

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report**

**2010 Second Round**

**September 22, 2010**

**Project Number** CA-2010-249

**Project Name** Long Beach and Anaheim  
**Site Address:** 1235 Long Beach Blvd.  
Long Beach, CA 90813 **County:** Los Angeles  
**Census Tract:** 5763.000

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$464,711	\$0
Recommended:	\$464,711	\$0

**Applicant Information**

**Applicant:** Long Beach Regal, LP  
**Contact:** Kasey Burke  
**Address:** 1640 S. Sepulveda Blvd., Ste. 425  
Los Angeles, CA 90025  
**Phone:** (310) 575-3543 **Fax:** (310) 575-3563  
**Email:** kburke@metahousing.com

**General partner(s) or principal owner(s):** Century Affordable Development, Inc.  
Long Beach Regal, LLC  
**General Partner Type:** Joint Venture  
**Developer:** Meta Housing Corp.  
**Investor/Consultant:** Red Stone Equity  
**Management Agent:** Western Seniors Housing

**Project Information**

**Construction Type:** New Construction  
**Total # Residential Buildings:** 1  
**Total # of Units:** 39  
**No. & % of Tax Credit Units:** 38 100%  
**Federal Set-Aside Elected:** 40%/60%  
**Federal Subsidy:** N/A  
**Affordability Breakdown by % (Lowest Income Points):**  
30% AMI: 10 %  
40% AMI: 10 %  
45% AMI: 10 %  
50% AMI: 40 %

**Information**

**Set-Aside:** N/A  
**Housing Type:** Seniors  
**Geographic Area:** Los Angeles County  
**TCAC Project Analyst:** Vélia Martínez

**Unit Mix**

30 1-Bedroom Units  
 9 2-Bedroom Units  
 39 Total Units

<u>Unit Type &amp; Number</u>	<u>2010 Rents Targeted % of Area Median Income</u>	<u>2010 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 1 Bedroom	30%	30%	\$466
3 1 Bedroom	40%	40%	\$621
2 1 Bedroom	45%	41%	\$630
22 1 Bedroom	50%	41%	\$630
1 2 Bedrooms	30%	30%	\$559
1 2 Bedrooms	40%	38%	\$709
2 2 Bedrooms	45%	38%	\$709
4 2 Bedrooms	50%	38%	\$709
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$1,864

**Project Financing**

Estimated Total Project Cost: \$13,820,079 Construction Cost Per Square Foot: \$128  
 Per Unit Cost: \$354,361

<b>Construction Financing</b>		<b>Permanent Financing</b>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Citi Community Capital	\$4,000,000	CCRC	\$702,952
Long Beach Housing Dev. Corp.	\$4,909,000	Long Beach Housing Dev. Corp.	\$1,909,000
HCD - Infill Infrastructure Grant	\$1,771,251	HCD - Infill Infrastructure Grant	\$1,972,544
HCD - Transit Oriented Development	\$1,972,544	HCD - Transit Oriented Development	\$1,771,251
Deferred Developer Fee	\$609,631	HCD - TOD Rental Loan	\$2,782,213
Investor Equity	\$557,653	Affordable Housing Program	\$380,000
		Deferred Developer Fee	\$584,432
		Investor Equity	\$3,717,688
		<b>TOTAL</b>	<b>\$13,820,079</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis: \$3,971,889  
 130% High Cost Adjustment: Yes  
 Applicable Fraction: 100.00%  
 Qualified Basis: \$5,163,456  
 Applicable Rate: 9.00%  
 Maximum Annual Federal Credit: \$464,711  
 Approved Developer Fee (in Project Cost & Eligible Basis): \$1,294,000  
 Investor/Consultant: Red Stone Equity Partners, LLC  
 Federal Tax Credit Factor: \$0.80000

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:	\$3,971,889
Actual Eligible Basis:	\$10,298,474
Unadjusted Threshold Basis Limit:	\$7,099,140
Total Adjusted Threshold Basis Limit:	\$10,170,603

**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 using a Minimum Efficiency Report Value (MERV) 8 or higher air filter for HVAC systems that introduce outside air
- Projects using CRI Green Label Plus Carpet or no carpet in all bedrooms
- 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>Seniors</b>
Second:	<b>135.044%</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 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 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:** This project has received a waiver allowing the project to include 24% two-bedroom units instead of the standard senior housing-type regulatory limit of 20%.

**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:

**Federal Tax Credits/Annual**  
**\$464,711**

**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 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>
Public Funds	20	20	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 a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within ½ mile of medical clinic or hospital	3	3	0
Within ½ mile of a pharmacy	1	1	0
<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
Minimum 1 High Efficiency Toilet (1.3 gpf) or dual flush	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.**