CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
January 15, 2020

Chesterfield Apartments, located at 4719 South Normandie Avenue in Los Angeles, requested and is being recommended for a reservation of $955,674 in annual federal tax credits and $4,182,445 in total state tax credits to finance the new construction of 42 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 Wakeland Housing and Development Corporation and will be located in Senate District 30 and Assembly District 59.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the NPLH program(s) of HCD.

Project Number CA-20-427

Project Name Chesterfield Apartments
Site Address: 4719 South Normandie Avenue
Los Angeles, CA 90037 County: Los Angeles
Census Tract: 2322.00

Tax Credit Amounts	**Federal/Annual**	**State/Total** *
Requested:	$955,674	$4,182,445
Recommended:	$955,674	$4,182,445

* The applicant made an election to sell (Certificate) all or any portion of the state credits.

Applicant Information

Applicant:	Wakeland Housing and Development Corporation
Contact:	Veronica Garcia
Address:	1230 Columbia Street, #950 San Diego, CA 92101
Phone:	(619) 895-9060
Email:	vgarcia@wakelandhdc.com

General Partner(s) or Principal Owner(s):	Wakeland Chesterfield LLC
General Partner Type:	Nonprofit
Parent Company(ies):	Wakeland Housing & Development
Developer:	Wakeland Housing & Development
Investor/Consultant:	California Housing Partnership Corporation
Management Agent:	ConAm

Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	43
No. / % of Low Income Units:	42 100.00%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt/HUD Section 8 Project-based Vouchers (42 units - 100%)

Bond Information

Issuer:	LA Housing & Community Investment
Expected Date of Issuance:	January 7, 2019
Credit Enhancement:	N/A

Information

Housing Type:	Special Needs
Geographic Area:	City of Los Angeles
TCAC Project Analyst:	Sara Dixon

55-Year Use / Affordability

Aggregate Targeting Number of Units		Percentage of Affordable Units
30% AMI:	42	100%

Unit Mix

42	SRO/Studio Units
1	2-Bedroom Units
43	Total Units

Unit Type & Number		2019 Rents Targeted % of Area Median Income	2019 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
42	SRO/Studio	30%	30%	$548
1	2 Bedrooms	Manager's Unit	Manager's Unit	$0

Project Cost Summary at Application	
Land and Acquisition	$1,865,000
Construction Costs	$14,351,403
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$717,570
Soft Cost Contingency	$543,312
Relocation	$0
Architectural/Engineering	$1,864,165
Const. Interest, Perm. Financing	$1,881,110
Legal Fees	$85,000
Reserves	$739,606
Other Costs	$1,858,054
Developer Fee	$2,685,510
Commercial Costs	$0
Total	**$26,590,730**

Residential	
Construction Cost Per Square Foot:	$388
Per Unit Cost:	$618,389
True Cash Per Unit Cost*:	$618,389

Construction Financing

Source	Amount
Wells Fargo	$13,700,000
HCIDLA - HHH	$7,131,900
HCIDLA Deferred Interest	$276,246
LACDA - No Place Like Home	$1,890,000
Wakeland Housing and Dev. Corp.	$68,500
Costs deferred until conversion	$2,425,111
Tax Credit Equity	$1,098,973

Permanent Financing

Source	Amount
CCRC	$2,518,240
HCIDLA - HHH	$8,990,000
HCIDLA Deferred Interest	$276,246
LACDA - No Place Like Home	$2,100,000
Wakeland Housing and Dev. Corp.	$68,500
General Partner Equity	$185,510
Tax Credit Equity	$12,452,234
TOTAL	**$26,590,730**

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

Determination of Credit Amount(s)	
Requested Eligible Basis:	$22,689,320
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$29,496,116
Applicable Rate:	3.24%
Total Maximum Annual Federal Credit:	$955,674
Total State Credit:	$4,182,445
Approved Developer Fee (in Project Cost & Eligible Basis):	$2,685,510
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	$0.95286
State Tax Credit Factor:	$0.80000

Except as allowed for projects basing cost on assumed third party debt, the "as if vacant" land value and the existing improvement value established at application for all projects, 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. 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:	$22,689,320
Actual Eligible Basis:	$22,689,320
Unadjusted Threshold Basis Limit:	$10,757,062
Total Adjusted Threshold Basis Limit:	$35,713,445

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

95% of Upper Floor Units are Elevator-Serviced

Income Targeted at 35% AMI or Below: 200%

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 or 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 3.24% 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 reservation of tax credits is contingent upon verification by HUD of the contract renewal amounts within 180 days of the date of reservation.

Development costs are roughly $618,389 per unit. The factors affecting this cost include high cost metropolitan area, labor costs, and high costs for an infill site.

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

Resyndication and Resyndication Transfer Event: None.

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.

State tax credit recipients are limited to cash distributions from project operations pursuant to California Revenue and Taxation Code Section 12206(d). By accepting the tax credit reservation, the applicant/owner is agreeing to comply with the statutory limitations and requirements.

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 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.

CDLAC Additional Conditions
The applicant/owner is required to comply with the CDLAC Resolution. At the time of the TCAC placed in service review, TCAC staff will verify that the project is in compliance with all applicable items of CDLAC Resolution Exhibit A.