CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
July 25, 2007

Project Number CA-2007-847

Project Name Westminster Park Plaza
Address: 9200-9400 Maie Avenue
Los Angeles, CA 90002 County: Los Angeles

Applicant Information
Applicant: Westminster Plaza II, L.P.
Contact Marion J. Woods
Address: 1101 E. Orangewood, Suite 103
Anaheim, CA 92805
Phone: (714) 533-3450 Fax: (714) 533-0457
Sponsors Type: Joint Venture

Bond Information
Issuer: Community Redevelopment Agency of the City of Los Angeles
Expected Date of Issuance: July, 2007
Credit Enhancement: None

Eligible Basis
Actual: $18,058,844
Requested: $18,058,844
Maximum Permitted: $48,187,460

Extra Feature Adjustments:
55-Year Use/Rent Restriction Adjustment: 120% ☒

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$536,092	$0
Recommended:	$536,092	$0

Project Information
Construction Type: Acquisition and Rehabilitation
Federal Subsidy: Tax-Exempt
HCD MHP Funding: No
Total # of Units: 130
Total # Residential Buildings: 19

Income/Rent Targeting
Federal Setaside Elected: 40%/60%
% & No. of Targeted Units: 75.53%-100 units
55-Year Use/Affordability Restriction: Yes
Number of Units @ or below 50% of area median income: 26
Number of Units @ or below 60% of area median income: 74

2007 Rents

Unit Type & Number	**% of Area Median Income**	**Proposed Rent**
3 One-bedroom units	50%	$651
10 One-bedroom units	60%	$781
13 Two-bedroom units	50%	$781
41 Two-bedroom units	60%	$937
7 Three-bedroom units	50%	$903

14	Three-bedroom units	60%	$1,083
3	Four-bedroom units	50%	$1,007
7	Four-bedroom units	60%	$1,208
2	Five-bedroom units	50%	$1,332
1	Three-bedroom unit	Manager's unit	$0
1	One-bedroom unit	Market Rate	$986
11	Two-bedroom units	Market Rate	$1,181
13	Three-bedroom units	Market Rate	$1,360
4	Four-bedroom unit	Market Rate	$1,505

The project developer is Valued Housing, LLC.

The management services will be provided Barker Management, Inc.

The market analysis was provided by Laurin Associates.

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.

Project Financing
Actual Total Project Cost: $22,867,933 Per Unit Cost: $175,907 Construction Cost Per Sq. Ft.: $32

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Los Angeles CRA	$10,990,000	Centerline Capital Group	$10,990,00
Los Angeles CRA	$6,430,000	Los Angeles CRA	$6,430,000
Deferred Costs	$87,553	Deferred Costs	$87,553
Investor Equity	$5,360,380	Investor Equity	$5,360,380
		TOTAL	**$22,867,933**

Determination of Credit Amount(s)

Requested Rehabilitation Eligible Basis:	$5,523,582
Requested Acquisition Eligible Basis:	$12,535,262
130% High Cost Adjustment:	Yes
Applicable Fraction:	75.53%
Qualified Rehabilitation Basis:	$5,423,549
Qualified Acquisition Basis:	$9,467,883
Applicable Rate:	3.50%
Maximum Annual Federal Rehabilitation Credit:	$195,248
Maximum Annual Federal Acquisition Credit:	$340,844
Total Maximum Annual Federal Credit:	$536,092
Approved Developer Fee:	$2,355,501
Tax Credit Factor:	$1.00

Applicant requests and staff recommends annual federal credits of $536,092, based on a qualified rehabilitation basis of $5,423,549, a qualified acquisition basis of $9,467,883, and a funding shortfall of $5,360,380.

Cost Analysis and Line Item Review
The requested eligible basis $18,058,844 is below TCAC's adjusted threshold basis limit $48,187,460. The basis limit includes the adjustment for the 120% adjustment for the 55-year use/affordability restriction for projects that have more than 50% tax-credit units. Staff analysis of project costs to determine reasonableness found all fees to be within TCAC's underwriting guidelines and TCAC limitation. 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 3.50% of the qualified basis. Unless the applicant fixed the rate at bond issuance, the Federal Rate applicable to the month the project is placed-in-service will be used to determine the final allocation.

Special Issues/Other Significant Information: 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.

Recommendation: Staff recommends that the Committee make a reservation of tax credits in the following amount(s) contingent upon standard conditions and any additional conditions imposed by the Committee:

$536,092 Federal/Annual **$0** State/Total

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.

TCAC makes the 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 will be permitted without the express approval of TCAC.

The applicant must pay TCAC an 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 anticipated to be the final project costs, staff recommends that a reservation be made in the amount of federal credit shown above on condition that the final project costs be supported by itemized lender approved costs, and certified costs of the buildings as completed.

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 credits 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: The applicant/owner is not required to provide the tenants with any type of services for a minimum of ten (10) years in accordance with the bond allocation from CDLAC. These services may be changed to meet the needs of the tenants upon prior approval from CDLAC and written notification to TCAC.

Project Analyst: G. Boyd