

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

**Project Number** CA-15-026

**Project Name** Valle Vista Apartments  
 Site Address: 1675 First Street  
 Lincoln CA, 95648 County: Placer  
 Census Tract: 214.030

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$437,193	\$1,708,494
Recommended:	\$437,193	\$1,708,494

**Applicant Information**

Applicant: Micon Real Estate  
 Contact: Michael L. Condry  
 Address: 1370 Jensen, Suite B  
 Sanger, CA 93657  
 Phone: (559) 875-3330 Fax: (559) 875-3330  
 Email: mcondry@miconrealestate.com

General Partner(s) / Principal Owner(s): Central Valley Coalition for Affordable Housing  
 Lincoln Valle Vista, LLC

General Partner Type: Joint Venture

Parent Company(ies): Central Valley Coalition for Affordable Housing  
 Micon Real Estate

Developer: Micon Real Estate

Investor/Consultant: Boston Financial

Management Agent(s): AWI Management Corporation

**Project Information**

Construction Type: Acquisition and Rehabilitation

Total # Residential Buildings: 3

Total # of Units: 44

No. & % of Tax Credit Units: 43 100%

Federal Set-Aside Elected: 40%/60%

Federal Subsidy: USDA RHS 515 & RHS 521 Rental Subsidy (38 Units - 88%)

Affordability Breakdown by Units and % (Lowest Income Points):

30% AMI:	5	10 %
40% AMI:	5	10 %
50% AMI (Rural):	22	50 %

**Information**

Set-Aside: At-Risk  
 Housing Type: At-Risk  
 Geographic Area: Capital and Northern Region  
 TCAC Project Analyst: Mayra Lozano

**Unit Mix**

24 1-Bedroom Units  
 20 2-Bedroom Units  


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 44 Total Units

<u>Unit Type &amp; 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>
3 1 Bedroom	30%	30%	\$386
3 1 Bedroom	40%	40%	\$515
12 1 Bedroom	50%	50%	\$644
6 1 Bedroom	60%	60%	\$773
2 2 Bedrooms	30%	30%	\$464
2 2 Bedrooms	40%	40%	\$619
10 2 Bedrooms	50%	50%	\$773
5 2 Bedrooms	60%	60%	\$928
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$3,300,000
Construction Costs	\$0
Rehabilitation Costs	\$2,947,000
Construction Contingency	\$290,700
Relocation	\$300,000
Architectural/Engineering	\$75,000
Construction Interest, Perm Financing	\$454,000
Legal Fees, Appraisals	\$265,000
Reserves	\$539,117
Other Costs	\$183,618
Developer Fee	\$743,580
Commercial Costs	\$0
<b>Total</b>	<b>\$9,098,015</b>

**Project Financing**

Estimated Total Project Cost:	\$9,098,015
Estimated Residential Project Cost:	\$9,098,015

**Residential**

Construction Cost Per Square Foot:	\$90
Per Unit Cost:	\$206,773

**Construction Financing**

Source	Amount
Rabobank	\$4,968,160
USDA RHS 515 (Assumed)	\$1,219,809
Existing Reserves	\$450,000
Deferred Developer Fee	\$743,580
Tax Credit Equity	\$1,716,466

**Permanent Financing**

Source	Amount
Bonneville - USDA RHS 538	\$1,650,718
USDA RHS 515 (Assumed)	\$1,219,809
Existing Reserves	\$450,000
Deferred Developer Fee	\$255,345
Tax Credit Equity	\$5,522,143
<b>TOTAL</b>	<b>\$9,098,015</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis (Rehabilitation):	\$4,688,780
130% High Cost Adjustment:	No
Requested Eligible Basis (Acquisition):	\$2,322,000
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$4,688,780
Applicable Rate:	7.69%
Qualified Basis (Acquisition):	\$2,322,000
Applicable Rate:	3.30%
Maximum Annual Federal Credit, Rehabilitation:	\$360,567
Maximum Annual Federal Credit, Acquisition:	\$76,626
Total State Credit:	\$1,708,494
Approved Developer Fee (in Project Cost & Eligible Basis):	\$743,580
Investor/Consultant:	Boston Financial
Federal Tax Credit Factor:	\$0.97000
State Tax Credit Factor:	\$0.75000

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:	\$7,010,780
Actual Eligible Basis:	\$7,460,780
Unadjusted Threshold Basis Limit:	\$8,457,952
Total Adjusted Threshold Basis Limit:	\$8,457,952

**Adjustments to Basis Limit:** None

**Tie-Breaker Information**

First: **At-Risk**  
Second: **24.017%**

**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:** This is an At-Risk project with an existing USDA RHS 515 loan and existing USDA RHS 521 rental subsidy, which will be assumed as part of the rehabilitation.

The applicant submitted this At-Risk project under the Rural set aside. However, TCAC determined that the area of the project was not Rural as defined in TCAC Regulation Section 10315(c) and therefore not eligible to compete in the Rural set aside. As a result, this project was considered under the At-Risk set aside and the project was not eligible for some of the point options requested under the Site Amenity point category (see the point table on page 6).

**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 has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

**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:

<b>Federal Tax Credits/Annual</b>	<b>State Tax Credits/Total</b>
<b>\$437,193</b>	<b>\$1,708,494</b>

**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

<b>Points System</b>	<b>Max. Possible Points</b>	<b>Requested Points</b>	<b>Points Awarded</b>
<b>Cost Efficiency / Credit Reduction / Public Funds</b>	<b>20</b>	<b>20</b>	<b>20</b>
Cost Efficiency	20	7	7
Public Funds	20	13	13
<b>Owner / Management Characteristics</b>	<b>9</b>	<b>9</b>	<b>9</b>
General Partner Experience	6	6	6
Management Experience	3	3	3
<b>Housing Needs</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>Site Amenities</b>	<b>15</b>	<b>15</b>	<b>11</b>
Rural Project within ¼ mile of regular bus stop (or dial-a-ride service for rural)	4	4	0
Within 1/3 mile of a regular bus stop or rapid transit system stop	3	0	3
Within ¼ mile of public park or community center open to general public	3	3	3
Rural project within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	0
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	0	3
Within ½ mile of a pharmacy	1	1	0
In-unit high speed internet service (Rural)	3	3	0
In-unit high speed internet service	2	0	2
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
<b>Sustainable Building Methods</b>	<b>10</b>	<b>10</b>	<b>10</b>
Rehabilitate to improve energy efficiency (change in HERS II rating): 30%	10	10	10
<b>Lowest Income</b>	<b>52</b>	<b>52</b>	<b>52</b>
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
<b>Readiness to Proceed</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>Miscellaneous Federal and State Policies</b>	<b>2</b>	<b>2</b>	<b>2</b>
State Credit Substitution	2	2	2
<b>Total Points</b>	<b>148</b>	<b>148</b>	<b>144</b>

**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.**