

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2018 First Round

June 13, 2018

Aria (fka Cambria Apartments), located at 1532-1538 Cambria Street in Los Angeles requested and is being recommended for a reservation of \$965,703 in annual federal tax credits and \$2,953,221 in total state tax credits to finance the new construction of 56 units of housing serving special needs tenants with rents affordable to households earning 30% of area median income (AMI). The project will be developed by Affirmed Housing Group, Inc. and will be located in Senate District 24 and Assembly

The project will be receiving rental assistance in the form of City of Los Angeles, Department of Health Services Flexible Housing Subsidy Pool (FHSP).

Project Number CA-18-731

Project Name Aria (fka Cambria Apartments)
Site Address: 1532-1538 Cambria Street
Los Angeles, CA 90017 County: Los Angeles
Census Tract: 2093.000

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	\$965,703	\$2,953,221
Recommended:	\$965,703	\$2,953,221

* The applicant made an irrevocable election not to sell (Certificate) any portion of the state credits.

Applicant Information

Applicant: Cambria PSH, L.P.
Contact: Mellody Lock
Address: 13520 Evening Creek Drive N., Suite 160
San Diego, CA 92128
Phone: 858-679-2459
Email: mellody@affirmedhousing.com

General Partner(s) / Principal Owner(s): Affirmed Housing Group, Inc
Nexus MGP LLC
General Partner Type: Joint Venture
Parent Company(ies): Affirmed Housing
NEXUS forAffordable Housing, Inc.
Developer: Affirmed Housing Group, Inc
Investor/Consultant: WNC & Associates
Management Agent: Solari Enerprises, Inc

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 57
 No. / % of Low Income Units: 56 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt

Bond Information

Issuer: City of Los Angeles (HCIDLA)
 Expected Date of Issuance: 09/01/18

Information

Housing Type: Special Needs
 Type of Special Needs: Homeless
 Average Targeted Affordability of Special Needs/SRO Project Units: 30%
 % of Special Need Units: 57 units 100%
 Geographic Area: City of Los Angeles
 TCAC Project Analyst: Marlene McDonough

55-Year Use / Affordability

<u>Aggregate Targeting</u> <u>Number of Units</u>	<u>Percentage of</u> <u>Affordable Units</u>
At or Below 30% AMI: 22	35%
At or Below 60% AMI: 35	65%

Unit Mix

47 SRO/Studio Units
9 1-Bedroom Units
1 2-Bedroom Units
<u>57 Total Units</u>

<u>Unit Type & Number</u>	<u>2017 Rents</u> <u>Targeted % of Area</u> <u>Median Income</u>	<u>2017 Rents</u> <u>Actual % of</u> <u>Area Median</u> <u>Income</u>	<u>Proposed Rent</u> <u>(including</u> <u>utilities)</u>
47 SRO/Studio	30%	30%	\$473
9 1 Bedroom	30%	30%	\$507
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

TCAC-confirmed Projected Lifetime Rent Benefit: \$48,494,160

Project Cost Summary at Application

Land and Acquisition	\$4,271,506
Construction Costs	\$15,725,005
Rehabilitation Costs	\$0
Construction Contingency	\$800,000
Relocation	\$0
Architectural/Engineering	\$808,000
Const. Interest, Perm. Financing	\$1,477,000
Legal Fees, Appraisals	\$208,000
Reserves	\$178,000
Other Costs	\$1,616,479
Developer Fee	\$2,963,097
Commercial Costs	\$0
Total	\$28,047,087

Residential

Construction Cost Per Square Foot:	\$504
Per Unit Cost:	\$492,054
True Cash Per Unit Cost*:	\$478,035

Construction Financing

Source	Amount
Banner Bank	\$14,500,000
HCIDLA - HHH Funds	\$12,000,000
Tax Credit Equity	\$1,547,087

Permanent Financing

Source	Amount
Tranche B	\$3,997,999
HCIDLA - HHH Funds	\$12,000,000
Deferred Developer Fee	\$799,090
Tax Credit Equity	\$11,249,998
TOTAL	\$28,047,087

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$22,717,082
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$29,532,207
Applicable Rate:	3.27%
Total Maximum Annual Federal Credit:	\$965,703
Total State Credit:	\$2,953,221
Approved Developer Fee (in Project Cost & Eligible Basis)	\$2,963,097
Investor/Consultant:	WNC & Associates
Federal Tax Credit Factor:	\$0.95000
State Tax Credit Factor:	\$0.70290

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, shall not increase during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits, unless a waiver has been granted for a purchase price not to exceed the sum of third party debt that will be assumed or paid off. The sum of the third party debt encumbering the property may increase during subsequent reviews to reflect the actual amount.

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$22,717,082
Actual Eligible Basis:	\$22,717,082
Unadjusted Threshold Basis Limit:	\$13,081,816
Total Adjusted Threshold Basis Limit:	\$43,931,629

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
- 100% of the Low Income Units for Special Needs Population
- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced
- 55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 200%

Tie-Breaker Information

Final: **65.445%**

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 3.27% 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.

Significant Information / Additional Conditions

The proposed rents do not include any utility allowance. The owner will pay for all utilities

Resyndication and Resyndication Transfer Event: None.

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, City of Los Angeles, has completed a site review of this project and strongly supports this project.

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.

The applicant must submit all documentation required for any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit

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 reservation 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)(5) 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.

CDLAC Additional Conditions

The applicant/owner is required to provide the tenants with the following service amenities free of charge for a minimum of fifteen (15) 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:

- For a period of fifteen (15) years after the Project is placed in use, the Project will offer to Project residents a bona fide service coordinator. The responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or enrichment activities for tenants (such as holiday events, tenant council, etc.). Services must be located within 1/2 mile of the Project and have a written agreement with the service provider at the time of Application.

Points System	Max. Possible Points	Requested Points	Points Awarded
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, service every 30 min, 25 units/acre density	7	7	7
Within ½ mile of public park or community center open to general public	3	3	3
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within ½ mile of a pharmacy	2	2	2
Service Amenities	10	10	10
SPECIAL NEEDS HOUSING TYPE			
Case Manager, minimum ratio of 1 FTE to 100 bedrooms	5	5	5
Service Coordinator/Other Services Specialist, min. 1 FTE per 360 bdrms	5	5	5
Sustainable Building Methods	5	5	5
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements: GreenPoint Rated Program	5	5	5
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	10	10	10
Total Points	111	111	111

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.