

# CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

## Project Staff Report

2021 First Round

June 16, 2021

Lorena Plaza, located at 3401-3415 East 1st Street and 116-126 South Lorena Street in Los Angeles, requested and is being recommended for a reservation of \$2,500,000 in annual federal tax credits to finance the new construction of 48 units of housing serving large families and special needs tenants with rents affordable to households earning 30-50% of area median income (AMI). The project will be developed by A Community of Friends and will be located in Senate District 24 and Assembly District 53.

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 IIG program of HCD and SNHP through CalHFA.

**Project Number** CA-21-024

**Project Name** Lorena Plaza  
**Site Address:** 3401-3415 East 1st Street and 116-126 South Lorena Street  
Los Angeles, CA 90063 County: Los Angeles  
**Census Tract:** 2039.000

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$2,500,000	\$0
Recommended:	\$2,500,000	\$0

### Applicant Information

**Applicant:** Lorena Plaza, L.P.  
**Contact:** Dora Leong Gallo  
**Address:** 3701 Wilshire Boulevard, Suite 700  
Los Angeles, CA 90010  
**Phone:** (213) 480-0809  
**Email:** dgallo@acof.org

General Partner(s) / Principal Owner(s):	Supportive Housing LLC
General Partner Type:	Nonprofit
Parent Company(ies):	A Community of Friends
Developer:	A Community of Friends
Investor/Consultant:	California Housing Partnership Corporation
Management Agent(s):	A Community of Friends

### Project Information

Construction Type:	New Construction
Total # Residential Buildings:	1
Total # of Units:	49
No. & % of Tax Credit Units:	48 100%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Section 8 Project-based Vouchers (32 units - 66.67%)

**Information**

Set-Aside: Nonprofit (homeless assistance)  
Housing Type: Special Needs  
Type of Special Needs: Homeless/Formerly Homeless & Persons with physical, mental, or developmental disabilities  
Average Targeted Affordability of Special Needs/SRO Project Units: 36.25%  
% of Special Need Units: 32 units 67.00%  
Geographic Area: City of Los Angeles  
TCAC Project Analyst: Sarah Gullikson

**55-Year Use / Affordability**

<b>Aggregate Targeting Number of Units</b>	<b>Percentage of Affordable Units</b>
At or Below 30% AMI: 33	65%
At or Below 50% AMI: 15	30%

**Unit Mix**

3 SRO/Studio Units
18 1-Bedroom Units
20 2-Bedroom Units
8 3-Bedroom Units
<b>49 Total Units</b>

<b>Unit Type &amp; Number</b>	<b>2020 Rents Targeted % of Area Median Income</b>	<b>Proposed Rent (including utilities)</b>
3 SRO/Studio	30%	\$591
18 1 Bedroom	30%	\$633
11 2 Bedrooms	30%	\$760
9 2 Bedrooms	50%	\$1,267
1 3 Bedrooms	30%	\$878
6 3 Bedrooms	50%	\$1,464
1 3 Bedrooms	Manager's Unit	\$0

**Project Cost Summary at Application**

Land and Acquisition	\$990,686
Construction Costs	\$20,936,182
Rehabilitation Costs	\$0
Construction Contingency	\$1,783,191
Relocation	\$0
Architectural/Engineering	\$970,277
Const. Interest, Perm. Financing	\$1,798,457
Legal Fees	\$224,400
Reserves	\$204,601
Other Costs	\$1,304,285
Developer Fee	\$2,200,000
Commercial Costs	\$3,741,419
<b>Total</b>	<b>\$34,153,498</b>

**Residential**

Construction Cost Per Square Foot:	\$372
Per Unit Cost:	\$615,267
True Cash Per Unit Cost*:	\$615,267

**Construction Financing**

Source	Amount
Citibank Construction	\$23,026,740
HCIDLA - HHH	\$2,903,202
LA County DMH- SNHP	\$1,200,000
HCD IIG	\$3,095,000
Costs Deferred until Conversion	\$1,547,841
Tax Credit Equity	\$2,380,715

**Permanent Financing**

Source	Amount
Citibank Conventional Permanent	\$4,065,000
HCIDLA - HHH	\$2,903,202
LA County DMH- SNHP	\$1,200,000
HCD IIG	\$3,095,000
Tax Credit Equity	\$22,890,296
<b>TOTAL</b>	<b>\$34,153,498</b>

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

**Determination of Credit Amount(s)**

Requested Eligible Basis:	\$21,367,522
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$27,777,779
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$2,500,000
Approved Developer Fee in Project Cost:	\$2,200,000
Approved Developer Fee in Eligible Basis:	\$1,936,000
Investor/Consultant:	California Housing Partnership Corporation
Federal Tax Credit Factor:	\$0.91561

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.

**Tie-Breaker Information**

First:	<b>Special Needs</b>
Final:	<b>46.897%</b>

**Significant Information / Additional Conditions:**

Development costs are roughly \$615,267 per unit. The factors affecting this cost include an abandoned oil well on site that will have to be re-capped to current standards as well as one level of semi-subterranean parking.

**Resyndication and Resyndication Transfer Event:** None.

**Local Reviewing Agency**

The Local Reviewing Agency has not yet completed a site review of this project. Any negative comments in the LRA report will cause this staff report to be revised to reflect such comments.

**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.

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 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.

If the applicant has requested the use of a CUAC utility allowance, TCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from TCAC, this project is not eligible to use a utility allowance based on the CUAC.

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.

<b>Points System</b>	<b>Max. Possible Points</b>	<b>Requested Points</b>	<b>Points Awarded</b>
<b>Owner / Management Characteristics</b>	<b>10</b>	<b>10</b>	<b>10</b>
General Partner Experience	7	7	7
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 ¼ mile of transit, service every 30 min, 25 units/acre density	7	7	7
Within ¾ mile of public park or community center open to general public	2	2	2
Within 1 mile of public library	2	2	2
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within 1 mile of a public high school	3	3	3
Special Needs project within ½ mile of facility serving tenant population	3	3	3
Within ½ mile of a pharmacy	2	2	2
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES</b>			
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 60 hrs/yr instruction	5	5	5
<b>SPECIAL NEEDS HOUSING TYPE</b>			
Case Manager, minimum ratio of 1 FTE to 100 bedrooms	5	5	5
Service Coordinator/Other Services Specialist, min. ratio 1 FTE to 360 bdrms	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 Low Income Units @ 30% AMI or less	2	2	2
<b>Readiness to Proceed</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>Miscellaneous Federal and State Policies</b>	<b>2</b>	<b>2</b>	<b>2</b>
Smoke Free Residence	2	2	2
<b>Total Points</b>	<b>109</b>	<b>109</b>	<b>109</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.**