

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**2011 First Round**  
**June 22, 2011**

**Project Number** CA-2011-044

**Project Name** Rancho Dorado South  
 Site Address: 25105 J.F. Kennedy Drive  
 Moreno Valley, CA 92253 County: Riverside  
 Census Tract: 426.050

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$761,521	\$0
Recommended:	\$761,521	\$0

**Applicant Information**

Applicant: MV Rancho Dorado Limited Partnership  
 Contact: Karen Merritt  
 Address: 44139 Monterey Avenue, Suite A  
 Palm Desert, CA 92260  
 Phone: (760) 568-1048 Fax: (760) 568-9761  
 Email: kmerritt@pddc.net

General partner(s) or principal owner(s): Palm Desert Development Company  
 Housing Corporation of America  
 General Partner Type: Joint Venture  
 Developer: D.L. Horn & Associates, LLC  
 Investor: Centerline Capital  
 Management Agent: Barker Management, Inc.

**Project Information**

Construction Type: New Construction  
 Total # Residential Buildings: 5  
 Total # of Units: 79  
 No. & % of Tax Credit Units: 78 100%  
 Federal Set-Aside Elected: 40%/60%  
 Federal Subsidy: N/A  
 Affordability Breakdown by % (Lowest Income Points):  
 30% AMI: 10 %  
 40% AMI: 10 %  
 45% AMI: 10 %  
 50% AMI: 35 %

**Information**

Set-Aside: N/A  
 Housing Type: Large Family  
 Geographic Area: Inland Empire Region  
 TCAC Project Analyst: DC Navarrette

**Unit Mix**

55	2-Bedroom Units
24	3-Bedroom Units
<u>79</u>	Total Units

<b>Unit Type &amp; Number</b>	<b>2010 Rents Targeted % of Area Median Income</b>	<b>2010 Rents Actual % of Area Median Income</b>	<b>Proposed Rent (including utilities)</b>
5 2 Bedrooms	30%	30%	\$438
5 2 Bedrooms	40%	40%	\$584
5 2 Bedrooms	45%	45%	\$657
20 2 Bedrooms	50%	50%	\$731
19 2 Bedrooms	60%	60%	\$877
3 3 Bedrooms	30%	30%	\$507
3 3 Bedrooms	40%	40%	\$676
3 3 Bedrooms	45%	45%	\$760
8 3 Bedrooms	50%	50%	\$845
7 3 Bedrooms	60%	60%	\$1,014
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

**Project Financing**

Estimated Total Project Cost:	\$19,248,438
Estimated Residential Project Cost:	\$19,248,438

**Residential**

Construction Cost Per Square Foot:	\$113
Per Unit Cost:	\$243,651

**Construction Financing**

Source	Amount
Farmers & Merchants Bank	\$7,723,639
City of Moreno Valley RDA	\$6,187,500
City of Moreno Valley Waived Fees	\$1,707,165
Deferred Developer Fee	\$1,711,293
Tax Credit Equity	\$1,918,841

**Permanent Financing**

Source	Amount
Farmers & Merchants Bank	\$2,333,368
City of Moreno Valley RDA	\$8,250,000
City of Moreno Valley Waived Fees	\$1,707,165
Deferred Developer Fee	\$561,769
Tax Credit Equity	\$6,396,136
<b>TOTAL</b>	<b>\$19,248,438</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$6,508,730
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$8,461,348
Applicable Rate:	9.00%
Maximum Annual Federal Credit:	\$761,521
Approved Developer Fee in Project Cost:	\$1,959,576
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor:	Centerline Capital
Federal Tax Credit Factor:	\$0.83992

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:	\$6,508,730
Actual Eligible Basis:	\$14,463,844
Unadjusted Threshold Basis Limit:	\$16,252,512
Total Adjusted Threshold Basis Limit:	\$17,814,577

**Adjustments to Basis Limit:**

One or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features:

- Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms where no VOC adhesives or backing is used
- Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas

Local Development Impact Fees

**Tie-Breaker Information**

First:	<b>Large Family</b>
Second:	<b>71.425%</b>

**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:** Staff noted the preliminary architectural drawings did not identify dishwashers which must be available in every unit upon completion of the project prior to the issuance of federal and state tax forms.

The syndicator letter states total syndication expenses will be roughly 10.5% of gross proceeds. Per regulation section 10327(c)(3) this cannot exceed 10% in a private offering. The developer is advised this costs must be in compliance with regulations by placed in service.

**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, the City of Moreno Valley, 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**  
**\$761,521**

**State Tax Credits/Total**  
**\$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

<b>Points System</b>	<b>Max. Possible Points</b>	<b>Requested Points</b>	<b>Points Awarded</b>
<b>Cost Efficiency / Credit Reduction / Public Funds</b>	<b>20</b>	<b>20</b>	<b>20</b>
Public Funds	20	20	20
<b>Owner / Management Characteristics</b>	<b>9</b>	<b>9</b>	<b>9</b>
General Partner Experience	6	6	6
Management Experience	3	3	3
<b>Housing Needs</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>Site Amenities</b>	<b>15</b>	<b>15</b>	<b>15</b>
Within 500 ft of regular bus stop (or dial-a-ride service for rural set-aside)	4	4	4
Within ¼ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Large Family proj. w/i ¼ mile of public school project children may attend	3	3	3
Within 1 mile of medical clinic or hospital	2	2	2
Within ¼ mile of a pharmacy	2	2	2
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr instruction	7	7	7
After school program for school age children, minimum of 6 hours/week	3	3	3
<b>Sustainable Building Methods</b>	<b>10</b>	<b>10</b>	<b>10</b>
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: GreenPoint Rated	5	5	5
Energy efficiency beyond CA Building Code Title 24 requirements: 17.5%	2	2	2
Develop project to requirements of: GreenPoint Rated Multifamily 100	3	3	3
<b>Lowest Income</b>	<b>52</b>	<b>52</b>	<b>52</b>
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
<b>Readiness to Proceed</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>Miscellaneous Federal and State Policies</b>	<b>2</b>	<b>2</b>	<b>2</b>
State Credit Substitution	2	2	2
<b>Total Points</b>	<b>148</b>	<b>148</b>	<b>148</b>

**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.**