation
 Developer: MidPen Housing Corporation
 Consultant: Community Economics
 Management Agent(s): MidPen Property Management Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 102
 No. & % of Tax Credit Units: 101 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: HUD Section 8 Project-Based Vouchers (4% - 5 units)
 Average Targeted Affordability of Special Needs/SRO Project Units: 40.00%
 Affordability Breakdown by Units and % (Lowest Income Points):

30% AMI:	21	20 %
40% AMI:	16	15 %
45% AMI:	56	55 %

Information

Set-Aside: Special Needs / SRO
 Housing Type: Single Room Occupancy
 Type of Special Needs: Homeless/Mentally disabled
 % of Special Need Units: 15 units 14%
 Geographic Area: South and West Bay Region
 TCAC Project Analyst: Benjamin Schwartz

Unit Mix

92 SRO/Studio Units
 9 1-Bedroom Units
 1 2-Bedroom Units
 102 Total Units

<u>Unit Type & 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>
15 SRO/Studio	20%	14%	\$253
5 SRO/Studio	30%	30%	\$535
16 SRO/Studio	40%	40%	\$713
56 SRO/Studio	45%	45%	\$802
1 1 Bedroom	30%	30%	\$573
8 1 Bedroom	50%	50%	\$956
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$35,701,063
 Estimated Residential Project Cost: \$35,030,319
 Estimated Commercial Project Cost \$670,744

Residential

Construction Cost Per Square Foot: \$268
 Per Unit Cost: \$343,434

Construction Financing

Permanent Financing

<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Bank of America Merrill Lynch	\$16,922,209	City of San Jose Loan	\$2,600,000
City of San Jose Loan	\$2,600,000	City of San Jose Waived Park Fee	\$1,545,300
City of San Jose Waived Park Fee	\$1,545,300	MHSA Capital Loan	\$3,086,250
MHSA Capital Loan	\$3,086,250	Donated Lease Value	\$4,590,000
Donated Lease Value	\$4,590,000	HCD IIG / Sponsor Loan	\$2,100,000
HCD IIG / Sponsor Loan	\$2,100,000	HCD TOD	\$3,500,000
AHP	\$1,000,000	AHP	\$1,000,000
Accrued Deferred Interest	\$157,346	Accrued Deferred Interest	\$157,346
Tax Credit Equity	\$1,712,232	GP Equity	\$1,726
		Tax Credit Equity	\$17,120,441
		TOTAL	\$35,701,063

Determination of Credit Amount(s)

Requested Eligible Basis:	\$15,548,489
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$20,213,036
Applicable Rate:	7.70%
Total Maximum Annual Federal Credit:	\$1,556,404
Approved Developer Fee in Project Cost:	\$1,427,370
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Community Economics
Federal Tax Credit Factor:	\$1.10000

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:	\$15,548,489
Actual Eligible Basis:	\$27,254,818
Unadjusted Threshold Basis Limit:	\$18,264,263
Total Adjusted Threshold Basis Limit:	\$25,271,945

Adjustments to Basis Limit:

- Required to Pay Prevailing Wages
- Parking Beneath Residential Units
- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Single Room Occupancy
Second:	67.385%

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 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: The project has a MHSA capitalized operating subsidy for 20 years that covers 15 of the special needs units serving homeless mentally disabled tenants and project-based HUD Section 8 vouchers on 5 of the non-supportive housing units.

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, San Jose 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
\$1,556,404	\$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 ¼ mile of public library	3	3	3
Within ¼ mile of a neighborhood market of at least 5,000 sf	4	4	4
Special Needs/SRO project within ½ mile of facility serving tenant pop.	3	3	0
Within ½ mile of medical clinic or hospital	3	3	3
Within ¼ mile of a pharmacy	2	2	2
Service Amenities	10	10	10
SPECIAL NEEDS AND SRO HOUSING TYPES			
Service Coordinator/Other Services Specialist, min. ratio 1 FTE to 360 bdrms	5	5	5
Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr instruction	5	5	5
Sustainable Building Methods	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: LEED	5	5	5
Develop project to requirements of: LEED Gold	5	5	5
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.