

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

**Project Number** CA-2011-077

**Project Name** Sunny Meadows Apartments  
Site Address: 220 Ross Avenue  
Watsonville, CA 95019 County: Santa Cruz  
Census Tract: 1106.000

| <b>Tax Credit Amounts</b> | <b>Federal/Annual</b> | <b>State/Total</b> |
|---------------------------|-----------------------|--------------------|
| Requested:                | \$1,545,611           | \$0                |
| Recommended:              | \$1,545,611           | \$0                |

**Applicant Information**

Applicant: MidPen Housing Corporation  
Contact: Betsy Wilson  
Address: 303 Vintage Park Drive, Suite 250  
Foster City CA 94404  
Phone: 831-707-2134 Fax: 831-761-7218  
Email: ewilson@midpen-housing.org

General partner(s) or principal owner(s): Mid-Peninsula The Farm, Inc  
General Partner Type: Nonprofit  
Developer: MidPen Housing Corporation  
Investor/Consultant: California Housing Partnership Corporation  
Management Agent: South County Property Management Corporation

**Project Information**

Construction Type: Acquisition & Rehabilitation  
Total # Residential Buildings: 21  
Total # of Units: 200  
No. & % of Tax Credit Units: 198 100%  
Federal Set-Aside Elected: 40%/60%  
Federal Subsidy: N/A  
Affordability Breakdown by % (Lowest Income Points):  
30% AMI: 20 %  
40% AMI: 10 %  
50% AMI: 40 %

**Information**

Set-Aside: At-Risk  
 Housing Type: At-Risk  
 Geographic Area: Central Coast Region  
 TCAC Project Analyst: Benjamin Schwartz

**Unit Mix**

24 SRO/Studio Units  
 32 1-Bedroom Units  
 64 2-Bedroom Units  
 64 3-Bedroom Units  
 16 4-Bedroom Units  


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 200 Total Units

| <u>Unit Type &amp; Number</u> | <u>2010 Rents Targeted<br/>% of Area Median<br/>Income</u> | <u>2010 Rents Actual<br/>% of Area Median<br/>Income</u> | <u>Proposed Rent<br/>(including<br/>utilities)</u> |
|-------------------------------|--|--|--|
| 5 SRO/Studio                  | 30%  | 30%  | \$507  |
| 10 1 Bedroom                  | 30%  | 30%  | \$543  |
| 10 2 Bedrooms                 | 30%  | 30%  | \$651  |
| 10 3 Bedrooms                 | 30%  | 29%  | \$724  |
| 5 4 Bedrooms                  | 30%  | 28%  | \$783  |
| 2 SRO/Studio                  | 40%  | 40%  | \$676  |
| 3 1 Bedroom                   | 40%  | 40%  | \$724  |
| 6 2 Bedrooms                  | 40%  | 40%  | \$868  |
| 7 3 Bedrooms                  | 40%  | 40%  | \$1,004  |
| 2 4 Bedrooms                  | 40%  | 40%  | \$1,120  |
| 14 SRO/Studio                 | 50%  | 43%  | \$724  |
| 16 1 Bedroom                  | 50%  | 48%  | \$863  |
| 40 2 Bedrooms                 | 50%  | 48%  | \$1,034  |
| 42 3 Bedrooms                 | 50%  | 44%  | \$1,112  |
| 6 4 Bedrooms                  | 50%  | 43%  | \$1,196  |
| 3 SRO/Studio                  | 60%  | 43%  | \$724  |
| 3 1 Bedroom                   | 60%  | 48%  | \$863  |
| 7 2 Bedrooms                  | 60%  | 48%  | \$1,034  |
| 4 3 Bedrooms                  | 60%  | 44%  | \$1,112  |
| 3 4 Bedrooms                  | 60%  | 43%  | \$1,196  |
| 1 2 Bedrooms                  | Manager's Unit   | Manager's Unit   | \$0  |
| 1 3 Bedrooms                  | Manager's Unit   | Manager's Unit   | \$0  |

**Project Financing**

|                                     |              |
|-------------------------------------|--------------|
| Estimated Total Project Cost:       | \$31,099,490 |
| Estimated Residential Project Cost: | \$31,099,490 |

**Residential**

|                                    |           |
|------------------------------------|-----------|
| Construction Cost Per Square Foot: | \$71      |
| Per Unit Cost:                     | \$155,497 |

**Construction Financing**

| Source                        | Amount       |
|-------------------------------|--------------|
| Union Bank/Construction Loan  | \$17,323,823 |
| City of Watsonville RDA       | \$3,125,000  |
| Nonprofit Property Donation   | \$5,410,646  |
| Existing Replacement Reserves | \$1,465,115  |
| Income from Operations        | \$596,320    |
| Deferred Developer Fee        | \$200,000    |
| Tax Credit Equity             | \$1,352,831  |

**Permanent Financing**

| Source                        | Amount       |
|-------------------------------|--------------|
| Union Bank/Permanent Loan     | \$5,734,600  |
| City of Watsonville RDA       | \$3,125,000  |
| Nonprofit Property Donation   | \$5,410,646  |
| Existing Replacement Reserves | \$1,465,115  |
| Income from Operations        | \$596,320    |
| Deferred Developer Fee        | \$200,000    |
| Tax Credit Equity             | \$14,567,809 |

**TOTAL** **\$31,099,490**

**Determination of Credit Amount(s)**

|  |  |
|--|--|
| Requested Eligible Basis (Rehabilitation): | \$13,210,355                               |
| 130% High Cost Adjustment:                 | Yes  |
| Applicable Fraction:                       | 100.00%                                    |
| Qualified Basis (Rehabilitation):          | \$17,173,462                               |
| Applicable Rate:                           | 9.00%                                      |
| Total Maximum Annual Federal Credit:       | \$1,545,612                                |
| Approved Developer Fee in Project Cost:    | \$2,000,000                                |
| Approved Developer Fee in Eligible Basis:  | \$1,400,000                                |
| Investor/Consultant:                       | California Housing Partnership Corporation |
| Federal Tax Credit Factor:                 | \$0.94253                                  |

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:  | \$13,210,355 |
| Actual Eligible Basis:                | \$18,882,618 |
| Unadjusted Threshold Basis Limit:     | \$45,904,320 |
| Total Adjusted Threshold Basis Limit: | \$45,904,320 |

**Adjustments to Basis Limit:** None

**Tie-Breaker Information**

|         |                |
|---------|----------------|
| First:  | <b>At-Risk</b> |
| Second: | <b>46.620%</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:**

The project qualified for acquisition-based credit for the value of the existing improvements, and a portion of the developer's fee is based on the acquisition eligible basis. However, for purposes of the requested eligible basis and calculation of acquisition-based tax credits, the applicant chose to voluntarily exclude all of the acquisition basis and not request any acquisition-based tax credits, only rehabilitation tax credits.

**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, Watsonville 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:

|                                   |                                |
|-----------------------------------|--------------------------------|
| <b>Federal Tax Credits/Annual</b> | <b>State Tax Credits/Total</b> |
| <b>\$1,545,611</b>                | <b>\$0</b>                     |

**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>             |
| Cost Efficiency  | 20                          | 10                      | 10                    |
| Public Funds   | 20                          | 10                      | 10                    |
| <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 ½ mile of public park or community center open to general public        | 2                           | 2                       | 2                     |
| Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf     | 3                           | 3                       | 3                     |
| Large Family proj. w/1 ¼ mile of public school project children may attend     | 3                           | 3                       | 3                     |
| Within ½ mile of medical clinic or hospital                                    | 3                           | 3                       | 3                     |
| Within ½ mile of a pharmacy  | 1                           | 1                       | 1                     |
| <b>Service Amenities</b>   | <b>10</b>                   | <b>10</b>               | <b>10</b>             |
| LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES                                    |                             |                         |                       |
| Service Coordinator, minimum ratio of 1 FTE to 1,000 bedrooms                  | 3                           | 3                       | 3                     |
| Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr instruction   | 7                           | 7                       | 7                     |
| <b>Sustainable Building Methods</b>  | <b>10</b>                   | <b>10</b>               | <b>10</b>             |
| REHABILITATION   |                             |                         |                       |
| Rehabilitate to improve energy efficiency (change in HERS II rating): 20%      | 5                           | 5                       | 5                     |
| Additional rehab measures: PV generation that offsets either 50% of            | 3                           | 3                       | 3                     |
| Additional rehab measures: Individually metered utilities per TCAC             | 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.**