

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**Tax-Exempt Bond Project**  
**March 21, 2007**

**Project Number** CA-2007-822

**Project Name** Granite Court  
Address: 17421 Murphy Avenue  
Irvine, CA 92614

County: Orange

**Applicant Information**

Applicant: JHC-Granite, L.P.  
Contact: John Okura  
Address: 17701 Cowan Avenue, Suite 200  
Irvine, CA 92614  
Phone: (949) 263-8673, ex. 134  
Sponsors Type: Nonprofit

Fax: (949) 263-0647

**Bond Information**

Issuer: County of Orange  
Expected Date of Issuance: June 2007  
Credit Enhancement: N/A

**Eligible Basis**

Actual: \$24,183,162  
Requested: \$24,183,162  
Maximum Permitted: \$24,510,354

Extra Feature Adjustments:

Parking Beneath Residential Units: 7%   
55-Year Use/Rent Restriction Adjustment: 80%   
Local Development Impact Fees:

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,131,772	\$0
Recommended:	\$1,131,772	\$0

**Project Information**

Construction Type: New Construction  
Federal Subsidy: Tax-Exempt  
HCD MHP Funding: Yes  
Total # of Units: 71  
Total # Residential Buildings: 1

**Income/Rent Targeting**

Federal Setaside Elected: 40%/60%  
% & No. of Targeted Units: 100% - 70 units  
55-Year Use/Affordability Restriction: Yes  
Number of Units @ or below 50% of area median income: 61  
Number of Units @ or below 60% of area median income: 9

<u>Unit Type &amp; Number</u>	<u>2007 Rents % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
7 One-Bedroom	30%	\$456
10 One-Bedroom	50%	\$760
3 One-Bedroom	55%	\$798
7 Two-Bedroom	30%	\$547
11 Two-Bedroom	50%	\$912
1 Two-Bedroom	55%	\$959
11 Three-Bedroom	30%	\$632
15 Three-Bedroom	50%	\$1,054
5 Three-Bedroom	55%	\$1,130
1 Two-Bedroom	Manager's Unit	\$912

The general partner(s) or principal owner(s) are JHC-Granite, LLC and Jamboree Housing Corporation.

The project developer is Jamboree Housing Corporation.

The management services will be provided by John Stewart Company.

The market analysis was provided by Market Profiles, Inc.

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

**Project Financing**

Estimated Total Project Cost: \$30,390,153    Per Unit Cost: \$428,030    Construction Cost Per Sq. Foot: \$156

<u>Construction Financing</u>		<u>Permanent Financing</u>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Union Bank/Tax Exempt Bonds	\$19,000,000	Union Bank/Tax Exempt Bonds	\$2,194,582
City of Irvine	\$5,610,000	HCD/MHP	\$6,308,877
Deferred Development Costs	\$161,791	Orange County HCS	\$2,515,200
Investor Equity	\$5,618,362	City of Irvine	\$7,700,000
		Deferred Developer Fee	\$353,774
		Investor Equity	\$11,317,720
		<b>TOTAL</b>	<b>\$30,390,153</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$24,183,162
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Basis:	\$31,438,111
Applicable Rate:	3.60%
Total Maximum Annual Federal Credit:	\$1,131,772
Approved Developer Fee:	\$1,200,000
Tax Credit Factor:	\$1.00

Applicant requests and staff recommends annual federal credits of \$1,131,772 based on a qualified basis of \$31,438,111 and a funding shortfall of \$11,317,720.

**Cost Analysis and Line Item Review**

The requested eligible basis \$24,183,162 is below TCAC's adjusted threshold basis limit \$24,510,354. The basis limit includes the adjustment for extraordinary features for the 80% adjustment for the 55-year use/affordability restriction for projects that have more than 50% tax-credit units and are located in a DDA/QCT, projects that are required to provide parking beneath the residential units, and local development impact fees. Staff analysis of project costs to determine reasonableness found all fees to be within TCAC's underwriting guidelines and TCAC limitation.

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 3.60% of the qualified basis. Unless the applicant fixed the rate at bond issuance, the Federal Rate applicable to the month the project is placed-in-service will be used to determine the final allocation.

**Special Issues/Other Significant Information:** 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.

**Recommendation:** Staff recommends that the Committee make a reservation of tax credits in the following amount(s) contingent upon standard conditions and any additional conditions imposed by the Committee:

Federal/Annual	State/Total
<b>\$1,131,772</b>	<b>\$0</b>

**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.

TCAC makes the 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 will be permitted without the express approval of TCAC.

The applicant must pay TCAC an 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 anticipated to be the final project costs, staff recommends that a reservation be made in the amount of federal credit shown above on condition that the final project costs be supported by itemized lender approved costs, and certified costs of the buildings as completed.

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 credits 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:** The applicant/owner is not required to provide the tenants with services.

Project Analyst: Stephenie Alstrom