

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report**

**2010 First Round**

**June 9, 2010**

**Project Number** CA-2010-055

**Project Name** Vermont Avenue Apartments  
Site Address: 4925 S. Vermont Ave.  
Los Angeles, CA 90037 County: Los Angeles  
Census Tract: 2323.000

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,187,743	\$0
Recommended:	\$1,187,743	\$0

**Applicant Information**

Applicant: Vermont 4925, L.P.  
Contact: Chris Maffris  
Address: 1640 S. Sepulveda Blvd., Ste. 425  
Los Angeles, CA 90025  
Phone: (310) 575-3543 Fax: (310) 575-3563  
Email: cmaffris@metahousing.com

General partner(s) or principal owner(s): Western Community Housing, Inc.  
Vermont 4925 AGP, LLC  
General Partner Type: Joint Venture  
Developer: Meta Housing Corp.  
Investor/Consultant: Red Stone Equity Partners, LLC  
Management Agent: Solari Enterprises, Inc.

**Project Information**

Construction Type: New Construction  
Total # Residential Buildings: 1  
Total # of Units: 49  
No. & % of Tax Credit Units: 48 100%  
Federal Set-Aside Elected: 40%/60%  
Federal Subsidy: HOME  
Affordability Breakdown by % (Lowest Income Points):  
30% AMI: 10 %  
40% AMI: 20 %  
50% AMI: 40 %

**Information**

Set-Aside: N/A  
Housing Type: Large Family  
Geographic Area: Los Angeles County  
TCAC Project Analyst: Jack Waegell

**Unit Mix**

8 1-Bedroom Units  
 22 2-Bedroom Units  
19 3-Bedroom Units  
 49 Total Units

<u>Unit Type &amp; Number</u>	<u>2009 Rents Targeted % of Area Median Income</u>	<u>2009 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
1 1 Bedroom	30%	30%	\$445
7 1 Bedroom	50%	50%	\$743
3 2 Bedrooms	30%	30%	\$535
10 2 Bedrooms	40%	39%	\$699
8 2 Bedrooms	50%	47%	\$838
2 3 Bedrooms	30%	30%	\$618
17 3 Bedrooms	50%	45%	\$932
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$1,784

**Project Financing**

Estimated Total Project Cost: \$18,190,353      Construction Cost Per Square Foot: \$157  
 Per Unit Cost: \$371,232

<b>Construction Financing</b>		<b>Permanent Financing</b>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
JPMorgan Chase	\$8,750,000	CCRC	\$1,968,500
Community Redevelopment Agency/LA	\$3,000,000	CRA/LA	\$3,000,000
Los Angeles Housing Dept. AHTF	\$3,017,456	LAHD - AHTF / HOME	\$3,017,456
Deferred Fees	\$1,106,798	Deferred Developer Fee	\$940,000
Tax Credit Equity	\$2,316,099	Tax Credit Equity	\$9,264,397
		<b>TOTAL</b>	<b>\$18,190,353</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis: \$10,151,651  
 130% High Cost Adjustment: Yes  
 Applicable Fraction: 100.00%  
 Qualified Basis: \$13,197,146  
 Applicable Rate: 9.00%  
 Total Maximum Annual Federal Credit: \$1,187,743  
 Approved Developer Fee in Project Cost \$1,880,000  
 Approved Developer Fee in Eligible Basis: \$1,400,000  
 Investor/Consultant: Red Stone Equity Partners, LLC  
 Federal Tax Credit Factor: \$0.78000

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:	\$10,151,651
Actual Eligible Basis:	\$13,979,838
Unadjusted Threshold Basis Limit:	\$11,098,736
Total Adjusted Threshold Basis Limit:	\$15,899,369

**Adjustments to Basis Limit:**

Required to Pay Prevailing Wages

Parking Beneath Residential Units

3 or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features:

- Projects exceeding Title 24 by at least 15%
- Projects using natural linoleum/ceramic tile/natural rubber for all kitchens and bathrooms where no VOC adhesives or backing is used
- Projects using vent kitchen range hoods to the exterior of the building in at least 80% of the units

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

**Tie-Breaker Information**

First:	<b>Large Family</b>
Second:	<b>77.273%</b>

**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 meet 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 9.00% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.40%. 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, the Housing Department of the City of Los Angeles, 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**  
**\$1,187,743**

**State Tax Credits/Total**  
**\$0**

**Standard Conditions**

The applicant must submit all documentation required for a Carryover Allocation, any Readiness 150-Day Requirements elected, and a Final Reservation. 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

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>
Public Funds	20	33	20
<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>15</b>
Within ¼ mile of transit stop, service every 30 min, 25 units/acre density	7	7	7
Within ¼ mile of public park or community center open to general public	3	3	3
Within ¼ mile of public library	3	3	3
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
Large Family proj. w/i ¼ mile of public school project children may attend	3	3	3
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
Adult educational classes, minimum instruction of 60 hours/year	5	5	5
Health/wellness or skill-building classes, minimum instruction of 60 hrs/yr	5	5	5
<b>Sustainable Building Methods</b>	<b>8</b>	<b>8</b>	<b>8</b>
New construction/adaptive reuse energy efficiency 10% above Title 24	4	4	4
Flow restrictors for kitchen & bath faucets or water-saving fixtures	1	1	1
Bathroom fans in all bathrooms w/humidistat, timer and outdoor exhaust	2	2	2
Project has nonsmoking buildings or contiguous sections w/i a building	1	1	1
<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>State Credit Substitution</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Total Points</b>	<b>146</b>	<b>146</b>	<b>146</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.**