

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2015 First Round
June 10, 2015

Project Number CA-15-013

Project Name 94th and International Apartments
 Site Address: 9400 International Blvd
 Oakland, CA 94603 County: Alameda
 Census Tract: 4103.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,498,475	\$0
Recommended:	\$1,498,475	\$0

Applicant Information

Applicant: Oakland International Housing Partners, L.P.
 Contact: Frank Cardone
 Address: 18201 Von Karman Avenue, Suite 900
 Irvine, CA 92612
 Phone: (949) 660-7272 Fax: (949) 660-7273
 Email: fcardone@related.com

General Partner(s) / Principal Owner(s): Related/Oakland International Development Co., LLC
 Acts Community Development Corporation
 General Partner Type: Joint Venture
 Parent Company(ies): The Related Companies of CA
 Acts Community Development Corporation
 Developer: Related Development Company of California
 Investor/Consultant: MUFU Union Bank, NA
 Management Agent(s): Related Management Company, L.P.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 59
 No. & % of Tax Credit Units: 58 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: HUD Section 8 Project Based Vouchers (14 units - 24%)
 Affordability Breakdown by Units and % (Lowest Income Points):
 30% AMI: 24 40 %
 50% AMI: 34 40 %

Information

Set-Aside: N/A
 Housing Type: Large Family
 Geographic Area: North and East Bay Region
 TCAC Project Analyst: Mayra Lozano

Unit Mix

18 1-Bedroom Units
 23 2-Bedroom Units
 18 3-Bedroom Units

 59 Total Units

<u>Unit Type & Number</u>	<u>2014 Rents Targeted % of Area Median Income</u>	<u>2014 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
7 1 Bedroom	30%	30%	\$517
11 1 Bedroom	50%	50%	\$862
10 2 Bedrooms	30%	30%	\$621
12 2 Bedrooms	50%	50%	\$1,035
7 3 Bedrooms	30%	30%	\$717
11 3 Bedrooms	50%	50%	\$1,196
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,685,457
Construction Costs	\$17,994,190
Rehabilitation Costs	\$0
Construction Contingency	\$1,807,776
Relocation	\$0
Architectural/Engineering	\$1,910,576
Construction Interest, Perm Financing	\$724,399
Legal Fees, Appraisals	\$197,531
Reserves	\$535,559
Other Costs	\$3,240,943
Developer Fee	\$1,400,000
Commercial Costs	\$1,244,984
Total	\$30,741,413

Project Financing

Estimated Total Project Cost:	\$30,741,413
Estimated Residential Project Cost:	\$29,429,169
Estimated Commercial Project Cost	\$1,312,244

Residential

Construction Cost Per Square Foot:	\$259
Per Unit Cost:	\$498,799

Construction Financing

Source	Amount
Union Bank	\$12,942,372
City of Oakland	\$7,747,000
Oakland Housing Authority (OHA)	\$2,630,000
OHA - Land Donation	\$1,370,000
GP Retail Build Out Contribution	\$1,370,000
Deferred Reserves	\$535,559
Deferred Developer Fee	\$1,000,000
Tax Credit Equity	\$3,146,483

Permanent Financing

Source	Amount
Union Bank (Tranche A)	\$876,000
Union Bank (Tranche B)	\$1,016,000
City of Oakland	\$7,747,000
OHA	\$2,630,000
OHA - Land Donation	\$1,370,000
GP Retail Build Out Contribution	\$1,370,000
Tax Credit Equity	\$15,732,412
TOTAL	\$30,741,412

Determination of Credit Amount(s)

Requested Eligible Basis:	\$14,989,246
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$19,486,020
Applicable Rate:	7.69%
Total Maximum Annual Federal Credit:	\$1,498,475
Approved Developer Fee in Project Cost:	\$1,400,000
Approved Developer Fee in Eligible Basis:	\$1,332,739
Investor/Consultant:	MUFG Union Bank, NA
Federal Tax Credit Factor:	\$1.04990

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:	\$14,989,246
Actual Eligible Basis:	\$25,791,344
Unadjusted Threshold Basis Limit:	\$16,142,734
Total Adjusted Threshold Basis Limit:	\$21,981,454

Adjustments to Basis Limit:

- Required to Pay Prevailing Wages
- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First: **Large Family**
Second: **58.867%**

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 exceeds 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 7.69% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.30%. 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, City of Oakland, 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
\$1,498,475	\$0

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 ten 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
Public Funds	20	20	20
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 ¼ mile of transit stop, service every 30 min, 25 units/acre density	7	7	7
Within ½ mile of public park or community center open to general public	2	2	2
Within ½ mile of public library	2	2	2
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
Within ½ mile of a public middle school	3	3	3
Within 1 mile of medical clinic or hospital	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE to 1,000 bedrooms	3	3	3
Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr	7	7	7
Sustainable Building Methods	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: Green Point Rated	5	5	5
Develop project to requirements of: LEED Gold	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	20	20	20
Miscellaneous Federal and State Policies	2	2	2
State Credit Substitution	2	2	2
Total Points	148	148	148

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.