

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
2024 Waiting List Project
October 2, 2024**

The project, 15081 Jackson , located at 15081 Jackson Street in Midway City, requested and is being recommended for a reservation of \$2,500,000 in annual federal tax credits and \$6,324,164 in total state tax credits to finance the new construction of 63 units of housing serving special needs tenants with rents affordable to households earning 30%-60% of area median income (AMI). The project will be developed by American Family Housing and will be located in Senate District 36 and Assembly District 70.

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

Project Number CA-24-151

Project Name 15081 Jackson
Site Address: 15081 Jackson Street
Midway City, CA 92655
County: Orange
Census Tract: 997.02

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$2,500,000	\$6,324,164
Recommended:	\$2,500,000	\$6,324,164

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

Applicant Information

Applicant: 15081 Jackson LP
Applicant for State Credits: 15081 Jackson LLC
Contact: Milo Peinemann
Address: 15161 Jackson Street
Midway City, CA 92655
Phone: (714) 897-3221
Email: milo@afhusa.org

General Partners / Principal Owners: 15081 Jackson LLC
David Nahas
General Partner Type: Joint Venture
Parent Companies: American Family Housing
Veloce Partners, Inc
Developer: American Family Housing
Investor/Consultant: Merritt Community Capital
Management Agents: Solari Enterprises Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 65
No. & % of Tax Credit Units: 63 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Section 8 Project-based Vouchers (30 Units - 46%) / HOME-ARP

Information

Set-Aside: Special Needs
 Housing Type: Special Needs
 Type of Special Needs: Homeless and persons with disabilities
 Average Targeted Affordability of Special Needs Project Units: 30.00%
 % of Special Need Units: 50 units 79.37%
 Geographic Area: Orange County
 CTCAC Project Analyst: Ruben Barcelo

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:	50	75%
At or Below 60% AMI:	13	20%

Unit Mix

63 1-Bedroom Units
<u>2 2-Bedroom Units</u>
65 Total Units

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
20 1 Bedroom	30%	\$887
30 1 Bedroom	30%	\$887
13 1 Bedroom	60%	\$1,627
2 2 Bedrooms	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$4,810,745
Construction Costs	\$26,798,901
Rehabilitation Costs	\$0
Construction Contingency	\$1,497,861
Relocation	\$348,750
Architectural/Engineering	\$1,100,000
Const. Interest, Perm. Financing	\$3,495,500
Legal Fees	\$205,350
Reserves	\$4,027,886
Other Costs	\$1,514,905
Developer Fee	\$2,800,000
Commercial Costs	\$0
Total	\$46,599,898

Residential

Construction Cost Per Square Foot:	\$567
Per Unit Cost:	\$716,922
True Cash Per Unit Cost*:	\$705,556

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank	\$27,200,000	Citibank	\$4,397,000
Orange County: HOME-ARP	\$4,125,000	Orange County: HOME-ARP	\$4,125,000
Orange County: HOME-ARP COSR	\$3,684,605	Orange County: HOME-ARP COSR	\$3,684,605
Orange County: MHSA ¹	\$3,684,605	Orange County: MHSA ¹	\$3,684,605
Orange County: CalOptima Grant	\$2,470,000	Orange County: CalOptima Grant	\$2,470,000
Deferred Costs	\$343,281	Deferred Developer Fee	\$738,765
Deferred Developer Fee	\$1,792,637	General Partner Equity	\$100
General Partner Equity	\$100	Tax Credit Equity	\$27,499,823
Tax Credit Equity	\$3,299,670	TOTAL	\$46,599,898

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

¹Mental Health Services Act

Determination of Credit Amount(s)

Requested Eligible Basis:	\$27,777,777
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$36,111,110
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,500,000
Total State Credit:	\$6,324,164
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,800,000
Federal Tax Credit Factor:	\$0.87991
State Tax Credit Factor:	\$0.87000

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:	Special Needs
Self-Score Final:	61.885%
CTCAC Final:	20.992%

Significant Information / Additional Conditions

Staff noted a per unit development cost of \$705,556, The applicant noted that the per unit cost is attributed to a requirement to pay prevailing wages, the escalating cost of building materials, and the current interest rate environment.

The project will restrict 50 (77%) of the units to serve special needs tenants consisting of persons that are homeless and that have physical, mental or developmental disabilities.

Resyndication and Resyndication Transfer Event: None

Local Reviewing Agency

The Local Reviewing Agency, County of Orange, 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 1/3 mile of transit, service every 30 min, 25 units/acre density	7	7	7
Within 1/2 mile of public park or community center open to general public	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 pharmacy	2	2	2
Service Amenities	10	10	10
SPECIAL NEEDS, SRO HOUSING TYPES			
Case Manager, minimum ratio of 1 FTE to 100 bedrooms	5	5	5
Service Coordinator/Other Services Specialist, min. ratio 1 FTE to 360 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 REAPPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.