

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2023 Second Round

November 8, 2023

Sunnyside, located at 1408 West 62nd Street in Los Angeles, requested and is being recommended for a reservation of \$1,705,333 in annual federal tax credits to finance the new construction of 26 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 Clifford Beers Housing (aka Holos Communities) and will be located in Senate District 28 and Assembly District 57.

The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers.

Project Number CA-23-140

Project Name Sunnyside
Site Address: 1408 West 62nd Street
Los Angeles, CA 90047
County: Los Angeles
Census Tract: 2372.01

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,705,333	\$0
Recommended:	\$1,705,333	\$0

Applicant Information

Applicant: Sunnyside, L.P.
Contact: Audrey Peterson
Address: 11739 Victory Boulevard
Los Angeles, CA 91606
Phone: 213-316-0108
Email: apeterson@holoscommunities.org

General Partner(s) / Principal Owner(s): 1408 Sunnyside LLC
General Partner Type: Nonprofit
Parent Company(ies): Clifford Beers Housing (aka Holos Communities)
Restore Neighborhoods LA
Developer: Clifford Beers Housing (aka Holos Communities)
Investor/Consultant: Enterprise Community Partners
Management Agent(s): Levine Management Group

Project Information

Construction Type: New Construction
Total # Residential Buildings: 1
Total # of Units: 27
No. & % of Tax Credit Units: 26 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Section 8 Project-based Vouchers (26 Units - 100%)

Information

Set-Aside: Nonprofit (Homeless assistance)
Housing Type: Special Needs
Type of Special Needs: Individuals experiencing homelessness and chronic homelessness
Average Targeted Affordability of Special Needs/SRO Project Units: 30.00%
% of Special Need Units: 26 units 100.00%
Geographic Area: City of Los Angeles
CTCAC Project Analyst: Sopida Steinwert

55-Year Use / Affordability

<u>Aggregate Targeting</u>	<u>Number of Units</u>	<u>Percent of Required Affordable Units</u>
At or Below 30% AML:	26	80%

Unit Mix

26 SRO/Studio Units
<u>1 1-Bedroom Units</u>
27 Total Units

<u>Unit Type & Number</u>	<u>2023 Rents Targeted % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
26 SRO/Studio	30%	\$625
1 1 Bedroom	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$1,058,919
Construction Costs	\$11,807,474
Construction Contingency	\$1,397,665
Relocation	\$58,725
Architectural/Engineering	\$370,000
Const. Interest, Perm. Financing	\$898,487
Legal Fees	\$107,500
Reserves	\$471,194
Other Costs	\$1,069,981
Developer Fee	\$2,200,000
Total	\$19,439,945

Residential

Construction Cost Per Square Foot:	\$857
Per Unit Cost:	\$719,998
True Cash Per Unit Cost*:	\$719,998

Construction Financing		Permanent Financing	
Source	Amount	Source	Amount
Genesis LA	\$2,244,400	Genesis LA	\$1,310,767
City of LA: Proposition HHH	\$3,780,000	City of LA: Proposition HHH	\$3,780,000
Deferred Costs	\$535,458	General Partner Equity	\$100
Deferred Developer Fee	\$1,430,000	Tax Credit Equity	\$14,349,078
General Partner Equity	\$100	TOTAL	\$19,439,945
Tax Credit Equity	\$11,449,987		

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

Determination of Credit Amount(s)

Requested Eligible Basis:	\$14,850,000
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$19,305,000
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$1,705,333
Approved Developer Fee (in Project Cost & Eligible Basis):	\$2,200,000
Investor/Consultant:	Enterprise Community Partners
Federal Tax Credit Factor:	\$0.84142

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

Initial:	Letter of Support
First:	Special Needs
Self-Score Final:	50.489%
CTCAC Final:	49.437%

Significant Information / Additional Conditions:

Staff noted a per unit development cost of \$719,998. The applicant noted that the per unit cost is attributed to the accessibility inspections, significantly higher prices in anticipation of the many difficult corrections, extremely long payment timelines, and the historic labor and material price escalations.

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.

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 performance deposit and allocation 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.

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.

Points System	Max. Possible Points	Requested Points	Points Awarded
Owner / Management Characteristics	10	10	10
General Partner Experience	7	7	7
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within 1/3 mile of transit, service every 30 min, 25 units/acre density	7	7	7
Within 1 mile of public library	2	2	2
Within 1 mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Within 1 mile of medical clinic or hospital	2	2	2
Within 1 mile of a pharmacy	1	1	1
Service Amenities	10	10	10
SPECIAL NEEDS HOUSING TYPE			
Case Manager, minimum ratio of 1 FTE to 100 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	5	5	5
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of Low Income Units @ 30% AMI or less	2	2	2
Readiness to Proceed	10	10	10
Miscellaneous Federal and State Policies	2	2	2
Smoke Free Residence	2	2	2
Total Points	109	109	109

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.