

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
April 18, 2007

Project Number CA-2007-827

Project Name Casa Feliz Studios
Address: 525 South Ninth Street
San Jose, CA 95112

County: Santa Clara

Applicant Information

Applicant: Casa Feliz Studios, LP
Contact: Geoffrey Morgan
Address: 75 E. Santa Clara Street, Suite 1250
San Jose, CA 95113
Phone: (408) 291-8650
Sponsors Type: Nonprofit

Fax: (408) 993-9098

Bond Information

Issuer: City of San Jose
Expected Date of Issuance: June 29, 2007
Credit Enhancement: N/A

Eligible Basis

Actual: \$13,928,503
Requested: \$13,928,503
Maximum Permitted: \$17,376,665

Extra Feature Adjustments:

Required to Pay Prevailing Wages: 20%
Parking Beneath Residential Units: 7%
55-Year Use/Rent Restriction Adjustment: 120%
3 or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features: 4%
Local Development Impact Fees:

Tax Credit Amounts

Federal/Annual

State/Total

Requested:	\$651,854	\$0
Recommended:	\$651,854	\$0

Project Information

Construction Type: New Construction
Federal Subsidy: Tax-Exempt
HCD MHP Funding: Yes
Total # of Units: 60
Total # Residential Buildings: 1

Income/Rent Targeting

Federal Setaside Elected: 40%/60%
% & No. of Targeted Units: 100% - 59 units
55-Year Use/Affordability Restriction: Yes
Number of Units @ or below 50% of area median income: 59
Number of Units @ or below 60% of area median income: 0

<u>Unit Type & Number</u>	<u>2007 Rents % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
21 Studio	20%	\$371
31 Studio	30%	\$557
7 Studio	35%	\$566
1 Studio	Manager's Unit	\$750

The general partner(s) or principal owner(s) are Casa Feliz Studios, LLC and JSCo Casa Feliz, LLC.

The project developer is First Community Housing.

The management services will be provided by the John Stewart Company.

The market analysis was provided by Newport Realty Advisors.

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: \$16,137,200 Per Unit Cost: \$268,953 Construction Cost Per Sq. Foot: \$286

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
US Bank	\$10,656,014	HCD-MHP	\$7,000,000
City of San Jose	\$1,639,406	HCD/SUHRP	\$1,156,354
HCD/SUHRP	\$1,156,354	City of San Jose	\$1,639,406
Accrued Interest	\$34,305	Accrued Interest	\$34,305
		GP Equity	\$643
		Investor Equity	\$6,306,492
		TOTAL	\$16,137,200

Determination of Credit Amount(s)

Requested Eligible Basis:	\$13,928,503
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Basis:	\$18,107,054
Applicable Rate:	3.60%
Total Maximum Annual Federal Credit:	\$651,854
Approved Developer Fee:	\$885,000
Tax Credit Factor:	\$0.96746

Applicant requests and staff recommends annual federal credits of \$651,854 based on a qualified basis of \$18,107,054 and a funding shortfall of \$6,306,491.

Cost Analysis and Line Item Review

The requested eligible basis \$13,926,503 is below TCAC's adjusted threshold basis limit \$17,376,665. The basis limit includes the 120% adjustment for the 55-year use/affordability restriction for projects that have more than 50% tax-credit units projects that are required to pay state or federal prevailing wages, projects that are required to provide parking beneath the residential units, local development impact fees, and the adjustment for projects with 3 or more energy efficiency/resource conservation/indoor air quality items. 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
\$651,854	\$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.

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.

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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: None

Project Analyst: Elaine Johnson