

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2011 Waiting List Project
December 14, 2011

Project Number CA-2011-149

Project Name Bella Terra Senior Apartments
 Site Address: 235 E. Dunne Avenue
 Morgan Hill, CA 95037-4610 County: Santa Clara
 Census Tract: 5123.040

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$591,004	\$1,970,014
Recommended:	\$591,004	\$1,970,014

Applicant Information

Applicant: EAH, Inc.
 Contact: Felix AuYeung
 Address: 2169 E. Francisco Blvd., Suite B
 San Rafael CA 94901
 Phone: 415-295-8854 Fax: 415-453-3683
 Email: fauyeung@eahhousing.org

General partner(s) or principal owner(s): Cecilia Place Homes Inc.
 General Partner Type: Nonprofit
 Developer: EAH, Inc.
 Investor/Consultant: Community Economics
 Management Agent: EAH, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 40
 No. & % of Tax Credit Units: 39 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: CDBG
 Affordability Breakdown by Units and % (Lowest Income Points):
 30% AMI: 4 10 %
 40% AMI: 8 20 %
 50% AMI: 27 40 %

Information

Set-Aside: N/A
 Housing Type: Seniors
 Geographic Area: South and West Bay Region
 TCAC Project Analyst: Benjamin Schwartz

Unit Mix

39 1-Bedroom Units
 1 2-Bedroom Units

 40 Total Units

Unit Type & Number	2011 Rents Targeted % of Area Median Income	2011 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
4 1 Bedroom	30%	13%	\$253
1 1 Bedroom	40%	13%	\$253
7 1 Bedroom	40%	40%	\$777
27 1 Bedroom	50%	50%	\$971
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$12,536,753
 Estimated Residential Project Cost: \$12,536,753

Residential

Construction Cost Per Square Foot: \$191
 Per Unit Cost: \$313,419

Construction Financing

Source	Amount
Silicon Valley Bank	\$6,809,468
City of Morgan Hill RDA Loan	\$3,182,800
Santa Clara County CDBG Loan	\$370,846
Sewer Fee Waiver	\$417,320
LP Capital	\$1,037,738

Permanent Financing

Source	Amount
Silicon Valley Bank Perm Loan	\$1,085,000
City of Morgan Hill RDA Loan	\$3,182,800
Santa Clara County CDBG Loan	\$370,846
MHSA Loan	\$562,435
Sewer Fee Waiver	\$417,320
GP Equity	\$100
Tax Credit Equity	\$6,918,252
TOTAL	\$12,536,753

Determination of Credit Amount(s)

Requested Eligible Basis: \$6,566,715
 130% High Cost Adjustment: No
 Applicable Fraction: 100.00%
 Qualified Basis: \$6,566,715
 Applicable Rate: 9.00%
 Total Maximum Annual Federal Credit: \$591,004
 Total State Credit: \$1,970,014
 Approved Developer Fee (in Project Cost & Eligible Basis): \$839,140
 Investor/Consultant: Community Economics
 Federal Tax Credit Factor: \$0.95393
 State Tax Credit Factor: \$0.65000

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:	\$6,566,715
Actual Eligible Basis:	\$10,607,847
Unadjusted Threshold Basis Limit:	\$7,172,839
Total Adjusted Threshold Basis Limit:	\$8,560,966

Adjustments to Basis Limit:

Local Development Impact Fees
95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Seniors
Second:	46.524%

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 applicant’s estimate of contractor profit, overhead and general requirement costs exceeds TCAC limit of 14%. The applicant is cautioned that at final review, prior to the issuance of the IRS 8609 forms, any costs or eligible basis that exceeds the limits will not be allowed.

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, City of Morgan Hill Community Development, 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
\$591,004

State Tax Credits/Total
\$1,970,014

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness to Proceed 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 ¼ mile of transit stop, service every 30 min, 25 units/acre density	7	7	7
Within ¼ mile of public park or community center open to general public	3	3	3
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
Within ½ mile of a pharmacy	1	1	1
In-unit high speed internet service	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, minimum 60 hrs/yr instruction	5	5	5
Sustainable Building Methods	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: GreenPoint Rated Multifam	5	5	5
Develop project to requirements of: GreenPoint Rated Multifami 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.