

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**2011 Second Round**  
**September 28, 2011**

**Project Number** CA-2011-111

**Project Name** Osborne Street Apartments  
Site Address: 12041 W. Osborne Street  
Los Angeles, CA 91324 County: Los Angeles  
Census Tract: 1041.060

| <b>Tax Credit Amounts</b> | <b>Federal/Annual</b> | <b>State/Total</b> |
|---------------------------|-----------------------|--------------------|
| Requested:                | \$754,986             | \$0                |
| Recommended:              | \$754,986             | \$0                |

**Applicant Information**

Applicant: Osborne Street Housing Partners, L.P.  
Contact: Frank Cardone  
Address: 18201 Von Karman Avenue, Suite 900  
Irvine, CA 92612  
Phone: (949) 660-7272 Fax: (949) 660-7273  
Email: fcardone@related.com

General partner(s) or principal owner(s): Related/Osborne Street Development Co., LLC  
New Economics for Women  
General Partner Type: Joint Venture  
Developer: Related Development Company of California  
Investor/Consultant: Union Bank of California  
Management Agent: Related Management Company, L.P.

**Project Information**

Construction Type: New Construction  
Total # Residential Buildings: 6  
Total # of Units: 60  
No. & % of Tax Credit Units: 59 100%  
Federal Set-Aside Elected: 40%/60%  
Federal Subsidy: HOME  
Affordability Breakdown by Units and % (Lowest Income Points):  
30% AMI: 9 15 %  
40% AMI: 9 15 %  
50% AMI: 24 40 %

**Information**

Set-Aside: N/A  
 Housing Type: Large Family  
 Geographic Area: Los Angeles County  
 TCAC Project Analyst: Velia M. Greenwood

**Unit Mix**

42 1-Bedroom Units  
 18 3-Bedroom Units  


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 60 Total Units

| <u>Unit Type &amp; Number</u> | <u>2011 Rents Targeted<br/>% of Area Median<br/>Income</u> | <u>2011 Rents Actual<br/>% of Area Median<br/>Income</u> | <u>Proposed<br/>Rent<br/>(including<br/>utilities)</u> |
|-------------------------------|--|--|--|
| 6 1 Bedroom                   | 30%  | 24%  | \$380  |
| 6 1 Bedroom                   | 40%  | 40%  | \$636  |
| 16 1 Bedroom                  | 50%  | 48%  | \$764  |
| 13 1 Bedroom                  | 60%  | 60%  | \$957  |
| 3 3 Bedrooms                  | 30%  | 22%  | \$476  |
| 3 3 Bedrooms                  | 40%  | 36%  | \$796  |
| 8 3 Bedrooms                  | 50%  | 44%  | \$956  |
| 4 3 Bedrooms                  | 60%  | 60%  | \$1,328  |
| 1 1 Bedroom                   | Manager's Unit   | Manager's Unit   | \$0  |

**Project Financing**

Estimated Total Project Cost: \$17,847,675  
 Estimated Residential Project Cost: \$17,847,675

**Residential**

Construction Cost Per Square Foot: \$149  
 Per Unit Cost: \$297,461

**Construction Financing**

| <u>Source</u>                  | <u>Amount</u> |
|--------------------------------|---------------|
| Union Bank of California       | \$7,631,879   |
| CRA/LA                         | \$4,000,000   |
| Los Angeles Housing Department | \$3,805,976   |
| Deferred Developer Fee         | \$1,654,910   |
| Tax Credit Equity              | \$754,910     |

**Permanent Financing**

| <u>Source</u>                  | <u>Amount</u>       |
|--------------------------------|---------------------|
| Union Bank of California       | \$1,592,598         |
| CRA/LA                         | \$4,000,000         |
| Los Angeles Housing Department | \$3,805,976         |
| Deferred Developer Fee         | \$900,000           |
| Tax Credit Equity              | \$7,549,101         |
| <b>TOTAL</b>                   | <b>\$17,847,675</b> |

**Determination of Credit Amount(s)**

|   |                          |
|---|--------------------------|
| Requested Eligible Basis:                 | \$6,452,868              |
| 130% High Cost Adjustment:                | Yes                      |
| Applicable Fraction:                      | 100.00%                  |
| Qualified Basis:                          | \$8,388,728              |
| Applicable Rate:                          | 9.00%                    |
| Total Maximum Annual Federal Credit:      | \$754,986                |
| Approved Developer Fee in Project Cost:   | \$1,800,000              |
| Approved Developer Fee in Eligible Basis: | \$1,400,000              |
| Investor/Consultant:                      | Union Bank of California |
| Federal Tax Credit Factor:                | \$0.99990                |

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:  | \$6,452,868  |
| Actual Eligible Basis:                | \$13,659,364 |
| Unadjusted Threshold Basis Limit:     | \$12,127,020 |
| Total Adjusted Threshold Basis Limit: | \$14,834,552 |

**Adjustments to Basis Limit:**

- Required to Pay Prevailing Wages
- Local Development Impact Fees

**Tie-Breaker Information**

|         |                     |
|---------|---------------------|
| First:  | <b>Large Family</b> |
| Second: | <b>65.018%</b>      |

**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 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 the Utility Allowance the applicant included \$3 for Code Enforcement, and \$1 for Rent Stabilization, under Section 42 of the Internal Revenue Service (§ 1.42-10) Code Enforcement and Rent Stabilization fees are not considered a utility allowance. The owner is responsible for paying the lump-sum fees (billed yearly), and may not charge the tenants for reimbursement. Since the applicant inadvertently included these fees, staff removed the utility allowance from the Utility Fee Schedule.

**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, 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:

|                                   |                                |
|-----------------------------------|--------------------------------|
| <b>Federal Tax Credits/Annual</b> | <b>State Tax Credits/Total</b> |
| <b>\$754,986</b>                  | <b>\$0</b>                     |

**Standard Conditions**

The applicant must submit all documentation required for a Carryover Allocation, any Readiness 180-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.

| <b>Points System</b>   | <b>Max. Possible Points</b> | <b>Requested Points</b> | <b>Points Awarded</b> |
|--|-----------------------------|-------------------------|-----------------------|
| <b>Cost Efficiency / Credit Reduction / Public Funds</b>                       | <b>20</b>                   | <b>20</b>               | <b>20</b>             |
| Public Funds   | 20                          | 20                      | 20                    |
| <b>Owner / Management Characteristics</b>                                      | <b>9</b>                    | <b>9</b>                | <b>9</b>              |
| General Partner Experience   | 6                           | 6                       | 6                     |
| Management Experience  | 3                           | 3                       | 3                     |
| <b>Housing Needs</b>   | <b>10</b>                   | <b>10</b>               | <b>10</b>             |
| <b>Site Amenities</b>  | <b>15</b>                   | <b>15</b>               | <b>15</b>             |
| Within 500 ft of regular bus stop (or dial-a-ride service for rural set-aside) | 4                           | 4                       | 4                     |
| Within ¼ mile of public park or community center open to general public        | 3                           | 3                       | 3                     |
| Within ¼ mile of public library  | 3                           | 3                       | 3                     |
| Within ¼ mile of a neighborhood market of at least 5,000 sf                    | 4                           | 4                       | 4                     |
| Within 1 mile of medical clinic or hospital                                    | 2                           | 2                       | 2                     |
| <b>Service Amenities</b>   | <b>10</b>                   | <b>10</b>               | <b>10</b>             |
| LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES                                    |                             |                         |                       |
| Service Coordinator, minimum ratio of 1 FTE to 1,000 bedrooms                  | 3                           | 3                       | 3                     |
| Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr instruction   | 7                           | 7                       | 7                     |
| <b>Sustainable Building Methods</b>  | <b>10</b>                   | <b>10</b>               | <b>10</b>             |
| NEW CONSTRUCTION/ADAPTIVE REUSE  |                             |                         |                       |
| Develop project in accordance w/ requirements of: GreenPoint Rated Multifam    | 5                           | 5                       | 5                     |
| Energy efficiency beyond CA Building Code Title 24 requirements: 18%           | 2                           | 2                       | 2                     |
| Develop project to requirements of: GreenPoint Rated Multifami 100             | 3                           | 3                       | 3                     |
| <b>Lowest Income</b>   | <b>52</b>                   | <b>52</b>               | <b>52</b>             |
| Basic Targeting  | 50                          | 50                      | 50                    |
| Deeper Targeting – at least 10% of units @ 30% AMI or less                     | 2                           | 2                       | 2                     |
| <b>Readiness to Proceed</b>  | <b>20</b>                   | <b>20</b>               | <b>20</b>             |
| <b>Miscellaneous Federal and State Policies</b>                                | <b>2</b>                    | <b>2</b>                | <b>2</b>              |
| State Credit Substitution  | 2                           | 2                       | 2                     |
| <b>Total Points</b>  | <b>148</b>                  | <b>148</b>              | <b>148</b>            |

**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.**