

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Project Staff Report**  
**2013 Second Round**  
**September 25, 2013**

**Project Number** CA-13-158

**Project Name** Eucalyptus Park  
 Site Address: 811 N. Eucalyptus Ave.  
 Inglewood, CA 90302 County: Los Angeles  
 Census Tract: 6013.030

<b>Tax Credit Amounts</b>	<b>Federal/Annual</b>	<b>State/Total</b>
Requested:	\$1,016,314	\$0
Recommended:	\$1,016,314	\$0

**Applicant Information**

Applicant: Thomas Safran & Associates  
 Contact: Anthony Yannatta  
 Address: 11812 San Vicente Blvd. #600  
 Los Angeles, CA 90049  
 Phone: 310-820-4888 Fax: 310-207-6986  
 Email: anthony@tsahousing.com

General Partner(s) or Principal Owner(s): Thomas Safran & Associates  
 Housing Corporation of America  
 General Partner Type: Joint Venture  
 Parent Company(ies): Thomas Safran & Associates  
 Housing Corporation of America  
 Developer: Thomas Safran & Associates  
 Investor/Consultant: Union Bank, N.A.  
 Management Agent(s): Thomas Safran & Associates, Inc.

**Project Information**

Construction Type: Acquisition & Rehabilitation  
 Total # Residential Buildings: 1  
 Total # of Units: 93  
 No. & % of Tax Credit Units: 92 100%  
 Federal Set-Aside Elected: 40%/60%  
 Federal Subsidy: HOME / HUD 221(d)(4) / HUD Section 8 Project Based Vouchers  
 (93 units - 100%)  
 Affordability Breakdown by Units and % (Lowest Income Points):  
 30% AMI: 10 10 %  
 40% AMI: 19 20 %  
 50% AMI: 37 40 %

**Information**

Set-Aside: At-Risk  
 Housing Type: Seniors  
 Geographic Area: Balance of Los Angeles County  
 TCAC Project Analyst: Marisol Parks

**Unit Mix**

93 1-Bedroom Units  
 93 Total Units

<u>Unit Type &amp; Number</u>	<u>2013 Rents Targeted % of Area Median Income</u>	<u>2013 Rents Actual % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
10 1 Bedroom	30%	30%	\$466
19 1 Bedroom	40%	40%	\$621
37 1 Bedroom	50%	50%	\$776
26 1 Bedroom	55%	55%	\$854
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

**Project Financing**

Estimated Total Project Cost: \$25,877,398  
 Estimated Residential Project Cost: \$25,877,398

**Residential**

Construction Cost Per Square Foot: \$106  
 Per Unit Cost: \$278,252

**Construction Financing**

<u>Source</u>	<u>Amount</u>
PNC Bank (HUD 221(d)(4))	\$8,625,397
Tranche B (HUD 221(d)(4))	\$3,496,103
City of Inglewood - HOME	\$1,800,000
NOI During Construction	\$426,447
Deferred Developer Fee	\$2,000,000
Tax Credit Equity	\$9,069,652

**Permanent Financing**

<u>Source</u>	<u>Amount</u>
PNC Bank (HUD 221(d)(4))	\$8,625,397
Tranche B (HUD 221(d)(4))	\$3,496,103
City of Inglewood - HOME	\$1,800,000
NOI During Construction	\$426,447
Deferred Developer Fee Loan	\$859,272
Tax Credit Equity	\$10,670,179
<b>TOTAL</b>	<b>\$25,877,398</b>

**Determination of Credit Amount(s)**

Requested Eligible Basis (Rehabilitation): \$8,468,859  
 130% High Cost Adjustment: Yes  
 Requested Eligible Basis (Acquisition): \$837,100  
 Applicable Fraction: 100.00%  
 Qualified Basis (Rehabilitation): \$11,009,517  
 Applicable Rate: 9.00%  
 Qualified Basis (Acquisition): \$837,100  
 Applicable Rate: 3.20%  
 Maximum Annual Federal Credit, Rehabilitation: \$989,527  
 Maximum Annual Federal Credit, Acquisition: \$26,787  
 Total Maximum Annual Federal Credit: \$1,016,314  
 Approved Developer Fee in Project Cost: \$2,000,000  
 Approved Developer Fee in Eligible Basis: \$1,400,000  
 Investor/Consultant: Union Bank, N.A.  
 Federal Tax Credit Factor: \$1.04989

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:	\$9,305,959
Actual Eligible Basis:	\$21,805,959
Unadjusted Threshold Basis Limit:	\$16,776,270
Total Adjusted Threshold Basis Limit:	\$21,809,151

**Adjustments to Basis Limit:**

Required to Pay Prevailing Wages  
95% of Upper Floor Units are Elevator-Serviced

**Tie-Breaker Information**

First:	<b>Seniors</b>
Second:	<b>46.929%</b>

**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 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 9.00% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.20%. 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:**

Adequate laundry facilities must be available on project premises, with no fewer than one washer/dryer per 10 units upon completion of the project prior to the issuance of federal and state tax forms.

**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 City of Inglewood, 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:

<b>Federal Tax Credits/Annual</b>	<b>State Tax Credits/Total</b>
<b>\$1,016,314</b>	<b>\$0</b>

**Standard Conditions**

The applicant must submit all documentation required for a Carryover Allocation, any Readiness to Proceed 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 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

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

<b>Points System</b>	<b>Max. Possible Points</b>	<b>Requested Points</b>	<b>Points Awarded</b>
<b>Cost Efficiency / Credit Reduction / Public Funds</b>	<b>20</b>	<b>20</b>	<b>20</b>
Public Funds	20	20	20
<b>Owner / Management Characteristics</b>	<b>9</b>	<b>9</b>	<b>9</b>
General Partner Experience	6	6	6
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 stop, service every 30 minutes in rush hours	6	6	6
Within ½ mile of public park or community center open to general public	2	2	2
Within ¼ mile of a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within 1 mile of medical clinic or hospital	2	2	2
<b>Service Amenities</b>	<b>10</b>	<b>10</b>	<b>10</b>
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Service Coordinator, minimum ratio of 1 FTE to 600 bedrooms	5	5	5
Adult ed/health & wellness/skill bldg classes, minimum 60 hrs/yr instruction	5	5	5
<b>Sustainable Building Methods</b>	<b>10</b>	<b>10</b>	<b>10</b>
REHABILITATION			
Rehabilitate to improve energy efficiency (change in HERS II rating): 30%	10	10	10
<b>Lowest Income</b>	<b>52</b>	<b>52</b>	<b>52</b>
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
<b>Readiness to Proceed</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>Miscellaneous Federal and State Policies</b>	<b>2</b>	<b>2</b>	<b>2</b>
State Credit Substitution	2	2	2
<b>Total Points</b>	<b>148</b>	<b>148</b>	<b>148</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.**