

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2015 First Round
June 10, 2015

Project Number CA-15-062

Project Name Gundry Hill
 Site Address: 1500 E. Hill Street
 Signal Hill, CA 90755 County: Los Angeles
 Census Tract: 5734.020

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,825,661	\$0
Recommended:	\$1,825,661	\$0

Applicant Information

Applicant: Gundry Hill, LP
 Contact: Christopher Maffris
 Address: 1640 S. Sepulveda Blvd., Suite 425
 Los Angeles, CA 90025
 Phone: (310)575-3543 Fax: (310)575-3563
 Email: cmaffris@metahousing.com

General Partner(s) / Principal Owner(s): WCH Affordable XII, LLC
 Gundry Hill, LLC
 General Partner Type: Joint Venture
 Parent Company(ies): Western Community Housing
 Meta Housing Corporation
 Developer: Meta Housing Corporation
 Investor/Consultant: Redstone Equity Partners
 Management Agent(s): Solari Enterprises, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 2
 Total # of Units: 72
 No. & % of Tax Credit Units: 71 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: None
 Affordability Breakdown by Units and % (Lowest Income Points):

30% AMI:	22	30 %
40% AMI:	12	15 %
45% AMI:	10	10 %
50% AMI:	8	10 %

Information

Set-Aside: N/A
 Housing Type: Large Family
 Geographic Area: Balance of Los Angeles County
 TCAC Project Analyst: Marisol Parks

Unit Mix

26 1-Bedroom Units
 23 2-Bedroom Units
 23 3-Bedroom Units

 72 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>
16 1 Bedroom	30%	25%	\$389
10 1 Bedroom	45%	42%	\$648
3 2 Bedrooms	30%	24%	\$437
12 2 Bedrooms	40%	40%	\$729
7 2 Bedrooms	50%	50%	\$917
3 3 Bedrooms	30%	23%	\$486
1 3 Bedrooms	50%	50%	\$1,060
19 3 Bedrooms	60%	60%	\$1,272
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$0

Project Cost Summary at Application

Land and Acquisition	\$6,418,005
Construction Costs	\$13,651,995
Rehabilitation Costs	\$0
Construction Contingency	\$1,116,400
Relocation	\$0
Architectural/Engineering	\$1,733,000
Construction Interest, Perm Financing	\$1,117,446
Legal Fees, Appraisals	\$142,000
Reserves	\$146,320
Other Costs	\$3,504,919
Developer Fee	\$2,000,000
Commercial Costs	\$0
Total	\$29,830,085

Project Financing

Estimated Total Project Cost:	\$29,830,085
Estimated Residential Project Cost:	\$29,830,085

Residential

Construction Cost Per Square Foot:	\$159
Per Unit Cost:	\$414,307

Construction Financing

Source	Amount
Wells Fargo	\$15,553,050
City of Signal Hill	\$7,729,480
Deferred Costs	\$1,421,100
Tax Credit Equity	\$5,126,455

Permanent Financing

Source	Amount
CCRC	\$2,678,000
City of Signal Hill	\$7,729,480
Deferred Developer Fee	\$435,735
Tax Credit Equity	\$18,986,870
TOTAL	\$29,830,085

Determination of Credit Amount(s)

Requested Eligible Basis:	\$18,262,084
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$23,740,709
Applicable Rate:	7.69%
Maximum Annual Federal Credit:	\$1,825,661
Approved Developer Fee in Project Cost:	\$2,000,000
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Redstone Equity Partners
Federal Tax Credit Factor:	\$1.04000

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:	\$18,262,084
Actual Eligible Basis:	\$22,081,643
Unadjusted Threshold Basis Limit:	\$17,580,964
Total Adjusted Threshold Basis Limit:	\$21,470,159

Adjustments to Basis Limit:

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

- Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas

Local Development Impact Fees

95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First: **Large Family**
Second: **38.695%**

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 7.69% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.30%. 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: None

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, City of Signal Hill, 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
\$1,825,661	\$0

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.

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 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	20	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 a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Withing ½ mile of a public middle school	3	3	3
Within 1 mile of medical clinic or hospital	2	2	2
Within ½ mile of a pharmacy	1	1	1
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, minimum 60 hrs/yr instruction	5	5	5
After school program for school age children, minimum of 10 hours/week	5	5	5
Sustainable Building Methods	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of LEED	5	5	5
Develop project to requirements of: LEED Gold	5	5	5
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
Miscellaneous Federal and State Policies	2	2	2
Smoke Free Residence	2	2	2
Total Points	148	148	148

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.