

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
October 22, 2009

Project Number CA-2009-856

Project Name Dana Strand Senior Apartments
Address: 410 Hawaiian Avenue
Wilmington, CA 90744 County: Los Angeles

Applicant Information

Applicant: Dana Strand Senior Housing, L.P.
Contact Marcus Griffin
Address: 1650 Lafayette Street
Santa Clara, CA 95050
Phone: (408) 984-5600 **Fax:** (408) 984-3111
Email: marcus@roemcorp.com
Sponsors Type: Joint Venture

Information

Housing Type: Seniors

Bond Information

Issuer: City of Los Angeles Housing Department
Expected Date of Issuance: December 1, 2009
Credit Enhancement: Freddie Mac

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$950,112	\$0
Recommended:	\$950,112	\$0

Project Information

Construction Type: New Construction
Federal Subsidy: Tax-Exempt / HOME / HUD Section 8 Project-based Vouchers
HCD MHP Funding: No
Total # of Units: 100
Total # Residential Buildings: 1
Federal Setaside Elected: 40%/60%
% & No. of Targeted Units: 100% – 99 units
55-Year Use/Affordability Restriction: Yes
Number of Units @ or below 50% of area median income: 10
Number of Units @ or below 60% of area median income: 89

Eligible Basis

Actual: \$20,881,590
Requested: \$20,881,590
Maximum Permitted: \$25,828,447

Adjustments to Threshold Basis Limit:

- Required to Pay Prevailing Wages
- Local Development Impact Fees
- 55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units that are Income Targeted
- Between 50% AMI & 36% AMI: 10%

<u>Unit Type & 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>
10 One-bedroom Unit	50%	48%	\$710
89 One-bedroom Unit	60%	60%	\$891
1 Two-bedroom Units	Manager's Unit	Manager's Unit	\$1,100

The general partners or principal owners are ROEM Development Corporation and La Cienega LOMOD, Inc.

The project developer is ROEM Development Corporation.

The management services will be provided by FPI Management, Inc.

The market analysis was provided by Lea & Company.

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.

Project Financing

Estimated Total Project Cost: \$23,692,730 Per Unit Cost: \$236,927 Construction Cost Per Sq. Foot: \$266

<u>Construction Financing</u>		<u>Permanent Financing</u>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
East West Bank – Tax Exempt Bonds	\$14,400,000	East West Bank–Tax Exempt Bond	\$10,159,690
L.A. Housing Auth.–Ground Lease Pymt.	\$350,000	City of L.A. Housing Auth. - Lease	\$350,000
LAHD – HOME	\$3,840,000	LAHD – HOME	\$3,840,000
LAHD – Accrued Interest	\$421,334	LAHD – Accrued Interest	\$421,334
GIC – Interest Income	\$306,266	GIC – Interest Income	\$306,266
Lease Up Income	\$463,276	Lease Up Income	\$697,952
Deferred Funding Reserve	\$310,000	FHLB – AHP	\$495,000
Deferred Developer Fee	\$1,993,000	Deferred Developer Fee	\$647,360
Investor Equity	\$1,608,854	Investor Equity	\$7,125,128
		TOTAL	\$23,692,730

Determination of Credit Amount(s)

Requested Eligible Basis:	\$20,881,590
130% High Cost Adjustment:	Yes
Applicable Fraction:	100%
Qualified Basis:	\$27,146,067
Applicable Rate:	3.50%
Total Maximum Annual Federal Credit:	\$950,112
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,500,000
Investor:	Raymond James
Federal Tax Credit Factor:	\$0.74993

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 limitation. 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 3.50% 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: This project has a project-based Section 8 voucher (PBV) contract with HACLA on the 99 tax-credit units with a 15-year term.

Recommendation: Staff recommends that the Committee make a 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
\$950,112	\$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 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 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 anticipated to be the final project costs, 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 of the buildings as completed.

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 credits 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 and contract for services, on-site or within ¼ mile of the project, 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.

Project Analyst: Jack Waegell