

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2024 Second Round

October 2, 2024

Cambern Avenue Apartments, located at 29366 and 29377 3rd Street in Lake Elsinore, requested and is being recommended for a reservation of \$2,500,000 in annual federal tax credits and \$2,949,121 in total state tax credits to finance the new construction of 75 units of housing serving families with rents affordable to households earning 30%-80% of area median income (AMI). The project will be developed by Community HousingWorks and will be located in Senate District 32 and Assembly District 63.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the Permanent Local Housing Allocation (PLHA) program of HCD.

Project Number CA-24-092

Project Name Cambern Avenue Apartments
Site Address: 29366 and 29377 3rd Street
Lake Elsinore, CA 92532
County: Riverside
Census Tract: 427.5

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,500,000	\$2,949,121
Recommended:	\$2,500,000	\$2,949,121

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

Applicant Information

Applicant: Community HousingWorks
Contact: Kevin Leichner
Address: 3111 Camino Del Rio N, Suite 800
San Diego, CA 92108
Phone: 619-795-0213
Email: kleichner@chworks.org

General Partner(s) / Principal Owner(s): CHW Cambern Avenue, LLC
General Partner Type: Nonprofit
Parent Company(ies): Community HousingWorks
Developer: Community HousingWorks
Investor/Consultant: California Housing Partnership
Management Agent(s): CONAM Management Corp

Project Information

Construction Type: New Construction
Total # Residential Buildings: 2
Total # of Units: 76
No. & % of Tax Credit Units: 75 100%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: HUD Section 8 Project-based Vouchers (37 Units - 49%)

Information

Set-Aside: N/A
 Housing Type: Large Family
 Geographic Area: Inland Empire Region
 CTCAC Project Analyst: Chris Saenz

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percent of Required Affordable Units</u>
At or Below 30% AMI:	23	30%
At or Below 50% AMI:	37	40%
At or Below 80% AMI:	15	20%

Unit Mix

26 1-Bedroom Units
30 2-Bedroom Units
<u>20 3-Bedroom Units</u>
76 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
8 1 Bedroom	50%	\$961
15 2 Bedrooms	50%	\$1,152
5 2 Bedrooms	80%	\$1,843
10 3 Bedrooms	80%	\$2,132
18 1 Bedroom	30%	\$577
3 2 Bedrooms	30%	\$691
2 3 Bedrooms	30%	\$799
6 2 Bedrooms	50%	\$1,152
8 3 Bedrooms	50%	\$1,332
1 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,588,707
Construction Costs	\$26,432,357
Rehabilitation Costs	\$0
Construction Contingency	\$1,684,173
Relocation	\$0
Architectural/Engineering	\$1,237,000
Const. Interest, Perm. Financing	\$4,813,725
Legal Fees	\$178,618
Reserves	\$408,051
Other Costs	\$3,883,867
Developer Fee	\$2,800,000
Total	\$46,026,498

Residential

Construction Cost Per Square Foot:	\$339
Per Unit Cost:	\$605,612
True Cash Per Unit Cost*:	\$595,171

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Banner Bank	\$30,035,000	Banner Bank	\$9,348,000
County of Riverside: PLHA	\$4,000,000	County of Riverside: PLHA	\$4,000,000
City of Lake Elsinore	\$7,015,482	City of Lake Elsinore	\$7,015,482
Waived Impact Fees	\$493,500	Waived Impact Fees	\$493,500
Deferred Costs	\$1,671,636	General Partner Equity	\$100
General Partner Equity	\$100	Deferred Developer Fee	\$300,000
Deferred Developer Fee	\$300,000	Tax Credit Equity	\$24,869,416
Tax Credit Equity	\$2,510,780	TOTAL	\$46,026,498

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$27,777,778
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$27,777,778
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,500,000
Total State Credit:	\$2,949,121
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,800,000
Investor/Consultant:	California Housing Partnership
Federal Tax Credit Factor:	\$0.89334
State Tax Credit Factor:	\$0.85991

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, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Tie-Breaker Information

First:	Large Family
Self-Score Final:	71.451%
CTCAC Final:	71.451%

Significant Information / Additional Conditions:

The project will restrict 19 (25%) of the units to serve special needs tenants, consisting of individuals who are homeless or at risk of homelessness.

Resyndication and Resyndication Transfer Event: None.

Local Reviewing Agency

The Local Reviewing Agency, The City of Lake Elsinore, has completed a site review of this project and strongly supports this project.

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.

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 performance deposit and allocation 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.

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 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.

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	10	10	10
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ½ mile of transit station or public bus stop	4	4	4
Within ¾ mile of public park or community center open to general public	2	2	2
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within ¾ mile of a public elementary school	2	2	2
Within 1 mile of medical clinic or hospital	2	2	2
Within ½ mile of a pharmacy	2	2	2
Highest or High Resource Area	8	8	8
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 100 hrs per 100 bdrms	5	5	5
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	109	109	109

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.