

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2011 First Round

June 22, 2011

Project Number CA-2011-005

Project Name Valley Oak Homes
Site Address: 19344 Sonoma Highway
Sonoma, CA 95476 County: Sonoma
Census Tract: 1502.020

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$986,254	\$0
Recommended:	\$986,254	\$0

Applicant Information

Applicant: Affordable Housing Associates
Contact: Neil Saxby
Address: 1250 Addison Street, Suite G
Berkeley, CA 94702 CA 94702
Phone: (510) 649 8500 Fax: (510) 649 0312
Email: nsaxby@ahainc.org

General partner(s) or principal owner(s): AHA Development Inc.
General Partner Type: Nonprofit
Developer: Affordable Housing Associates
Investor/Consultant: California Housing Partnership Corporation
Management Agent: Affordable Housing Associates

Project Information

Construction Type: New Construction
Total # Residential Buildings: 7
Total # of Units: 43
No. & % of Tax Credit Units: 42 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: CDBG
Affordability Breakdown by % (Lowest Income Points):
30% AMI: 10 %
45% AMI: 15 %
50% AMI: 50 %

Information

Set-Aside: Rural
Housing Type: Large Family
Geographic Area: N/A
TCAC Project Analyst: Nicola Hil

Unit Mix

22	1-Bedroom Units
8	2-Bedroom Units
13	3-Bedroom Units
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43	Total Units

Unit Type & Number	2010 Rents Targeted % of Area Median Income	2010 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
1 1 Bedroom	30%	30%	\$452
2 2 Bedrooms	30%	30%	\$543
2 3 Bedrooms	30%	29%	\$603
1 1 Bedroom	45%	45%	\$679
2 2 Bedrooms	45%	45%	\$815
4 3 Bedrooms	45%	45%	\$941
15 1 Bedroom	50%	50%	\$754
7 3 Bedrooms	50%	48%	\$1,005
5 1 Bedroom	60%	50%	\$754
3 2 Bedrooms	60%	50%	\$905
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost:	\$16,727,042	Construction Cost Per Square Foot:	\$225
		Per Unit Cost:	\$389,001

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Silicon Valley Bank Construction Loan	\$8,830,000	SVB Permanent Loan	\$965,017
City of Sonoma CDC Land Contribution	\$2,530,000	City of Sonoma CDC Land Contribution	\$2,530,000
City of Sonoma CDC Funds	\$2,850,000	City of Sonoma CDC Funds	\$2,850,000
Sonoma County CDBG Funding	\$150,260	Sonoma County CDBG Funding	\$150,260
Accrued Interest	\$94,849	AHP	\$420,000
Costs Deferred to Perm Conversion	\$519,338	Accrued Interest	\$94,849
Deferred Developer Fee	\$450,000	Deferred Developer Fee	\$450,000
Tax Credit Equity	\$1,302,595	Tax Credit Equity	\$9,266,916
		TOTAL	\$16,727,042

Determination of Credit Amount(s)

Requested Eligible Basis:	\$8,429,524
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$10,958,381
Applicable Rate:	9.00%
Maximum Annual Federal Credit:	\$986,254
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,400,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$0.93961

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:	\$8,429,524
Actual Eligible Basis:	\$13,687,813
Unadjusted Threshold Basis Limit:	\$11,079,684
Total Adjusted Threshold Basis Limit:	\$13,949,479

Adjustments to Basis Limit:

Required to Pay Prevailing Wages
Local Development Impact Fees

Tie-Breaker Information

First:	Large Family
Second:	49.547%

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 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.

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
\$986,254	\$0

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness 180-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	20	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 1,500 ft of a regular bus stop or rapid transit system stop	3	3	3
Within 1 mile of public park or community center open to general public	2	2	2
Within 1 mile of public library	2	2	2
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Large Family proj. w/i 1 mile of public school project children may attend	2	2	2
Within 1.5 miles of medical clinic or hospital	2	2	2
Within ½ mile of a pharmacy	2	2	2
In-unit high speed internet service	3	3	3
Service Amenities	10	10	10
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Other Services Specialist, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Sustainable Building Methods	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: GreenPoint Rated Multifamily	5	5	5
Develop project to requirements of: GreenPoint Rated Multifamily 125	5	5	5
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
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	148	148	148

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.