

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
March 13, 2013**

Project Number CA-13-810

Project Name Sylmar Court
Site Address: 12415 San Fernando Road
Los Angeles, CA 91342 County: Los Angeles
Census Tract: 1066.480

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,122,453	\$0
Recommended:	\$1,122,453	\$0

Applicant Information

Applicant: Sylmar Court, L.P.
Contact: Kurken Alyanakian
Address: 2455 Colorado Blvd., Suite 400
Los Angeles, CA 90041
Phone: 323-256-6060 Fax: 323-256-6262
Email: kurken@ddcm.net

General partner(s) or principal owner(s): DDCM, Inc.
Coalition for a Better Living
General Partner Type: Joint Venture
Developer: DDCM, Inc.
Investor/Consultant: First Sterling Financial, Inc.
Management Agent: DDCM, Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 150
No. & % of Tax Credit Units: 149 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / CDBG
HCD MHP Funding: No
55-Year Use/Affordability: Yes
Number of Units @ or below 50% of area median income: 15
Number of Units @ or below 60% of area median income: 134

Bond Information

Issuer: City of Los Angeles - LAHD
Expected Date of Issuance: March 1, 2013
Credit Enhancement: HUD Los Angeles - FHA Insured

Information

Housing Type: Seniors
 Geographic Area: Los Angeles County
 TCAC Project Analyst: Nicola Hil

Unit Mix

107 1-Bedroom Units
 43 2-Bedroom Units

 150 Total Units

<u>Unit Type & Number</u>	<u>2013 Rents Targeted % of Area Median Income</u>	<u>2013 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
10 1 Bedroom	50%	50%	\$776
96 1 Bedroom	60%	60%	\$932
5 2 Bedrooms	50%	50%	\$932
38 2 Bedrooms	60%	60%	\$1,119
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$31,661,190
 Estimated Residential Project Cost: \$31,291,354
 Estimated Commercial Project Cost: \$369,836

Residential

 Construction Cost Per Square Foot: \$90
 Per Unit Cost: \$208,609

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Los Angeles Housing Dept.	\$18,178,600	Los Angeles Housing Dept.	\$18,178,600
Los Angeles CDD - CDBG	\$655,000	Los Angeles CDD - CDBG	\$655,000
Deferred Costs / Land	\$3,000,513	Deferred Developer Fee	\$1,266,324
Tax Credit Equity	\$9,827,077	Tax Credit Equity	\$11,561,266
		TOTAL	\$31,661,190

Determination of Credit Amount(s)

Requested Eligible Basis: \$26,982,039
 130% High Cost Adjustment: Yes
 Applicable Fraction: 100.00%
 Qualified Basis: \$35,076,651
 Applicable Rate: 3.20%
 Maximum Annual Federal Credit: \$1,122,453
 Approved Developer Fee (in Project Cost & Eligible Basis): \$2,500,000
 Investor/Consultant: First Sterling Financial, Inc.
 Federal Tax Credit Factor: \$1.03000

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:	\$26,982,039
Actual Eligible Basis:	\$26,982,039
Unadjusted Threshold Basis Limit:	\$32,978,474
Total Adjusted Threshold Basis Limit:	\$36,276,321

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: 10%

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 3.20% 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 submitted the project application to TCAC prior to the release of the 2013 operating expense minimums. Accordingly, TCAC is permitting the project to utilize the 2012 operating expense minimums as selected by the applicant.

Local Reviewing Agency:

The Local Reviewing Agency, the City of Los Angeles Housing Department, has completed a site review of this project and 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
\$1,122,453	\$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: The applicant/owner is required to provide the tenants with the following service amenities 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:

- Educational classes

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 TCAC placed-in-service application is submitted:

- The project commits to becoming certified under the following program: GreenPoint Rated Multifamily Guidelines 100.
- The project is a new construction or adaptive reuse project that exceeds Title 24 Energy Standards by at least 20%.