

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
August 6, 2024**

College Community Courts, located at 4300 Telegraph Road in Ventura on a 2.16 acre site, requested and is being recommended for a reservation of \$2,097,297 in annual federal tax credits and \$1,000,000 in total state tax credits and \$23,752,406 of tax-exempt bond cap to finance the new construction of 57 units of housing, consisting of 56 restricted rental units, and 1 unrestricted manager's unit. The project will have 14 one-bedroom units, 28 two-bedroom units, and 15 three-bedroom units, serving families with rents affordable to households earning 30%-60% of area median income (AMI). The building will be two to three stories and type VB construction. Common amenities include laundry room, playground, courtyard with barbeque, community building for management, resident services, and activities. Each unit will have central air/cooling, refrigerator, range/oven, dishwasher, blinds, ceiling fan, and storage closet. The construction is expected to begin in February 2025 and be completed in February 2027. The project will be developed by People's Self-Help Housing and will be located in Senate District 19 and Assembly District 38.

The project financing includes state funding from the Infill Infrastructure Grant (IIG) and Joe Serna, Jr. Farmworker Housing Grant (FHWG) programs of HCD.

Project Number CA-24-467

Project Name College Community Courts
Site Address: 4300 Telegraph Road
Ventura, CA 93003
County: Ventura
Census Tract: 27.00

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,097,297	\$1,000,000
Recommended:	\$2,097,297	\$1,000,000

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Tax-Exempt Bond Allocation
Recommended: \$23,752,406

CTCAC Applicant Information

CTCAC Applicant / CDLAC Sponsor: People's Self-Help Housing Corporation
Applicant for State Credits: People's Self-Help Housing Corporation
Contact: Kenneth Trigueiro
Address: 1060 Kendall Road
San Luis Obispo, CA 93401
Phone: 805-548-2343
Email: Kennetht@pshhc.org

Bond Financing Information

CDLAC Applicant/Bond Issuer: California Municipal Finance Authority
Bond Counsel: Jones Hall, A Professional Law Corporation
Private Placement Purchaser: Citi Community Capital

Development Team

General Partner(s) or Principal Owner(s): College Community Courts LLC
 General Partner Type: Nonprofit
 Parent Company(ies): People's Self-Help Housing Corporation
 Developer: People's Self-Help Housing
 Investor/Consultant: California Housing Partnership
 Management Agent: The Duncan Group

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 7
 Total # of Units: 57
 No. / % of Low Income Units: 56 100.00%
 Average Targeted Affordability: 46.07%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt / CDBG

Information

Housing Type: Large Family
 Geographic Area: Central Coast Region
 State Ceiling Pool: New Construction
 Set Aside: Extremely Low/Very Low Income Set Aside
 CDLAC Project Analyst: Christine Shephard
 CTCAC Project Analyst: Brett Andersen

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
30% AMI:	21	38%
50% AMI:	15	27%
60% AMI:	20	36%

Unit Mix

14 1-Bedroom Units
28 2-Bedroom Units
15 3-Bedroom Units
57 Total Units

Unit Type & Number	2023 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
14 1 Bedroom	30%	\$747
5 2 Bedrooms	30%	\$897
2 3 Bedrooms	30%	\$1,036
10 2 Bedrooms	50%	\$1,495
5 3 Bedrooms	50%	\$1,726
13 2 Bedrooms	60%	\$1,794
7 3 Bedrooms	60%	\$2,072
1 3 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$640,426
Construction Costs	\$26,144,574
Construction Hard Cost Contingency	\$1,261,905
Soft Cost Contingency	\$281,340
Architectural/Engineering	\$1,465,000
Const. Interest, Perm. Financing	\$3,692,558
Legal Fees	\$308,000
Reserves	\$199,383
Other Costs	\$3,021,792
Developer Fee	\$5,260,778
Total	\$42,275,756

Residential

Construction Cost Per Square Foot:	\$462
Per Unit Cost:	\$741,680
Estimated Hard Per Unit Cost:	\$386,158
True Cash Per Unit Cost*:	\$693,245
Bond Allocation Per Unit:	\$416,709
Bond Allocation Per Restricted Rental Unit:	\$424,150

Construction Financing

Source	Amount
Citibank	\$23,752,406
HCD: Joe Serna Farmworker	\$2,346,432
HCD: IIG	\$3,115,600
County of Ventura	\$2,056,080
City of Ventura ¹	\$576,622
City of Ventura CDBG ²	\$503,869
Deferred Costs	\$1,152,753
Deferred Developer Fee	\$2,760,778
Tax Credit Equity	\$6,011,216

Permanent Financing

Source	Amount
Citibank	\$3,408,000
HCD: Joe Serna Farmworker	\$9,051,573
HCD: IIG	\$3,115,600
County of Ventura	\$2,056,080
City of Ventura ¹	\$576,622
City of Ventura CDBG ²	\$503,869
BUILD Incentive ³	\$322,516
Deferred Developer Fee	\$2,760,778
Tax Credit Equity	\$20,480,718
TOTAL	\$42,275,756

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

¹City of Ventura Deferred Impact Fee Loan

²City of Ventura: Community Development Block Grant

³California Energy Commission: Low-Emissions Development (BUILD) Program Grant

Determination of Credit Amount(s)

Requested Eligible Basis:	\$40,332,629
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$52,432,417
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$2,097,297
Total State Credit:	\$1,000,000
Approved Developer Fee (in Project Cost & Eligible Basis):	\$5,260,778
Investor/Consultant:	California Housing Partnership
Federal Tax Credit Factor:	\$0.93600
State Tax Credit Factor:	\$0.85000

Except as allowed for projects basing cost on assumed third party debt, the “as if vacant” land value and the existing improvement value established at application for all projects, as well as the eligible basis amount derived from those values, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

CTCAC Significant Information / Additional Conditions

Staff noted a per unit development cost of \$693,245. The applicant noted that the per unit cost is attributed to prevailing wages and the local market suffering high inflation.

CDLAC Analyst Comments

None

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

If the applicant has requested the use of a CUAC utility allowance, CTCAC’s Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, this project is not eligible to use a utility allowance based on the CUAC.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

The applicant/owner is required to comply with the CDLAC Resolution. At the time of the CTCAC placed in service review, CTCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.

If points were awarded by CDLAC for housing type, the project shall comply with the housing type requirements at the time of CTCAC's Placed In Service review. The housing type requirement shall be conditioned in the CTCAC Regulatory Agreement and CTCAC Compliance staff shall verify the project is meeting those housing type requirements, consistent with California Code of Regulations, title 4, section 10322(i).

Point Criteria	New Const. Max. Points	Rehabilitation Max. Points	Points Scored
Preservation and Other Rehabilitation Project Priorities	0	20	0
New Construction Density and Local Incentives	10	0	10
Exceeding Minimum Income Restrictions	20	20	20
Exceeding Minimum Rent Restrictions	10	10	10
General Partner Experience	7	7	7
Management Company Experience	3	3	3
Housing Needs	10	0	10
Leveraged Soft Resources	8	8	8
Readiness to Proceed	10	10	10
Affirmatively Furthering Fair Housing	10	0	10
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	120

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.

Tie Breaker: 105.310%