

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2014 First Round
July 16, 2014

Project Number CA-14-834

Project Name LynRoc Senior Apartments
 Site Address: 6105 Sunset Boulevard
 Rocklin, CA 95677 County: Placer
 Census Tract: 211.080

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$330,877	\$0
Recommended:	\$330,877	\$0

Applicant Information

Applicant: LynRoc Preservation Limited Partnership
 Contact: William E. Szymczak
 Address: 21515 Hawthorne Blvd. Suite 125
 Torrance, CA 90503
 Phone: (310) 802-6670 Fax: (310) 802-6680
 Email: bill@preservationpartners.org

General Partner(s) / Principal Owner(s): LynRoc Preservation Partners LLC
 LynRoc Cornucopia LLC
 General Partner Type: Joint Venture
 Parent Company(ies): Preservation Partners, LLC
 Cornucopia Services
 Developer: Preservation Partners Development III, LLC
 Investor/Consultant: City Real Estate Advisors, Inc.
 Management Agent: Preservation Partners Management Group

Project Information

Construction Type: Acquisition and Rehabilitation
 Total # Residential Buildings: 8
 Total # of Units: 67
 No. & % of Tax Credit Units: 66 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt/HUD Project-Based Section 8 Contract (66 units - 100%)
 HCD MHP Funding: No

Bond Information

Issuer: California Statewide Community Development Authority
 Expected Date of Issuance: 09/01/14
 Credit Enhancement: No

Information

Housing Type: At-Risk
 Geographic Area: Capital and Northern Region
 TCAC Project Analyst: Mayra Lozano

Unit Mix

60 1-Bedroom Units
 7 2-Bedroom Units

 67 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>
6 1 Bedroom	30%	30%	\$386
6 1 Bedroom	35%	35%	\$451
9 1 Bedroom	40%	40%	\$515
10 1 Bedroom	45%	45%	\$579
29 1 Bedroom	60%	60%	\$773
1 2 Bedrooms	30%	30%	\$464
1 2 Bedrooms	35%	35%	\$541
1 2 Bedrooms	40%	40%	\$619
3 2 Bedrooms	60%	60%	\$928
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$1,085

Project Financing

Estimated Total Project Cost: \$10,966,425
 Estimated Residential Project Cost: \$10,966,425

Residential

Construction Cost Per Square Foot: \$53
 Per Unit Cost: \$163,678

Construction Financing

<u>Source</u>	<u>Amount</u>
Citi Community Capital	\$9,000,000
Deferred Developer Fee	\$1,284,460
Tax Credit Equity	\$681,965

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citi Community Capital	\$6,620,342
Deferred Developer Fee	\$1,136,897
Tax Credit Equity	\$3,209,186
TOTAL	\$10,966,425

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$3,499,525
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	\$6,348,000
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$3,499,525
Qualified Basis (Acquisition):	\$6,348,000
Applicable Rate:	3.36%
Maximum Annual Federal Credit, Rehabilitation:	\$117,584
Maximum Annual Federal Credit, Acquisition:	\$213,293
Total Maximum Annual Federal Credit:	\$330,877
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,284,460
Investor/Consultant:	City Real Estate Advisors, Inc.
Federal Tax Credit Factor:	\$0.96990

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:	\$9,847,525
Actual Eligible Basis:	\$9,847,525
Unadjusted Threshold Basis Limit:	\$12,891,340
Total Adjusted Threshold Basis Limit:	\$22,173,105

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: 30%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income Units are Income Targeted at 35% AMI or Below: 42%

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 3.36% 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 is an At-Risk project with a project-based HUD Section 8 contract covering 100% (66 units) of the low-income units. The units will be restricted to seniors.

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, Rocklin Community Development 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
\$330,877	\$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.

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