

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2010 First Round

June 9, 2010

Project Number CA-2010-062

Project Name Yale Street Family Housing
Site Address: 715-721 Yale Street
Los Angeles, CA 90012 County: Los Angeles
Census Tract: 2071.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,403,200	\$0
Recommended:	\$1,403,200	\$0

Applicant Information

Applicant: Yale Street Family Housing, LP
Contact: James Silverwood
Address: 13520 Evening Creek Drive North, Suite 360
San Diego, CA 92128
Phone: (858) 679-2828 Fax: (858) 679-9076
Email: Jim@AffirmedHousing.com

General partner(s) or principal owner(s): Affirmed Housing Group, Inc.
General Partner Type: For Profit
Developer: Affirmed Housing Group, Inc.
Investor/Consultant: Boston Capital
Management Agent: Solari Enterprises, Inc.

Project Information

Construction Type: New Construction
Total # Residential Buildings: 2
Total # of Units: 60
No. & % of Tax Credit Units: 59 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HOME
Affordability Breakdown by % (Lowest Income Points):
30% AMI: 10 %
45% AMI: 65 %

Information

Set-Aside: N/A
Housing Type: Large Family
Geographic Area: Los Angeles County
TCAC Project Analyst: Jack Waegell

Unit Mix

- 15 SRO/Studio Units
- 15 1-Bedroom Units
- 10 2-Bedroom Units
- 20 3-Bedroom Units
- 60 Total Units

<u>Unit Type & Number</u>	<u>2009 Rents Targeted % of Area Median Income</u>	<u>2009 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
3 SRO/Studio	30%	27%	\$370
12 SRO/Studio	45%	44%	\$616
2 1 Bedroom	30%	27%	\$396
13 1 Bedroom	45%	44%	\$660
1 2 Bedrooms	30%	27%	\$475
9 2 Bedrooms	45%	44%	\$792
2 3 Bedrooms	30%	27%	\$549
12 3 Bedrooms	45%	44%	\$915
5 3 Bedrooms	60%	60%	\$1,236
1 3 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost:	\$22,083,291	Construction Cost Per Square Foot:	\$145
		Per Unit Cost:	\$368,055

Construction Financing		Permanent Financing	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
US Bank	\$7,940,916	US Bank	\$1,651,861
LAHD	\$4,893,531	LAHD - HOME & AHTF	\$4,893,531
CRA	\$3,400,000	LA DWP	\$200,000
Deferred Fee	\$345,070	CRA	\$3,400,000
Los Angeles Unified School District	\$47,869	AHP	\$600,000
Tax Credit Equity	\$5,455,905	Los Angeles Unified School District	\$47,869
		Deferred Developer Fee	\$345,070
		Tax Credit Equity	\$10,944,960
		TOTAL	\$22,083,291

Determination of Credit Amount(s)

Requested Eligible Basis:	\$11,993,163
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	\$15,591,112
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$1,403,200
Approved Developer Fee in Project Cost	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Boston Capital
Federal Tax Credit Factor:	\$0.78000

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:	\$11,993,163
Actual Eligible Basis:	\$18,876,977
Unadjusted Threshold Basis Limit:	\$12,328,660
Total Adjusted Threshold Basis Limit:	\$17,533,410

Adjustments to Basis Limit:

Required to Pay Prevailing Wages

Parking Beneath Residential Units

3 or More Energy Efficiency/Resource Conservation/Indoor Air Quality Features:

- Projects exceeding Title 24 by at least 15%
- Projects using tank less water heaters, a high efficiency condensing boiler (92% AFUE or greater), or a solar thermal domestic hot water pre-heating system
- Projects using vent kitchen range hoods to the exterior of the building in at least 80% of the units

Utilizing New Energy Technologies

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Large Family
Second:	83.247%

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 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 9.00% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.40%. 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: Staff noted that the preliminary architectural drawings did not clearly shown the dishwashers that are required in each unit. The applicant is cautioned that all large family housing type requirements, including dishwashers in each unit, must be met when the project is constructed.

In determining the adjusted threshold basis limit, the applicant included \$720,000 in local development impact fees. However, the applicant did not provide the required 3rd party documentation from the local agency. Staff reduced the adjusted threshold basis limit accordingly to \$17,533,410 as shown on page 3 under the Eligible Basis and Basis Limit section. This reduction has no affect on the project.

Legal Status: Staff has reviewed the Applicant's responses to the questions contained in the Legal Status portion of the Application. No information was disclosed that raised any question regarding the financial viability or legal integrity of the applicant.

Local Reviewing Agency:

The Local Reviewing Agency, the Housing Department of the City of Los Angeles, has completed a site review of this project and strongly supports this project.

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
\$1,403,200	\$0

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation, any Readiness 150-Day Requirements elected, and a Final Reservation. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

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

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.

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 ten 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)(6) 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.

Additional Conditions: None

Points System	Max. Possible Points	Requested Points	Points Awarded
Cost Efficiency / Credit Reduction / Public Funds	20	20	20
Public Funds	20	38	20
Owner / Management Characteristics	9	9	9
General Partner Experience	6	6	6
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ¼ mile of transit stop, service every 30 min, 25 units/acre density	7	7	7
Within ¼ mile of public park or community center open to general public	3	3	3
Within ¼ mile of public library	3	3	3
Within ½ mile of medical clinic or hospital	3	3	3
Service Amenities	10	10	10
Adult educational classes, minimum instruction of 120 hours/year	10	10	10
Sustainable Building Methods	8	8	8
LEED/Green Communities/GreenPoint Rated Multifamily Guidelines	8	8	8
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
Readiness to Proceed	20	20	20
State Credit Substitution	2	2	2
Total Points	146	146	146

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.