

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report**

**2016 First Round**

**June 8, 2016**

**REVISED**

Pippin Apartments, located at 56 Atkinson Lane in Watsonville, requested and is being recommended for a reservation of \$1,774,715 in annual federal tax credits to finance the new construction of 45 units of housing serving large families with rents affordable to households earning 30-60% of area median income (AMI). The project will be developed by Mid-Peninsula The Farm, Inc and will be located in Senate District 17 and Assembly District 30.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

**Project Number** CA-16-069

**Project Name** Pippin Apartments  
**Site Address:** 56 Atkinson Lane  
Watsonville, CA 95076 County: Santa Cruz  
**Census Tract:** 1102.000

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,774,715	\$0
Recommended:	\$1,774,715	\$0

**Applicant Information**

**Applicant:** Mid-Peninsula The Farm, Inc.  
**Contact:** Jan Lindenthal  
**Address:** 303 Vintage Park Drive, Suite 250  
Foster City, CA 94404  
**Phone:** 650-356-2919 **Fax:** 650-357-9766  
**Email:** jlindenthal@midpen-housing.org

**General Partner(s) / Principal Owner(s):** Mid-Peninsula The Farm, Inc.  
**General Partner Type:** Nonprofit  
**Parent Company(ies):** MidPen Housing Corporation  
**Developer:** Mid-Peninsula The Farm, Inc.  
**Investor/Consultant:** Community Economics  
**Management Agent(s):** MidPen Property Management Corporation

**Project Information**

Construction Type: New Construction  
 Total # Residential Buildings: 3  
 Total # of Units: 46  
 No. & % of Tax Credit Units: 45 100%  
 Federal Set-Aside Elected: 40%/60%  
 Federal Subsidy: HUD Section 8 Project-based Vouchers (11 units - 24%)  
 Affordability Breakdown by Units and % (Lowest Income Points):  
     30% AMI: 5 10 %  
     40% AMI: 9 20 %  
     50% AMI (Rural): 18 40 %

**Information**

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

**Unit Mix**

3 1-Bedroom Units  
 29 2-Bedroom Units  
 14 3-Bedroom Units  


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 46 Total Units

<u>Unit Type &amp; Number</u>	<u>2015 Rents Targeted % of Area Median Income</u>	<u>2015 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
1 1 Bedroom	40%	40%	\$740
1 1 Bedroom	50%	50%	\$925
1 1 Bedroom	50%	50%	\$925
3 2 Bedrooms	30%	30%	\$666
3 2 Bedrooms	40%	40%	\$888
2 2 Bedrooms	40%	40%	\$888
11 2 Bedrooms	50%	50%	\$1,110
10 2 Bedrooms	60%	60%	\$1,332
2 3 Bedrooms	30%	30%	\$769
1 3 Bedrooms	40%	40%	\$1,025
2 3 Bedrooms	40%	40%	\$1,025
5 3 Bedrooms	50%	50%	\$1,281
3 3 Bedrooms	60%	60%	\$1,538
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$3,099,752
Construction Costs	\$16,870,137
Rehabilitation Costs	\$0
Construction Contingency	\$828,828
Relocation	\$0
Architectural/Engineering	\$788,704
Construction Interest, Perm Financing	\$1,349,863
Legal Fees, Appraisals	\$83,900
Reserves	\$811,508
Other Costs	\$2,959,711
Developer Fee	\$1,400,000
Commercial Costs	\$0
<b>Total</b>	<b>\$28,192,404</b>

**Project Financing**

Estimated Total Project Cost:	\$28,192,404
Estimated Residential Project Cost:	\$28,192,404
Estimated Commercial Project Cost:	\$0

**Residential**

Construction Cost Per Square Foot:	\$250
Per Unit Cost:	\$612,878
Effective Per Unit Cost*:	\$612,834

**Construction Financing**

Source	Amount
Union Bank	\$18,733,957
County of Santa Cruz	\$4,642,640
City of Watsonville	\$1,000,000
Tax Credit Equity	\$2,017,600

**Permanent Financing**

Source	Amount
Union Bank - Tranche A	\$1,156,600
Union Bank - Tranche B	\$1,259,400
County of Santa Cruz	\$4,642,640
City of Watsonville	\$1,000,000
Deferred Developer Fee	\$2,018
Tax Credit Equity	\$20,131,746
<b>TOTAL</b>	<b>\$28,192,404</b>

\*Less Donated Land, Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$15,168,507
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$19,719,059
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$1,774,715
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,400,000
Investor/Consultant:	Community Economics
Federal Tax Credit Factor:	\$1.13437

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:	\$15,168,507
Actual Eligible Basis:	\$23,515,503
Unadjusted Threshold Basis Limit:	\$12,766,770
Total Adjusted Threshold Basis Limit:	\$18,197,039

### **Adjustments to Basis Limit**

Required to Pay State or Federal Prevailing Wages/Financed by labor-affiliated organization employing construction workers paid at least state or federal prevailing wages

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

- Project has onsite renewable generation estimated to produce 75% or more of annual common area electricity use as indicated in TCAC Regulations.
- New construction: project buildings are at least 15% more energy efficient than 2013 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6) as indicated in TCAC Regulations.
- 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>
Final:	<b>33.394%</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 9.0% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.21%. 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, the City of Watsonville, 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>\$1,774,715</b>	<b>\$0</b>

**Standard Conditions**

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. 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 ½ mile of transit (van or dial-a-ride service for rural set-aside)	4	4	4
Within 1 mile of public park or community center open to general public	3	3	3
Within 1 mile of public library	3	3	3
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within ¼ mile of a public elementary school	3	3	3
Within 1 mile of medical clinic or hospital	3	3	3
Within 1 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			
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5
<b>Sustainable Building Methods</b>	<b>5</b>	<b>5</b>	<b>5</b>
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: GreenPoint Rated	5	5	5
<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>15</b>	<b>15</b>	<b>15</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>138</b>	<b>138</b>	<b>138</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.**