

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
May 18, 2011

Project Number CA-2011-838

Project Name La Coruna Senior Apartments
Site Address: 8101 N. Sepulveda Blvd.
Panorama City, CA 91402 County: Los Angeles
Census Tract: 1275.200

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$942,943	\$0
Recommended:	\$942,943	\$0

Applicant Information

Applicant: La Coruna Senior Apartments, L.P.
Contact: Aaron Mandel
Address: 1640 S. Sepulveda Blvd., Suite 425
Los Angeles, CA 90025
Phone: (310) 575-3543 Fax: (310) 575-3563
Email: amandel@metahousing.com

General partner(s) or principal owner(s): Western Community Housing, Inc.
La Coruna Senior Apartments, LLC
General Partner Type: Joint Venture
Developer: Meta Housing Corporation
Investor/Consultant: The Richman Group Affordable Housing Corporation
Management Agent: Western Seniors Housing, Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 87
No. & % of Tax Credit Units: 86 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax Exempt / HOME
HCD MHP Funding: Yes
55-Year Use/Affordability: Yes
Number of Units @ or below 35% of area median income: 40
Number of Units @ or below 50% of area median income: 46

Information

Housing Type: Seniors
 Geographic Area: Los Angeles County
 TCAC Project Analyst: Jack Waegell

Bond Information

Issuer: Los Angeles Housing Department
 Expected Date of Issuance: July 1, 2011
 Credit Enhancement: N/A

Unit Mix

69 1-Bedroom Units
 18 2-Bedroom Units

 87 Total Units

<u>Unit Type & 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>
31 1 Bedroom	25%	25%	\$388
7 1 Bedroom	35%	35%	\$543
31 1 Bedroom	50%	50%	\$776
2 2 Bedrooms	35%	35%	\$652
15 2 Bedrooms	50%	50%	\$932
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$932

Project Financing

Estimated Total Project Cost: \$25,840,042 Construction Cost Per Square Foot: \$155
 Per Unit Cost: \$297,012

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Citibank	\$14,000,000	CCRC	\$1,574,312
HCD - IIG	\$3,944,897	HCD - IIG	\$3,944,897
LAHD	\$2,123,930	LAHD	\$2,123,930
CRA/LA	\$2,000,000	HCD - MHP	\$5,800,000
AHP	\$860,000	AHP	\$860,000
Deferred Developer Fee	\$1,163,834	CRA/LA	\$2,000,000
Tax Credit Equity	\$1,747,381	Deferred Developer Fee	\$800,000
		Tax Credit Equity	\$8,736,903
		TOTAL	\$25,840,042

Determination of Credit Amount(s)

Requested Eligible Basis:	\$21,333,543
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$27,733,606
Applicable Rate:	3.40%
Total Maximum Annual Federal Credit:	\$942,943
Approved Developer Fee in Project Cost:	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	The Richman Group Affordable Housing Corporation
Federal Tax Credit Factor:	\$0.92656

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:	\$21,333,543
Actual Eligible Basis:	\$21,333,543
Unadjusted Threshold Basis Limit:	\$17,627,142
Total Adjusted Threshold Basis Limit:	\$50,103,420

Adjustments to Basis Limit:

Required to Pay Prevailing Wages

Parking Beneath Residential Units

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 53%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income Units are Income Targeted at 35% AMI or Below: 92%

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 3.40% 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: None.

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	State Tax Credits/Total
\$942,943	\$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 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 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: The applicant/owner is required to provide the tenants with educational classes free of charge 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.

The applicant/owner is required to complete the following Sustainable Building Methods in accordance with the bond allocation from CDLAC and provide the applicable certifications and documentation when the placed-in-service application is submitted: designed/constructed/certified to LEED Silver standards.