**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**
**Project Staff Report**
**Tax-Exempt Bond Project**
**October 14, 2020**

Palm Vista Apartments, located at 20116-20128 Sherman Way in Los Angeles, requested and is being recommended for a reservation of $1,227,954 in annual federal tax credits to finance the new construction of 89 units of housing serving special needs tenants with rents affordable to households earning 30-50% of area median income (AMI). The project will be developed by GTM Holdings LLC and will be located in Senate District 27 and Assembly District 45.

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 MHP, NPLH and IIG program(s) of HCD.

| | | |
|---|---|---|
| **Project Number** | CA-20-627 | |
| **Project Name** | Palm Vista Apartments | |
| Site Address: | 20116-20128 Sherman Way | |
| | Los Angeles, CA 91306 | County: Los Angeles |
| Census Tract: | 1348.00 | |

| **Tax Credit Amounts** | **Federal/Annual** | **State/Total** |
|---|---|---|
| Requested: | $1,227,954 | $0 |
| Recommended: | $1,227,954 | $0 |

**Applicant Information**

| | |
|---|---|
| Applicant: | Palm Vista, LP |
| Contact: | Sarah Letts |
| Address: | 5020 Santa Monica Blvd.<br>Los Angeles, CA 90029 |
| Phone: | 323-469-0710 |
| Email: | sletts@hollywoodhousing.org |

| | |
|---|---|
| General Partner(s) or Principal Owner(s): | HCHC Palm Vista MGP, LLC<br>GTM Palm Vista AGP, LLC |
| General Partner Type: | Joint Venture |
| Parent Company(ies): | Hollywood Community Housing Corporation<br>GTM Holdings, LLC |
| Developer: | GTM Holdings, LLC |
| Investor/Consultant: | US Bank CDC |
| Management Agent: | Barker Property Management |

**Project Information**

| | |
|---|---|
| Construction Type: | New Construction |
| Total # Residential Buildings: | 1 |
| Total # of Units: | 91 |
| No. / % of Low Income Units: | 89    100.00% |
| Federal Set-Aside Elected: | 40%/60% |
| Federal Subsidy: | Tax-Exempt / HUD Section 8 Project-based Vouchers (44 units - 48%) |

**Bond Information**

| | |
|---|---|
| Issuer: | City of Los Angeles |
| Expected Date of Issuance: | February 1, 2021 |

**Information**

| | |
|---|---|
| Housing Type: | Special Needs |
| Geographic Area: | City of Los Angeles |
| TCAC Project Analyst: | Richard Fujitani |

**55-Year Use / Affordability**

| Aggregate Targeting Number of Units | | Percentage of Affordable Units |
|---|---|---|
| 30% AMI: | 44 | 49% |
| 50% AMI: | 45 | 51% |

**Unit Mix**

58 1-Bedroom Units
33 2-Bedroom Units
91 Total Units

| Unit Type & Number | | 2020 Rents Targeted % of Area Median Income | 2020 Rents Actual % of Area Median Income | Proposed Rent (including utilities) |
|---|---|---|---|---|
| 12 | 1 Bedroom | 30% | 20% | $422 |
| 28 | 1 Bedroom | 30% | 30% | $633 |
| 18 | 1 Bedroom | 50% | 50% | $1,056 |
| 4 | 2 Bedrooms | 30% | 30% | $760 |
| 27 | 2 Bedrooms | 50% | 50% | $1,267 |
| 2 | 2 Bedrooms | Manager's Unit | Manager's Unit | $0 |

| **Project Cost Summary at Application** | |
|---|---|
| Land and Acquisition | $7,295,000 |
| Construction Costs | $27,462,769 |
| Rehabilitation Costs | $0 |
| Construction Hard Cost Contingency | $1,200,123 |
| Soft Cost Contingency | $80,000 |
| Relocation | $808,500 |
| Architectural/Engineering | $1,336,660 |
| Const. Interest, Perm. Financing | $2,686,566 |
| Legal Fees | $110,000 |
| Reserves | $956,513 |
| Other Costs | $1,579,288 |
| Developer Fee | $4,507,907 |
| Commercial Costs | $0 |
| **Total** | **$48,023,326** |

| **Residential** | |
|---|---|
| Construction Cost Per Square Foot: | $312 |
| Per Unit Cost: | $527,729 |
| True Cash Per Unit Cost*: | $514,217 |

**Construction Financing**

| Source | Amount |
|---|---|
| US Bank, N.A. | $25,000,000 |
| LACDA - NPLH | $6,440,000 |
| LACDA - AHTF | $2,000,000 |
| HCD - IIG | $4,186,800 |
| AHP | $890,000 |
| Deferred Costs & Fees | $5,214,420 |
| GP Equity | $2,007,907 |
| Tax Credit Equity | $2,284,199 |

**Permanent Financing**

| Source | Amount |
|---|---|
| US Bank, N.A. | $7,585,000 |
| LACDA - NPLH | $6,440,000 |
| LACDA - AHTF | $2,000,000 |
| HCD- MHP | $12,633,579 |
| HCD - IIG | $4,186,800 |
| AHP | $890,000 |
| GP Equity | $2,007,907 |
| Deferred Developer Fee | $1,229,563 |
| Tax Credit Equity | $11,050,477 |
| **TOTAL** | **$48,023,326** |

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

| **Determination of Credit Amount(s)** | |
|---|---|
| Requested Eligible Basis: | $37,899,803 |
| 130% High Cost Adjustment: | No |
| Applicable Fraction: | 100.00% |
| Qualified Basis: | $37,899,803 |
| Applicable Rate: | 3.24% |
| Maximum Annual Federal Credit: | $1,227,954 |
| Approved Developer Fee (in Project Cost & Eligible Basis): | $4,507,907 |
| Investor/Consultant: | US Bank CDC |
| Federal Tax Credit Factor: | $0.89991 |

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: | $37,899,803 |
| Actual Eligible Basis: | $37,899,803 |
| Unadjusted Threshold Basis Limit: | $33,081,456 |
| Total Adjusted Threshold Basis Limit: | $94,733,115 |

**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

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income and Market Rate Units are Income Targeted between 50% AMI & 36% AMI: 50%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income and Market Rate Units are Income Targeted at 35% AMI or Below: 98%

**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 per unit cost is approximately $514,517. The applicant noted the cost is attributed to prevailing wages, relocation costs, and large transition reserve required by the No Place Like Home program of HCD.

**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.