CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
November 30, 2022

Grandview Apartments, located at 714-760 S. Grand View Street in Los Angeles, requested and is being recommended for a reservation of $3,188,410 in annual federal tax credits and $8,974,136 in total state tax credits to finance the new construction of 99 units of housing serving special needs tenants with rents affordable to households earning 20%-80% of area median income (AMI). The project will be developed by Abode Communities 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 Multifamily Housing Program (MHP)/ Infill Infrastructure Grant (IIG)/ Transit-Oriented Development (TOD)/ Affordable Housing and Sustainable Communities (AHSC) programs of HCD.

Project Number	CA-22-605

Project Name   Grandview Apartments
   Site Address: 714-760 S. Grand View Street
                      Los Angeles, CA 90057   County: Los Angeles
   Census Tract: 2094.01

Tax Credit Amounts	Federal/Annual	State/Total *
Requested:	$3,188,410	$8,974,136
Recommended:	$3,188,410	$8,974,136

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

Applicant Information
   Applicant: Grandview Apartments, L.P.
   Contact: Lara Regus
   Address: 1149 S. Hill Street, Suite 700
                 Los Angeles, CA 90015
   Phone: 213-225-2812
   Email: lregus@abodecommunities.org

General Partner(s) or Principal Owner(s):	Grandview Apartments GP LLC
General Partner Type:	Nonprofit
Parent Company(ies):	Abode Communities
Developer:	Abode Communities
Bond Issuer:	City of Los Angeles
Investor/Consultant:	California Housing Partnership
Management Agent:	Abode Communities

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 100
No. / % of Low Income Units: 99   100.00%
Federal Set-Aside Elected: 40%/60% Average Income
Federal Subsidy: Tax-Exempt/HUD Section 8 Project-based Vouchers (54 Units -

Information

Housing Type: Special Needs
Geographic Area: City of Los Angeles
CTCAC Project Analyst: Nick White

55-Year Use / Affordability

Aggregate Targeting	Number of Units	Percentage of Affordable Units
20% AMI:	54	55%
30% AMI:	11	11%
40% AMI:	11	11%
50% AMI:	15	15%
60% AMI:	3	3%
70% AMI:	1	1%
80% AMI:	4	4%

Unit Mix

53 1-Bedroom Units
28 2-Bedroom Units
19 3-Bedroom Units
100 Total Units

Unit Type & Number		2022 Rents Targeted % of Area Median Income	Proposed Rent (including utilities)
34	1 Bedroom	20%	$334
20	2 Bedrooms	20%	$402
5	1 Bedroom	30%	$670
2	2 Bedrooms	30%	$804
4	3 Bedrooms	30%	$929
5	1 Bedroom	40%	$893
2	2 Bedrooms	40%	$1,072
4	3 Bedrooms	40%	$1,239
4	1 Bedroom	50%	$1,116
1	2 Bedrooms	50%	$1,340
10	3 Bedrooms	50%	$1,548
1	1 Bedroom	60%	$1,340
2	2 Bedrooms	60%	$1,608
1	3 Bedrooms	70%	$2,168
4	1 Bedroom	80%	$1,348
1	2 Bedrooms	Manager's Unit	$0

Project Cost Summary at Application

Land and Acquisition	$11,087,584
Construction Costs	$43,673,719
Rehabilitation Costs	$0
Construction Hard Cost Contingency	$4,402,072
Soft Cost Contingency	$812,000
Relocation	$2,918,000
Architectural/Engineering	$2,538,048
Const. Interest, Perm. Financing	$8,445,464
Legal Fees	$370,000
Reserves	$1,007,849
Other Costs	$2,523,161
Developer Fee	$2,500,000
Commercial Costs	$0
Total	**$80,277,897**

Residential

Construction Cost Per Square Foot:	$446
Per Unit Cost:	$802,779
True Cash Per Unit Cost*:	$799,779

Construction Financing		**Permanent Financing**	
Source	Amount	Source	Amount
Union Bank Tax-Exempt	$40,953,000	Union Bank	$8,945,100
Union Bank Taxable	$17,937,754	LAHD HHH	$12,000,000
LAHD - HHH	$12,000,000	HCD - AHSC	$9,054,838
LACDA - AHTF	$2,350,000	HCD - MHP	$4,100,000
HCD - IIG	$2,000,000	HCD - TOD	$4,160,552
Costs Deferred Until Conversion	$1,943,849	HCD - IIG	$2,000,000
Deferred Developer Fee	$300,000	LACDA - AHTF	$2,450,000
Tax Credit Equity	$2,793,294	Deferred Developer Fee	$300,000
		Tax Credit Equity	$37,267,407
		TOTAL	**$80,277,897**

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

Determination of Credit Amount(s)

Requested Eligible Basis:	$61,315,570
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	$79,710,241
Applicable Rate:	4.00%
Total Maximum Annual Federal Credit:	$3,188,410
Total State Credit:	$8,974,136
Approved Developer Fee (in Project Cost & Eligible Basis):	$2,500,000
Investor/Consultant:	California Housing Partnership
Federal Tax Credit Factor:	$0.91552
State Tax Credit Factor:	$0.90000

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.

Significant Information / Additional Conditions: None.

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.

CTCAC 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 CTCAC.

The applicant must pay CTCAC a reservation fee calculated in accordance with regulation. Additionally, CTCAC 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 CTCAC 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, CTCAC's Compliance staff will review the CUAC documentation for this project prior to placed in service. Until written approval is received from CTCAC, 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 CTCAC 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 CTCAC in its final feasibility analysis.

CDLAC Additional Conditions

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