

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

**Project Staff Report
Tax-Exempt Bond Project
July 20, 2011**

Project Number CA-2011-869

Project Name Evergreen Apartments
Site Address: 1801 and 1823 E. 68th Street & 1528 Freeman Avenue
Long Beach, CA 90805 & 90804 County: Los Angeles
Census Tract: 5702.02 / 5751.03

| Tax Credit Amounts | Federal/Annual | State/Total |
|---------------------------|-----------------------|--------------------|
| Requested: | \$716,638 | \$0 |
| Recommended: | \$716,638 | \$0 |

Applicant Information

Applicant: Evergreen Apartments, L.P.
Contact: Holly Benson
Address: 701 E Third Street, Suite 400
Los Angeles CA 90013
Phone: (213) 225-2708 Fax: (213) 225-2709
Email: hbenson@abodecommunities.org

General partner(s) or principal owner(s): Abode Communities
General Partner Type: Nonprofit
Developer: Abode Communities
Investor/Consultant: California Housing Partnership Corp.
Management Agent: Abode Communities

Project Information

Construction Type: Acquisition & Rehabilitation
Total # Residential Buildings: 3
Total # of Units: 81
No. & % of Tax Credit Units: 78 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: Tax-Exempt / HOME
HCD MHP Funding: No
55-Year Use/Affordability: Yes
Number of Units @ or below 50% of area median income: 43
Number of Units @ or below 60% of area median income: 35

Bond Information

Issuer: CA Municipal Finance Authority
 Expected Date of Issuance: November 15, 2011
 Credit Enhancement: N/A

Information

Housing Type: Non-Targeted
 Geographic Area: Los Angeles County
 TCAC Project Analyst: Jack Waegell

Unit Mix

69 2-Bedroom Units
 12 3-Bedroom Units

 81 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> |
|--|--|--|--|
| <u>1823 E. 68th Street - The Palm</u> | | | |
| 1 2 Bedrooms | 50% | 30% | \$550 |
| 1 2 Bedrooms | 50% | 45% | \$830 |
| 11 2 Bedrooms | 50% | 50% | \$932 |
| 1 3 Bedrooms | 50% | 38% | \$810 |
| 1 3 Bedrooms | 50% | 40% | \$860 |
| 1 3 Bedrooms | 50% | 46% | \$990 |
| 3 3 Bedrooms | 50% | 50% | \$1,076 |
| 1 2 Bedrooms | 60% | 52% | \$961 |
| 3 2 Bedrooms | 60% | 56% | \$1,040 |
| 6 2 Bedrooms | 60% | 60% | \$1,119 |
| 1 3 Bedrooms | 60% | 52% | \$1,120 |
| 2 3 Bedrooms | 60% | 55% | \$1,190 |
| 3 3 Bedrooms | 60% | 60% | \$1,292 |
| <u>1801 E. 68th Street - The Sage</u> | | | |
| 14 2 Bedrooms | 50% | 50% | \$932 |
| 1 2 Bedrooms | 60% | 53% | \$990 |
| 6 2 Bedrooms | 60% | 56% | \$1,040 |
| 1 2 Bedrooms | 60% | 52% | \$963 |
| 3 2 Bedrooms | 60% | 60% | \$1,119 |
| <u>1528 Freeman Avenue - The Jasmine</u> | | | |
| 10 2 Bedrooms | 50% | 50% | \$932 |
| 1 2 Bedrooms | 60% | 44% | \$819 |
| 1 2 Bedrooms | 60% | 52% | \$960 |
| 2 2 Bedrooms | 60% | 54% | \$1,000 |
| 4 2 Bedrooms | 60% | 60% | \$1,119 |
| 3 2 Bedrooms | Manager's Unit | Manager's Unit | \$0 |

Project Financing

Estimated Total Project Cost: \$21,390,251
 Estimated Residential Project Cost: \$21,390,251

Residential

Construction Cost Per Square Foot: \$53
 Per Unit Cost: \$264,077

Construction Financing

| Source | Amount |
|------------------------------------|-------------|
| Citi Community Capital | ##### |
| Abode Community Housing | \$7,300,972 |
| General Partner Equity | \$100 |
| Deferred Costs During Construction | \$1,054,980 |
| Deferred Developer Fee | \$1,224,087 |
| Tax Credit Equity | \$610,112 |

Permanent Financing

| Source | Amount |
|-------------------------|---------------------|
| Citi Community Capital | \$3,397,300 |
| Abode Community Housing | \$7,300,972 |
| City of Long Beach | \$1,941,792 |
| FHLB - AHP | \$780,000 |
| General Partner Equity | \$100 |
| Deferred Developer Fee | \$1,224,087 |
| Tax Credit Equity | \$6,746,000 |
| TOTAL | \$21,390,251 |

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation): \$8,312,532
 130% High Cost Adjustment: Yes
 Requested Eligible Basis (Acquisition): \$10,272,467
 Applicable Fraction: 100.00%
 Qualified Basis (Rehabilitation): \$10,806,292
 Applicable Rate: 3.40%
 Qualified Basis (Acquisition): \$10,272,467
 Applicable Rate: 3.40%
 Maximum Annual Federal Credit, Rehabilitation: \$367,393
 Maximum Annual Federal Credit, Acquisition: \$349,245
 Total Maximum Annual Federal Credit: \$716,638
 Approved Developer Fee (in Project Cost & Eligible Basis): \$2,424,087
 Investor/Consultant: California Housing Partnership Corp.
 Federal Tax Credit Factor: \$0.94134

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: | \$18,584,999 |
| Actual Eligible Basis: | \$18,584,999 |
| Unadjusted Threshold Basis Limit: | \$19,773,984 |
| Total Adjusted Threshold Basis Limit: | \$30,649,675 |

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: 55%

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. 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 project consists of the acquisition and rehabilitation of 3 scattered site apartment buildings located within approximately 3.5 miles of each other in the City of Long Beach.

Local Reviewing Agency:

The Local Reviewing Agency, the City of Long Beach, 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 |
| \$716,638 | \$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: None.