

**CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Qualified Private Activity Tax-Exempt Bond Project
December 11, 2024**

Monarch Hillside Affordable Apartments, located at 4850 Market Street in San Diego on a 5.7 acre site, requested and is being recommended for a reservation of \$1,264,581 in annual federal tax credits and \$13,500,000 of tax-exempt bond cap to finance the new construction of 51 units of housing, consisting of 50 restricted rental units and 1 unrestricted manager's unit. The project will have 21 one-bedroom units, 25 two-bedroom units, and 5 three-bedroom units, serving tenants with rents affordable to households earning 30%-50% of area median income (AMI). The construction is expected to begin in April 2025 and be completed in October 2027. The project will be developed by Monarch Group & Klein Financial Corp and will be located in Senate District 39 and Assembly District 79.

Project Number CA-24-615

Project Name Monarch Hillside Affordable Apartments
Site Address: 4850 Market Street
San Diego, CA 92102
County: San Diego
Census Tract: 34.04

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,264,581	\$0
Recommended:	\$1,264,581	\$0

Tax-Exempt Bond Allocation
Recommended: \$13,500,000

CTCAC Applicant Information
CTCAC Applicant/CDLAC Sponsor: Monarch Hillside Affordable Partners, LP
Contact: Erik Schraner
Address: 7727 Herschel Avenue
La Jolla, CA 92037
Phone: 619-251-8200
Email: eschraner@monarchgroup.com

Bond Financing Information
CDLAC Applicant/Bond Issuer: California Housing Finance Agency
Bond Counsel: Orrick, Herrington & Sutcliffe LLP
Private Placement Purchaser: Walker & Dunlop

Development Team

General Partner(s) or Principal Owner(s): Monarch Hillside GP, LLC
 AOF LA MGP LLC

General Partner Type: Joint Venture

Parent Company(ies): Klein Financial Corporation/Monarch Hillside, LLC
 AOF/Pacific Affordable Housing Corp

Developer: Monarch Group & Klein Financial Corp

Investor/Consultant: Walker & Dunlop Affordable Equity

Management Agent: Greystar Management Services, LLC

Project Information

Construction Type: New Construction

Total # Residential Buildings: 5

Total # of Units: 51

No. / % of Low Income Units: 50 100.00%

Average Targeted Affordability: 48.00%

Federal Set-Aside Elected: 20%/50%

Federal Subsidy: Tax-Exempt

Information

Housing Type: Non-Targeted

Geographic Area: San Diego County

State Ceiling Pool: New Construction

Set Aside: N/A

CDLAC Project Analyst: Danielle Stevenson

CTCAC Project Analyst: Jacob Couch

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percentage of Affordable Units</u>
30% AMI:	5	10%
50% AMI:	45	90%

Unit Mix

21 1-Bedroom Units
25 2-Bedroom Units
5 3-Bedroom Units
<u>51 Total Units</u>

<u>Unit Type & Number</u>	<u>2024 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
4 1 Bedroom	30%	\$852
1 1 Bedroom	30%	\$852
15 1 Bedroom	50%	\$1,420
22 2 Bedrooms	50%	\$1,705
3 2 Bedrooms	50%	\$1,705
5 3 Bedrooms	50%	\$1,970
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$0
Construction Costs	\$15,990,820
Rehabilitation Costs	\$0
Construction Hard Cost Contingency	\$762,513
Soft Cost Contingency	\$327,782
Relocation	\$0
Architectural/Engineering	\$741,446
Const. Interest, Perm. Financing	\$1,938,547
Legal Fees	\$71,687
Reserves	\$202,808
Other Costs	\$1,896,991
Developer Fee	\$3,150,000
Commercial Costs	\$0
Total	\$25,082,594

Residential

Construction Cost Per Square Foot:	\$342
Per Unit Cost:	\$491,816
Estimated Hard Per Unit Cost:	\$265,360
True Cash Per Unit Cost*:	\$479,070
Bond Allocation Per Unit:	\$264,706
Bond Allocation Per Restricted Rental Unit:	\$270,000

Construction Financing

Source	Amount
Walker & Dunlop: Tax-Exempt	\$13,000,000
W&D: Recycled Tax-Exempt	\$2,600,000
W&D: Bridge Loan	\$8,293,655
Deferred Developer Fee	\$650,000
Tax Credit Equity	\$538,939

Permanent Financing

Source	Amount
Walker & Dunlop (W&D): Tax-Exempt	\$9,500,000
W&D: Recycled Tax-Exempt	\$2,600,000
Sponsor Loan	\$1,583,655
Deferred Developer Fee	\$650,000
Tax Credit Equity	\$10,748,939
TOTAL	\$25,082,594

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$24,318,864
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$31,614,523
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	\$1,264,581
Approved Developer Fee (in Project Cost & Eligible Basis):	\$3,150,000
Federal 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

The project includes 51 parking spaces with an estimated cost to build of \$178,500. Staff confirmed this cost is excluded from the project's eligible basis, as tenants will be charged for parking.

The current legal description is part of a larger site and the project site's parcel (legal description and APN) have not yet been finalized. The project includes 50 low-income units and 1 manager's unit, scattered amongst a larger market-rate project to include 249 total units. The LIHTC project must be legally separated from the market-rate project. The legal description and APN for CA-24-615 must be completed as part of the placed in service package.

This project is an air rights project that will share community space with the market-rate project located in the same building. Common areas will be shared in accordance with the reciprocal easement agreement, and the cost will be allocated accordingly to the affordable project.

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	9
Site Amenities	10	10	10
Service Amenities	10	10	10
Cost Containment	12	12	12
Negative Points	No Maximum		0
Total Points	120	110	119

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: 128.689%