

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2009 Cash in Lieu of Credits - Section 1602 Funds
August 5, 2009

Project Number CA-2009-534

Project Name Cordova Apartments
Site Address: 2320 Stillman Street
 Selma, CA 93662 County: Fresno

Applicant Information

Applicant: AMCAL Multi-Housing, Inc.
Sponsor: David Yarden
Address: 30141 Agoura Road, Suite 100
 Agoura Hills, CA 91301
Phone: (818) 706-0694 **Fax:** (818) 865-1813
Email: david@amcalhousing.com
General Partners(s) Type: Joint Venture

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 The general partner(s) or principal owner(s) are Better Opportunities Builders, Inc. and AMCAL Multi-Housing, Inc.

Information

Housing Type: Large Family
Proposed Average Affordability: 50.30%

Project Information

Construction Type: New Construction
Federal Subsidy: HOME
Total # of Units: 81
Total # Residential Buildings: 12

Davis-Bacon Required: No

NEPA Required: Yes

State Prevailing Wages Required: No

2008 TCAC Project Number: CA-2008-148

Original 2008 Federal & State Tax Credits Allocated: \$733,755 \$2,751,390

2008 Federal & State Tax Credits Exchanged/Returned: \$733,755 \$2,751,390

Current Net Equity Factor: .85 Fed .60 State

Amount of Net Equity Factor Requested: (\$733,755 X 10 X .85) (\$2,751,390 X .60)

Federal & State Totals \$6,236,918 \$1,650,834

Total Cash Award Recommended: \$7,887,752

Approved 2008 TCAC Proposed Rent and Income Levels

<u>Unit Type & Number</u>	<u>% of Area Median Income</u>	<u>Proposed Rent</u> (including utilities)
2 Two-Bedroom Units	30%	\$363
8 Two-Bedroom Units	40%	\$484
14 Two-Bedroom Units	50%	\$605
3 Three-Bedroom Units	30%	\$419
26 Three-Bedroom Units	50%	\$699
11 Three-Bedroom Units	60%	\$839
3 Four-Bedroom Units	30%	\$468
13 Four-Bedroom Units	60%	\$936
1 Three-Bedroom Units	Manager's Unit	\$778

Project Financing

Estimated Total Project Cost: \$14,408,815 Per Unit Cost: \$177,887

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citicorp	\$2,502,189
County of Fresno - HOME	\$1,832,500
City of Selma RDA	\$1,000,000
General Partner Equity	\$393,561
Deferred Developer Fee	\$792,813
TCAC ARRA Funds	\$7,887,752
TOTAL	\$14,408,815

Income and Expense Statement for Year 1

Gross Residential Rents:	\$570,744
Miscellaneous Income:	\$8,748
Less Vacancy Rate: 5%	(\$28,975)
Total Effective Gross Income:	\$550,517
Less Total Expenses/Reserves:	\$317,700
Net Operation Income:	\$232,817
Debt Service:	\$202,450
Debt Service Ratio:	1.15 to 1

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 analysis of project costs to determine reasonableness found all fees to be within TCAC's underwriting guidelines and TCAC limitations.

Standard Conditions

The Committee may make a Conditional Reservation of American Recovery and Reinvestment Act of 2009 (ARRA), Section 1602 funds for the project. This Conditional Reservation would not constitute a commitment. The provision of any funds is conditioned on TCAC's determination to proceed with, modify or cancel the project based on further underwriting and review.

All ARRA funded projects will be required to track and report on all jobs created or retained as a result of the funds.

Numbers contained in the proposed financing are subject to update and will be refined within 30 days of loan execution agreement.