

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**2007 Second Round Cycle**  
**September 26, 2007**

**Project Number** CA-2007-192

**Project Name** Gateway Village  
Site Address: N.E. Corner of Stevens Avenue and Visalia Road  
Farmersville, CA 93223 County: Tulare  
Census Tract: 16.01

**Applicant Information**

Applicant: Farmersville Gateway Associates, a California LP  
Contact: Caleb Roope  
Address: 430 East State Street, Suite 100  
Eagle, ID 83616  
Phone: (208) 461-0022 x3015 Fax: (208) 461-3267  
General Partner Type: Joint Venture

**Information**

Set-Aside: Rural - 515  
Housing Type: Large Family  
Geographic Area: N/A

**Eligible Basis**

Requested: \$10,363,710  
Actual: \$10,363,710  
Maximum Permitted: \$10,690,410

**Adjustments to Threshold Basis Limit:**

Required to Pay Prevailing Wages   
Local Impact Fees   
3 or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features   
Environmental Mitigation   
Utilizing New Energy Technologies

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,095,879	\$0
Recommended:	\$909,899	\$3,109,113

**Project Information**

Construction Type: New Construction  
Federal Subsidy: RHS 515/HOME  
Total # of Units: 48  
Total # Residential Buildings: 6

**Income/Rent Targeting**

Federal Set-Aside Elected: 40%/60%  
% & No. of Tax Credit Units: 100% - 47 units  
Breakdown by %: 10% @ 30%, 20% @ 45%, 50% @ 50%

<b>Selection Criteria</b>	<b>Max. Possible Points</b>	<b>Requested Points</b>	<b>Points Awarded</b>
<b><i>Cost Efficiency/Credit Reduction/Public Funds</i> Maximum 20 points</b>	<b>20</b>	<b>20</b>	<b>20</b>
<input checked="" type="checkbox"/> Cost Efficiency	<b>18</b>	3	<b>3</b>
<input checked="" type="checkbox"/> Credit Reduction	<b>20</b>	2	<b>2</b>
<input checked="" type="checkbox"/> Public Funds	<b>18</b>	15	<b>15</b>
<b><i>Owner / Management Characteristics</i> Maximum 9 points</b>	<b>9</b>	<b>9</b>	<b>9</b>
<input checked="" type="checkbox"/> General Partner Experience	<b>6</b>	6	<b>6</b>
<input checked="" type="checkbox"/> Management Experience	<b>3</b>	3	<b>3</b>
<b><i>Housing Needs</i> Maximum 10 points</b>	<b>10</b>	10	<b>10</b>
<b><i>Site Amenities</i> Maximum 15 points</b>	<b>15</b>	15	<b>15</b>
<input checked="" type="checkbox"/> Within 1500 feet of a regular bus stop or rapid transit system stop	<b>3</b>	3	<b>3</b>
<input checked="" type="checkbox"/> Rural project within ½ mile of public park or community center open to general public	<b>3</b>	3	<b>3</b>
<input checked="" type="checkbox"/> Rural project within ½ mile of public library	<b>3</b>	3	<b>3</b>
<input checked="" type="checkbox"/> Rural project within ½ mile of a full-scale grocery store w/staples/fresh meat/produce	<b>4</b>	4	<b>4</b>
<input checked="" type="checkbox"/> Rural Large Family project within ½ mile of public school project children may attend	<b>3</b>	3	<b>3</b>
<input checked="" type="checkbox"/> Rural project within 1 mile of medical clinic or hospital	<b>3</b>	3	<b>3</b>
<input checked="" type="checkbox"/> Rural project within ½ mile of a pharmacy	<b>2</b>	2	<b>2</b>
<b><i>Service Amenities</i> Maximum 10 points</b>	<b>10</b>	10	<b>10</b>
<input checked="" type="checkbox"/> After school programs of an ongoing nature for school age children	<b>5</b>	5	<b>5</b>
<input checked="" type="checkbox"/> Educational classes (e.g. ESL, Computer training, etc. and aren't same as After School)	<b>5</b>	5	<b>5</b>
<b><i>Sustainable Building Methods</i> Maximum 8 points</b>	<b>8</b>	8	<b>8</b>
<input checked="" type="checkbox"/> Flow restrictors for kitchen & bath faucets or water-saving fixtures	<b>1</b>	1	<b>1</b>
<input checked="" type="checkbox"/> CRI Green-label, low-VOC carpet and pad	<b>1</b>	1	<b>1</b>
<input checked="" type="checkbox"/> Bathroom fans in all bathrooms w/humidistat, timer and outdoor exhaust	<b>2</b>	2	<b>2</b>
<input checked="" type="checkbox"/> Recycled materials incorporated into: concrete, carpet, road base or landscape	<b>1</b>	1	<b>1</b>
<input checked="" type="checkbox"/> Construction Indoor Air Quality Management plan	<b>2</b>	2	<b>2</b>
<input checked="" type="checkbox"/> Project has nonsmoking buildings or contiguous sections within a building	<b>1</b>	1	<b>1</b>
<b><i>Lowest Income</i> Maximum 52 points</b>	<b>52</b>	52	<b>52</b>
<input checked="" type="checkbox"/> Basic Targeting	<b>50</b>	50	<b>50</b>
<input checked="" type="checkbox"/> Deeper Targeting – at least 10% of units @ 30% AMI or less	<b>2</b>	2	<b>2</b>
<b><i>Readiness to Proceed</i> Maximum 20 points</b>	<b>20</b>	20	<b>20</b>
<b><i>State credit substitution</i> Maximum 2 points</b>	<b>2</b>	2	<b>2</b>
<b>Total Points</b>	<b>146</b>	146	<b>146</b>

**Tie-Breaker Information**

Tie-Breaker Categories Apply to this Project: **No**

First: Housing Type **Large Family**

Second: Calculated Ratio per Regulation 10325(c)(12) **93.880%**

<u>Unit Type &amp; Number</u>	<u>2007 Rents % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
1 Two-bedroom Unit	30%	\$348
3 Two-bedroom Units	45%	\$522
8 Two-bedroom Units	50%	\$580
4 Two-bedroom Units	60%	\$696
3 Three-bedroom Units	30%	\$401
5 Three-bedroom Units	45%	\$602
12 Three-bedroom Units	50%	\$669
3 Three-bedroom Units	60%	\$803
1 Four-bedroom Unit	30%	\$447
2 Four-bedroom Units	45%	\$671
4 Four-bedroom Units	50%	\$746
1 Four-bedroom Unit	60%	\$895
1 Three-bedroom Unit	Manager Unit	\$0

The general partners or principal owners are Roope LLC and Central Valley Coalition for Affordable Housing.

The project developer is Pacific West Communities, Inc.

The management agent is Infinity Management, Inc.

The market analyst is Property Dynamics.

The Local Reviewing Agency, the City of Farmersville, has completed a site review of this project and strongly supports this project.

**Project Financing**

Estimated Total Project Cost: \$13,106,079 Per Unit Cost: \$273,043 Construction Cost Per Sq. Foot: \$153

<b>Construction Financing</b>		<b>Permanent Financing</b>	
Source	Amount	Source	Amount
SunAmerica	\$5,939,091	SunAmerica	\$1,050,000
Deferred Developer Fee	\$1,013,841	USDA - 515	\$1,000,000
Deferred Costs	\$104,500	HOME Loan	\$975,000
Investor Equity	\$6,048,647	Investor Equity	\$10,081,079
		<b>TOTAL</b>	<b>\$13,106,079</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$10,363,710
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Basis Credit Reduction (2%)	\$269,457
Qualified Basis:	\$13,203,366
Applicable Rate:	8.30%
Total Maximum Annual Federal Credit:	\$909,899
Total State Credit:	\$3,109,113
Approved Developer Fee:	\$1,351,788
Tax Credit Factor: SunAmerica	\$0.91990

Applicant requested annual federal credits of \$1,095,879 based on a qualified basis of \$13,203,366 and a funding shortfall of \$10,081,079. Staff recommends annual federal credits of \$909,899 and total state credit of \$3,109,113 based on a qualified basis of \$13,203,366 and a funding shortfall of \$10,081,079. Please see special issues section of this report.

### **Cost Analysis and Line Item Review**

The requested eligible basis \$10,363,710 is below TCAC's threshold basis limit \$10,690,410. The basis limit was increased by the following extraordinary features: projects that are required to pay state or federal prevailing wages, projects requiring seismic upgrading of existing structures, and/or requiring toxic or other environmental mitigation as certified by the project architect, projects that include distributive energy technologies such as micro turbines and/or renewable energy sources such as solar, local development impact fees, the adjustment for projects with 3 or more energy efficiency/resource conservation/indoor air quality items – using a Minimum Efficiency Report Value (MERV) 8 or higher air filter for HVAC systems that introduce outside air, recycling at least 75% of the construction and demolition waste (measured by either weight or volume), and using at least four recycled products listed in the Construction, Flooring, or Recreation section of the California Integrated Waste Management Board's Recycled Content Products Database. 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 8.30% of the qualified basis, or, in the case of acquisition Credit or Credit combined with federal subsidies, 3.60%. 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 is being awarded credits based on its status as a Rural Housing Service project, and must receive and close a Rural Housing Service Section 515 loan of at least \$1,000,000 by the time the project submits a placed-in-service package, or all credits will be rescinded. Also, TCAC requested and the applicant agreed to exchange \$185,980 in annual federal credit for \$3,109,113 in total state credit.

**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.

**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:

\$909,899 Federal/Annual

\$3,109,113 State/Total

### **Standard Conditions:**

An application for a carryover allocation must be submitted by **October 31, 2007**, as required by regulation section 10328(d), together with the applicable allocation fee and all required documentation. The time for meeting the "10%" test and submitting related documentation will be no later than six (6) months after the date of the executed carryover allocation (as defined by IRC Section 42 and IRS Notices). The applicant must ensure the project meets all Additional Threshold Requirements for the housing type of the proposed project.

The applicant must submit all documentation required for a Final Reservation no later than February 1 of the year that the building(s) must be placed in service pursuant to Section 42(h)(E)(i) of the Internal Revenue Code of 1986, as amended. The applicant shall provide the Committee a Final Reservation application providing the documentation for the project set forth in Section 10322(i)(1) of these regulations. 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. The performance deposit must be paid by cashier's check within 20 calendar days of any preliminary reservation. The allocation fee must be paid within a time period specified in the preliminary reservation letter. The allocation fee will be due prior to execution of a carryover allocation or issuance of tax forms, whichever comes first. 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 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.

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)(8) 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)(P) at project completion.

**Additional Conditions:**

Applicants that received 20 points for readiness to proceed must meet ALL of the following requirements. The applicant must be ready to begin construction within 150 days of the Credit Reservation which is **February 22, 2008**, as evidenced by submission, within that time of, recorded deeds of trust for all construction financing, payment of all construction lender fees, issuance of building permits and notice to proceed delivered to the contractor. Failure to meet this timeline will result in rescission of the Credit Reservation.

**Project Analyst:** *Adrian Ownby*