

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

Tax-Exempt Bond Project

August 19, 2015

666 Ellis Street, located at 666 Ellis Street in San Francisco, CA, requested and is being recommended for a reservation of \$1,405,836 in annual federal tax credits to finance the acquisition and rehabilitation of 99 units of housing serving the targeted population with rents affordable to households earning 50% of area median income (AMI). The project will be developed by Community Housing Partnership and will be located in Senate District 11 and Assembly District 17.

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

Project Number CA-15-872

Project Name 666 Ellis Street
Site Address: 666 Ellis Street
San Francisco CA, 94109 County: San Francisco
Census Tract: 122.010

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,405,836	\$0
Recommended:	\$1,405,836	\$0

Applicant Information

Applicant: 666 Ellis L.P.
Contact: Gail Gilman
Address: 20 Jones Street, Suite 200
San Francisco CA 94102
Phone: 415-852-5300 **Fax:**
Email: ggilman@chp-sf.org

General Partner(s) or Principal Owner(s): CHP 666 RAD LLC
General Partner Type: Nonprofit
Parent Company(ies): Community Housing Partnership
Developer: Community Housing Partnership
Investor/Consultant: Bank of America Merrill Lynch
Management Agent: Community Housing Partnership

Project Information

Construction Type: Acquisition and Rehabilitation
 Total # Residential Buildings: 1
 Total # of Units: 99
 No. & % of Tax Credit Units: 99 100.00%
 Federal Set-Aside Elected: 20%/50%
 Federal Subsidy: Tax-Exempt / HUD Section 8 Project-Based Vouchers (52 units - 52%)
 HUD (RAD) Project-Based Vouchers (47 units - 47%)
 55-Year Use/Affordability: Yes
 Number of Units @ or below 50% of area median income: 99

Bond Information

Issuer: City and County of San Francisco
 Expected Date of Issuance: October 1, 2015
 Credit Enhancement: No

Information

Housing Type: Non-Targeted
 Geographic Area: San Francisco County
 TCAC Project Analyst: Mayra Lozano

Unit Mix

77 SRO/Studio Units
 22 1-Bedroom Units

 99 Total Units

<u>Unit Type & Number</u>	<u>2015 Rents Targeted % of Area Median Income</u>	<u>2015 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
47 SRO/Studio	50%	41%	\$850
30 SRO/Studio	50%	41%	\$850
22 1 Bedroom	50%	44%	\$972

Project Cost Summary at Application

Land and Acquisition	\$15,875,993
Construction Costs	\$0
Rehabilitation Costs	\$14,203,194
Construction Contingency	\$2,122,548
Relocation	\$530,117
Architectural/Engineering	\$1,007,558
Construction Interest, Perm Financing	\$1,308,399
Legal Fees, Appraisals	\$163,000
Reserves	\$1,222,815
Other Costs	\$480,763
Developer Fee	\$2,500,000
Commercial Costs	\$0
Total	\$39,414,387

Project Financing

Estimated Total Project Cost:	\$39,414,387
Estimated Residential Project Cost:	\$39,414,387

Construction Financing

Source	Amount
Bank of America	\$22,168,000
SF MOHCD Predev/Perm Loan	\$1,296,753
Seller Carryback Note*	\$12,976,474
Accrued/deferred Interest*	\$486,618
Costs Deferred Until Conversion	\$1,682,982
Tax Credit Equity	\$857,560

Residential

Construction Cost Per Square Foot:	\$343
Per Unit Cost:	\$398,125

Permanent Financing

Source	Amount
Bank of America	\$4,462,000
SF MOHCD Predev/Perm Loan	\$1,296,753
SF MOHCD Gap Loan	\$1,827,849
SFHA Permanent Loan	\$800,000
Seller Carryback Note*	\$12,976,474
Accrued/deferred Interest*	\$486,618
GP Capital Contribution	\$500,000
Tax Credit Equity	\$17,064,693
TOTAL	\$39,414,387

*Seller carryback note and accrued deferred interest are held by San Francisco Housing Authority

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$20,358,501
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$16,135,025
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$26,466,051
Qualified Basis (Acquisition):	\$16,135,025
Applicable Rate:	3.30%
Maximum Annual Federal Credit, Rehabilitation:	\$873,380
Maximum Annual Federal Credit, Acquisition:	\$532,456
Total Maximum Annual Federal Credit:	\$1,405,836
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Investor/Consultant:	Bank of America Merrill Lynch
Federal Tax Credit Factor:	\$1.21385

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:	\$36,493,526
Actual Eligible Basis:	\$36,493,526
Unadjusted Threshold Basis Limit:	\$31,736,771
Total Adjusted Threshold Basis Limit:	\$63,473,542

Adjustments to Basis Limit:

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 100%

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 exceed 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 3.30% of the qualified basis. 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:

The applicant requested and was granted a waiver to the manager unit requirement of TCAC Regulation Section 10325(f)(7)(J) under the following conditions: (1) the property management staff is employed full-time at the property, (2) coverage by on-site 24-hour desk or security staff capable of responding to emergencies, and (3) all staff or contractors performing this task shall be knowledgeable of how the property's fire system operates and be trained in, and participated in, fire evacuation drills for tenants. TCAC reserves the right to revoke this waiver if, in its sole discretion, it determines as part of any on-site inspection that the project has not been adequately operated and/or maintained.

The proposed rent does not include any utility allowance. The owner will pay for all utilities.

The applicant has requested and been granted a waiver to reduce the 10% mobility feature requirement under TCAC Regulation Section 10325(f)(7)(K) down to 5%.

The applicant has requested and been granted a waiver to substitute in luxury vinyl plank flooring for the minimum construction standard of floor coverings TCAC Regulation Section 10325(f)(7)(G).

Local Reviewing Agency:

The Local Reviewing Agency, San Francisco Mayors Office of Housing and Community Development, 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
\$1,405,836	\$0

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.

The IRS has advised TCAC that the amount of tax-exempt bonds issued, equivalent to at least 50% of aggregate basis, must remain in place through the first year of the credit period or until eligible basis is finally determined.

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 reservation 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.

Additional Conditions: None