

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2007 First Round Cycle
June 6, 2007

Project Number CA-2007-087

Project Name Panorama View Apartments
Site Address: 9222,9228,9248 Van Nuys Blvd.
Panorama City, CA 91402-1437 County: Los Angeles Census Tract: 1193.30

Applicant Information

Applicant: Panorama View Preservation Limited Partnership
Contact: William e. Szymczak
Address: 904 Manhattan Ave., Suite 7
Manhattan Beach, CA 90266
Phone: (310) 802-6671 **Fax:** (310) 802-6680 **email:** wszymczak@preservationpartners.org
General Partners(s)Type: Joint Venture

Information

Set-Aside: At-Risk
Housing Type: At-Risk
Geographic Area: Los Angeles

Eligible Basis

Requested: \$11,908,502
Actual: \$11,908,502
Maximum Permitted: \$14,200,087

Adjustments to Threshold Basis Limit:

Required to Pay Prevailing Wages
Region Where Development Costs Frequently Exceed Published Limit

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$880,597	\$0
Recommended:	\$880,597	\$0

Project Information

Construction Type: Acquisition and Rehabilitation
Federal Subsidy: HOME
Total # of Units: 87
Total # Residential Buildings: 3

Income/Rent Targeting

Federal Set-Aside Elected: 40%/60%
% & No. of Tax Credit Units: 100% - 86 units
Breakdown by %: 10% @ 30%, 10% @ 35%, 10% @ 40, 10% @ 45%, 10% @ 50%

Selection Criteria	Max. Possible Points	Requested Points	Points Awarded
<i>Cost Efficiency/Credit Reduction/Public Funds</i> Maximum of 20 points	20	18	18
<input checked="" type="checkbox"/> Cost Efficiency	18	9	9
<input checked="" type="checkbox"/> Public Funds	18	9	9
<i>Owner / Management Characteristics</i> Maximum of 9 points	9	9	9
<input checked="" type="checkbox"/> General Partner Experience	6	6	6
<input checked="" type="checkbox"/> Management Experience	3	3	3
Negative Points			
<i>Housing Needs</i> Maximum of 10 points	10	10	10
<i>Site Amenities</i> Maximum of 15 points	15	15	15
<input checked="" type="checkbox"/> Within ¼ mile of transit stop with service every 30 minutes & 25 units per acre density	7	7	7
<input checked="" type="checkbox"/> Within ¼ mile of public park or community center open to general public	3	3	3
<input checked="" type="checkbox"/> Within ¼ mile of a full-scale grocery store with staples, fresh meat and fresh produce	4	4	4
<input checked="" type="checkbox"/> Within 1 mile of medical clinic or hospital	2	2	2
<i>Service Amenities</i> Maximum of 10 points	10	10	10
<input checked="" type="checkbox"/> Educational classes (e.g. ESL, Computer training, etc. and aren't same as After School)	5	5	5
<input checked="" type="checkbox"/> Bona fide service coordinator available	5	5	5
<i>Neighborhood Revitalization</i> Maximum of 9 points	9	9	9
<i>Sustainable Building Methods</i> Maximum of 8 points	8	8	8
<input checked="" type="checkbox"/> Energy star rated ceiling fans in bedroom/living room; whole house fan; economizer	2	2	2
<input checked="" type="checkbox"/> Flow restrictors for kitchen & bath faucets or water-saving fixtures	1	1	1
<input checked="" type="checkbox"/> Minimum 1 High Efficiency Toilet (1.3 gpf) or dual flush	2	2	2
<input checked="" type="checkbox"/> Formaldehyde free cabinets, countertops and shelving	1	1	1
<input checked="" type="checkbox"/> No-VOC interior paint	1	1	1
<input checked="" type="checkbox"/> CRI Green-label, low-VOC carpet and pad	1	1	1
<i>Lowest Income</i> Maximum of 52 points	52	52	52
<input checked="" type="checkbox"/> Basic Targeting	50	50	50
<input checked="" type="checkbox"/> Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
<i>Readiness to Proceed</i> Maximum of 20 points	20	20	20
<i>State credit substitution</i> Maximum of 2 points	2	0	0
Total Points	155	151	151

Tie-Breaker Information

Tie-Breaker Categories Apply to this Project: **Yes**

First: Housing Type **At-Risk**

Second: Maximum Neighborhood Revitalization Points/Federal Designated Area **Yes**

Third: Calculated Ratio per Regulation 10325(c)(12) **106.939%**

Unit Type & Number	2006 Rents for 1st Round 2007 % of Area Median Income	Proposed Rent (including utilities)
2 Studio units	30%	\$363
9 Studio units	35%	\$424
6 Studio units	40%	\$485
2 Studio units	60%	\$727
7 One-bedroom units	30%	\$389
3 One-bedroom units	40%	\$519
9 One-bedroom units	45%	\$584
9 One-bedroom units	50%	\$649
39 One-bedroom unit	60%	\$779
1 One-bedroom unit	Manager's unit	\$0

The general partner(s) or principal owner(s) are Panorama View Preservation Partners LLC and Jamboree Housing Corporation.

The project developer is Preservation Partners Development III, LP.

The management agent is Preservation Partners Management Group, Inc.

The market analyst is Market Insights.

The Local Reviewing Agency, the Los Angeles Housing Departments, has completed a site review of this project and strongly supports this project.

Project Financing

Estimated Total Project Cost: \$14,367,673 Per Unit Cost: \$165,146 Construction Cost Per Sq. Foot: \$99

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
U.S. Bank	\$3,484,000	U.S. Bank	\$3,484,000
LAHD	\$2,175,000	LAHD	\$2,175,000
Deferred Developer Fee	\$659,283	Deferred Developer Fee	\$659,283
Investor Equity	\$8,584,962	Investor Equity	\$8,049,390
		TOTAL	\$14,367,673

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$6,284,998
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$5,623,504
Applicable Fraction:	100%
Qualified Basis Credit Reduction (0%)	\$0
Qualified Basis (Rehabilitation):	\$8,170,497
Applicable Rate:	8.30%
Qualified Basis (Acquisition):	\$5,623,504
Applicable Rate:	3.60%
Maximum Annual Federal Credit, Rehabilitation:	\$678,151
Maximum Annual Federal Credit, Acquisition:	\$202,446
Total Maximum Annual Federal Credit:	\$880,597
Approved Developer Fee in Project Cost	\$1,623,140
Approved Developer Fee in Eligible Basis:	\$1,087,568
Tax Credit Factor:	\$0.97490

Applicant requests and staff recommends annual federal credits of \$880,597, based on a qualified basis of \$13,794,001 and a funding shortfall of \$8,049,390.

Cost Analysis and Line Item Review

The requested eligible basis \$11,908,502 is below TCAC's threshold basis limit \$14,200,087. The basis limit was increased by the following extraordinary features: projects that are located in regions where development costs frequently exceed the published limit and projects that are required to pay state or federal prevailing wages environmental mitigation as certified by the project architect. 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 **8.30%** of the qualified basis, or, in the case of acquisition Credit or Credit combined with federal subsidies, **3.60%**. 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.

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/Annual	State/Total
\$880,597	\$0

Standard Conditions

An application for a carryover allocation must be submitted by **October 31, 2007**, as required by regulation section 10328(d), together with the applicable allocation fee and all required documentation. The time for meeting the "10%" test and submitting related documentation will be no later than six (6) months after the date of the executed carryover allocation (as defined by IRC Section 42 and IRS Notices). The applicant must ensure the project meets all Additional Threshold Requirements for the housing type of the proposed project.

The applicant must submit all documentation required for a Final Reservation no later than February 1 of the year that the building(s) must be placed in service pursuant to Section 42(h)(E)(i) of the Internal Revenue Code of 1986, as amended. The applicant shall provide the Committee a Final Reservation application providing the documentation for the project set forth in Section 10322(i)(1) of these regulations. 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. The performance deposit must be paid by cashier's check within 20 calendar days of any preliminary reservation. The allocation fee must be paid within a time period specified in the preliminary reservation letter. The allocation fee will be due prior to execution of a carryover allocation or issuance of tax forms, whichever comes first. 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 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.

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)(8) 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)(P) at project completion.

Additional Conditions:

Applicants that received 20 points for readiness to proceed must meet ALL of the following requirements. The applicant must be ready to begin construction within 150 days of the Credit Reservation which is **November 2, 2007**, as evidenced by submission, within that time of, recorded deeds of trust for all construction financing, payment of all construction lender fees, issuance of building permits and notice to proceed delivered to the contractor. Failure to meet this timeline will result in rescission of the Credit Reservation.

Project Analyst: g. boyd