

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2010 First Round
June 9, 2010

Project Number CA-2010-023

Project Name La Valentina
Site Address: 429 12th Street and 331 12th Street
Sacramento, CA 95814 County: Sacramento
Census Tract: 5.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,646,460	\$0
Recommended:	\$1,646,460	\$0

Applicant Information

Applicant: 12th Street Partners, LP and Housing Corporation of America
Contact: Meea Kang
Address: 594 Howard Street, Suite 204
San Francisco CA 94105
Phone: (415) 856-0010 **Fax:** (415) 856-0264
Email: meea@domusd.com

General partner or principal owner: 12th Street Partners, a California limited partnership
Housing Corporation of America
General Partner Type: Joint Venture
Developer: Domus Development, LLC
Investor/Consultant: Alliant Capital
Management Agent: Domus Management Company

Project Information

Construction Type: New Construction
Total # Residential Buildings: 7
Total # of Units: 81
No. & % of Tax Credit Units: 80 100%
Federal Set-Aside Elected: 40%/60% Test
Federal Subsidy: HOME
Affordability Breakdown by % (Lowest Income Points):
30% AMI: 20 %
40% AMI: 10 %
50% AMI: 40 %

Information

Set-Aside: N/A
Housing Type: Large Family
Geographic Area: Capital and Northern Region
TCAC Project Analyst: Elaine Johnson

Unit Mix

12 SRO/Studio Units
24 1-Bedroom Units
21 2-Bedroom Units
24 3-Bedroom Units
<u>81 Total Units</u>

<u>Unit Type & Number</u>	<u>2009 Rents Targeted % of Area Median Income</u>	<u>2009 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
2 SRO/Studio	30%	30%	\$382
2 SRO/Studio	40%	40%	\$510
6 SRO/Studio	50%	50%	\$637
2 SRO/Studio	60%	60%	\$764
5 1 Bedroom	30%	30%	\$409
2 1 Bedroom	40%	40%	\$546
12 1 Bedroom	50%	50%	\$682
5 1 Bedroom	60%	60%	\$819
4 2 Bedrooms	30%	30%	\$491
2 2 Bedrooms	40%	40%	\$655
10 2 Bedrooms	50%	50%	\$818
4 2 Bedrooms	60%	60%	\$982
5 3 Bedrooms	30%	30%	\$567
2 3 Bedrooms	40%	40%	\$756
12 3 Bedrooms	50%	50%	\$946
5 3 Bedrooms	60%	60%	\$1,135
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost:	\$25,129,933	Construction Cost Per Square Foot:	\$218
Estimated Commercial Cost: \$629,407		Per Unit Cost:	\$310,246

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
US Bank	\$11,500,000	US Bank	\$2,256,400
SHRA / Deferred Payment Loan	\$6,331,500	SHRA / Deferred Payment Loan	\$7,035,000
SHRA / Land Donation	\$1,610,000	SHRA / Land Donation	\$1,610,000
City of Sacramento CDBG ARRA Funds	\$221,219	City of Sacramento CDBG ARRA Funds	\$221,219
SMUD Grant	\$417,000	SMUD Grant	\$417,000
CPCFA / Ctr for Creative Land Recycling	\$631,000	CPCFA / Ctr for Creative Land Recycling	\$631,000
Sacramento County Sanitation District	\$134,400	Sacramento County Sanitation District	\$134,400
City of Sacramento Transportation Dept	\$57,120	City of Sacramento Transportation Dept	\$57,120
Domus Development LLC / Def Costs	\$357,028	Mississippi Valley Life Insurance Company	\$534,281
Deferred Developer Fee	\$1,500,000	Domus Development LLC / GP Equity	\$1,185
Tax Credit Equity	\$2,370,666	Deferred Developer Fee	\$379,000
		Tax Credit Equity	\$11,853,328
		TOTAL	\$25,129,933

Determination of Credit Amount(s)

Requested Eligible Basis:	\$14,072,309
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis :	\$18,294,002
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$1,646,460
Approved Developer Fee in Project Cost	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor /Consultant:	Alliant Capital
Federal Tax Credit Factor:	\$0.71993

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:	\$14,072,309
Actual Eligible Basis:	\$21,145,901
Unadjusted Threshold Basis Limit:	\$14,893,272
Total Adjusted Threshold Basis Limit:	\$14,893,272

Adjustments to Basis Limit:

None

Tie-Breaker Information

First:	Large Family
Second:	78.041%

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 9.00% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.40%. 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: None

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, Sacramento Housing and Redevelopment Agency, 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
\$1,646,460	\$0

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness 150-Day Requirements elected, and a Final Reservation. 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. 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

Points System	Max. Possible Points	Requested Points	Points Awarded
Cost Efficiency / Credit Reduction / Public Funds	20	20	20
Public Funds	20	38	20
Owner / Management Characteristics	9	9	9
General Partner Experience	6	6	6
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ¼ mile of transit stop, service every 30 min, 25 units/acre dens	7	7	7
Within ¼ mile of public park or community center open to general pu	3	3	3
Within ½ mile of public library	2	2	2
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000	3	3	3
Large Family proj. w/i ½ mile of public school project children may a	2	2	2
Service Amenities	10	10	10
Adult educational classes, minimum instruction of 60 hours/year	5	5	5
After school program for school age children, minimum of 10 hours/w	5	5	5
Sustainable Building Methods	8	8	8
New construction/adaptive reuse energy efficiency 10% above Title 2	4	4	4
Flow restrictors for kitchen & bath faucets or water-saving fixtures	1	1	1
CRI Green-label, low-VOC carpet and pad	1	1	1
Bathroom fans in all bathrooms w/humidistat, timer and outdoor exha	2	2	2
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
Readiness to Proceed	20	20	20
State Credit Substitution	2	2	2
Total Points	146	146	146

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.