

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2010 First Round
October 27, 2010

Project Number CA-2010-035

Project Name Normandie Terrace Apartments
 Site Address: 541 S. Mariposa Avenue
 Los Angeles, CA 90020 County: Los Angeles
 Census Tract: 2121.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,662,502	\$0
Recommended:	\$1,662,502	\$0

Applicant Information

Applicant: Normandie Terrace Partners, L.P.
 Contact: Cynthia Michels
 Address: 5670 Wilshire Boulevard, Suite 2490
 Los Angeles, CA 90036
 Phone: (323) 934-3828 Fax: (323) 934-3848
 Email: cm@americancommunities.net

General partner(s) or principal owner(s): Normandie Terrace Developers, LLC
 CARE Housing Services Corporation
 General Partner Type: Joint Venture
 Developer: American Communities, LLC
 Investor/Consultant: Credit Capital, LLC
 Management Agent: The John Stewart Company

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 66
 No. & % of Tax Credit Units: 65 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: HOME
 Affordability Breakdown by % (Lowest Income Points):
 30% AMI: 10 %
 45% AMI: 40 %
 50% AMI: 25 %

Information

Set-Aside: N/A
 Housing Type: Large Family
 Geographic Area: Los Angeles County
 TCAC Project Analyst: Jack Waegell

Unit Mix

8 1-Bedroom Units
 27 2-Bedroom Units
31 3-Bedroom Units
 66 Total Units

<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>
1 1 Bedroom	30%	30%	\$445
7 1 Bedroom	45%	45%	\$668
3 2 Bedrooms	30%	30%	\$535
11 2 Bedrooms	45%	45%	\$803
8 2 Bedrooms	50%	50%	\$892
4 2 Bedrooms	60%	60%	\$1,071
3 3 Bedrooms	30%	30%	\$618
10 3 Bedrooms	45%	45%	\$927
9 3 Bedrooms	50%	50%	\$1,030
9 3 Bedrooms	60%	60%	\$1,236
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$25,286,680 Construction Cost Per Square Foot: \$116
 Per Unit Cost: \$383,132

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Wells Fargo Bank	\$10,000,000	Valley Bank	\$3,400,000
CRA/LA	\$5,250,000	CRA/LA	\$5,250,000
LAHD - HOME	\$3,000,000	LAHD - HOME	\$3,000,000
Deferred Developer Fee	\$1,042,111	Deferred Developer Fee	\$682,132
Tax Credit Equity	\$5,994,569	Tax Credit Equity	\$12,954,548
		TOTAL	\$25,286,680

Determination of Credit Amount(s)

Requested Eligible Basis:	\$14,209,421
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$18,472,247
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$1,662,502
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,400,000
Investor/Consultant:	Credit Capital, LLC
Federal Tax Credit Factor:	\$0.77922

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:	\$14,209,421
Actual Eligible Basis:	\$17,705,289
Unadjusted Threshold Basis Limit:	\$15,366,192
Total Adjusted Threshold Basis Limit:	\$21,929,420

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 exceeding Title 24 by at least 15%
 - 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
- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Large Family
Second:	76.433%

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 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: In light of some falsified documentation submitted by an applicant that received an award in the first round, TCAC has rescinded the tax credits and Staff is recommending the application that would have been funded.

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, the Los Angeles Housing Department, has completed a site review of this project and strongly 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
\$1,662,502	\$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.

Points System	Max. Possible Points	Requested Points	Points Awarded
Cost Efficiency / Credit Reduction / Public Funds	20	20	20
Public Funds	20	20	20
Owner / Management Characteristics	9	9	9
General Partner Experience	6	6	6
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ¼ mile of transit stop, service every 30 min, 25 units/acre density	7	7	7
Within 1.5 miles of a full-scale grocery/supermarket of at least 25,000 sf	3	3	3
Large Family proj. w/i ¼ mile of public school project children may attend	3	3	3
Within ¼ mile of a pharmacy	2	2	2
Service Amenities	10	10	10
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Health/wellness or skill-building classes, minimum instruction of 120 hrs/yr	10	10	10
Sustainable Building Methods	8	8	8
New construction/adaptive reuse energy efficiency 10% above Title 24	4	4	4
Minimum 1 High Efficiency Toilet (1.3 gpf) or dual flush	2	2	2
Rainwater retention at ½ inch rainfall per 24-hour period	1	1	1
Project has nonsmoking buildings or contiguous sections w/i a building	1	1	1
Project located in a QCT contributing to a community revitalization plan	1	1	1
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
Readiness to Proceed	20	20	20
State Credit Substitution	2	2	2
Total Points	146	146	146

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.