

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

**Project Staff Report**

**2016 Second Round**

**September 21, 2016**

**REVISED**

Paul Williams Apartments, located at 1010 E. Jefferson Boulevard in Los Angeles, requested and is being recommended for a reservation of \$1,342,642 in annual federal tax credits to finance the new construction and adaptive reuse of 40 units of housing serving large families with rents affordable to households earning 30-50% of area median income (AMI). The project will be developed by Hollywood Community Housing Corporation and will be located in Senate District 30 and Assembly District 59.

**Project Number** CA-16-135

**Project Name** Paul Williams Apartments  
**Site Address:** 1010 E. Jefferson Boulevard  
Los Angeles, CA 90011 County: Los Angeles  
**Census Tract:** 2283.100

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,342,642	\$0
Recommended:	\$1,342,642	\$0

**Applicant Information**

**Applicant:** Hollywood Community Housing Corporation  
**Contact:** Sarah Letts  
**Address:** 5020 Santa Monica Boulevard  
Los Angeles, CA 90029  
**Phone:** 323-454-6210 **Fax:** 323-454-4676  
**Email:** sletts@hollywoodhousing.org

**General Partner(s) / Principal Owner(s):** Hollywood Community Housing Corporation  
**General Partner Type:** Nonprofit  
**Parent Company(ies):** Hollywood Community Housing Corporation  
**Developer:** Hollywood Community Housing Corporation  
**Investor/Consultant:** California Housing Partnership Corporation  
**Management Agent(s):** Barker Property Management

**Project Information**

Construction Type: New Construction and Adaptive Reuse  
 Total # Residential Buildings: 1  
 Total # of Units: 41  
 No. & % of Tax Credit Units: 40 100%  
 Federal Set-Aside Elected: 40%/60%  
 Federal Subsidy: HOME / CDBG  
 Affordability Breakdown by Units and % (Lowest Income Points):  
 30% AMI: 7 15 %  
 45% AMI: 8 20 %  
 50% AMI: 25 40 %

**Information**

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

**Unit Mix**

11 1-Bedroom Units  
 17 2-Bedroom Units  
 13 3-Bedroom Units  


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 41 Total Units

<u>Unit Type &amp; Number</u>	<u>2016 Rents Targeted % of Area Median Income</u>	<u>2016 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 1 Bedroom	30%	30%	\$488
2 2 Bedrooms	30%	30%	\$586
2 3 Bedrooms	30%	30%	\$677
6 1 Bedroom	45%	45%	\$732
2 2 Bedrooms	45%	45%	\$879
2 1 Bedroom	50%	50%	\$814
13 2 Bedrooms	50%	50%	\$977
10 3 Bedrooms	50%	50%	\$1,128
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$1,806,200
Construction Costs	\$10,163,295
Rehabilitation Costs	\$2,332,642
Construction Contingency	\$1,273,079
Relocation	\$0
Architectural/Engineering	\$810,000
Const. Interest, Perm. Financing	\$842,864
Legal Fees, Appraisals	\$15,000
Reserves	\$92,114
Other Costs	\$1,629,897
Developer Fee	\$2,000,000
Commercial Costs	\$0
<b>Total</b>	<b>\$20,965,091</b>

**Project Financing**

Estimated Total Project Cost:	\$20,965,091
Estimated Residential Project Cost:	\$20,965,091
Estimated Commercial Project Cost:	\$0

**Residential**

Construction Cost Per Square Foot:	\$293
Per Unit Cost:	\$511,344
True Cash Per Unit Cost*:	\$490,125

**Construction Financing**

Source	Amount
Wells Fargo Bank	\$13,278,196
City of Los Angeles - CDBG	\$1,200,000
HCID-LA - HOME	\$2,826,408
Costs Deferred Until Completion	\$702,426
General Partner Equity	\$100
Deferred Developer Fee	\$869,961
Tax Credit Equity	\$2,088,000

**Permanent Financing**

Source	Amount
Wells Fargo Bank	\$799,000
City of Los Angeles - CDBG	\$1,200,000
HCID-LA - HOME	\$2,826,408
General Partner Equity	\$100
Deferred Developer Fee	\$869,960
Historic Tax Credit Equity	\$741,825
Tax Credit Equity	\$14,527,798
<b>TOTAL</b>	<b>\$20,965,091</b>

\*Less Donated Land, Fee Waivers, Seller Carryback Loans, and Deferred Developer Fee

**Determination of Credit Amount(s)**

Requested Eligible Basis (NC/Rehabilitation):	\$11,591,487
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis Credit Reduction (1%)	\$150,690
Qualified Basis (NC/Rehabilitation):	\$14,918,243
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$1,342,642
Approved Developer Fee in Project Cost:	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$1.08203

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:	\$11,591,487
Actual Eligible Basis:	\$17,596,222
Unadjusted Threshold Basis Limit:	\$9,954,293
Total Adjusted Threshold Basis Limit:	\$14,094,411

**Adjustments to Basis Limit**

Required to Pay State or Federal Prevailing Wages/Financed by labor-affiliated organization employing construction workers paid at least state or federal prevailing wages

Parking Beneath Residential Units or On-Site Parking Structure of Two or More Levels

One or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features:

- Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms where no VOC adhesives or backing is used
- Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

**Tie-Breaker Information**

Initial:	<b>Letter of Support</b>
First:	<b>Large Family</b>
Final:	<b>27.707%</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 9.0% 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**

This project anticipates receiving historic tax credits for the adaptive reuse of the historic Angeles Funeral Home that will be converted to provide 7 residential units, a resident manager office, resident service offices, community room and other community space. The balance of the project (34 units) will be new construction.

**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 City of Los Angeles Housing and Community Investment 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>\$1,342,642</b>	<b>\$0</b>

**Standard Conditions**

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. 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 fifteen 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>
Credit Reduction	20	1	1
Public Funds	20	19	19
<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 1/8 mile of transit, service every 30 min, 25 units/acre density	7	7	7
Within 1/2 mile of public park or community center open to general public	3	3	3
Within 1 mile of public library	2	2	2
Within 1/4 mile of a public elementary school project children may attend	3	3	3
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
LARGE FAMILY HOUSING TYPE			
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	7	7	7
After school program for school age children, minimum of 6 hours/week	3	3	3
<b>Sustainable Building Methods</b>	<b>5</b>	<b>5</b>	<b>5</b>
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of LEED	5	5	5
<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>15</b>	<b>15</b>	<b>10</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>138</b>	<b>138</b>	<b>133</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.**