

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
2013 First Round
June 12, 2013

Project Number CA-13-049

Project Name Cabrillo Family Apartments
 Site Address: 1640 Cabrillo Ave
 Torrance, CA 90501 County: Los Angeles
 Census Tract: 6509.010

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$1,150,048	\$0
Recommended:	\$1,150,048	\$0

Applicant Information

Applicant: Cabrillo Family Apartments, L.P.
 Contact: Aaron Mandel
 Address: 1640 S. Sepulveda Blvd., Suite 425
 Los Angeles, CA 90025
 Phone: 310-575-3543 Fax: 310-575-3563
 Email: amandel@metahousing.com

General partner(s) or principal owner(s): Cabrillo Family Apartments, LLC
 Synergy Community Development Corporation
 General Partner Type: Joint Venture
 Developer: Meta Housing Corp.
 Investor/Consultant: Hamilton Investments
 Management Agent(s): Solari Enterprises, Inc.

Project Information

Construction Type: New Construction
 Total # Residential Buildings: 1
 Total # of Units: 44
 No. & % of Tax Credit Units: 43 100%
 Federal Set-Aside Elected: 40%/60%
 Federal Subsidy: N/A
 Affordability Breakdown by Units and % (Lowest Income Points):

30% AMI:	5	10 %
40% AMI:	10	20 %
50% AMI:	23	40 %

Information

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

Unit Mix

22 1-Bedroom Units
 8 2-Bedroom Units
 14 3-Bedroom Units

 44 Total Units

<u>Unit Type & 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>
2 1 Bedroom	30%	30%	\$466
5 1 Bedroom	40%	40%	\$619
15 1 Bedroom	50%	48%	\$743
1 2 Bedrooms	30%	30%	\$559
6 2 Bedrooms	50%	45%	\$836
2 3 Bedrooms	30%	30%	\$646
5 3 Bedrooms	40%	40%	\$861
2 3 Bedrooms	50%	43%	\$929
5 3 Bedrooms	60%	58%	\$1,238
1 2 Bedrooms	Manager's Unit	Manager's Unit	\$1,291

Project Financing

Estimated Total Project Cost: \$16,944,631
 Estimated Residential Project Cost: \$16,334,439
 Estimated Commercial Project Cost: \$610,192

Residential

Construction Cost Per Square Foot: \$166
 Per Unit Cost: \$371,237

Construction Financing

<u>Source</u>	<u>Amount</u>
Citibank	\$9,000,000
City of Torrance	\$4,046,757
Deferred Developer Fee	\$1,109,417
Tax Credit Equity	\$2,788,866

Permanent Financing

<u>Source</u>	<u>Amount</u>
Citibank	\$1,677,701
City of Torrance	\$4,046,757
Deferred Developer Fee	\$64,711
Tax Credit Equity	\$11,155,462
TOTAL	\$16,944,631

Determination of Credit Amount(s)

Requested Eligible Basis:	\$9,830,314
130% High Cost Adjustment:	Yes
Applicable Fraction:	100.00%
Qualified Basis:	\$12,779,408
Applicable Rate:	9.00%
Total Maximum Annual Federal Credit:	\$1,150,048
Approved Developer Fee in Project Cost:	\$1,650,565
Approved Developer Fee in Residential Project Cost:	\$1,593,348
Approved Developer Fee in Commercial Project Cost:	\$57,217
Approved Developer Fee in Eligible Basis:	\$1,400,000
Investor/Consultant:	Hamilton Investments
Federal Tax Credit Factor:	\$0.97000

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:	\$9,830,314
Actual Eligible Basis:	\$12,022,321
Unadjusted Threshold Basis Limit:	\$9,608,772
Total Adjusted Threshold Basis Limit:	\$11,567,926

Adjustments to Basis Limit:

- Parking Beneath Residential Units
- Local Development Impact Fees
- 95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Large Family
Second:	36.940%

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. 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: The applicant's estimate of the non-residential portion of the developer fee cost \$58,157 exceeds the TCAC limit of \$57,217 per TCAC regulation. Staff reduced the cost to the limit allowed by regulation.

Pursuant to Chapter 8, Category 11e of the TCAC Compliance Manual and IRS Revenue Rule 92-61, if a manager's unit is being charged rent, the eligible basis for the unit should be excluded from the development budget. Staff noted that rent will be charged by the owner for the manager's unit at the proposed project. For all future submission of the application to TCAC, the owner should either exclude the eligible basis from the development budget or not charge rent on the manager's unit.

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 Torrance Community Development Department, 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
\$1,150,048	\$0

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 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 a full-scale grocery/supermarket of at least 25,000 sf	5	5	5
Within ¼ mile of public elementary school	3	3	3
Within ¼ mile of a pharmacy	2	2	2
Service Amenities	10	10	10
LARGE FAMILY, SENIOR, AT-RISK HOUSING TYPES			
Adult ed/health & wellness/skill bldg classes, minimum 84 hrs/yr instruction	7	7	7
Health & wellness services and programs, minimum 60 hrs per 100 bdrms	3	3	3
Sustainable Building Methods	10	10	10
NEW CONSTRUCTION/ADAPTIVE REUSE			
Develop project in accordance w/ requirements of: GreenPoint Rated	5	5	5
Develop project to requirements of: GreenPoint Rated 125	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
Universal Design	1	1	1
Smoke Free Residence	1	1	1
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.