CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
October 16, 2013

Project Number	CA-13-877		
Project Name	Ramona Estates		
Site Address:	1929 E. 122nd Street		
	Compton, CA 90222	County:	Los Angeles
Census Tract:	5406.000		

Tax Credit Amounts	**Federal/Annual**	**State/Total**
Requested:	$386,938	$0
Recommended:	$386,938	$0

Applicant Information

Applicant:	WLCAC Ramona Estates, LP		
Contact:	Naima Greffon		
Address:	10950 South Central Avenue		
	Los Angeles, CA 90059		
Phone:	323-563-5654	Fax:	323-923-1474
Email:	ngreffon@wlcac.org		

General Partner(s) or Principal Owner(s):	WLCAC Ramona Estates, LLC
General Partner Type:	Nonprofit
Parent Company(ies):	Watts Labor Community Action Committee & Lutheran Gardens Corporation
Developer:	GWDC at VH, LLC
Investor/Consultant:	Boston Capital
Management Agent:	Barker Management, Incorporated

Project Information

Construction Type:	Acquisition & Rehabilitation
Total # Residential Buildings:	6
Total # of Units:	60
No. & % of Tax Credit Units:	59 100.00%
Federal Set-Aside Elected:	40%/60%
Federal Subsidy:	Tax-Exempt / HUD Section 8 Project-based Contract (59 Units / 100%)
HCD MHP Funding:	No
55-Year Use/Affordability:	Yes
Number of Units @ or below 50% of area median income:	18
Number of Units @ or below 60% of area median income:	41

Bond Information

Issuer:	California Housing Finance Agency
Expected Date of Issuance:	November 30, 2013
Credit Enhancement:	PNC Real Estate - FHA/HUD 221(d)(4) Insurance

Information

Housing Type:	Seniors
Geographic Area:	Los Angeles County
TCAC Project Analyst:	Jack Waegell

Unit Mix

60 1-Bedroom Units
60 Total Units

Unit Type & Number		2013 Rents Targeted % of Area Median Income	2013 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
18	1 Bedroom	50%	50%	$776
41	1 Bedroom	60%	60%	$932
1	1 Bedroom	Manager's Unit	Manager's Unit	$0

Project Financing		Residential	
Estimated Total Project Cost:	$12,985,619	Construction Cost Per Square Foot:	$75
Estimated Residential Project Cost:	$12,985,619	Per Unit Cost:	$216,427

Construction Financing

Source	Amount
PNC Real Estate-Tax Exempt Bonds	$7,000,000
Ramona Estates, Inc. / Seller Note	$3,127,199
Capitalized Reserves	$300,000
Project NOI During Construction	$208,046
Tax Credit Equity	$2,350,374

Permanent Financing

Source	Amount
PNC Real Estate-Tax Exempt Bonds	$5,050,000
Ramona Estates, Inc. / Seller Note	$3,127,199
Capitalized Reserves	$300,000
Project NOI During Construction	$208,046
Deferred Developer Fee	$430,994
Tax Credit Equity	$3,869,380
TOTAL	**$12,985,619**

Determination of Credit Amount(s)

Requested Eligible Basis (Rehabilitation):	$4,834,076
130% High Cost Adjustment:	Yes
Requested Eligible Basis (Acquisition):	$5,807,500
Applicable Fraction:	100.00%
Qualified Basis (Rehabilitation):	$6,284,299
Qualified Basis (Acquisition):	$5,807,500
Applicable Rate:	3.20%
Maximum Annual Federal Credit, Rehabilitation:	$201,098
Maximum Annual Federal Credit, Acquisition:	$185,840
Total Maximum Annual Federal Credit:	$386,938
Approved Developer Fee (in Project Cost & Eligible Basis):	$1,388,032
Investor/Consultant:	Boston Capital
Federal Tax Credit Factor:	$1.00000

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:	$10,641,576
Actual Eligible Basis:	$10,641,576
Unadjusted Threshold Basis Limit:	$12,295,740
Total Adjusted Threshold Basis Limit:	$15,984,462

Adjustments to Basis Limit:

55-Year Use/Affordability Restriction – 1% for Each 1% of Low-Income Units are Income Targeted between 50% AMI & 36% AMI: 30%

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 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: None.

Local Reviewing Agency:

The Local Reviewing Agency, the County of Los Angeles Community Development Commission, has completed a site review of this project and 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
$386,938	**$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: The applicant/owner is required to provide the tenants with the following service amenities free of charge for a minimum of ten (10) years in accordance with the bond allocation from CDLAC. These services may be changed to meet the needs of the tenants upon prior approval from CDLAC and written notification to TCAC:

- Instructor-led educational classes, health and wellness or skill-building classes on-site

The applicant/owner is required to complete the following sustainable building methods in accordance with the bond allocation from CDLAC and provide the applicable certifications and documentation when the TCAC placed-in-service application is submitted:

- The project commits to improve energy efficiency above the modeled energy consumption of the building(s) by a 15% decrease, based on an estimated annual energy use, in the buildings Home Energy Rating System II (HERSII) post rehabilitation.
- The rehabilitation project will implement the following sustainable building management practices:
  (i) Development of a project-specific maintenance manual including replacement specifications and operating information of all energy and green building features; and (ii) Certify building management staff in sustainable building operations per BPI Multifamily Building Operator or equivalent training program; and (iii) Undertaking formal building systems commissioning, retro-commissioning or re-commissioning as appropriate (continuous commissioning is not required).