

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
May 21, 2014**

Project Number CA-14-850

Project Name Charlotte Drive Family Apartments
Site Address: Longitude: 37.243141, Latitude: -121.800563
San Jose, CA 95112 County: Santa Clara
Census Tract: 5120.330

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,514,915	\$0
Recommended:	\$1,514,915	\$0

Applicant Information

Applicant: ROEM Development Corporation
Contact: Jonathan Emami
Address: 1650 Lafayette Street
Santa Clara, CA 95050
Phone: 408-984-5600 Fax: 408-984-3111
Email: jemami@roemcorp.com

General Partner(s) or Principal Owner(s): ROEM Development Corporation
Pacific Housing, Inc.
General Partner Type: Joint Venture
Parent Company(ies): ROEM Development Corporation
Pacific Housing, Inc.
Developer: ROEM Development Corporation
Investor/Consultant: Alliant Capital, Ltd.
Management Agent: FPI Management, Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 200
No. & % of Tax Credit Units: 198 100.00%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt
HCD MHP Funding: No
55-Year Use/Affordability: Yes
Number of Units @ or below 50% of area median income: 20
Number of Units @ or below 60% of area median income: 178

Bond Information

Issuer: CSCDA
 Expected Date of Issuance: July 1, 2014
 Credit Enhancement: None

Information

Housing Type: Large Family
 Geographic Area: South and West Bay Region
 TCAC Project Analyst: Benjamin Schwartz

Unit Mix

81 1-Bedroom Units
 118 2-Bedroom Units
 1 3-Bedroom Units

 200 Total Units

Unit Type & Number	2014 Rents Targeted % of Area Median Income	2014 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
54 1 Bedroom	60%	60%	\$1,147
16 1 Bedroom	60%	50%	\$956
10 1 Bedroom	50%	50%	\$956
77 2 Bedrooms	60%	60%	\$1,377
31 2 Bedrooms	60%	50%	\$1,147
10 2 Bedrooms	50%	50%	\$1,147
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$53,583,029
 Estimated Residential Project Cost: \$53,583,029

Residential

Construction Cost Per Square Foot: \$210
 Per Unit Cost: \$267,915

Construction Financing

Permanent Financing

Source	Amount	Source	Amount
Citibank, N.A.	\$36,000,000	Citibank, N.A.	\$25,192,000
Donated Land Value	\$7,202,085	Donated Land Value	\$7,202,085
Lease Up Income	\$1,738,693	Lease Up Income	\$1,738,693
Deferred Reserve Funding	\$603,222	Deferred Contractor Fee	\$1,823,681
Deferred Contractor Fee	\$1,823,681	Deferred Developer Fee	\$2,477,435
Deferred Developer Fee	\$2,500,000	Tax Credit Equity	\$15,149,235
Tax Credit Equity	\$3,715,448	TOTAL	\$53,583,129

Determination of Credit Amount(s)

Requested Eligible Basis:	\$45,091,522
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$45,091,522
Applicable Rate:	3.36%
Total Maximum Annual Federal Credit:	\$1,514,915
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Investor/Consultant:	Alliant Capital, Ltd.
Federal Tax Credit Factor:	\$1.00000

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:	\$45,091,522
Actual Eligible Basis:	\$45,091,522
Unadjusted Threshold Basis Limit:	\$53,840,679
Total Adjusted Threshold Basis Limit:	\$59,897,567

Adjustments to Basis Limit:

Local Development Impact Fees

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 10%

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 are below the minimum operating expenses as allowed by the Regulations, and the project pro forma shows a positive cash flow from year one. Staff has calculated federal tax credits based on 3.36% of the qualified basis. 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's annual per unit operating expenses, in the amount of \$4,505, are slightly below the TCAC published minimum of \$5,100. Upon agreement of the equity investor and the permanent lender, the proposed annual per unit operating expense amount of \$4,505 may be utilized for underwriting as allowed by TCAC Regulations Section 10327(g)(1).

Local Reviewing Agency:

The Local Reviewing Agency, City of San Jose, 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
\$1,514,915	\$0

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee’s next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

The IRS has advised TCAC that the amount of tax-exempt bonds issued, equivalent to at least 50% of aggregate basis, must remain in place through the first year of the credit period or until eligible basis is finally determined.

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 reservation 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.

Additional Conditions: The applicant/owner is required to provide the tenants with the following service amenities free of charge for a minimum of ten (10) years in accordance with the bond allocation from CDLAC. These services may be changed to meet the needs of the tenants upon prior approval from CDLAC and written notification to TCAC:

- After school program on-site
- Instructor-led educational classes, health and wellness or skill-building classes on-site

The applicant/owner is required to complete the following sustainable building methods in accordance with the bond allocation from CDLAC and provide the applicable certifications and documentation when the TCAC placed-in-service application is submitted:

- The project commits to becoming certified under any one of the following programs: Leadership in Energy & Environmental Design (LEED); Green Communities; or the GreenPoint Rated Multifamily Guidelines
- The project will be developed beyond the minimum requirements of the green building program by meeting the LEED for Homes SILVER standard.