

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
March 19, 2014

Project Number CA-14-828

Project Name Central Avenue Village Square
 Site Address: 1060 East 53rd Street
 Los Angeles, CA 90011 County: Los Angeles
 Census Tract: 2294.200

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$394,599	\$0
Recommended:	\$349,599	\$0

Applicant Information

Applicant: Central Avenue Village Square Preservation, L.P.
 Contact: Noreen McClendon
 Address: 1060 East 53rd Street
 Los Angeles, CA 90011
 Phone: (323) 846-2500 Fax: (323) 846-2508
 Email: nmclendon@sbcglobal.net

General Partner(s) or Principal Owner(s): Concerned Citizens of South Central Los Angeles
 General Partner Type: Nonprofit
 Parent Company(ies): Concerned Citizens of South Central Los Angeles
 Developers: Concerned Citizens of South Central Los Angeles /
 CP Preservation Housing, LLC
 Investor/Consultant: WNC
 Management Agent: Concerned Citizens of South Central Los Angeles

Project Information

Construction Type: Acquisition & Rehabilitation
 Total # Residential Buildings: 1
 Total # of Units: 45
 No. & % of Tax Credit Units: 44 100.00%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: Tax-Exempt
 HCD MHP Funding: No
 55-Year Use/Affordability: Yes
 Number of Units @ or below 35% of area median income: 14
 Number of Units @ or below 50% of area median income: 15
 Number of Units @ or below 60% of area median income: 15

Bond Information

Issuer: City of Los Angeles - HCID
 Expected Date of Issuance: June 19, 2014
 Credit Enhancement: N/A

Information

Housing Type: Large Family
 Geographic Area: City of Los Angeles
 TCAC Project Analyst: Jack Waegell

Unit Mix

6 1-Bedroom Units
 18 2-Bedroom Units
 12 3-Bedroom Units
9 4-Bedroom Units
 45 Total Units

<u>Unit Type & Number</u>	<u>2014 Rents Targeted % of Area Median Income</u>	<u>2014 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 1 Bedroom	35%	35%	\$535
3 1 Bedroom	60%	60%	\$917
6 2 Bedrooms	35%	35%	\$642
8 2 Bedrooms	50%	50%	\$917
4 2 Bedrooms	60%	60%	\$1,101
3 3 Bedrooms	35%	35%	\$742
3 3 Bedrooms	50%	50%	\$1,060
5 3 Bedrooms	60%	60%	\$1,272
2 4 Bedrooms	35%	35%	\$827
3 4 Bedrooms	50%	50%	\$1,182
1 4 Bedrooms	60%	60%	\$1,419
1 5 Bedrooms	50%	50%	\$1,304
2 5 Bedrooms	60%	60%	\$1,565
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$838

Project Financing

Estimated Total Project Cost:	\$12,956,380
Estimated Residential Project Cost:	\$12,956,380

Residential

Construction Cost Per Square Foot:	\$42
Per Unit Cost:	\$287,920

Construction Financing

Source	Amount
LSA Capital (Tax Exempt Bonds)	\$6,375,000
City of Los Angeles - HCID	\$5,373,146
Existing Replacement Reserves	\$960
Deferred Developer Fee	\$730,769
Tax Credit Equity	\$476,506

Permanent Financing

Source	Amount
LSA Capital	\$3,106,212
City of Los Angeles - HCID	\$5,373,146
Existing Replacement Reserves	\$960
Income from Operations	\$132,973
Deferred Developer Fee	\$555,318
Tax Credit Equity	\$3,787,771
TOTAL	\$12,956,380

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	\$3,753,664
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	\$7,451,454
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$4,879,764
Qualified Basis (Acquisition):	\$7,451,454
Applicable Rate:	3.20%
Maximum Annual Federal Credit, Rehabilitation:	\$156,152
Maximum Annual Federal Credit, Acquisition:	\$238,447
Total Maximum Annual Federal Credit:	\$349,599
Approved Developer Fee (in Project Cost & Eligible Basis):	\$1,461,537
Investor/Consultant:	WNC
Federal Tax Credit Factor:	\$0.95990

Per Regulation Section 10322(i)(4)(A), 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, will be used during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits.

Per Regulation Section 10327(c)(2)(C), Once established at the initial funded application, the developer fee cannot be increased, but may be decreased, in the event of a modification in basis.

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$11,205,118
Actual Eligible Basis:	\$11,205,118
Unadjusted Threshold Basis Limit:	\$12,648,729
Total Adjusted Threshold Basis Limit:	\$27,321,255

Adjustments to Basis Limit:

Required to Pay Prevailing Wages

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 34%

55-Year Use/Affordability Restriction – 2% for Each 1% of Low-Income Units are Income Targeted at 35% AMI or Below: 62%

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 expense 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 3.20% 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.

Special Issues/Other Significant Information: This project involves the re-syndication of an existing tax credit project, CA-92-092, under an extended 55-year regulatory agreement to approximately July 2049 which restricts the rent and income at an average affordability for the project's affordable units at 51% AMI or less, including at least 14 units at 35% AMI or less.

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.

Recommendation: Staff recommends that the Committee make a preliminary reservation of tax credits in the following amount(s) contingent upon standard conditions and any additional conditions imposed by the Committee:

Federal Tax Credits/Annual	State Tax Credits/Total
\$349,599	\$0

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.

The IRS has advised TCAC that the amount of tax-exempt bonds issued, equivalent to at least 50% of aggregate basis, must remain in place through the first year of the credit period or until eligible basis is finally determined.

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.

Additional Conditions: None.