

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2017 First Round
June 7, 2017
REVISED

Walnut Grove Apartments, located at 1002 Walnut Avenue in Greenfield, requested and is being recommended for a reservation of \$1,813,761 in annual federal tax credits and \$6,045,864 in total state tax credits to finance the new construction of 63 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 Corporation for Better Housing and will be located in Senate District 12 and Assembly District 30.

The project will be receiving rental assistance in the form of USDA RHS 521 Rental Assistance.

Project Number CA-17-041

Project Name Walnut Grove Apartments
Site Address: 1002 Walnut Avenue
 Greenfield, CA 93927 County: Monterey
Census Tract: 112.040

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$1,813,761	\$6,045,864
Recommended:	\$1,813,761	\$6,045,864

* The applicant made an irrevocable election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant: 1002 Walnute Ave., L.P. a California Limited Partnership
Contact: Lori Koester
Address: 21031 Ventura Blvd., Suite 200
 Woodland Hills, CA 91364
Phone: (818) 905-2430 **Fax:** (818) 905-2440
Email: lkoester@corpoffices.org

General Partner(s) / Principal Owner(s): Corporation for Better Housing
General Partner Type: Nonprofit
Parent Company(ies): Corporation for Better Housing
Developer: Corporation for Better Housing
Investor/Consultant: Alden Capital Partners, LLC
Management Agent(s): Domus Management Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 4
 Total # of Units: 64
 No. & % of Tax Credit Units: 63 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: USDA RHS 515 / USDA RHS 521 Rental Assistance (63 units - 100%)
 Utility Allowance: CUAC
 Affordability Breakdown by Units and % (Lowest Income Points):
 30% AMI: 7 10 %
 45% AMI: 10 15 %
 50% AMI (Rural): 32 50 %

Information

Set-Aside: Rural
 Housing Type: Large Family
 Geographic Area: Central Coast Region
 TCAC Project Analyst: DC Navarrette

Unit Mix

8 2-Bedroom Units
 32 3-Bedroom Units
 24 4-Bedroom Units

 64 Total Units

<u>Unit Type & Number</u>	<u>2016 Rents Targeted % of Area Median Income</u>	<u>2016 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
1 2 Bedrooms	45%	45%	\$770
4 2 Bedrooms	50%	50%	\$856
2 2 Bedrooms	60%	60%	\$1,027
4 3 Bedrooms	30%	30%	\$593
5 3 Bedrooms	45%	45%	\$890
16 3 Bedrooms	50%	50%	\$989
7 3 Bedrooms	60%	60%	\$1,187
3 4 Bedrooms	30%	30%	\$662
4 4 Bedrooms	45%	45%	\$993
12 4 Bedrooms	50%	50%	\$1,103
5 4 Bedrooms	60%	60%	\$1,324
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Projected Lifetime Rent Benefit: \$23,431,980

Project Cost Summary at Application

Land and Acquisition	\$1,350,000
Construction Costs	\$18,354,250
Rehabilitation Costs	\$0
Construction Contingency	\$917,713
Relocation	\$0
Architectural/Engineering	\$596,000
Const. Interest, Perm. Financing	\$1,581,800
Legal Fees, Appraisals	\$95,000
Reserves	\$381,055
Other Costs	\$1,756,230
Developer Fee	\$2,000,000
Commercial Costs	\$0
Total	\$27,032,048

Project Financing

Estimated Total Project Cost:	\$27,032,048
Estimated Residential Project Cost:	\$27,032,048
Estimated Commercial Project Cost:	\$0

Residential

Construction Cost Per Square Foot:	\$263
Per Unit Cost:	\$422,376
True Cash Per Unit Cost*:	\$420,569

Construction Financing

Source	Amount
Alden Capital Partners	\$22,400,000
Tax Credit Equity	\$3,555,793

Permanent Financing

Source	Amount
Alden Capital Partners	\$2,632,400
Alden Capital Partners Tranche B	\$1,256,668
USDA - RHS 514	\$3,000,000
Deferred Developer Fee	\$115,656
Solar Tax Credit Equity	\$501,120
Tax Credit Equity	\$19,526,204
TOTAL	\$27,032,048

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$20,152,896
130% High Cost Adjustment:	No
Applicable Fraction:	100.00%
Qualified Basis:	\$20,152,896
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$1,813,761
Total State Credit:	\$6,045,864
Approved Developer Fee in Project Cost:	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Alden Capital Partners, LLC
Federal Tax Credit Factor:	\$0.86991
State Tax Credit Factor:	\$0.61994

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:	\$20,152,896
Actual Eligible Basis:	\$23,496,896
Unadjusted Threshold Basis Limit:	\$22,093,680
Total Adjusted Threshold Basis Limit:	\$25,357,020

Adjustments to Basis Limit

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

- Project has onsite renewable generation estimated to produce 50% or more of annual tenant electricity use as indicated in TCAC Regulations.
- 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 2016 Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6) as indicated in TCAC Local Development Impact Fees

Tie-Breaker Information

First:	Large Family
Final:	25.746%

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, 3.23%. 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 Fowler, 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
\$1,813,761	\$6,045,864

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 fifteen 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
Cost Efficiency	20	5	5
Public Funds	20	15	15
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 1/3 mile of transit (van or dial-a-ride service for rural set-aside)	4	4	4
Within 1/2 mile of public park or community center open to general public	3	3	3
Within 1/2 mile of public library	3	3	3
Within 1/2 mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within 1/2 mile of a public middle school	3	3	3
Within 1/2 mile of medical clinic or hospital	3	3	3
Within 1/2 mile of a pharmacy	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
Sustainable Building Methods	5	5	5
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: LEED	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	15	15	15
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	138	138	138

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